

Junction City School District

Bond Information: Frequently Asked Questions

Who created the list of bond projects?

A list of needs was generated by physical assessments of all buildings, interviews with staff, and input from our community. A community-based committee used these needs to create projects that solve those issues.

How were the projects selected?

Our community-based committee reviewed the entire list of proposed projects and through the lens of interviewing staff and examining the financial impact of the overall list, pared the list down to these projects that were deemed the highest priority.

Do the buildings need to be repaired because they haven't been well maintained?

No. The buildings are maintained to the best of our budget's ability. In each case, the projects selected represent systems, building components and spaces that have become obsolete due to age. All buildings and systems have a finite life, and we must now re-invest in those areas.

How long would it take to complete these projects?

85% of the work must be completed within the first 3 years from sale of a bond. With a bond this May, we would expect all work to be completed no later than the Fall of 2019.

How much is this going to cost me?

It is estimated to cost each taxpayer \$1.62 / thousand dollars of assessed value on their home (typically lower than your market value) over a 10 year period. What this means is that if you own a home assessed at \$180,000, your annual tax would be \$292, or \$24.30 per month.

Why can't the district pay for building repairs without a bond?

The District does not receive funds for repairs. Our taxpayers pay taxes to the State, and a portion is provided to Junction City Schools for operations, including things like teachers, books, keeping the lights on, and maintenance. Maintenance includes things like touch up painting, roof patching, changing filters, and mowing the grass. The projects on the bond are capital work due to age, deterioration, and obsolescence. A local bond is Oregon's method of paying for this work.

Does the District have any current outstanding bonds?

No. The District paid off their last bond 11 years ago. Most Districts run continuous bond cycles to address ongoing capital needs. Our community has not had to pay for capital needs for 11 years.

Shouldn't we have dealt with this earlier rather than letting it get this bad?

Junction City Schools has attempted one bond in the last ten years. The Board's desire was to be respectful of the cost of a bond on the taxpayers, and not having a clear facility plan, they chose not to ask for funding during times of economic strain. Our community has told us they want to address only the most critical needs and to be sensitive to the tax burden. This plan represents that input by using the community to shape what has been placed on this bond.

Will this bond fund more teachers?

No. Bonds are not allowed by law to pay for teachers or operational costs. They are only allowed to be used for capital construction and those associated costs.

Junction City School District

Bond Information: Frequently Asked Questions

Will this take care of all the District's building needs for a long time?

No. The work being proposed will last 30-50 years and will reduce maintenance costs in those areas. However, the District has more needs than are addressed on this bond. The District has created a 20- year master plan with the intent of soliciting additional bonds in the future. The goal is to be understanding of the tax impact to our voters and to take smaller steps rather than giant leaps.

Why can't Laurel just be fixed up?

Fixing all of the system, building, and educational adequacy issues of our building at Laurel is estimated to cost nearly 70% of the cost of a replacement building, and even if we accomplished that, we would still have a 65+ year old building that we then have sunk a lot of money into. A replacement building was deemed by our community group to be a better long term investment and less disruptive to our students.

Why is Laurel not part of this bond when it was the main project of the last bond election?

The replacement of Laurel Elementary School is still a primary need and is still planned to be addressed, but an appropriate site is not yet available. What we heard clearly in our last bond effort is that we need to preserve the ball field complex that our community has spent literally thousands of volunteer hours creating and maintaining and that we need to have a property secured before proceeding with plans for replacement. Once we have a property, we will be running a bond for just the replacement of Laurel Elementary. In the meantime, we will continue to address safety issues at the school.

What improvements would happen at Territorial?

Territorial would receive improvements to security, ADA, and their surrounding site. Security improvements would include replacement of door locks at classrooms, access control and visibility at our main entry, and improved communications systems. ADA improvements would include retrofitting our restrooms and door hardware replacement. On the site, we would replace the failing asphalt at our entry drive and front parking pad. We would also provide a covered play shelter for our students.

What improvements would happen at Oaklea?

Oaklea's primary project is the replacement of the mechanical system. We would replace the primary equipment, controls, and room units to improve conditions in our classrooms and other work areas. We are working to offset part of those costs through energy savings projects. Oaklea would also receive improvements to security and ADA. Security improvements would include replacement of door locks at classrooms, access control and visibility at our main entry, and improved communications systems. ADA improvements would include retrofitting our restrooms and door hardware replacement.

Are the football stadium bleachers a part of this bond?

No. We are planning with volunteers to make repairs at the bleachers. Our community told us after the last bond effort, that they did not want the bleachers on the bond.

There are lots of needs at the High School, why this project?

The East Wing is our oldest building and has the greatest needs. We have eight separate buildings on campus, which has inherent safety issues (and lost instructional time) when students and staff walk outside between buildings. Replacement of the East Wing in a different location minimizes impact to students and begins to consolidate our campus. The overall Master Plan will create a single High School building.

Junction City School District

Bond Information: Frequently Asked Questions

What would be the potential ways the community could use the improved/new facilities?

At the High School, part of the work includes a new media center that will also serve as a commons. During the school day, our students will use this as a hub for studying, research, reading, collaborating, gathering, and creating projects. During the rest of the time, this space will be made available for community groups to meet and have access to technology for adult learning opportunities. We see this as a new hub for community outreach. Oaklea's mechanical improvements will allow us to control community activity spaces, like the gym, separately from the rest of the school to reduce energy costs when the entire school isn't being used. Territorial's covered shelter will promote use of our outdoor spaces after hours by neighboring families when weather is less than ideal.

Couldn't we do less right now?

Our community group felt this was the least that should be pursued and represents the most critical needs. They originally included the replacement of Laurel on this bond as well, but until a property is secured, they felt it best to remove it from this bond. The bond represents immediate needs. With rising construction costs, to wait on this work is to buy less with the same dollars later.

What happens if the bond doesn't pass?

If the bond does not pass, the District will continue to spend maintenance dollars on the high school's east wing and on Oaklea's mechanical system which diverts funds from other needs. Additionally, important security upgrades will have to be deferred, which leaves us more vulnerable at our entry areas and when students travel between buildings. We will continue to come back to the voters with further bond attempts if this one is not successful. The needs will still be there.

Is any funding available from other sources?

Yes, and these are being pursued. Currently in progress are projects to reduce energy consumption and to obtain State seismic rehabilitation grants. These are in addition to the proposed bond work. The District has also applied for a State Matching Grant of \$4 million. There are 8 districts prioritized ahead of Junction City, with funding available for 6. Districts must pass bonds this May to receive the grant. If 3 of the districts ahead of us do not pass bonds, and we do, we will receive \$4 million from the State to work further down our list of needs.

What would you use the State Match for if you received it?

The School Board and the community-based committee would re-convene and review the projects and prioritize the work that would further us toward our 20-year Master Plan.

What does it currently cost to keep up District facilities? Why are these improvements so critical?

The District has spent over \$600k in maintenance over the last 5 years (not including costs associated with two maintenance staff). The District maintains its facilities through State School Funds. Yet, sometimes it is not enough. We have almost 130 heat pumps that serve the HVAC needs in our schools. These heat pumps have a life expectancy of 15-20 years. Ours are 20-28 years old, and cost almost \$18,000 apiece to replace. We have spent nearly \$170,000 to repair and replace units as they break, but we are not able to fund a complete replacement of these aging systems. If we were to replace all, it would cost more than \$2.5 million. This item alone, is an example of the impact that facilities repairs can have on the overall District budget, and why a proactive approach it critical at this time.

Junction City School District

Bond Information: Frequently Asked Questions

How much acreage does the District currently own and how is that being used?

Does the District have “extra” property?

Junction City School District is comprised of four school sites (with buildings ranging in age from 35-80+ years old), all at different locations. The District’s school boundaries span 164 square miles. In addition to the four school sites, the District owns and maintains two other buildings including a maintenance facility and the School District Office, and owns the field between Oaklea Middle School and Laurel Elementary School that has been developed into soccer and softball fields, a walking path, and a concessions stand that are co-maintained with Junction City Athletics. The total acreage of all seven sites is 98.6 acres. While the District’s four schools currently sit on a total of nearly 100 acres, the board should consider acquiring additional property for future school siting.

[Territorial Elementary School - 28.5 acres](#)

[Laurel Elementary School \(including ball fields\) - 22.86 acres](#)

[Oaklea Middle School - 11.88 acres](#)

[Junction City High School \(including District Office and fields\) - 35.49 acres](#)

Washburne Park / Outdoor Basketball Courts / Head Start Building - 1.26 acres

The one site where the District may have “extra property” is at our rural, remote elementary school, Territorial. The school and associated parking, playground and ball fields cover a portion of the acreage, while the rest of the property is covered in undeveloped timber land. Because this “extra property” is located outside of town and away from where most of our students are, it doesn’t make sense to use this property as a site to replace Laurel Elementary.

Aerial views of District property is available through the District’s website: www.junctioncity.k12.or.us

How do property taxes contribute to the District’s operating budget?

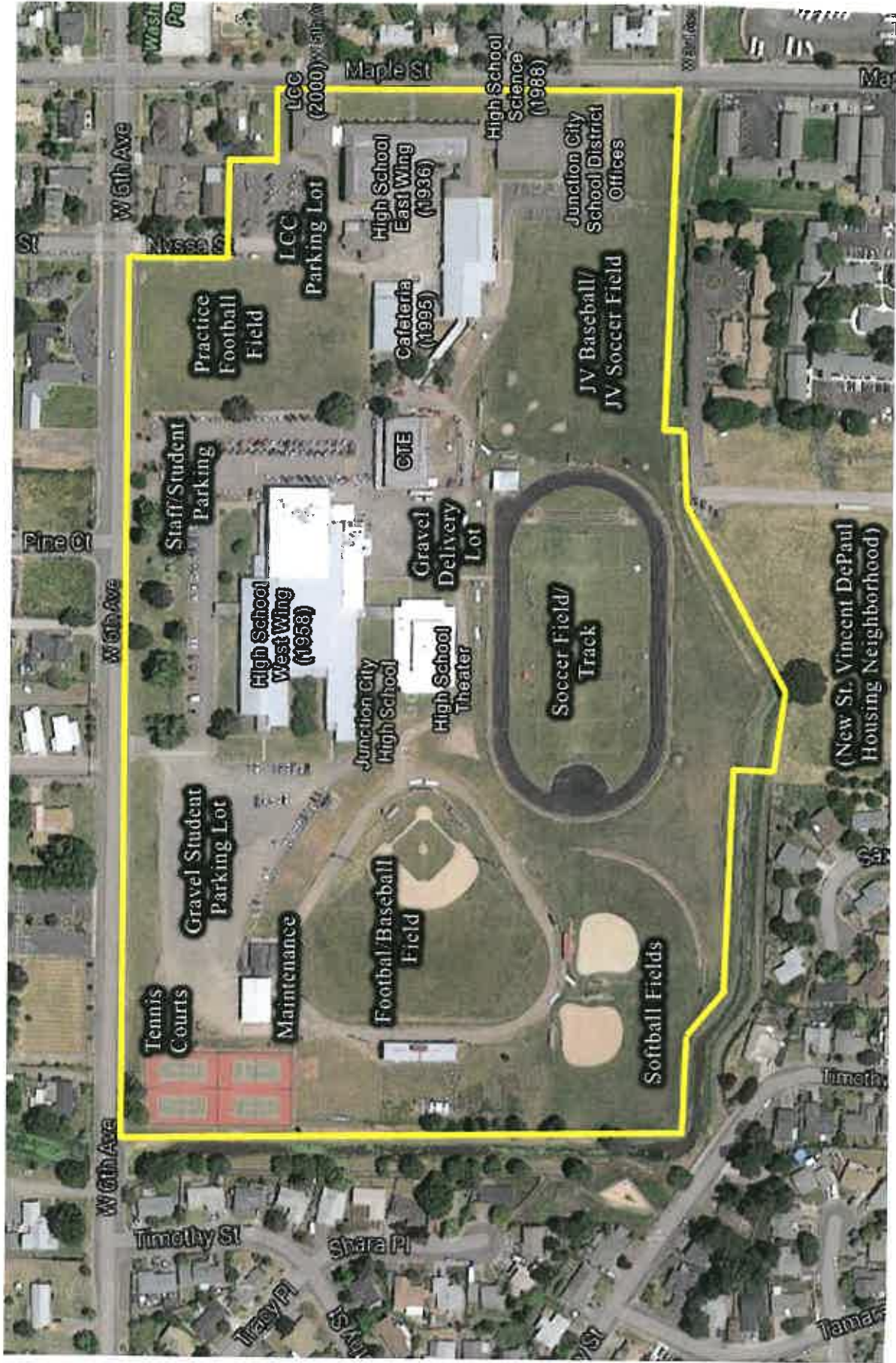
Your property tax dollars contribute to about a third of our district’s operating revenue. Property taxes are collected locally and then sent to the State for redistribution to all districts under a formula known as “equalization” whereby each public school district is provided an “equal” amount of revenue per student. In addition to property tax revenue, the State distributes funding to the districts from a variety of other sources, as well as income receipts, lottery revenue, grants, and federal funds.

With almost 1,800 students in our district, the vast majority - almost 80% - of our annual revenue pays for expenses for staffing (teachers, counselors, nurse, classroom assistants, custodians, administrators, cafeteria workers, secretaries, and coaches). Of the remaining funds, over 15% covers other operating expenses such as instructional supplies, utilities (which annually costs over \$400,000 per year for electricity, water, sewer, and telephone services!), student transportation services, insurance and financial services, office equipment rental, maintenance, repairs, and more.

Why run the bond in May instead of November?

May is considered a more favorable time to discuss this issue with the community than in a November election. In November, the needs of Junction City School facilities could be lost in the media hype of the Presidential elections. Also, the sooner we can begin the process, the better. The current construction climate is volatile, experiencing a 5-6% cost increase *annually*. The construction projects presented by the District are predicted to rise by 2.5-3% if we wait another 6 months.

Junction City High School - 35.49 Acres



Yellow boundary lines are approximate.

Junction City School District Facilities Information

High School East Wing

Built in 1936

Additions: 1966
1988 – Science Wing, Most Heat Pumps
1995 – District Office, Roof
2000 – LCC Center

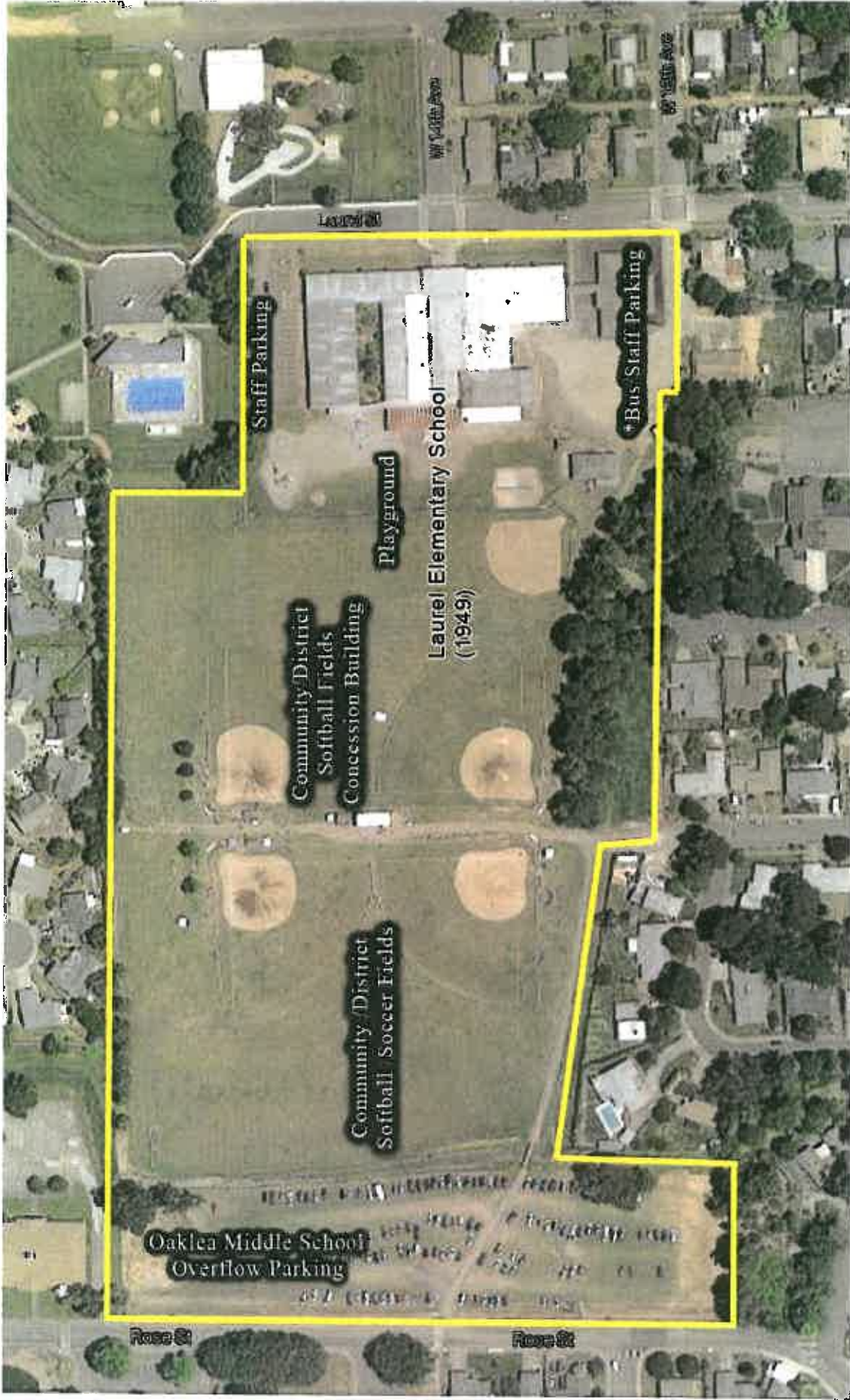
High School West Wing

Built in 1958

Additions: 1966
1995 – Cafeteria, Roof, and Heating and AC
2006 – Resurface Track
2007 – Reroof Large Group
2008 – Reroof West Wing Gym
2008 – Resurface Tennis Courts

***Square Footage Approximately 211,900 sq ft
35.36 Acres***

Laurel Elementary School - 22.86 Acres



Yellow boundary lines are approximate.

***There is no on-site parent/visitor parking.**

Junction City School District Facilities Information

Laurel Elementary School

Built in 1949

Additions: 1955
1977 – Library / Multi-Media Center
1995 – Kindergarten Building
1996 – Heat Pump System

***Square Footage Approximately 53,100 sq ft
22.86 Acres***

Oaklea Middle School - 11.88 Acres



Yellow boundary lines are approximate.

Junction City School District Facilities Information

Oaklea Middle School

Built in 1977

Additions/Remodels: 1995 – Heating and Cooling Upgrade,
Science Classroom Remodel
2000 – Re-roof
2006 – New Gym Floor
2007 – Fire Alarm System Upgrade
2008 – Completed Exterior Painting

***Square Footage Approximately 84,700 sq ft
11.88 Acres***

Territorial Elementary School - 28.5 Acres



Yellow boundary lines are approximate.

Junction City School District Facilities Information

Territorial Elementary School

Built in 1963

Additions/Remodels: 1987 – Kindergarten Building Addition
1988 – Office and Media
1996 – Classroom, All Purpose, Roofs
2008 – Completed Exterior Painting

Square Footage Approximately 15,300 sq ft
28.5 Acres