



Can grants be used to bring costs down?

The original planning identified approximately \$72 million in needs. This has been trimmed down to \$53.4 million in critical scope. The bond would raise \$49.4

million, and the other \$4 million comes from an OSCIM matching grant through the Department of Education. That grant is only available if we pass a bond. If we do not pass a bond, then that grant will be distributed to other districts.

The district has also applied for a second \$2.5 million seismic rehabilitation grant but that does not have an impact on the bond.

The district has identified potential energy grants available through the BPA but will not be known till design is 50% completed for mechanical upgrades and the new elementary. Those grants are expected to be less than \$100k and would not change the bond request.



Is maintenance being done?

Yes. Rainier buildings are 45 years old. Most systems and finishes have expected life cycles far less than that. Routine maintenance is provided for basic

operations related to electrical, plumbing, and mechanical systems as well as finishes and the building skin. When a system fails due to age and must be replaced, that is outside of the capacity of the maintenance and operations funding and must be addressed through cost reductions in other areas. In some cases, this has been done with windows, floors, and minor mechanical equipment.



What is the plan if the bond does not pass?

Our central boiler needs to be replaced. We have multiple needs for our roofs, doors and windows, and sidewalks.

These must be addressed soon. If there is no bond, then these costs will come from reductions in programs and staffing. Additionally, if the bond does not pass, the \$4 million state grant would go to another district.

More information can be found at the district website:
www.rainier.k12.or.us/bond

Rainier School District
28168 Old Rainier Road
Rainier, OR 97048



RAINIER SCHOOL DISTRICT #13

MAY 16, 2023

BOND INFORMATION



What will be on the bond?

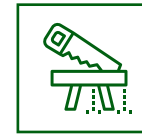
Rainier school district has been in facility planning since Spring of 2021. The critical needs list has been pared down to the following:

- New Elementary School
- Building Exteriors (siding, doors, windows & roofs)
- Mechanical System Upgrades (ventilation, heating & controls)
- Fire Alarm System Replacement
- Site Improvements (safety and parking)
- Expanded Shop Spaces for Trades Instruction
- Security Upgrades (entry vestibules, cameras & access controls)
- HPE Renovations (junior high and support programs)
- Remove all portable buildings

Rainier School District residents have not passed a school bond since the one that built the current campus in 1978.



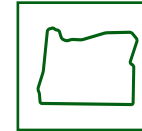
Rainier New Elementary School Concept Rendering



How will we increase students learning trades?

Rainier currently has trade classes in Metal Fabrication, Building Construction, Agriculture Science, Business and Consumer Finance, Computer Applications, and Craft and Design.

With the renovations, we will expand those offerings and create additional lab space to adopt new trades programs aligned with our local industries but flexible enough to adapt to changing businesses over time. To establish these new programs, we will meet with students, parents, and local industry leaders to determine the best fit for our district in these new spaces.



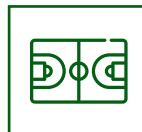
Will we hire locals and unions?

Yes. As a public agency, we must bid out work and award to the low bidders. We will hold informational meetings on each project with our local trades to help them leverage these opportunities and specify products they are certified to install. We will also size the small projects to fit within their insurance and bonding limits, so they are best able to participate.



Why a new elementary?

A new elementary helps to resolve many safety concerns and is the most cost-effective choice. There are 12 double-wide portables, so 24 programs in modulators. That equates to a full school. Continued use of modulators presents risks to student safety. Providing better separation between elementary students and high school students also works toward that safety goal. The existing elementary is a solid building. Moving junior high into the building gives them separation from the high school but at the same time allows them to share specialty spaces without building new, redundant ones. We will also be able to grow our trades classes.



What will be in the new elementary?

This building will house all classrooms for grades PreK-6. It will also house programs and support services critical to those ages. It will have its own cafeteria, kitchen, and gymnasium. This will contain the students' school day to a single building. The gymnasium will be high school regulation size to meet our growing after-school athletic needs. We will also include a fenced playground behind it as well as a covered play area.



How much will this cost?

The estimated tax rate is \$2.60 per thousand dollars of assessed home value (down from initial estimates of \$2.99). This is against county ASSESSED value and is lower than appraised, or market, value. For example, the average assessed value outside city limits is about \$148,000 and would equate to roughly **\$32 per month**. The average assessed value in-town is about \$207,000 and would equate to just under **\$45 per month**. Each property is different, and voters are encouraged to contact the county to identify their own assessed value.



Where will a new elementary go?

We will keep a single campus in Rainier. The new elementary will go along the main inner road but clear of the sports fields. The rendering shown above is just a concept. If the bond passes, we will start a site design committee with teaching staff and regular input sessions with our students, parents, and community leaders.



What other site safety improvements will be made?

All school buildings will include security vestibules at the main entries. We will also make use of camera and access control systems to monitor and manage who comes into our buildings. With these safeguards, all visitors will be required to come through the front offices. The site will have increased fencing to control access points, and the parking and drive areas will be modified to provide better flow and separation between pedestrians and vehicles. Again, this plan will eliminate all portable buildings.



Where do my taxes go now?

Rainier residents pay school taxes for operations which go directly to the state. A state formula is used to re-distribute a portion of the collected taxes back to Rainier School District for operations. Approximately 80% goes to staff wages and about 20% to operations, supplies, utilities, and maintenance. Funds are not provided for capital work, only general maintenance.