



# 2023 BOND OVERSIGHT COMMITTEE FINAL REPORT & ANALYSIS



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# Executive Summary

This is the third and final annual report to the voters and educational community of the Centennial School District. It covers the work completed in the 2023 year and provides a final analysis and conclusion of the 2020 Bond.

The community-based Bond Oversight Committee (BOC) was appointed by Centennial School District's Board of Education to review fiscal and facility decisions and expenditures. The BOC was formed in the fall of 2020. Since its inception, volunteers have dedicated many hours to actively monitor the CSD 2020 Bond program and report to the Centennial community on its progress. The Committee shares its unwavering support for the District and its vision, where each and every student is seen, feels connected, valued, and supported. This is the BOC's final report. To view a copy of the 2022 BOC Report, visit [www.csd28j.org/Bond](http://www.csd28j.org/Bond).





# Overview of 2023 Activity

The BOC met three times during the 2023 school year to:

- Visit various school sites to view the progress
- Review Funding Process – federal, state, and energy efficiency-related grants
- Receive Budgetary Targets/Tracking updates
- Met with the District and the Facilities Planning Committee to determine how funds leftover from the bond would be applied to “below the line” high-priority project items

The meetings covered numerous topics and included discussion and time for questions to the contractors and CSD staff to achieve transparency and continuity.

Meeting objectives included:

- Construction Progress
- Budgetary Targets & Tracking





# Completed Projects "Bond Promises"

## Centennial High School

- Locker room floors
- Gym ventilation
- Tier 1 roofing
- Main gym floor refinishing
- New tennis courts
- Swimming pool repairs
- Upgraded technology hubs/closets
- New security vestibule
- New intercom system
- Tier 2 roofing
- Track re-surfacing
- Expanded security cameras
- Two new single user restrooms
- Mechanical system upgrades



*Data as of January 12, 2024. \*Minor inspection follow up items and administrative close out documentation remains. \*\*Excludes ESSER and Capital Reserve funded work.*



# Completed Projects "Bond Promises"

## Centennial Middle School

- Renovations to corridors, locker rooms, science, and media center
- Roofing replacement and repairs
- New intercom system
- Refinishing all 3 gym floors
- Residing the 400/500 wing
- Upgraded technology hubs/closets
- New security vestibule (pending electronics)
- Main entry canopy
- Lighting upgrades at all renovated spaces
- Track resurfacing
- Expanded security cameras



*Data as of January 12, 2024. \*Minor inspection follow up items and administrative close out documentation remains. \*\*Excludes ESSER and Capital Reserve funded work.*



# Completed Projects "Bond Promises"

## Oliver Middle School

- Renovations to corridors, locker rooms, science, CTE labs, media center, and front offices
- Roofing replacement and repairs
- New intercom system
- Refinishing upstairs gym floor
- Upgraded technology hubs/closets
- Lighting upgrades at all renovated spaces
- Window replacement at all classrooms
- New age-appropriate furnishings throughout
- Track replacement
- Renovated outdoor recreation areas
- Electrical service upgrade
- Flooring replacement at 12 classrooms
- Field irrigation upgrades
- Landscaping improvements
- Security cameras
- New fire alarm system
- Mechanical system upgrades



Data as of January 12, 2024. \*Minor inspection follow up items and administrative close out documentation remains. \*\*Excludes ESSER and Capital Reserve funded work.



# Completed Projects "Bond Promises"

## Meadows Elementary

- Floor abatement at corridors & cafeteria
- Full lighting replacement
- Mechanical controls replacement
- New fire alarm system
- New security vestibule (pending electronics)
- New gymnasium
- Classroom window replacement
- Playground improvements
- Roof repairs



## Parklane Elementary

- Floor abatement at corridors & cafeteria
- Master clock system upgrade
- New fire alarm system
- Mechanical controls replacement
- New gymnasium
- Roof repairs
- Full lighting replacement
- Playground upgrades



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# Completed Projects "Bond Promises"

## Patrick Lynch Elementary

- Floor abatement at corridors & cafeteria
- New intercom system
- Replacement parking lot
- New security vestibule (pending electronics)
- New fire alarm system
- Mechanical controls replacement
- New playground
- New gymnasium
- Roof repairs
- Full lighting replacement



## Powell Butte Elementary

- Floor abatement at corridors & cafeteria
- New intercom system
- New security vestibule (pending electronics)
- New fire alarm system
- Mechanical controls replacement
- New gymnasium
- New covered play area
- Roof repairs
- Full lighting replacement



*Data as of January 12, 2024. \*Minor inspection follow up items and administrative close out documentation remains. \*\*Excludes ESSER and Capital Reserve funded work.*

# Completed Projects "Bond Promises"

## Pleasant Valley Elementary

- Floor abatement and replacement at 13 classrooms, front offices, and media center
- Roof replacement and repairs
- Replacement intercom system
- Gym floor refinishing
- Full lighting replacement
- New intercom system
- New security vestibule (pending electronics)
- Seismic upgrade to original building
- Tier 2 roof repairs
- Mechanical controls replacement



## Butler Creek Elementary

- Exterior painting
- Gutter repairs
- Tier 2 roof repairs
- Replaced both boilers



*Data as of January 12, 2024. \*Minor inspection follow up items and administrative close out documentation remains. \*\*Excludes ESSER and Capital Reserve funded work.*



# Bond Work in Progress

## **DISTRICT-WIDE**

- **EXTERIOR LIGHTING:** All lighting is installed at CHS, CMS, OMS, Meadows, Parklane, Powell Butte, and Patrick Lynch. Minor clean up and removal of old PGE equipment is in progress.

## **CENTENNIAL HIGH SCHOOL**

- **POOL VENTILATION:** All work is complete and fully operational. Minor balancing adjustments are in progress.

## **CENTENNIAL MIDDLE SCHOOL**

- **HEATING & 400/500 WING COOLING:** All work is complete and fully operational. Minor balancing adjustments are in progress as well as updates to the remote interface.

## **PLEASANT VALLEY ELEMENTARY**

- **SITE STORM DRAINAGE (PHASE 2):** All underground piping is in place and fully operational. Minor sod and concrete repairs will occur over Spring Break when weather allows.

## **POWELL BUTTE ELEMENTARY**

- **SEISMIC UPGRADES:** Design is complete. CMGC bidding and GMP contracting will occur roughly 1/19/24 – 2/28/24. Construction activity will take place 6/15/24-10/1/24.

## **MULTI-SITE GYMNASIUMS ELEMENTARY**

NOTE: While the gymnasiums have been used by staff and students since the start of the school year, there are ongoing issues with the general contractor to get all contract work completed. This is anticipated to run through March.

\*Updates current as of February 19, 2024

*\*Excludes ESSER and Capital Reserve funded work. Does include OSCIM, Seismic, and Energy grant work.*

# BUDGET SUMMARY

Work Scope	Budget	Encumbered	Projected
<b>Work Plan 1<sup>1</sup></b>	\$25,076,739	\$25,306,771	<b>-\$230,032</b>
Pool			
Tennis			
Tracks (all 3)			
Flooring			
Security			
Mechanical			
Drainage			
Energy / Lighting			
Roofs			
Fire & Intercom			
Painting			
PV Seismic			
<b>Middle School Conversions</b>	\$19,111,244	\$18,934,121	\$177,123
CMS			
Oliver			
<b>New Gymnasiums &amp; Upgrades<sup>2</sup></b>	\$27,694,196	\$28,115,937	<b>-\$421,741</b>
Meadows			
Parklane			
Patrick Lynch			
Powell Butte			
<b>Added Contingency Projects<sup>3</sup></b>	\$3,892,307	\$3,512,672	\$379,635
Tier 2 Roofing (CHS/BCES)			
CHS Intercom			
CHS Restrooms			
BCES Boilers			
Exterior Lighting (7 sites)			
<b>Powell Butte Seismic<sup>4</sup></b>	\$2,700,000	\$2,700,000	\$0
<b>District Costs</b>	\$730,000	\$648,859	\$81,141
<b>Interest Earned on Bond Funds</b>	\$500,000	\$0	\$500,000
<b>Bond Program Contingency<sup>3</sup></b>	\$0	\$0	\$0
<b>TOTALS</b>	<b>\$79,704,486</b>	<b>\$79,218,360</b>	<b>\$486,126</b>

## NOTES:

- Work Plan 1 Budget now includes all expected ETO checks and associated SB1149 funds.
- Still remaining for the gyms (outside of table) are \$272,000 in expected changes, \$230,000 in rejected/disputed changes, and \$737,635 in potential claims by the District against the Contractor. These are pending negotiations.
- BOC and BOARD previously identified added contingency projects where all funds were moved from the Bond Program Contingency.
- The Powell Butte Seismic Work has not yet bid out, but is expected to utilize all project funds, so is projecting \$0 remaining.

Data as of January 12, 2024

**While certain projects saw costs below or above the initial pre-bond and early planning estimates, overall, all projects have been successfully completed within the overall Bond budget, leaving a proportionally small amount of funds remaining for the Bond close out process.**



# Analysis

The Bond Oversight Committee (BOC) is pleased to present its final analysis of Centennial's successful 2020 Bond. Our mandatory committee, appointed by the Centennial School District board upon approval of the citizen's passage of the \$65 Million 2020 Bond, worked together over three years. This analysis comprehensively overviews membership, 2020 Bond background, challenges and successes, 2020 Bond performance analysis, and more.

## **Membership**

The BOC is a 15-member team composed of a six-person voting committee and a nine-member non-voting District leadership advisory team.

Over the past three years, the Bond Oversight Committee (BOC) met every three months and toured work sites across the District; gathered vital information about bond progress; asked unfiltered questions concerning bond work and schedules; and discussed additional work when unforeseen repairs and/or if deterioration was discovered upon routine demolition of planned work.

The BOC is a team and functions as such. Individually, we are not the BOC. Think in terms of what the BOC does as a whole, not what we individually want to get done. BOC members provided an extra layer of transparency and unbiased review of the 2020 Bond projects on behalf of the Centennial community to whom they would be accountable. BOC meetings are a free speech zone where anyone can ask questions because the process can only be transparent if we, as the community, can ask and have answered all our questions.

# Analysis

## (Continued)

### **Membership (continued)**

The Bond Oversight Committee consists of:

#### Committee voting members

- Rod Boettcher, Chair and Former Centennial School District Board Member
- Claudia Andrews, Centennial School District Board Member, Position 3 | Zone 3
- Michael Green, Community Member
- Myrna Jensen, Community Member
- Jim Lind, Community Member
- Karen Wolfgang, Community Member

#### Non-voting members

- James Owens, Centennial School District Superintendent
- Paul Southerton, Centennial School District Director of Business & Operations
- Albert Rosales-Korrea, Centennial School District Chief Communications Officer
- Ernie Butenschoen, Former Centennial School Board Member
- Nathaniel Buck, Centennial Middle School Principal
- Brandi Hutchison, Powell Butte Elementary School Staff Member
- Marin Miller, Centennial High School Principal
- Scott Rose, R&C Management Group, L.L.C.
- Rick Yeo, R&C Management Group, L.L.C.



# Analysis

## (Continued)

### **2020 Bond: Background & Challenges**

After a facilities analysis, community input, and the work of a Long-Range Facilities Planning Committee, the District began its broad plan and quest to address high-priority school infrastructure improvements and needs across the District through a 2020 Bond proposition. This included critical repairs, safety and security improvements, an elementary-to-middle school conversion, and four new elementary school gymnasiums. The 2020 Bond proposition coincided with the onset of the COVID-19 pandemic and was successfully passed by the voters. Bonds were sold on the financial market.

As part of the 2020 Bond, upgrades occurred for every school within the District's boundaries. That being said, schools did not receive equal amounts, mainly because the ages (both younger and older) of the schools were different. Hence, deterioration and critical repairs for the older schools received priority attention. Another glaring need at four elementary schools was designated multi-use gym spaces to bring them up to par with other elementary schools with gyms. As mentioned in the bond description, an additional and more specific need was the conversion of Harold Oliver Elementary into a middle school to address balanced enrollment across the elementary and middle schools and provide more age-appropriate programming similar to surrounding districts. What may arguably be equal in needs/attention were roofing, security, asbestos mitigation, ventilation, lighting, high school track, middle school track & field areas, and rewiring for advances and innovation in technology.

Due to pandemic impacts, supply chains were adversely affected, so work schedules became a number one topic in many of the weekly BOC planning meetings. District leadership and R&C Management project manager Scott Rose, whose honesty, project knowledge, and industry relationships proved essential, kept Centennial projects on track to successful completion.

# Analysis

## (Continued)

### **2020 Bond Performance & Grant Funded Projects**

The District fulfilled the requirements of the bonding agency to complete or have money dedicated/bid for 85% of \$72,494,690 (\$65 Million Bond + \$7,494,690 state grant and other grants) within three years. As of this writing, the District has expended 100% usage of bond funds.

The District secured nearly \$7.5 million matching state grant plus approximately \$6.3 million in other grants (seismic grants and energy efficiency-related reimbursements garnered by the District and its management firm of R&C). Projects that are still in progress as of today are funded by the remaining grant dollars.

Due to the rigor of diligence by all the relevant parties, including the Centennial School Board, the planned 2020 Bond projects in total dollars came nearly \$4 million under budget. The District convened the BOC and a Long-Range Facilities Planning Committee to identify and address high-priority school infrastructure needs. As a result, the remaining bond funds were used for additional roofing repairs, Butler Creek boiler replacement, and security improvements at various schools.

### **Investing in Local Contractors**

Another notable success of the BOC directives was the continuous conversation about bids for jobs vetted for the importance of tapping into local skilled work companies within a ten-mile radius of the District Office. At last count, 13.5% of the workforce cared for nearly 10 million dollars of work on our projects. The BOC is particularly proud of this accomplishment.



# Conclusion



The BOC is the Centennial community, established to Ensure bond revenues are used appropriately, Serve as a conduit of information to the public, and Review bond program performance. This analysis serves to reflect our engagement with district leadership that represents the community's interests and voices, aligns with the District's strategic plan goals, and is in service to a comprehensive and equitable education for Centennial students.

"You wouldn't think that an official committee like this would be a lot of fun, but it was! I enjoyed touring all the schools, getting to see the work come along, and working with such a professional group of people to get this really important thing for our district done. I am thrilled and proud of the work the district accomplished on this, and especially grateful to Scott Rose for his Subject matter expertise, Paul Southerton for his amazing looking out for the district finances and operations, and Rod Boettcher for his long-term dedication to Centennial!" - Karen Wolfgang, BOC Member and CSD Parent

"A heartfelt thanks goes out to the community for their support and patience during the school construction projects. The 2020 Bond has successfully resulted in improvements at every school, supporting our students and staff with much-needed upgrades for a more safe and productive learning environment." - Brandi Hutchison, BOC Representative, CSD staff member, parent, and community member

"As BOC Chair, I want to thank the Centennial Community for supporting the work of our neighbors who served on the oversight committee, ensuring responsible use of the \$65 Million in property tax dollars. I commend BOC members for diligent reviews and transparent communication, and I'd like to especially recognize District leadership for navigating unforeseen financial challenges during the Covid crisis and staying within budget.

Centennial leadership has demonstrated a proven model of managing bond dollars, fostering trust, and successfully exercising fiscal responsibility." -Rod Boettcher, BOC Chair and former CSD Board Member



"We extend our gratitude to the District for successfully navigating construction-related challenges, including material delays, labor shortages, and other obstacles, particularly amidst the issues posed by the pandemic. Despite these hurdles, all projects were completed as promised within our budget, near the early pre-bond planning estimates. State matching funds allowed us to achieve additional capital improvements." -Claudia Andrews, BOC Representative and CSD Board Member

## Thank you for entrusting in your 2020 Bond Oversight Committee.

