



Bond Oversight Committee
Meeting Minutes
Monday, November 28, 2022 12:00-1:40 PM
CPSD Board Room/Zoom

Attendees

BOC Members: ~~June Brock~~, Bret Moore, Kay Harrison, Tyson Corcoran,
~~CJ Shipley, Will Clelland~~, Jenny Foster, Cortnee Fagundes
D6 Staff: Walt Davenport, Spencer Davenport, Amy Shipley
OTAK CPM: Steve Ennis, Michelle Keizer
Wright Comms: Jeremy Wright

OVERVIEW & REMINDER

- Biking while running dog is a bad idea.
- Review of Agenda

BOND PROGRAM FINANCIAL FORECAST

- Dashboard Review - hardcopy provided to in person attendees
- Overview of progress to 85% spending requirement
- Overview of Total Bond Program budget makeup - \$110.8M
 - Bond premium, SIA funds, Seismic Grants, Esser Funds, OSCIM matching Grant.
 - \$93M under contract
- Bond Spending Bar Graphs
 - Plan vs. actuals moving forward, adjusted plan
 - Adjusted both cumulative and quarterly
- Bond Projects By Phase
 - Many projects in closeout
 - Couple on verge of shifting to closeout in December
 - SMS-PL, HMS, RPS
 - Big projects to complete at SMS and CHS
- Abbreviations for reference
- Bond Project Budget Forecast Summary
 - Status by project, several over budget.
 - Total overage forecast at \$15.8M - is a projection
 - Biggest/primary drivers are highlighted in yellow - CHS, SMS, RPS
- Owner Controlled - Additional Resources Budget
 - Transfers to date, will begin to transfer to projects in need
 - Shift to/from Unallocated to other projects
- Bond Partners listed for reference

PRIMARY DRIVERS OF CURRENT STATE

- Scoping differences from Pre-Bond assumptions
 - Consultants helped with scoping and building assessments
 - Level levy - new bond replaced old bond based on community feedback
 - Bond Priorities leveraged based on \$89M Bond amount (including premium)
 - Pre-bond assumptions on architectural impacts were low.
 - Ceilings are the largest area of impact. Once torn out have to be put back to current code.
 - Four Elementary Schools - good news!
 - Pre-Bond estimate was \$19M. Working budget was \$17.56M, projects came in at \$18.15M
 - 3% overage based on current market, supply chain issues.

- Door Hardware
 - Safety was number 1 priority.
 - All new door hardware and locks were added for most doors. Patented key way locks on all classroom doors, cafeteria/kitchen, gyms, etc.
 - Pre-Bond scoping was only for external door locks.
 - Some old, worn out doors were replaced as well.
- Rogue Primary
 - Project delayed
 - Scope expanded past what was originally planned, built for future capacity - Bldg A. (an additional ~200 students, 550 student capacity)
 - Unforeseen conditions
- SMS-NB
 - Expanded to meet the current needs
 - Bond -budget based on flexible space, after doing another needs analysis understood that what the school needed was additional classrooms.
 - Additional scope of classroom space, allowed for use during MEP improvement phases without the expense of portables.
- Project Delays
 - Phasing at CHS & SMS
 - Originally hopeful that wouldn't need portables at CHS.
 - Shift from BBT to ORW Architects
 - Quick procurement by being able to select 2nd choice from Original Architect RFP.
 - Original Bond Program Schedule was not realistic (3 years).
 - Supply Chain issues
 - JES 5/6 mechanical units ordered 18 months ago, arrived yesterday and will be installed over Winter Break.
 - Using early work agreements to order equipment early on and get ahead of this, but still have had impacts.
- Hanby - not a driver in the Budget Overage
 - Variety of funding sources including ESSER and Seismic Grant.
 - Seismic - Allowed for full utilization of the 3rd floor
 - ESSER funds - filled the gap
 - When complete, building will be fully utilized with the majority of the budget funded by non-Bond funds.
- Record high inflation
 - Budgeting was pre-COVID
 - Examples of SKSD, Ashland also experiencing impacts

CONSIDERATIONS & OPTIONS

- SMS MEP Phasing- lot of square footage in the Gym building
 - Current plan to get through Phase 3- Phasing handout show what buildings are included in each Phase.
 - Phase 1 will be complete by end of Winter Break
 - Phase 2 - all classrooms
 - Phase 3/4 - Forego West side of Gym, complete East side that includes stage area.
 - East side of the Gym utilized for classes, sports, community events
 - Phase 4
 - Forego improvements in cafeteria/kitchen areas. Indoor air quality/AC and power supply in the Kitchen is problematic.
 - Prioritize classroom spaces
 - Opportunity to reduce scope in Main Office

- Phase 5 - mostly educational spaces, library and classrooms.
- CHS MEP Phasing
 - Phase 5 - includes 2-story classroom bldg.
 - Original gym, converted to classrooms
 - Temporarily shored due to Bowstring Truss failure
 - Currently has AC - reassess existing system, can it be improved without wholesale replacement?
 - VE Broadway Corridor - oldest part of school, very compartmentalized.
 - Offices, student support spaces, staff rooms
 - Investigate alternatives to heating/cooling spaces - zoned vs. individualized
- MRE New Building
 - Bond specified "new gymnasium"
 - Issue is the cafetorium/gym model, need is for a flexible space for students to utilize during lunch time.
 - Multipurpose space is less expensive than a "gymnasium"
- All Options added up get close to the \$15.8M gap.

NEXT STEPS

- Decision Point
 - CHS-MEP Phase 5 Scope
 - Still need to address Bowstring Truss repairs at a cost of ~\$1M
 - Space is safe for students- temporary shoring, regular inspections by structural engineer
 - Seismic Grant is a possibility, but no guarantee of award.
 - Apply in December, award in the Spring.
 - Will have to make decisions quickly
 - SMS-MEP Phase 4
 - MRE-NB scope and timing
 - Preliminary scoping specified "Gym".
 - What do you get for 5,000 sf space?
 - If just a cafeteria/multi-use space, would need a smaller space.
 - If new gym, existing gym would stay cafeteria
 - Comparisons to JES-NB
 - Comment from BOC Member: Concern about ability to handle capacity of new students coming in/growth feels like multipurpose space would be more useful.
 - How district will handle capacity over the next 25 years?
 - PSU projections were utilized during the pre-Bond work.
 - Covid has impacted birth rates which could translate to changes in school enrollment.
 - Status of planned developments during pre-Bond work - Are they still moving forward?
 - May need to relook at demographic projections
 - Worried about next bond not being approved because it wasn't addressed during this Bond.
 - Comment from BOC Member: Experience shows that development has not impacted school enrollment over the last 20 years.
- Timing - architects/engineers start work 6-8 months ahead of construction start
 - Team is already working on Phase 3 at both schools.
- Internal Transfer of "Unallocated Budget" to specific projects.

DISCUSSION AND/OR QUESTIONS

- CHS-MEP Phase 4 - Building D
 - Rob made a suggestion to look into how we might make cuts in this part of the building. Kay agreed.
- Timing of Decisions
 - Work session with the Board next week.
 - Next round of hard numbers for SMS is next week
 - Spencer suggested the final decisions need to be made by late February or early March
- MRE-NB
 - Jenny & Erin both stated that MRE needs this new building.
 - Tyson: Making good on promises will be helpful the next time the District asks for Bond Funding
 - Kay: if you can't deliver, need to explain why. Is there anything else that the District is not able to deliver?
 - Reduction/Cuts on the following:
 - MRE-NB
 - MEP work at CHS and SMS
- BOC Members get first look at what's happening, SD asked that they remember that CHS/SMS MEP project was put at the end of the bond for a reason. Scoping was huge, put at back of program due to the size and complexity to allow for time to adequately scope. A lot of other projects have been completed to date.
 - District doesn't have the luxury of sitting on the funding and waiting.
- Rob: positive note on the outcome of the 4ES schools. Increasing costs and remodels are always tough especially with age of buildings and complexity of scope. Overall - doesn't see mistakes, just reality and luck of the times.
- Brent: Housing costs - same house 30% more for just the house two years later. Original Bond escalation factor was only 5% in 2019.
 - Lots of projects that didn't make the cut based on pre-Bond cost estimates.
- Jenny: School District budgeting for capital projects that won't be completed? Walt answered that there isn't a lot of extra \$\$\$. Not enough to close the gap.
 - Specifically SMS - potentially could invest smaller amounts over time. Too big of hit for the General Fund to be able to absorb.
 - One time money goes to capital projects, not operational budget. Leveraging SIA, corporate tax to fund some capital improvements, maintenance.
- Brent: State school fund is designed to fund operations only, not capital projects. Local community levies funds capital projects.
- Kay: Status of Lennox issues & HVAC
 - Work continues with the consultants - out at PES over the break.
 - Units at JES showed up today
 - Parts from existing units finally showed up
 - Lennox is cooperating and working with the team towards long term solutions.
 - 98 units from Summer 2021 was a very large order for Lennox.

NEXT MEETING

- Friday, March 3, 2023 at 12:00pm

END OF MINUTES