



Community Bond Oversight Committee

- Tour of South Salem HS construction
- Bond program update and discussion of adjustments
- Review of proposed R³ program



Project Risk Ranking Matrix

LIKELIHOOD	RISK RANKING				
Almost Certain 5	LOW	MED	HIGH	EXTREME	EXTREME
Likely 4	LOW	MED	HIGH	HIGH	EXTREME
Possible 3	LOW	MED	MED	HIGH	HIGH
Unlikely 2	LOW	LOW	MED	MED	MED
Improbable, Rare 1	LOW	LOW	LOW	LOW	LOW
CONSEQUENCE	1 Insignificant	2 Minor	3 Significant	4 Major	5 Catastrophic



Projects at a Glance

Closed	In Closeout	In Procurement or Construction		In Design	
Clear Lake Cummings Englewood Grant Int.* Gubser* Highland Judson Weddle Whiteaker	Claggett Creek McNary Miller Waldo	Auburn Bush Candalaria Central Kitchen Mary Eyre Grant Ext.* Gubser* Hammond Hayesville Hoover Kennedy Lee Leslie LPC McKay	McKinley Morningside Myers North* Parrish Richmond Schirle Scott Sprague Stephens Sumpter Weddle West Yoshikai	Battle Creek Brush College Chapman Hill Four Corners Hallman Harritt Houck Kalapuya Keizer	Keizer Liberty Pringle Salem Heights Student Services Swegle Walker Washington Wright



Cafeteria expansion examples:

- Judson (bottom left)
- Cummings (top left)
- Claggett Creek (top right)



Classroom addition examples:

- Waldo (above)
- McNary (top left)
- North Salem (bottom left)



- CTE, science and music expansion examples:
- North Salem science prep space (top left)
 - McNary music space (bottom left)
 - McNary diesel bay (above)



2019 Projects

Site	Budget	Paid to Date	Encumbered	Unencumbered
North	\$74,963,495	\$73,133,868	\$1,572,074	\$257,553
McNary	53,735,959	50,965,270	2,356,699	413,990
Judson	15,293,440	15,293,440	0	0
Waldo	14,422,975	14,628,338	376,913	(582,276)
Gubser	5,432,977	5,366,205	10,643	56,129
2019 Project Totals	\$163,848,846	\$159,387,121	\$4,316,329	\$145,396



2020 Projects

Site	Budget	Paid to Date	Encumbered	Unencumbered
South	\$84,122,700	\$55,748,683	\$23,752,092	\$4,621,925
McKay	57,414,574	28,077,269	26,606,902	2,730,403
Auburn	20,307,309	12,344,528	7,535,949	426,832
Eyre	12,199,682	8,706,293	2,916,736	576,653
Scott	10,219,830	6,990,807	2,562,479	666,544
Hayesville*	5,074,250	4,428,416	713,975	(68,140)



2020 Projects Continued

Site	Budget	Paid to Date	Encumbered	Unencumbered
Hoover	5,426,826	5,130,769	259,405	36,652
Miller	4,669,072	4,253,347	377,647	38,078
Claggett Creek	4,057,968	3,637,426	394,566	25,976
Cummings	2,272,579	2,160,465	6,902	105,212
2020 Project Totals	\$205,764,790	\$131,478,003	\$65,126,652	\$9,160,135



2021 Projects

Site	Budget	Paid to Date	Encumbered	Unencumbered
Sprague	\$42,812,529	\$3,987,713	\$40,979,688	(\$2,154,872)
West	34,491,679	3,330,745	29,476,313	1,684,622
Kennedy	12,155,907	963,552	623,374	10,568,981
Stephens	10,908,924	1,171,370	434,188	9,303,366
Sumpter	8,464,598	951,151	8,571,146	(1,057,699)
Yoshikai	6,646,275	782,232	232,733	5,631,311



2021 Projects Continued

Site	Budget	Paid to Date	Encumbered	Unencumbered
Schirle	5,386,745	537,473	293,450	4,555,822
Myers	5,227,711	517,874	6,164,875	(1,455,038)
2021 Project Totals	\$126,094,368	\$12,242,109	\$86,775,766	\$27,076,492

Program Financial Overview

Base Program				
	Base Budget	Base+ Budget	Total Committed	Uncommitted
Construction Costs	\$464,658,233	\$62,700,500	\$527,358,733	\$0
A/E Services, Consultants, FF&E, and Program/Project Mgmt	131,060,142	12,666,180	143,726,322	0
Program Contingency	23,981,625	1,263,539	11,837,795	13,407,369
Subtotal Base Program	\$619,700,000	\$76,630,219	\$682,922,850	\$13,407,369
Base+ Program				
		Adjustments	Total Committed	Uncommitted
Premiums		\$116,511,766	\$109,964,296	\$6,547,470
Interest on Investments		27,363,007	\$2,180,126	25,182,881
Grants				
McKay OSCIM		8,000,000	8,000,000	0
South & McNary Seismic		5,000,000	5,000,000	0
Reimbursements				
Energy Incentives		242,620	0	242,620
Technology eRate		1,139,610	1,139,610	0
Subtotal Base+ Program		\$158,257,003	\$126,284,032	\$31,972,971
TOTAL Approved Program	Base	Adjustments		
	\$745,984,032 =	\$619,700,000 +	\$126,284,032	

Contingency Summary

Base Program Contingency Allocations		Base+ Program Contingency Allocations	
Initial Program Contingency	\$23,981,625	Premiums from 2018 Sale	\$64,964,296
McNary Land Purchase	(1,215,795)	Premiums from 2020 Sale	51,547,470
Eyre Boundary Adjustment	111,700	Interest on Investments	27,363,007
Grant Boundary Adjustment	93,887	Energy Incentives & Misc Revenue	242,620
Houck Boundary Adjustment	112,927	Subtotal Contingency	144,117,393
Kennedy Boundary Adjustment	332,835	Mary Eyre Elementary	(4,266,961)
Miller Boundary Adjustment	122,872	Grant Elementary	(2,492,548)
South Design Modifications	261,757	Houck Middle School	(3,024,077)
McKay Design Modifications	227,561	Kennedy Elementary	(8,963,186)
Judson Market Conditions	(2,000,000)	Miller Elementary	(3,380,408)
North Added Scope	(3,500,000)	South Salem High School	(25,009,854)
McNary Land Purchase	(122,000)	McKay High School	(10,007,388)
Green Energy Requirements	(5,000,000)	Labor Adjustment	(10,000,000)
		R3 Program	(45,000,000)
Subtotal Base Program Contingency	(\$10,574,256)	Subtotal Approved Allocation	(\$112,144,422)
Base Program Contingency	13,407,369	Base+ Program Contingency	31,972,971
Total Available Program Level Contingency =		\$45,380,340	



Community Bond Oversight Committee

- Proposed Bond Program Adjustments
 - Dedicated Funds for Repair, Replacement and Renovation Program (R-Cubed)
 - Initial Allocation of \$45 million with more as Base+ Program winds down



Repair, Replacement & Renovation R³

Existing systems that are at or near end of life.

Renovation	HVAC Systems	Building Systems
<ul style="list-style-type: none">• Casework & Counters• Flooring• Paving• Roofing• Walls/Paint/Finishes	<ul style="list-style-type: none">• Boiler Plants• Mechanical Controls• Specialty AC Units	<ul style="list-style-type: none">• Electrical• Elevators• Fire Alarm & Sprinklers• Generators• Lighting• Plumbing• Site Drainage

R³ Program Distribution

Renovation	HVAC Systems	Building Systems
<ul style="list-style-type: none"> • Casework & Counters • Flooring • Paving • Roofing • Walls/Paint/Finishes 	<ul style="list-style-type: none"> • Boiler Plants • Mechanical Controls • Specialty AC Units 	<ul style="list-style-type: none"> • Electrical • Elevators • Fire Alarm & Sprinklers • Generators • Lighting • Plumbing • Site Drainage

Type	Site	Estimate
	<i>Beginning Balance</i>	\$45,000,000
HVAC	McKay	(6,400,000)
HVAC	Myers	(70,000)
Subtotal R3 Program		\$38,530,000