

Beaverton School District Capital Construction Bond Citizen Accountability Committee (BAC) Report Fourth Quarter 2023 and First Quarter 2024

Background and Purpose

Section 4.f. of the BAC's charter specifies The Committee Chair will draft and submit a written report quarterly, or more often if requested, to the Superintendent and School Board. The report will be structured to address the topics in Paragraph 1(a) - (g) and represent a consensus of committee members. The School Board may request reporting at a regular School Board Business Meeting or School Board Work Session. The committee reports are due from the chair to staff not later than seven days prior to the Business Meeting or Work Session.

A BAC Quarterly report was submitted to the School Board and the Superintendent in November 2023. Since that report, the Beaverton School District Capital Construction Bond Citizen Accountability Committee (BAC) has held three meetings (Jan 24, Feb 28, and Apr 24).

During each meeting, we reviewed the 2022 Bond financial status and project updates. In addition, the staff presented special topics to give us more insight into executing this bond scope. The topics included:

- traffic issues related to the Raleigh Hills Elementary School replacement,
- seismic safety,
- Southridge artificial turf,
- IT standards for BSD schools,
- 2022 Bond program goals, and
- identification of the Bond program stakeholders.

The staff informed the BAC of progress on the major projects within the scope of the 2022 Bond. The BAC is particularly interested in monitoring the progress of the two largest construction projects as design documents are completed, major contractors are selected, permits are received, and construction begins. Those projects are the Beaverton High School (BHS) Replacement Project (\$253.0M) and the Raleigh Hills Elementary School (RHS) Replacement Project (\$66.8). Given the size of the overall budget, the BAC also monitors the deferred maintenance scope (\$120.0M).

BAC meetings are now scheduled for six times a year, and if needed, the BAC will convene special meetings. The 2022 BAC members are Aaron Watt, David Remos, Dick Harbert (current Chair), John Mitcham, Josh Durham, Keith Hobson, Randy Smith (current Vice Chair), and Ryan Bansbach. The next BAC meeting (28 May 2024) will commence the turnover of the Chairmanship to the current Vice Chair, Randy Smith. At that meeting, the BAC will elect a new Vice Chair. School Board Member Sunita Garg participates in our meetings, and the committee members appreciate her commitment and responsiveness to matters addressed in the BAC.

The following comments reflect committee consensus regarding each element of the bond program and topics discussed during BAC meetings. As listed in Section 1 of the BAC charter:

BAC Consensus on Charter Topics

a. Ensuring that the bond revenues are used only for the purposes consistent with the voter-approved bond measure ballot and consistent with state law.

Committee members agreed that bond revenues are being used for intended purposes based on information provided by the staff to the committee in the Bond Program Status Reports.

b. Alignment with the Bond Program Goals approved by the School Board and Board policies.

Committee members agree that the bond program goals outlined by the School Board were met by staff during the fourth quarter and first quarter, and the projects are within established budgets. The current report indicates that all active projects are on target for cost and schedule. Practical use of specifications, complete drawings, competitive bidding, and program reserves and contingencies serve to manage bond resources responsibly. It is early in executing the 2022 Bond Scope, but the major school replacement projects have already benefited from engaging architects and construction consultation early. The committee agrees that transparency in the capital improvement process through reporting and audits is prudent.

In coordination with the teaching and learning partners, the staff developed a set of Education Specifications for each school level. All new facilities are required to comply with the current Americans with Disabilities Act (ADA) code. As part of the deferred maintenance program, the staff has completed a detailed accessibility survey to help identify high-priority issues.

The timing and structure of the sale of bonds based on project cash flow models lower interest rates and yield extra funds for BSD use.

The equity performance (MWSDVE participation) statistics for both contractors and consultants as of March were above or at the 15% aspirational goal established by the Board for a Certified Total of 17.7%.

c. Reducing long-term maintenance, construction costs and improving efficiency and longevity, and innovative practices that achieve these; consistent with district standards and best practices.

Over the past eight years, program staff has developed many technical, education, and security standards and applied them to projects under the bond program. These standards represent good construction management practices to help reduce construction and maintenance costs. The staff has assured the committee that it has processes in place to meet this objective and that ongoing maintenance considerations are factored into project decisions.

d. Communicating key information related to the bond to District stakeholders.

The staff presents photos and progress points of capital construction updates to the BAC, which are also posted on the BSD website, social media, and BSD Briefs. Bond communications and community involvement are standing items on committee meeting agendas. The staff has identified the internal and external stakeholders of the bond program and discussed the ways used to engage them. We

concur that there is a need for continuous effort in community outreach and innovation in methods and modes of outreach. While in-person meetings remain valuable, staff works to deliver information and outreach through other channels, including social media, newsletters, the BSD website, and ParentSquare. The successful Beaverton High School groundbreaking ceremony was an example of community outreach and communication.

e. The committee will receive and review copies of bond program performance and financial reports, and has the option to inspect school facilities and grounds related to bond activities when coordinated with and accompanied by District staff.

BAC continues to work with staff to present transparent, detailed, and meaningful information to accurately assess the performance of the 2022 Bond scope and engage in dialogue with BAC members. The Bond Status Progress reports highlight meeting-to-meeting changes in the program's budget, schedule, and equity performance status, as well as updates on individual project line items. The staff has been responsive in answering questions posed by the BAC during our meetings.

In February 2024, the BAC toured the Aloha High School Office Relocation as it was being constructed. The purpose of this project was to accommodate staff growth, enhance security, make the facility more accessible, and improve the public face of the school. We learned of some of the challenges from a discovered buried concrete pipe and inclement weather. The extraordinary ice storm in January resulted in delays in the completion of this project. These challenges and resulting schedule delays are not out of the ordinary, and we feel that the staff managed them well.

f. The committee will review monthly reports produced by the district in order to assess general compliance with the purposes set forth in the capital improvement program as approved by the voters.

The committee received and reviewed each status report on the bond program prepared by staff for the reporting period. The committee finds that, based on the information received, the program is in general compliance with the purposes set forth in the information about the program provided to voters before the 2022 election.

Progress on all projects during the first year of the 2024 Bond Program's execution is on track. However, the BAC is concerned about delays in issuing permits for the two school replacement projects (BHS and RHS) as they prepare to begin construction.

g. The committee will perform other reasonable duties requested by the School Board or Superintendent.

The BAC is ready to perform other duties requested by the School Board or Superintendent.

Recommendation

The committee chair recommends the School Board receive this report as the Committee's required report at the May 27, 2024 Board meeting.