

CENTENNIAL SCHOOL DISTRICT
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OLD BUSINESS

TO: Board of Directors

FROM: Paul Southerton, Director of Business & Operations

DATE: December 10, 2025

SUBJECT: Award of Centennial High School Fire Alarm Replacement

Request:

The Administration is recommending approval of the award of the replacement of the Centennial High School Fire Alarm System to JH Kelly, LLC in the amount of \$435,000.

Background:

The District previously engaged the facility planning update committee, the Bond Oversight Committee, and the School Board to identify capital projects “below the line” to complete with remaining 2020 Capital Bond contingency funds after all planned bond projects were complete and all promises to the community were kept. Which has been done.

The following projects were approved by the above groups.

1. **Centennial Middle School Two-Story Wing Cooling addition:** the two story addition at Centennial Middle School, which consists of (20) classrooms and common areas, experiences excess heat in the Spring and Early fall months, while school is still in session. Temperatures are regularly much warmer than other school classrooms in the District and this impacts the learning environment. Adding cooling to these classrooms supports a more comfortable learning environment for our students in these classrooms.
2. **Centennial High School Tier Two roofing replacement:** As part of the planned Bond work we replaced roofing over the gym and pool areas at Centennial High School as well as smaller adjacent areas deemed to be the tier three critical areas of the roof failure with active leaks. We also repaired or replaced similar areas of failing roofs at every other school in the District. As an additional Bond project we repaired the tier two roof areas at Centennial High School which were likely to have failures and leaks in the near to mid future.

3. **Centennial High School Intercom system replacement and upgrade:** Updating and/or replacing intercom and clock systems were identified and completed as critical items as part of Bond projects. With additional funding an additional project replaced the intercom and clock system at Centennial High School, which was next on our list to be replaced.
4. **Butler Creek boiler upgrades:** Butler Creek Boilers had an expected life of 15-20 years and have not exceeded that expected life span and are a type that cannot be added on to or rebuilt economically or reliably. Upgrading the boilers ensured the District has reliable heating at Butler Creek going forward.
5. **Targeted exterior lighting for improved safety at each school as needed:** Exterior lighting across the District is poor at many of our elementary schools, Oliver Middle School and parts of CMS and CHS. Good lighting is critical for the safety of students and staff and for hosting evening events for families, community members, and co-curricular activities. This project added exterior lighting, based on a District wide needs assessment, and multiple schools and repaired existing lighting.
6. **Add individual student restroom(s) at Centennial High School:** Individual restrooms are present at all Centennial schools. However, the High School has fewer student accessible individual bathrooms per capita than the majority of our schools and has one of the highest needs. Individual bathrooms accessible to all students supports student safety, provides a space for students experiencing discomfort around using multi-user bathrooms, supports students who need to change clothing for after school jobs, and many other student uses.

Additional “Below the line” Optional Project, if additional Funds remain

7. **Centennial High School Fire Alarm System replacement:** Updating and/or replacing fire alarm systems at several schools was identified as critical and completed as part of Bond projects. With additional funding a new additional project will replace the fire alarm system at Centennial High School, which is next on our list to be replaced.

The six prioritized projects have been completed and as identified and approved in the adopted budget, funding is available for CHS Fire alarm replacement project.

As such, bid documents were compiled and publicly advertised on November 5, 2025, with the Bid Opening on December 3, 2025. Interest in the project was high, with six (6) bidders providing proposals.

The lowest three bids were within the established budget, with JH Kelly, LLC providing the lowest responsive bid.

JH Kelly has worked in the district previously on mechanical scopes. Fire alarm work is another branch of their company. Their workforce is more than adequate to address the needs. Point Monitor is listed as a sub-contractor, with extensive fire alarm work in the region. Work will be

conducted in the evenings during the school year with the new system completely installed, tested, and functional, before removal of the old system. All work is scheduled to be completed by May 30, 2026.

It is recommended that The Board of Directors approves the award to JH Kelly, LLC to replace the fire alarm system at Centennial High School for the price of \$435,000.