



Promises Made, Promises Delivered.

FALL 2026

2024 BOND: REPORT TO OUR COMMUNITY

THANK YOU TO OUR COMMUNITY FOR SUPPORTING THE 2024 BOND!

Dear Fern Ridge School District Community,

When Fern Ridge voters approved the 2024 Capital Bond, they made an investment in the places our students learn, gather, play and grow every day. *Just over two years later, that investment can be seen throughout the district.*

The bond program is now in its final stage, with approximately 98% of the physical work complete and the remaining work focused primarily on closeout activities and completion of the new Elmira fields. Every commitment identified in the original bond measure has been addressed, and the program is positioned to finish approximately 10 months ahead of schedule and about 15% below budget. *That success is about much more than completing construction.*

It means new and modernized learning spaces, improved accessibility, safer campuses, more reliable building systems, better recreation opportunities, improved parking and drainage, and facilities that will serve Fern Ridge students and families for generations.

Most importantly, the district remained focused throughout the program on a simple question: *How can every investment make the greatest possible difference for students and the community?*

The Fern Ridge School District 2024 Bond Program by the Numbers:

- \$16.115 million voter-approved bond, supported by a \$6 million state OSCIM grant
- \$23.904 million current program budget
- Approximately 98% of physical bond work complete
- Program positioned to finish approximately 10-months ahead of schedule
- Approximately 15% below budget
- More than 90% of design and construction partners are from Lane County
- Approximately \$3.15 million in remaining program contingency after planned transfers and closeout allowances

These results were made possible through careful planning, competitive procurement, active budget management and a deliberate effort to accelerate projects when market conditions were favorable.



Elmira High School

*Science, Restrooms,
and Campus Improvements*

Elmira High School received major investments in the learning environment.

Science classrooms were modernized with updated infrastructure, cabinetry, finishes and furnishings, giving students and teachers improved spaces for core science instruction.

Restroom renovations improved functionality, accessibility and everyday student comfort.

Parking, driveway and mechanical improvements addressed additional long-term campus needs while supporting safer access and more reliable building operations.

Together, these projects reflect the district's commitment to investing not only in highly visible improvements, but also in the spaces and systems students depend on every day.



EHS - Science Classrooms



EHS - Science Labs & Safety



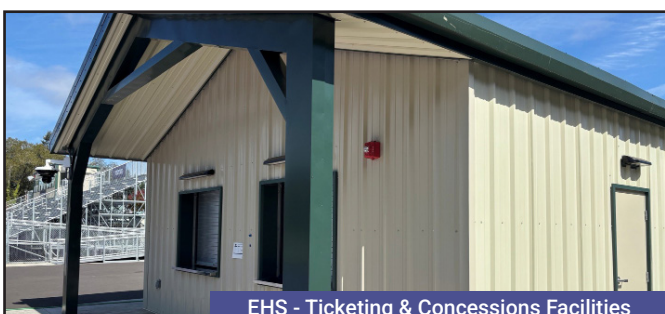
EHS - Restrooms



EHS - Turf Fields



EHS - Grandstands & Press Box



EHS - Ticketing & Concessions Facilities

EHS - New Athletics Complex

Built for Our Students and Community

The new EHS Athletics Complex is one of the most visible transformations completed through the bond program.

The project delivered a new synthetic turf field, track and field facilities, athletic lighting, scoreboard, supporting facilities and related site improvements. Existing lighting was also repurposed to benefit the softball area.

The new turf has already changed how the district can use its athletic facilities. More practices and games can take place on the all-weather surface, while the former football field is now available for additional practices and activities. Fencing and controlled access also give the district greater flexibility to manage the facility and provide rental opportunities to clubs and community organizations.

Construction required additional work after crews encountered challenging soils and existing drainage conditions, but those issues were successfully managed within the adjusted project budget.



Project Spotlight

A Championship-Caliber Throwing Facility



One of the most unique features of the new athletics complex is its championship-quality discus and hammer throw facility.

Instead of installing only a traditional discus cage, the district invested in a facility that could provide greater safety, expanded opportunities for student athletes and long-term community value.

The cage is one of only three of its kind in Oregon, joining facilities at the University of Oregon and Oregon State University.

The district also benefited from local connections. David Dumble, former Oregon State University throws coach and owner of Dumble Athletics, and Olympic silver medalist Lance Deal both personally participated in the installation. Their involvement eliminated significant shipping and installation expenses and allowed the district to receive considerably more value from the investment.

That value was demonstrated almost immediately. During its first summer, the throws facility hosted camps and athletes from across the country, including competitors visiting Oregon for national U20 competition. Members of the Swedish National Team also trained at Elmira while preparing for international competition at Hayward Field.

For Elmira athletes, the facility provides one of the safest throwing environments available and exposes students to hammer throw opportunities through Junior Olympic and USA Track & Field competition.

For the district, it has already created new opportunities to attract outside users and generate future facility rentals.



EHS - Throws Facility



FRMS - Maker Lab



Fern Ridge Middle School

Learning Spaces Designed Around Educational Programming

The interior renovation reached substantial completion on Aug. 25, 2026. New furniture arrived, staff accessed their classrooms Aug. 31, and the school opened on time.

The renovation included three science labs and associated prep and safety areas, the Maker Lab, music rooms, special education classrooms and small-group spaces, student restrooms, ADA improvements, and a new staff wellness room. Rather than simply replacing finishes within existing rooms, the district's educational programming goals drove the design.

Science spaces now provide stronger instructional, preparation and safety areas. The Maker Lab was redesigned to support a wider variety of activities, including upgraded cooking capabilities, ventilation for 3D printers, collaborative work and larger group instruction.

Special education students now have a space specifically designed around their needs, including appropriate furnishings, finishes and smaller instructional areas.

The result expands both the capability and capacity of the program. The district was also able to expand the project by adding a staff wellness room that meets current code requirements.

Construction uncovered several issues that could not have been fully identified beforehand, including drainage and plumbing problems, roofing conditions, additional asbestos, and structural reinforcement needed beneath the slab. Despite those discoveries and the expanded scope, the project finished approximately 20% under budget.

A small number of backordered items remain, but the contractor provided temporary replacements at no additional cost to the district so classrooms could open and operate as planned.



FRMS - Science Classrooms



FRMS - Special Education Classroom



FRMS - Band Room with Acoustic



FRMS - Restrooms Renovated

FRMS - Outdoor and Site Improvements

The middle school also received major outdoor and circulation improvements.

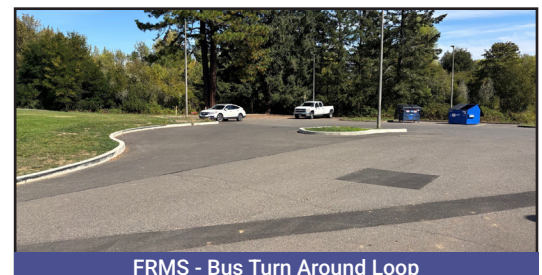
A redesigned bus turnaround and new operating protocols improved traffic movement and reduced conflicts around the primary drive area.

Students gained new covered recreation space, basketball and activity areas, wallball walls, seating and improved security fencing.

These improvements expanded the usable campus beyond the building itself and created safer, more functional spaces for students throughout the school day.



FRMS - Covered Areas (Front & Back Play Area)



FRMS - Bus Turn Around Loop



VES - Parking Lot Upgrade



Veneta Elementary School

Nearly Doubling Parking Capacity

The Veneta Elementary parking project opened July 31, ahead of schedule. The previous main lot provided 58 parking spaces. The completed project provides 111 spaces, nearly doubling capacity.

What initially appeared to be primarily a pavement project also revealed a much larger infrastructure issue. The site's underground drainage system had failed in multiple areas. Collapsed drainage caused ponding and allowed water to enter the pavement subgrade, contributing to the deterioration of the parking lot. Because the main lot and rear playground use connected drainage systems, the failures also affected the playground.

Instead of simply repairing the pavement, the district replaced the entire main-lot stormwater system and cleaned out the connected playground drainage system, creating a more durable long-term solution. The project also added painted crosswalks, improved lighting and enhanced ADA access.

The district was able to expand the parking area after purchasing the adjacent property using non-bond funds, allowing bond resources to remain focused on construction and improvements. Space was also preserved at the east end of the site for potential future uses.

The result is a double benefit for Fern Ridge. The new lot better serves students, families and staff during the school day while also increasing capacity for community events, parades and other activities near the school.



VES - Parking Capacity Upgrade



VES - Safety & ADA Upgrades

VES - Gymnasium & Restroom Improvements

Veneta Elementary's gymnasium and restrooms were also renovated as part of the bond program.

The gym project encountered moisture within the existing slab, requiring additional mitigation before finishes could be completed. The issue was resolved without delaying the school opening or exceeding the available project budget.

The completed work improved two of the most frequently used spaces in the school and complemented the broader campus improvements.



VES - Gymnasium Renovation



VES - Restrooms Renovation



EES - Expanded Playground Environment



Elmira Elementary School

Safer, More Engaging Outdoor Spaces

At Elmira Elementary, bond improvements included new security fencing and an expanded playground environment.

The new playground provides a larger primary play structure along with musical and sensory components, giving students more ways to play, explore and interact.

Security fencing improved campus safety while maintaining access to outdoor recreation.

The drainage commitment identified in the bond measure had already been addressed before bond construction began, allowing bond resources to focus on other campus improvements.



EES - New Security Fencing



FRMS - Mechanical Equipment Upgrade



FRMS - Irrigation Improvements

District-Wide Mechanical Improvements

Mechanical improvements were completed ahead of schedule and generated approximately 30% savings.

All Fern Ridge schools are now integrated into a district-wide control system, providing more reliable heating, ventilation and cooling.

The benefits are already being felt by the district's maintenance team. Staff can better monitor, control and troubleshoot building systems, reducing the amount of time spent tracking down mechanical problems and responding to recurring concerns.

Existing equipment was evaluated carefully, with the goal of repairing, optimizing or replacing systems based on actual need rather than assuming every piece of equipment required replacement.

The result is improved building performance today and a more efficient maintenance strategy for the future.

District-Wide Irrigation Improvements

Major irrigation work was substantially completed during summer 2026.

The new systems were selected with durability and longevity in mind, helping reduce ongoing irrigation maintenance while supporting athletic fields and outdoor spaces ahead of spring sports and summer use.

The district also stretched available funding by combining in-house resources with direct contracting to individual trades where appropriate.

Through fall and winter, the systems will be seasonally brought down and evaluated. Any remaining needs can then be addressed in early spring before the next major irrigation season.



Fields Project - Grading Underway



Fields Project - Construction

Elmira Fields Development Project

Turning Program Savings Into More Community Space

As the bond program progressed under budget, the district gained the ability to address an additional community priority: more usable athletic fields.

Using bond program savings and district-owned property behind Elmira Elementary, the district is developing three additional fields for softball, baseball and soccer.

GreenSuns, a longtime Lane County contractor, has completed site stripping and begun grading. Seeding is targeted for mid-October, allowing the fields to establish for spring and summer use. The district separately contracted for irrigation to help keep the new fields playable and protect the long-term investment.

These fields respond directly to a community desire for more recreation space while building upon the additional capacity created at the EHS athletics complex.

Planning First - How Fern Ridge School District Delivered the Program

The success of the bond program did not begin when construction started.

Before the election, the district completed detailed Facility Assessments and Long-Range Facility Planning. That work created a clear roadmap for what needed to be accomplished, why it mattered and how projects could be prioritized.

When voters approved the bond, the district did not have to start construction planning from scratch. The same historical understanding, facility knowledge and educational priorities carried directly into design and construction. When additional architects, engineers and contractors joined the program, they had a clear leadership and understanding of what was included, what was not, and the reasoning behind those decisions.

Early planning also allowed the team to anticipate long-lead procurement and construction sequencing before those issues could affect the schedule. The district then deliberately accelerated the program.

Completing the majority of the work in approximately two years instead of three helped reduce exposure to construction inflation, allowed projects to overlap efficiently and kept contractors and project teams mobilized from one project to the next.

Continuity within the district also played an important role. Stable staffing preserved institutional knowledge and allowed decisions to move efficiently throughout the program.

R&C Management Group's relationship with Fern Ridge extends back more than a dozen years, providing another layer of continuity and familiarity with the district's buildings, history and communities.

The work remained local as well. More than 90% of the design and construction firms engaged for the program were from Lane County, including longtime regional partners such as OEG Electric, Alliant Systems and Delta Sand & Gravel.

Promises Made,

The original bond measure identified specific commitments to Fern Ridge voters.

Those commitments included improvements to HVAC systems, instructional spaces, athletics, parking, driveways, outdoor areas, traffic flow, security, drainage, playgrounds, gymnasiums, restrooms and athletic fields. Each of those commitments has now been addressed.

Promises Delivered.

In several cases, the district was able to deliver more than originally anticipated, including expanded learning spaces, additional parking capacity, improved drainage infrastructure, broader athletics use and three additional community fields.

The estimated bond tax rate was projected to remain at or below \$2.20 per \$1,000 of assessed value. The actual rate came in below that estimate.

That combination of scope, schedule, budget and tax-rate performance gives the community a clear way to measure the program against what voters were promised.

More Than the Original Promise

Strong program management and bond savings allowed Fern Ridge School District to complete the original voter commitments while also addressing additional needs and opportunities across the district.

Added scope included:

- Expanded EHS parking into the center grass area
- Replaced dry-rotted EHS courtyard canopies
- Added the FRMS front shelter
- Added a FRMS staff wellness room
- Expanded VES parking from 58 to 111 spaces, enabled by a separate non-bond property purchase
- Replaced the entire VES storm drainage system rather than completing limited repairs
- Expanded HVAC controls district-wide, integrating all schools into one system
- Completed irrigation improvements across district sites
- Developed three new athletic fields behind Elmira Elementary
- Addressed numerous smaller targets of opportunity to repair aging infrastructure, remove safety concerns, and improve functionality

The result: Fern Ridge delivered the projects promised to voters and used available savings and efficiencies to accomplish even more for students, staff, and the community.





Responsible Stewardship Creates Future Opportunity

The bond program did more than finish projects under budget. Careful planning and active management have left the district with approximately \$3.15 million in remaining program contingency after planned transfers and allowances for final closeout work.

The district is now evaluating additional infrastructure needs that could potentially benefit from remaining available resources, including fire alarm systems, sanitary infrastructure, roofing and other needs identified by staff.

Those projects have not yet been committed, but they illustrate the value of protecting contingency throughout the program.

The first responsibility was always to fulfill the promises made to voters. Because those commitments were delivered efficiently, the district is now positioned to consider how remaining resources can create even more long-term value.

An Investment That Reaches Every Student

When asked *“what you hope folks remember about this bond program 10 years from now”*, R&C Sr. Program Manager Scott Rose, Owner’s Representative to FRSD, pointed to something larger than any individual project.

The lasting impact is that every Fern Ridge student has been positively affected by the investment.

Elementary students gained safer campuses and improved places to play. Middle school students gained stronger science, special education, career exploration and collaborative learning environments. High school students gained modern science spaces and expanded athletics opportunities.

Across every school, students & staff benefit from better mechanical systems, accessibility, infrastructure and outdoor spaces.

These improvements also strengthen Fern Ridge as a place where families want to remain, knowing their children have access to safe, functional and engaging schools.

The individual projects may look different, but together they represent a generational investment in Fern Ridge students and the broader community.



A Message From Superintendent Gary Carpenter

The facility improvements made possible by this bond, along with the work completed across Fern Ridge over the past 11 years, are something I am extremely proud of as superintendent. Every school in our district has seen significant upgrades that will benefit students, staff, families and the greater community for decades to come.

This work has been rewarding, but it has also been time-consuming and challenging. I would be remiss if I did not recognize the many people who helped make it possible.

Thank you to our voters, students, families, current and former Board members, Facilities Planning Committee, Bond Oversight Committee, design partners, contractors and community members who helped make the 2024 Capital Bond Program a success.

I also want to recognize the significant additional workload carried by many of our internal staff over the past several years. Thank you to our business office team, Quanah, Leiisa and Julie; our Technology Department, led by Paul Lambert and his team; Director of Facilities Mr. Prutzman and his team; and the many administrators, teachers and classified staff who contributed their time, expertise and patience throughout this process.

There were certainly days and projects when I wondered how we were going to make it to the finish line. Each time, our team found a way forward. Now, as we wrap up this bond program, I hope everyone involved can look back with pride at what we accomplished together.

Fern Ridge turned community support into lasting improvements that will serve students and families for generations to come.

Professionally,

Gary Carpenter | Superintendent

