

## Lake Oswego School District

**To:** Randy Miller  
**From:** Kathy Griffith  
**Date:** 4/26/2018  
**Re:** Reporting package for May 3, 2018 BAC Meeting

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The following reports are included in this package. Financial data is for transactions through March 31, 2018.

- Project Status Reports – for all projects
- Monthly Bond Report by Project
- Program Cost Detail
- Monthly Bond Report by Cost Type

Project budgets were changed to reflect the budgets of the original 8 high-level project categories/costs. This is further explained in attached document titled "Bond Program Budget Development and Cost Management."

### Financial Activity/Highlights

- Program Costs –
  - **Salaries, wages and benefits (SWB)** for Project Managers was allocated among the projects based on estimated time spent on each project, with 12% remaining in Program Costs. The reallocation was effective on the start date of the Project Managers. SWB for the projects is in **Owner's Cost**.
  - **Consultants** – The \$1,260,000 encumbrance for the contract for Program Management services is distributed as follows: 20% to Program Costs and 80% allocated pro-rata to each project based on total budgeted construction and contingency costs. For the projects, this is included in **Professional Services**.
- Lake Oswego Jr High (LOJ) & Lake Grove Elementary (LG) - costs related to the purchase and deployment of the 10-plex modular unit were re-distributed between LOJ and LG to properly reflect 60% to LOJ for 6 units and 40% to LG for 4 units (previously 50/50 split.) These expenditures are in **Construction** and **Professional Services**.
- Lakeridge Jr High – An encumbrance of \$352,438 in **Professional Services** is for A/E services. This encumbrance will increase when the contract with Mahlum Architects is final. Additional encumbrances are for geotech and survey work.

- Secure Vestibules – An encumbrance of \$75,500 in **Professional Services** is for Conceptual and Schematic Design work.
- Tech Infrastructure – An encumbrance of \$648,663 in **Construction** is for the purchase of iPads and related accessories.

#### Schedules

Schedules are now included in the individual project status reports but a broader program schedule is being developed and will be distributed when available. There is a scheduling component of e-Builder which will also provide more detailed schedule reports when e-Builder is fully implemented.

#### e-Builder Update

The implementation is on-schedule and design work is substantially complete. User Acceptance Testing is scheduled for the week of April 24<sup>th</sup> through 26<sup>th</sup>. There is user training throughout May and June with an expected adoption date in mid-June.

#### Staffing Update

Interviews are being conducted for the second Project Coordinator position. If successful, the position may be filled by end of May.

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# Lake Oswego School District

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April 2018

## 2017 Bond Program Budget Development and Cost Management

### 1. Introduction

Lake Oswego School District uses Portland Metro area cost estimates to develop preliminary or “conceptual design” budgets for major capital improvements including planned building “replacements” and “renovations”. During 2015, prior to passage of the Bond Program, the District hired consultants to perform a facilities condition assessment (FCA) of all 17 District sites. The sites include 6 Elementary Schools, 2 Junior High Schools, 2 High Schools, 2 Sites planned for repurposing, and 5 other facilities. Systems deficiencies derived from the FCA created a list of anticipated components in need of repair or replacement for each site. The lists also included a rough order of magnitude (ROM) cost for each of the items on the lists based on 2015 construction values.

### 2. Program Statement

The 2017 Bond Program originally described 8 components (see table 1. below). Known as the bond revenue plan, this list included 7 major categories of improvements planned for the program. As anticipated scope evolved and based on the desire to capture efforts at each of the District’s facilities, the program components have been expanded to now include 17 components (see table 2. below)

Table 1.

<b>Bond Revenue Plan</b>		
1	Deferred Maintenance & Capital Repairs	\$ 61,443,500
2	Safety & Security Improvements	\$ 3,338,500
3	Technology Upgrades	\$ 12,845,000
4	STEM/ STEAM Facility Improvements	\$ 5,250,000
5	Replace Lakeridge Junior High School	\$ 82,270,000
6	Maker Space / Multipurpose Rooms at Elementary Schools	\$ 5,853,000
7	Allocation for Swimming Pool Replacement	\$ 7,000,000
8	Program Costs	\$ 9,000,000
<b>Bond Program Proposed Total</b>		<b>\$ 187,000,000</b>

Table 2.

<b>New Construction</b>		
1	POOL	\$ 7,000,000
2	Lakeridge Junior High School	\$ 82,270,000
	<b>Subtotal</b>	<b>\$ 89,270,000</b>
<b>Renovations (with Maker Spaces and STEM/STEAM improvements)</b>		
3	Forest Hills Elementary School	\$ 5,240,832
4	Hallinan Elementary School	\$ 8,720,072
5	Lake Grove Elementary School	\$ 4,904,808
6	Lake Oswego High School	\$ 5,691,271
7	Lake Oswego Junior High School	\$ 6,144,499
8	Lakeridge High School	\$ 6,041,657
9	Oak Creek Elementary School	\$ 16,127,218
10	River Grove Elementary School	\$ 3,088,861
11	Safety & Security Improvements	\$ 3,338,501
12	Secure Vestibules	\$ 499,231
13	Technical Building	\$ 2,273,968
14	Technology Infrastructure	\$ 12,845,000
15	Uplands Elementary School	\$ 3,921,996
16	Westridge Elementary School	\$ 9,892,086
	<b>Subtotal</b>	<b>\$ 88,730,001</b>
17	program costs	\$ 9,000,000
	<b>Total</b>	<b>\$ 187,000,000</b>
	Premium	\$ 17,594,448
	Interest Earnings*	\$ 4,685,850
	<b>Total</b>	<b>\$ 209,280,298</b>

Table 2 is the bond program list with current project budgets and totaling to the available bond funding. Color coding represents the distribution of available funding to various bond components – the original 8 components to the current 17 components. Bond premium and interest earnings are displayed below the total and are currently not allocated to projects. \*Current estimated interest earnings.

- **Deferred maintenance, STEM /STEAM improvements, maker space**

The deferred maintenance, STEM /STEAM improvements, maker space components are distributed to corresponding sites. At the conceptual phase, each elementary school site received an equal distribution of the maker space component and secondary schools received equal distribution of the STEM/STEAM component. During the month of April, the Bond Management Team along with Facilities Operations has been reviewing associated scope for the renovation projects. The purpose of this in-depth review is to confirm scope and add further prioritization to each of the proposed scope items based on the building needs. This will allow the Project Team to make recommendations during design phases dependent on estimates received.

- **Safety and security**

The secure vestibules have been created as an independent component. This is a district-wide effort that will create a solution for secure vestibules for all facilities. The Bond Management Team has been directed to proceed with accelerating the effort with regards to secure entry vestibules. It is important to acknowledge that a policy for secure entry vestibules has not yet been created or adopted by the District and the design effort is exploring options that create a standard for all district facilities. The conceptual

budget for the vestibules was based on minimal architectural upgrades for 7 sites. It is anticipated that as the design evolves for the vestibules additional funding will be contributed from Safety and Security and Technology Infrastructure. The Bond Management Team will be reviewing options to procure services from a safety and security consultant. The consultant will review each district site and provide options/recommendations for potential upgrades for all district sites.

- **Technology Infrastructure**

The District is currently working on design standards for technology infrastructure in school buildings. The Bond Management Team has started regular meetings with IT Staff to review anticipated scope and create protocol for technology purchases and procurement of design and construction services. It is anticipated that this bond component will feed into the overall efforts of the other bond components.

- **Premium and Interest**

Typically as the the program progresses, bond premium and interest earnings will be used to fund scoping increases, additional projects beyond the required projects, or additional district wide efforts. The use of these funds should be based on a recommendation from the Bond Management Team with concurrence from District Leadership/Bond Accountability Committee, and finally direction from the School Board. Priority for the program is to complete the projects that the voters approved.

### 3. Budget Development Methodology

This narrative is intended to provide an overview of budget development methodology and cost modeling for the bond projects.

The Project cost model for all projects includes four categories:

- Construction
- Project Contingencies
- Professional Services
- Owner's Costs

Within these categories further definition is provided to include all anticipated cost sub categories used in the delivery of projects. For consistency the cost model is typical for all projects; it is notable that not all sub categories are used on every project. Consistency across the program will allow efficiency in reporting and navigating between projects.

Below is an expanded view of the project cost model:

<b>Construction</b>	<ul style="list-style-type: none"> <li>Building Construction</li> <li>Site Work</li> <li>CMGC insurance</li> <li>CMGC bond</li> <li>CMGC fee</li> <li>Temporary Facilities</li> <li>Hazmat removal</li> </ul>	<b>Subtotal</b>
<b>Project Contingencies</b>	<ul style="list-style-type: none"> <li>Construction Contingency</li> <li>Design Contingency</li> <li>Programmatic Contingency</li> </ul>	<b>Subtotal</b>
<b>Professional Services</b>	<ul style="list-style-type: none"> <li>Program Management</li> <li>Construction Management</li> <li>Commissioning</li> </ul>	<b>Subtotal</b>

	<b>Design Services</b>	
	A&E Design Fees	
		<b>Subtotal</b>
	<b>Specialty Consultants</b>	
	Traffic Engineering	
	Value Engineering	
	Acoustical Engineering	
		<b>Subtotal</b>
	<b>Surveys &amp; Investigations</b>	
	Geotechnical	
	Topo & Survey	
	Destructive Investigation	
		<b>Subtotal</b>
	<b>Testing &amp; Inspection</b>	
	Hazmat Design & Test	
	Building Materials/Systems testing	
		<b>Subtotal</b>
<b>Owner's Costs</b>		
	Project Management	
	Legal Services	
	Traffic Mitigation Fee	
	Permits/Plan Review	
	SDC's	
	Bidding Advertisements	
	Bid Document Printing	
	Staff and Student Relocation	
	FF&E	
	Communications Equipment (phones)	
	Utility Connection Fees	
	Temp Office space	
		<b>Subtotal</b>

The development of conceptual project budgets assigns a percentage of available project funding as a starting point to the four categories. The percentages are based on historic distribution of similar programs and percentages of the anticipated total project costs. For the 2017 Bond Programs, the Bond Management Team assigns the following percentages of the anticipated total project cost:

<b>Capital Improvement Project</b>	
Construction	67%
Project Contingencies	10%
Professional Services	13%
Owners Costs	10%

**A. Construction Cost Category**

**New Construction**

Rider Levett Bucknall's (RLB) USA Report profiles "hard construction" cost estimates for regions around the U.S. for fourth quarter 2017; their published cost ranges for the Portland Metro area were:

School type	Low	Midpoint	High
Elementary (PreK-8)	\$270/SF	\$303/SF	\$335/SF
High Schools (9-12)	\$285/SF	\$318/SF	\$350/SF

Costs vary as a consequence of factors such as site conditions, educational specifications, market conditions, etc. RLB's values include "construction" costs based on dollars per square foot of gross floor area on new construction sites. The Bond Management Team has selected the "mid" values

for new construction. This representation of costs does not include costs of demolition, hazardous material abatement or exterior site work (walkways, outdoor learning areas, play fields/equipment, parking, exterior signage, storm drain systems, lighting, athletic facilities, etc.) or temporary facilities. These costs are accounted for as site improvements, demolition, and temp facilities and are estimated using \$8.00 per square foot (of site not building) based on limited site development (1/2 site development).

#### **Renovations/Additions**

Renovation project construction costs are based on data received during the facility condition assessment. Following the assessment, priorities were assigned to the items based on site reviews with Facilities Operations Staff. Additionally, District wide initiatives/goals contribute to setting these priorities.

#### **B. Project Contingency Cost Category**

Project contingency costs are associated with unknowns such as unforeseen conditions, unexpected jurisdiction requirements, design error/omission and changes in work scopes. The Bond Management Team has created 3 sub-categories of contingency to allow for cost tracking during all phases of the project. These categories include construction contingency, design contingency, and programmatic contingency. Construction contingency is reserved for unknown costs discovered during the construction phase of the project. Design contingency is used during the design phase to increase anticipated construction costs or fund design elements as new information is received during the design phase. This may include necessary scope increases during the design phase. Finally, a programmatic contingency is included and intended to provide support for the entire project as unanticipated costs become known. The three categories are calculated as 10% of the total project funding. These costs are consistent with industry practice based on professional cost consultant recommendations and local experience.

#### **C. Professional Services Cost Category**

Professional Services Costs include project costs associated with contracts for architectural/engineering & other planning/design consultants, specialty consultants, and program/construction management costs. Professional Services costs are added as a percentage of total project costs. The Bond Management Team has selected 13% based on local Portland Metro School District experience although this figure can vary based on specific project requirements.

#### **D. Owner's Costs Category**

Owner's Costs include a portion of District Project Management costs, project specific legal fees, FF&E, printing, fees for permitting & systems development charges paid to the local jurisdiction, and other owner costs associated with project delivery. These costs are calculated at 10% of the total project funding. District estimating methodologies strive to account for a complete & usable facility to ensure readiness for student & staff use. Therefore, various items including desks, chairs and other items not intrinsic to the building need to be incorporated. \$10.00 per square foot is used for K12 public improvements based on local experience although this figure can vary based on specific project requirements.

### **4. Cost Management**

Cost Management begins at the projects conception and continues through project closeout. Effective cost management includes the establishment of a realistic budget that is within the Owner's cost limitations. The use of cost management techniques will produce a project that is planned, designed, and constructed in the most economical way. The purpose of a cost management system is to help ensure the project is completed within the Project's available funding. This narrative will focus on project cost management as it relates to effects



project decisions have on the cost of the project. It should be noted that the cost of operating and maintaining the project also play a part in overall cost management from a life cycle cost perspective.

Below are a number of key components that contribute to successful cost management and are intended to be utilized on all bond projects.

#### **A. Estimates**

Obtaining timely, accurate estimates at key milestones of a Project are critical to having the Project within budget on bid day. The following guidelines should be followed to ensure the Project Manager and Bond Management Team is obtaining timely feedback on the cost of the project.

- A comprehensive cost estimate should be completed at the design phase submittals; 100% SD, 100% DD, 100% CD and Bid Documents. If necessary, a mid point estimate may be used to confirm major changes between design phases.
- The Project Manager does not allow the Project team to proceed into the next phase of design until the budget has been reconciled to the available funding for the project. The designer provides a design within budget consistent with the current design phase prior to the start of the subsequent phase.

#### **B. Value Engineering**

When and where appropriate, the District shall engage in value engineering to increase the value of the bond funds being expended on a project. Value Engineering, in terms of the District's bond program, shall be a process by which the investment being made by the District in the project is increased, whether that increase represents a financial benefit or not. The process also involves aligning the design with the project budget. The Project Manager will typically lead the design team through the value engineering effort.

#### **C. Forecasting**

Forecasting is a critical element of sound project management practice. The forecast is the Project Manager's projection of possible future costs against the project's budget. These may be known or anticipated but each potential cost impact should be included in the forecast in some fashion. This enables the Bond Management Team to properly gauge the available funding for use in addressing changes on the Project. There are several elements to ensuring a true and accurate forecast:

- Regular and consistent updates to the forecast
- Identify all potential cost impacts
- Provide allowance for yet unknown costs
- Eliminate double counting of risks

The Project Manager should develop and maintain throughout the life of the Project a comprehensive forecast of projected costs. The forecast is developed in e-Builder using the forecasting module typically on a monthly basis. The Bond Management Team will conduct a thorough review of project budgets and forecasting during each design phase and at agreed to times during construction. This exercise will provide a program wide understanding of financial status of the programs – allowing the Team to make informed recommendations regarding all aspects of the projects.

The Project Manager should utilize the following steps to compile and update the forecast:

- Remove cost impacts previously included in the forecast that have been captured via contractual modifications or determined will not impact the project.

- Update cost information of remaining line items based on latest information.
- Add new issues based on the Project Manager’s best judgment of the probability of the issue occurring. The cost forecast should include sufficient funding given the level of impact based on the nature of the issue and probability of the issue occurring.
- Evaluation of overall amount of forecast being included in the final cost summary. The Project Manager should ask the question “Does this forecast seem reasonable given the issues identified and the current state of affairs with the project?”
- Review the current forecast against the previous forecast. The Project Manager should ask the question “Does the change in the forecast from the previous to the current forecast seem reasonable?”
- The forecast should be saved as the final and the Project Manager should save a snapshot of the forecast for future reference.
- If a forecast update indicates a project budget shortfall, the Project Manager will contact the Executive Director as soon as possible to resolve this situation by revising the forecast or discussing the situation with the Bond Management Team for a budgetary decision.
- If the revised forecast indicates a budget shortfall for that line item the Project Manager must consider moving contingency into that line item to cover the shortfall.

Once completed, if the Project Manager notes notable shifts in the forecast from previously reported forecasts, the Project Manager will work with the Bond Management Team to formalize and make modifications.

#### **D. Contingency Management**

Every project shall have a portion of its budget allocated to contingency that the Project manager must proactively manage. Contingency funds are allocated to address specific kinds of risk or unforeseen costs. Contingency funds may be used for Owner costs, design, or construction contingencies. The Project Manager shall be responsible to proactively manage the contingency levels throughout the project to ensure sufficient funding remains in the contingencies until the end of the project. It should not be the intent of the Project Manager to return “as much money” as possible to the Program at the end of the project as this represents the District’s lost opportunity to appropriately develop the project with the available funding. Likewise, the Project Manager should be careful to avoid “running out” of contingency prior to the end of the project. This would require additional funding to be allocated to finish the project that would result in a reduction in funding for another portion of the program.

#### **E. Financial Reporting**

In order to promote complete transparency and accountability within the bond program, the District engages in a robust financial reporting process in which the Project Manager plays a key role. The District has developed the e-Builder system to address documentation and processing functions. The Bond Management Team’s responsibilities center on utilizing e-Builder to maintain complete and up-to-date accounting records as well as provide timely processing of financial documents so the District has a current project financial model at all times. Forecasts, cash flow projections and approval processes must be completed in accordance with their reporting needs. All Bond Program financial data will be tracked in e-Builder.

On a monthly basis the Bond Accountant will conduct detailed review between eBuilder and iVisions of the program financial data. The results of this review will produce findings that will be presented by the Bond Accountant to the Business office when complete.

## **5. Program Emerging Risks/Constraints**

Every Program contains a significant amount of risks and it is the Bond Management Team's responsibility to identify and mitigate risks as the program develops. As of this writing the Bond Management Team is working to address and identify a number of constraints and addressing risk.

### **A. Escalation**

Construction cost in the Portland Metro area for the most part nationally have experienced strong increases over the past three years. As a result, it is important to acknowledge the increase and anticipate costs at the time of construction. Currently an escalation calculation methodology is being reviewed and will be applied to each of the renovation projects; this will inform the District of the potential impact and will include recommendations that will need to be considered.

### **B. Renovation Projects**

Following a review of the FCA it is understood that cost calculations are based on 2014-2015 cost data. This needs to be reviewed for all of the renovation projects and applied accordingly. As a result of anticipated cost increases, scope may need to be reduced to accommodate available funding. A thorough review of each site and proposed scope is currently being conducted (Project Manager, Program Manager and Facilities Operations are conducting this exercise). The proposed scope is also being reviewed for prioritization in the event that scope needs to be decreased or deferred.

### **C. Lakeridge Junior High School Replacement and Site**

As site investigations proceed on the site new information about soil condition, extent of wetlands, and storm water management capabilities of the site are all being monitored. As design moves forward, this information will help guide the team in making decisions about the site and its usage.

The School Board has made a decision to locate the Pool at the Lakeridge site. Currently the bond program has a \$7M allocation for the pool. The addition of the pool at the Lakeridge site creates a number of challenges for the Team. Aside from the financial challenges, the Bond Management Team will need to review impacts to the site and design considerations that need to be addressed quickly. The Bond Management Team has been working with a Professional Estimator to prepare estimates of several pool scenarios for a facility that is connected to the new middle school building or a separate stand alone facility:

- Stand-alone, 25 yd, 8 lane
- Stand-alone, 50 meter by 25 yd
- Connected, 25 yd, 8 lane

The addition of a pool to the site creates challenges for the current project. The Team will be reviewing options with regards to all aspects of design and delivery of the project(s).

### **D. Secure Vestibules**

The Bond Management Team has been directed to proceed with the installation of secure vestibules at each school. A district wide protocol for secure vestibules has not yet been created or adopted. Design is proceeding based on District safety goals, local examples, and professional

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guidance from the design team. This project is a priority for the District and has an aggressive timeline. The goal of the Project Team is to develop a system that provides versatility in design to allow for the evolving protocols. This project has been broken out as an independent project for tracking purposes, and funding will need to be increased as design components evolve. The intent is that funding comes from safety and security and technology budgets appropriately.



## Program Management Plan

### Bond Program Management Plan Outline

1. Overview
2. Mission
3. Guiding Principles
4. Program Description
  - A. Scope/Scale of Program
  - B. Project descriptions
5. Methodology
  - A. Organization
  - B. Decision Making
  - C. Procurement Strategy/Policy Alignment
  - D. Budget
  - E. Schedule
  - F. Communication/Reporting
  - G. Constraints
  - H. Safety

### Appendices:

1. Long Range Facilities Plan
2. Facility Condition Assessment
3. Procurement guidelines
4. Conceptual Schedules
5. Bond Accountability Report - Sample
6. Project Management Procedures
  1. Introduction
    - A. General
    - B. Background Information
    - C. Acronyms
    - D. Roles and Responsibilities
    - E. Board Approval Process
    - F. Project Management Information System (PMIS) (e-Builder Enterprise)
  2. Communications
    - A. Project Communications Guidelines
  3. Cost Management
    - A. Master Budget
    - B. Invoice Processing
    - C. Contractor Pay Requests
    - D. Forecasting Estimates and Value engineering

## Program Management Plan

- E. Contingency Management
- F. Financial Reporting
- 4. Health, Safety & Security
  - A. Project Safety and Security Guidelines
  - B. Contractor Safety Plan
  - C. Site Security Requirements
  - D. Hazardous Material Assessment/Approach
  - E. Disaster Response/Recovery
- 5. Contracting
  - A. Procurement Guidelines
  - B. Contract Language Development
  - C. Pre-Bid Conference
  - D. Bid Day
  - E. Addenda
- 6. Project/Construction Management
  - A. General
  - B. Pre-Design
  - C. Design
  - D. Permitting
  - E. Bidding/Award
  - F. Construction Phase
  - G. Closeout
- 7. Quality Management
  - A. General
  - B. Due Diligence/Research
  - C. Design Reviews
  - D. Constructability/Completeness Review
  - E. Post Project Lessons Learned
- 8. Reviews/Updates
  - A. Initial Project Briefing
  - B. Ongoing status reviews
  - C. Bond Program Update Meetings
- 9. Risk Management & Legal Review
  - A. Risk Identification & Mitigation
- 10. Schedule Management
  - A. Program Master Schedule
  - B. Project Master Schedule
  - C. Schedule Modifications
  - D. Construction Master Schedule
  - E. Short Interval Schedules



## Program Management Plan

F. Recovery Schedules

11. Appendix Forms

**Project Title:** Forest Hills Elementary

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and Makerspace.

**Status at a Glance**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

**Legend:**

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	1/2019	11/2019
Construction	6/2020	8/2020

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$5,240,832
• Approved Changes:	\$ 0
• Current Funding:	\$5,240,832
• Expenses & Encumbrances:	\$ 86,933
• Remaining Balance:	\$5,153,899
• Estimate at Completion:	\$5,240,832

**Status Summary:**

- Project scheduled for 2020 construction.
- Planning will commence in fall of 2018.



**Project Title:** Hallinan Elementary

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and Makerspace.

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	2/2019	11/2019
Construction	6/2020	8/2020

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$8,720,072
• Approved Changes:	\$ 0
• Current Funding:	\$8,720,072
• Expenses & Encumbrances:	\$ 53,130
• Remaining Balance:	\$8,666,942
• Estimate at Completion:	\$8,720,072

**Status Summary:**

- Project scheduled for 2020 construction.
- Planning will commence in fall of 2018.

**Project Title:** Lake Grove Elementary

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and Makerspace.

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	2/2019	11/2019
Construction	6/2020	8/2020

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$4,904,808
• Approved Changes:	\$ 0
• Current Funding:	\$4,904,808
• Expenses & Encumbrances:	\$ 343,773
• Remaining Balance:	\$4,561,035
• Estimate at Completion:	\$4,904,808

**Status Summary:**

- Project scheduled for 2020 construction.
- Planning will commence in fall of 2018.

**Project Title:** Lake Oswego High

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and STEM/STEAM space.

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	10/2019	8/2020
Construction*	6/2021	8/2021

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$5,691,271
• Approved Changes:	\$ 0
• Current Funding:	\$5,691,271
• Expenses & Encumbrances:	\$ 33,898
• Remaining Balance:	\$5,657,373
• Estimate at Completion:	\$5,691,271

**Status Summary:**

- Project scheduled for 2021 construction.
- Planning will commence in fall of 2018.

**Project Title:** Lake Oswego Junior High

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and Makerspace.

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	7/2018	4/2019
Construction	6/2019	8/2019

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$6,144,499
• Approved Changes:	\$ 0
• Current Funding:	\$6,144,499
• Expenses & Encumbrances:	\$ 528,250
• Remaining Balance:	\$5,616,249
• Estimate at Completion:	\$6,144,499

**Status Summary:**

- Scope review has been completed with Director of Facility Operations.
- Modular system has been allocated to this project for six modular classrooms.
- A/E RFP published.

**Project Title:** Lakeridge High

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and STEM/STEAM space.

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	11/2019	9/2019
Construction*	6/2021	8/2021

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$6,041,656
• Approved Changes:	\$ 0
• Current Funding:	\$6,041,656
• Expenses & Encumbrances:	\$ 35,865
• Remaining Balance:	\$6,005,791
• Estimate at Completion:	\$6,041,656

**Status Summary:**

- Project scheduled for 2021 construction.
- Planning will commence in fall of 2018.

**Project Title:** Lakeridge Junior High Replacement Project

**Project Manager:** Lou Tarnay

**Project Manager email:** [tarnayl@loswego.k12.or.us](mailto:tarnayl@loswego.k12.or.us)

**Reporting Status Period:** April 2018 (expenditures/encumbrances through March 31, 2018)

**Project Description:** Replacement of buildings and site redevelopment of the Lakeridge Junior High Campus

**Status at a Glance**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule		X	
Stakeholders	X		
Equity	X		

**Legend:**

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
<b>Design</b>	<b>1/2018</b>	<b>2/2019</b>
<b>Construction</b>	<b>1/2019</b>	<b>12/2020</b>

\* - Demo and site activities are planned to begin in Jan 2019. This project is contemplated to have multiple phases of construction.

**Budget & Expenses**

• <b>Original Budget:</b>	\$82,270,000
• <b>Approved Changes:</b>	\$ 0
• <b>Current Funding:</b>	\$82,270,000
• <b>Expenses &amp; Encumbrances:</b>	\$ 938,255
• <b>Remaining Balance:</b>	\$81,331,745
• <b>Estimate at Completion:</b>	\$82,270,000

## **Lakeridge Junior High Replacement Project (cont'd)**

### **Action Items:**

- We are currently on schedule with the design process, however, activities associated with project programming have extended beyond originally anticipated durations. We have recovered some time and have proceeded into schematic design, but are still reporting "caution" based on reviewing Ed Spec work.

### **Status Summary:**

- The project is currently on budget. Baseline schedules are being refined and detailed. Stakeholder participation from educators, facilities operations staff and community has been strong.
- Our educational specification advisory committee continues to explore options for programming and the duration for this phase has exceeded the anticipated duration. Although we have proceeded into schematic design, this may necessitate additional time in the ed spec design process.
- Our designers have pursued several additional site studies in accordance with School Board requests for site loading options to look at adding a pool and a grade school on site at a later date. Following this exercise, the School Board approved the proposed Lakeridge building location and made a decision that the new pool will be located at the Lakeridge site. The bond management team is reviewing two scenarios: (1) new pool attached to new Lakeridge Junior High School and (2) new pool facility on the Lakeridge site not attached to the building. Both scenarios create financial and schedule challenges. The attached scenario poses significant impacts to the current design efforts for the new Lakeridge Junior High School, building layout, systems sizing, site circulation to name a few. Additionally, our design team has indicated that attaching the pool will extend the design effort significantly. Currently there is a \$7m allocation to contribute to a new pool facility. Additional funding has not been identified. A previous study conducted in 2016 indicated that a replacement pool facility of the same size as the existing facility would cost over \$10 million.
- Design has proceeded into schematic design phase.

**Project Title:** River Grove Elementary

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and Makerspace.

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	7/2018	4/2019
Construction	6/2019	8/2019

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$3,088,862
• Approved Changes:	\$ 0
• Current Funding:	\$3,088,862
• Expenses & Encumbrances:	\$ 85,220
• Remaining Balance:	\$3,003,642
• Estimate at Completion:	\$3,088,862

**Status Summary:**

- Scope review with Director of Facility Operations is underway.
- A/E RFP published.



**Project Title:** Safety & Security Improvements

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Upgrade of safety and security features district-wide which may include controlled entryways, access control, CCTV camera systems, intruder locks & rekeying of exterior doors.

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	6/2018	10/2018
Construction*	11/2018	8/2019

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$3,338,501
• Approved Changes:	\$ 0
• Current Funding:	\$3,338,501
• Expenses & Encumbrances:	\$ 26,987
• Remaining Balance:	\$3,311,514
• Estimate at Completion:	\$3,338,501

**Action Items:**

- Bond Team to procure a security consultant to review facilities and provide recommendations for each site.

**Status Summary:**

- Secure vestibules is being reported as a separate project. The initial concept included minimal architectural modifications to allow for controlled entry. As the project develops additional funding will be allocated from the safety & security component of the program.
- Technology associated with vestibules such as cameras will be funded and reported in the Technology Infrastructure project.

**Project Title:** Secure Vestibules

**Project Manager:** David Lageson

**Project Manager email:** [david.lageson@loswego.k12.or.us](mailto:david.lageson@loswego.k12.or.us)

**Reporting Status Period:** April 2018 (expenditures/encumbrances through March 31, 2018)

**Project Description:** Create double lock secure vestibules at these 7 schools:

Forest Hills; Hallinan; Lake Grove; LOH; LRH; Palisades; Uplands

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget		X	
Schedule		X	
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design	3/2018	8/2018
Construction	7/2018	8/2019*

**Budget & Expenses**

• Original Budget:	\$ 499,231
• Approved Changes:	\$ 0
• Current Funding:	\$ 499,231
• Expenses & Encumbrances:	\$ 88,755
• Remaining Balance:	\$ 410,476
• Estimate at Completion:	\$ 499,231

**Action Items:**

- The current goal is to complete several vestibules during summer 2018.  
\* - The Project Team is working to create a plan to complete the remaining vestibules during the 2018/19 school year or 2019 summer.
- Develop design standard that fits various architectural styles and confirm district requirements.

**Status Summary:**

- An Architect has been selected and initial site visits have started.
- Bond management team is working on an accelerated CM/GC RFP to begin pre-construction activities ASAP.
- Staff from each site will continue to be engaged during the design process. Project team has reviewed each site and met with staff to discuss current goals and concerns.
- Additional funding, possibly from Safety/Security Improvements, will be required to achieve scope & schedule.

**Project Title:** Pool Facility Project

**Project Manager:** David Lageson

**Project Manager email:** [david.lageson@loswego.k12.or.us](mailto:david.lageson@loswego.k12.or.us)

**Reporting Status Period:** April 2018 (encumbrances/expenditures through March 31, 2018)

**Project Description:** Replace aging and under-sized pool and facility with a new facility designed and constructed to updated specifications. (See Lakeridge Junior High project status report for further information.)

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget		X	
Schedule			X
Stakeholders			X
Equity			X

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	TBD	TBD
Construction*	TBD	TBD

\*To be developed as information is gathered.

**Budget & Expenses**

• Original Budget:	\$ 7,000,000
• Approved Changes:	\$ 0
• Current Funding:	\$ 7,000,000
• Expenses & Encumbrances:	\$ 51,938
• Remaining Balance:	\$ 6,948,062
• Estimate at Completion:	\$ 7,000,000

**Action Items:**

- Challenged to meet district and community needs with current budget
- Begin pre-planning activities sooner than originally scheduled in order to provide community members an opportunity to engage with PM
- Develop site operations assessment of existing facility.

**Status Summary:**

- The district has engaged a professional estimator to provide additional cost estimates based on conceptual scenarios.
- The current funding at a conceptual level does not appear to be adequate. Budget status has been moved to "caution."
- Schedule development is TBD until planning recommendations are provided and direction is received.
- Strong community support to construct a new pool facility.

**Project Title:** Technology Building 2477 Country Club Road

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Renovation of building at 2477 Country Club Road.

**Status at a Glance**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

**Legend:**

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
<b>Design*</b>	<b>1/2019</b>	<b>9/2019</b>
<b>Construction*</b>	<b>6/2020</b>	<b>8/2020</b>

\* Planned dates

**Budget & Expenses**

• <b>Original Budget:</b>	\$2,273,968
• <b>Approved Changes:</b>	\$ 0
• <b>Current Funding:</b>	\$2,273,968
• <b>Expenses &amp; Encumbrances:</b>	\$ 14,301
• <b>Remaining Balance:</b>	\$2,259,667
• <b>Estimate at Completion:</b>	\$2,273,968

**Status Summary:**

- Project scheduled for 2020 construction.
- Planning will commence in fall of 2018.

**Project Title:** Technology Infrastructure

**Project Manager:** David Lageson

**Project Manager email:** [dlageson@loswego.k12.or.us](mailto:dlageson@loswego.k12.or.us)

**Reporting Status Period:** April (expenditures/encumbrances through March 31, 2018)

**Project Description:** Upgrade technology infrastructure to provide students in all schools the access to improved and reliable technology

**Status at a Glance**

**Legend:**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design*	5/2018	8/2018
Construction*	7/2018	7/2019

\* Planned dates

**Budget & Expenses**

• Original Budget:	\$12,845,000
• Approved Changes:	\$ 0
• Current Funding:	\$12,845,000
• Expenses & Encumbrances:	\$ 2,428,571
• Remaining Balance:	\$10,416,429
• Estimate at Completion:	\$12,845,000

**Status Summary:**

- Project scope is currently being established.
- Regular meetings have started with the Technology department. The meetings are intended to develop protocol for tech purchases and refine strategy for deployment of technology upgrades.

**Project Title:** Uplands, Oak Creek Remodels

**Project Manager:** Lou Tarnay

**Project Manager email:** [tarnayl@loswego.k12.or.us](mailto:tarnayl@loswego.k12.or.us)

**Reporting Status Date:** April 2018 (expenditures/encumbrances through March 31, 2018)

**Project Description:** Remodel and additions to Uplands and Oak Creek.

**Status at a Glance**

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

**Legend:**

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

**Design and Construction Schedule**

	Start	Finish
Design	5/2018	2/2019
Construction Uplands	Fall/2018	1/2019
Construction Oak Creek	7/2019	8/2020

Design will continue for Oak Creek as Uplands construction starts.

**Budget & Expenses**

• Original Budget:	\$20,049,215
• Approved Changes:	\$ 0
• Current Funding:	\$20,049,215
• Expenses & Encumbrances:	\$ 165,410
• Remaining Balance:	\$19,883,805
• Estimate at Completion:	\$20,049,215

**Action Items:**

- Finalize selection of A/E firm; board approval of contract.

**Status Summary:**

- In design procurement process now. Design proposals were received and selection is in progress.
- Initial meetings have been held to discuss move management strategies with current Uplands staff.

**Project Title:** Westridge Elementary Renovation

**Project Manager:** David Lageson

**Project Manager email:** [david.lageson@loswego.k12.or.us](mailto:david.lageson@loswego.k12.or.us)

**Reporting Status Date:** April 2018 (expenditures/encumbrances through March 31, 2018)

**Project Description:** Deferred Maintenance renovation with architectural improvements, including Safety & Security and Makerspace.

### Status at a Glance

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Stakeholders	X		
Equity	X		

### Legend:

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

### Design and Construction Schedule

	Start	Finish
Design	3/2018	2/2019
Construction	6/2019	8/2019

### Budget & Expenses

• Original Budget:	\$9,892,086
• Approved Changes:	\$ 0
• Current Funding:	\$9,892,086
• Expenses & Encumbrances:	\$ 72,991
• Remaining Balance:	\$9,819,095
• Estimate at Completion:	\$9,892,086

### Action Items:

- Verify scope of work with A/E firm.
- Bring CM/GC on board for early cost estimates and schedule/constructability consulting.

### Status Summary:

- A&E team selected by evaluation committee: FFA Architecture.
- Initial planning activities continue.
- CM/GC contract execution is planned for May 2018.
- Design Advisory Team is being assembled.

**Project Title:** 10-plex Division and Placement

**Project Manager:** Lou Tarnay

**Project Manager email:** [tarnayl@loswego.k12.or.us](mailto:tarnayl@loswego.k12.or.us)

**Reporting Status Period:** March 2018 (expenditures/encumbrances through Feb 28, 2018)

**Project Description:** Purchase and placement of modular classroom systems: six at Lake Oswego Junior High (LOJ) and four at Lake Grove Elementary (LG).

### Status at a Glance

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule		X	
Stakeholders	X		
Equity	X		

### Legend:

	Moving along well, no significant concerns at this time.
	Resolution may impact cost or schedule.
	Requires attention and resolution.

### Design and Construction Schedule

	Start	Finish
Design and Permit	4/2018	7/2018
Construction	7/2018	8/2018

### Budget & Expenses are part of LOJ/LG

• Original Budget:	\$	0
• Approved Changes:	\$	0
• Current Funding:	\$	0
• Expenses & Encumbrances:	\$	0
• Remaining Balance:	\$	0
• Estimate at Completion:	\$	0

### Action Items:

- Placement of modular classrooms at two locations will require a land use permitting approval; the land use process can take up to 120 days. The goal is to complete the installation for use during the 2018/19 School year.

### Status Summary:

- Management Team is working to refine budget and verify funding for the 10-Plex project. The 10-Plex project funding and reporting will be allocated to the LOJ and LG projects. Expenditures and encumbrances are included in the LOJ and LG projects.
- Completing design procurement and proceeding with design. BBL has been selected; currently working with team to accelerate land use submittals.



**LAKE OSWEGO SCHOOL DISTRICT**  
**Monthly Bond Report - Project Level**  
**As of March 31, 2018**

Project Name	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
	Current Budget	Approved Changes	Current Funding (A + B)	Paid To Date	Current Commitments	Total Paid & Committed (D + E)	Remaining (Unpaid/Uncommitted) (H - F)	Estimate At Completion Per PM	Forecasted Over (Under) (C - H)	Forecasted % Over (Under) (I / C)
1 Forest Hills Elementary	5,240,832		5,240,832	57,505	29,428	86,933	5,153,899	5,240,832	-	0%
2 Hallinan Elementary	8,720,072		8,720,072	4,165	48,965	53,130	8,666,942	8,720,072	-	0%
3 Lake Grove Elementary	4,904,808		4,904,808	314,360	29,413	343,773	4,561,035	4,904,808	-	0%
4 Lake Oswego High	5,691,271		5,691,271	1,940	31,958	33,898	5,657,373	5,691,271	-	0%
5 Lake Oswego Jr High	6,144,499		6,144,499	490,939	37,311	528,250	5,616,249	6,144,499	-	0%
6 Lakeridge High	6,041,657		6,041,657	1,940	33,925	35,865	6,005,792	6,041,657	-	0%
7 Lakeridge Jr High Replacement	82,270,000		82,270,000	73,966	864,289	938,255	81,331,745	82,270,000	-	0%
8 Oak Creek Elementary	16,127,218		16,127,218	44,136	90,557	134,693	15,992,525	16,127,218	-	0%
9 River Grove Elementary	3,088,861		3,088,861	67,875	17,345	85,220	3,003,641	3,088,861	-	0%
10 Safety & Security Improvements	3,338,501		3,338,501	8,241	18,746	26,987	3,311,514	3,338,501	-	0%
11 Secure Vestibules	499,231		499,231	10,452	78,303	88,755	410,476	499,231	-	0%
12 Swimming Pool	7,000,000		7,000,000	12,632	39,306	51,938	6,948,062	7,000,000	-	0%
13 2477 Country Club Rd. Building	2,273,968		2,273,968	1,532	12,769	14,301	2,259,667	2,273,968	-	0%
14 Technology Infrastructure	12,845,000		12,845,000	1,685,734	742,837	2,428,571	10,416,429	12,845,000	-	0%
15 Uplands Elementary	3,921,996		3,921,996	8,694	22,023	30,717	3,891,279	3,921,996	-	0%
16 Westridge Elementary	9,892,086		9,892,086	17,445	55,546	72,991	9,819,095	9,892,086	-	0%
17 Program Costs	9,000,000		9,000,000	1,803,772	345,336	2,149,108	6,850,892	9,000,000	-	0%
<b>Total approved</b>	<b>187,000,000</b>	<b>-</b>	<b>187,000,000</b>	<b>4,605,328</b>	<b>2,498,057</b>	<b>7,103,385</b>	<b>179,896,615</b>	<b>187,000,000</b>	<b>-</b>	<b>0%</b>
<b>Reserve balance</b>	<b>22,280,298</b>									
<b>Total available for expenditures</b>	<b>209,280,298</b>									

**LAKE OSWEGO SCHOOL DISTRICT**  
**Monthly Bond Report - Program Costs**  
**As of March 31, 2018**

Category	Comments	Original Budget	Reallocated	Current Budget	Paid To Date	Remaining Commitment (PO)	Total Paid and Committed	Surplus / (Deficit)	Surplus / (Deficit) By Category
FFE	Furniture, Fixtures & Equipment	1,400,000	-	1,400,000	19,732	8,805	28,537	1,371,463	1,371,463
PM/CM software	PM/CM Enterprise Software eBuilder Implementation - \$81,836 eBuilder software - \$68,105/yr	400,000	-	400,000	40,918 68,105	40,918	81,836 68,105	400,000 (81,836) (68,105)	250,059
Bond issuance costs	Bond Consultant, underwriter fees @ 1%	2,500,000	(1,430,144)	1,069,856	569,856	-	569,856	500,000	500,000
Pre-bond planning	Reimbursement resolution, consisting of: Salaries & Benefits, Exec Dir of Proj Mgmt - start date: April 2015 Salaries & Benefits, Proj Mgmt Secretary - start date: Aug 2015 Consultants (DOWA/Oh Planning/Pub Affairs Counsel) FF&E and supplies Other employee expenses	700,000	140,699	840,699	368,829 95,418 340,690 22,590 13,172	-	368,829 95,418 340,690 22,590 13,172	840,699 (368,829) (95,418) (340,690) (22,590) (13,172)	0
Document archiving	Cloud-based archiving of existing documents	65,000	-	65,000	-	-	-	65,000	65,000
Legal	District counsel - design and construction contract review	250,000	-	250,000	-	-	-	250,000	250,000
Consultants	Public Relations - contract term Oct 2017 through Sept 2018 Hubbell Communications - \$6,625/mo Program Management / Project Management CBRE Heery - 20% of total contract	-	100,000	100,000	44,452	43,327	87,779	12,221	10,222
Salaries, wages & benefits (A)	Transferred from Unallocated Program Costs Total for 7 current positions- \$30K/mo	-	1,734,000	1,734,000	216,201	-	216,201	1,517,800	1,517,800
Other employee expenses	Transferred from Unallocated Program Costs	-	25,301	25,301	3,811	287	4,098	21,203	21,203
Unallocated Program Costs	Program costs	3,685,000	(819,856)	2,865,144	-	-	-	2,865,144	2,865,144
		9,000,000	-	9,000,000	1,803,772	345,336	2,149,108	6,850,892	6,850,892

(A) Salaries, wages and benefits (SWB) budget is for staffing through June 30, 2021, the expected completion date of the 2017 bond projects. A Project Coordinator started March 22, 2018; the second Project Coordinator position has not yet been filled. SWB for Project Managers and Coordinators is allocated 12% to program costs and 88% to project costs.

Draft document may contain errors and/or unconfirmed data

**LAKE OSWEGO SCHOOL DISTRICT**  
**Monthly Bond Report by Cost Type**  
**As of March 31, 2018**

Project Name	Budget	Paid To Date	Current Commitments	Total Paid & Committed	Remaining (Unpaid/Uncommitted)	Estimate At Completion
<b>Forest Hills Elementary School</b>						
Construction	3,505,573	50,790	-	50,790	3,454,783	3,505,573
Project Contingencies	525,836	-	-	-	525,836	525,836
Professional Services	679,696	3,829	29,428	33,257	646,439	679,696
Owner's Costs	529,727	2,886	-	2,886	526,841	529,727
<b>Total Forest Hills Elementary School</b>	<b>5,240,831</b>	<b>57,505</b>	<b>29,428</b>	<b>86,933</b>	<b>5,153,899</b>	<b>5,240,831</b>
<b>Hallinan Elementary School</b>						
Construction	5,832,824	-	-	-	5,832,824	5,832,824
Project Contingencies	874,924	-	-	-	874,924	874,924
Professional Services	1,130,926	1,772	48,965	50,737	1,080,189	1,130,926
Owner's Costs	881,398	2,393	-	2,393	879,005	881,398
<b>Total Hallinan Elementary School</b>	<b>8,720,072</b>	<b>4,165</b>	<b>48,965</b>	<b>53,130</b>	<b>8,666,942</b>	<b>8,720,072</b>
<b>Lake Grove Elementary School</b>						
Construction	3,280,808	311,569	1,872	313,441	2,967,367	3,280,808
Project Contingencies	492,121	-	-	-	492,121	492,121
Professional Services	636,116	397	27,541	27,938	608,178	636,116
Owner's Costs	495,763	2,393	-	2,393	493,370	495,763
<b>Total Lake Grove Elementary School</b>	<b>4,904,808</b>	<b>314,360</b>	<b>29,413</b>	<b>343,773</b>	<b>4,561,035</b>	<b>4,904,808</b>
<b>Lake Oswego High School</b>						
Construction	3,806,870	-	-	-	3,806,870	3,806,870
Project Contingencies	571,031	-	-	-	571,031	571,031
Professional Services	738,114	-	31,958	31,958	706,156	738,114
Owner's Costs	575,256	1,940	-	1,940	573,316	575,256
<b>Total Lake Oswego High School</b>	<b>5,691,271</b>	<b>1,940</b>	<b>31,958</b>	<b>33,898</b>	<b>5,657,373</b>	<b>5,691,271</b>

Prepared by: Kathy Griffith

## LAKE OSWEGO SCHOOL DISTRICT Monthly Bond Report by Cost Type As of March 31, 2018

Project Name	Budget	Paid To Date	Current Commitments	Total Paid & Committed	Remaining (Unpaid/Uncommitted)	Estimate At Completion
<b>Lake Oswego Junior High School</b>						
Construction	4,110,033	467,354	2,808	470,162	3,639,871	4,110,033
Project Contingencies	616,505	-	-	-	616,505	616,505
Professional Services	796,894	18,269	34,503	52,772	744,122	796,894
Owner's Costs	621,067	5,316	-	5,316	615,751	621,067
<b>Total Lake Oswego Junior High School</b>	<b>6,144,499</b>	<b>490,939</b>	<b>37,311</b>	<b>528,250</b>	<b>5,616,249</b>	<b>6,144,499</b>
<b>Lakeridge High School</b>						
Construction	4,041,242	-	-	-	4,041,242	4,041,242
Project Contingencies	606,186	-	-	-	606,186	606,186
Professional Services	783,556	-	33,925	33,925	749,631	783,556
Owner's Costs	610,672	1,940	-	1,940	608,732	610,672
<b>Total Lakeridge High School</b>	<b>6,041,656</b>	<b>1,940</b>	<b>33,925</b>	<b>35,865</b>	<b>6,005,791</b>	<b>6,041,656</b>
<b>Lakeridge Junior High School</b>						
Construction	55,030,100	-	-	-	55,030,100	55,030,100
Project Contingencies	8,254,515	-	-	-	8,254,515	8,254,515
Professional Services	10,669,786	20,476	864,289	884,765	9,785,022	10,669,786
Owner's Costs	8,315,598	53,490	-	53,490	8,262,109	8,315,598
<b>Total Lakeridge Junior High School</b>	<b>82,270,000</b>	<b>73,966</b>	<b>864,289</b>	<b>938,255</b>	<b>81,331,745</b>	<b>82,270,000</b>
<b>Oak Creek Elementary School</b>						
Construction	10,787,437	28,216	-	28,216	10,759,221	10,787,437
Project Contingencies	1,618,116	-	-	-	1,618,116	1,618,116
Professional Services	2,091,576	4,493	90,557	95,050	1,996,526	2,091,576
Owner's Costs	1,630,090	11,426	-	11,426	1,618,664	1,630,090
<b>Total Oak Creek Elementary School</b>	<b>16,127,219</b>	<b>44,136</b>	<b>90,557</b>	<b>134,693</b>	<b>15,992,526</b>	<b>16,127,219</b>

## LAKE OSWEGO SCHOOL DISTRICT Monthly Bond Report by Cost Type As of March 31, 2018

Project Name	Budget	Paid To Date	Current Commitments	Total Paid & Committed	Remaining (Unpaid/Uncommitted)	Estimate At Completion
<b>River Grove Elementary School</b>						
Construction	2,066,128	50,783	-	50,783	2,015,345	2,066,128
Project Contingencies	309,919	-	-	-	309,919	309,919
Professional Services	400,602	11,825	17,345	29,170	371,432	400,602
Owner's Costs	312,213	5,267	-	5,267	306,946	312,213
<b>Total River Grove Elementary School</b>	<b>3,088,862</b>	<b>67,875</b>	<b>17,345</b>	<b>85,220</b>	<b>3,003,642</b>	<b>3,088,862</b>
<b>Safety &amp; Security Improvements (not incl vestibules)</b>						
Construction	2,233,111	-	-	-	2,233,111	2,233,111
Project Contingencies	334,967	-	-	-	334,967	334,967
Professional Services	432,978	-	18,746	18,746	414,232	432,978
Owner's Costs	337,445	8,241	-	8,241	329,204	337,445
<b>Total Safety &amp; Security Improvements</b>	<b>3,338,501</b>	<b>8,241</b>	<b>18,746</b>	<b>26,987</b>	<b>3,311,514</b>	<b>3,338,501</b>
<b>Secure Vestibules</b>						
Construction	333,934	-	-	-	333,934	333,934
Project Contingencies	50,090	-	-	-	50,090	50,090
Professional Services	64,746	-	78,303	78,303	(13,557)	64,746
Owner's Costs	50,461	10,452	-	10,452	40,009	50,461
<b>Total Secure Vestibules</b>	<b>499,231</b>	<b>10,452</b>	<b>78,303</b>	<b>88,755</b>	<b>410,476</b>	<b>499,231</b>
<b>Swimming Pool</b>						
Construction	4,682,275	-	-	-	4,682,275	4,682,275
Project Contingencies	702,341	-	-	-	702,341	702,341
Professional Services	907,846	9,493	39,306	48,799	859,047	907,846
Owner's Costs	707,538	3,139	-	3,139	704,399	707,538
<b>Total Swimming Pool</b>	<b>7,000,000</b>	<b>12,632</b>	<b>39,306</b>	<b>51,938</b>	<b>6,948,062</b>	<b>7,000,000</b>

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## LAKE OSWEGO SCHOOL DISTRICT Monthly Bond Report by Cost Type As of March 31, 2018

Project Name	Budget	Paid To Date	Current Commitments	Total Paid & Committed	Remaining (Unpaid/Uncommitted)	Estimate At Completion
<b>2477 Country Club Rd. Building</b>						
Construction	1,521,049	-	-	-	1,521,049	1,521,049
Project Contingencies	228,157	-	-	-	228,157	228,157
Professional Services	294,916	-	12,769	12,769	282,147	294,916
Owner's Costs	229,846	1,532	-	1,532	228,314	229,846
<b>Total 2477 Country Club Rd. Building</b>	<b>2,273,968</b>	<b>1,532</b>	<b>12,769</b>	<b>14,301</b>	<b>2,259,667</b>	<b>2,273,968</b>
<b>Technology Infrastructure</b>						
Construction	9,604,097	1,676,359	662,213	2,338,572	7,265,525	9,604,097
Project Contingencies	1,440,615	-	-	-	1,440,615	1,440,615
Professional Services	1,132,083	-	80,624	80,624	1,051,459	1,132,083
Owner's Costs	668,205	9,375	-	9,375	658,830	668,205
<b>Total Technology Infrastructure</b>	<b>12,845,000</b>	<b>1,685,734</b>	<b>742,837</b>	<b>2,428,571</b>	<b>10,416,429</b>	<b>12,845,000</b>
<b>Uplands Elementary School</b>						
Construction	2,623,409	-	-	-	2,623,409	2,623,409
Project Contingencies	393,511	-	-	-	393,511	393,511
Professional Services	508,653	-	22,023	22,023	486,630	508,653
Owner's Costs	396,423	8,694	-	8,694	387,729	396,423
<b>Total Uplands Elementary School</b>	<b>3,921,996</b>	<b>8,694</b>	<b>22,023</b>	<b>30,717</b>	<b>3,891,279</b>	<b>3,921,996</b>
<b>Westridge Elementary School</b>						
Construction	6,616,780	-	-	-	6,616,780	6,616,780
Project Contingencies	992,517	-	-	-	992,517	992,517
Professional Services	1,282,927	1,733	55,546	57,279	1,225,648	1,282,927
Owner's Costs	999,862	15,712	-	15,712	984,150	999,862
<b>Total Westridge Elementary School</b>	<b>9,892,086</b>	<b>17,445</b>	<b>55,546</b>	<b>72,991</b>	<b>9,819,095</b>	<b>9,892,086</b>
<b>Subtotal</b>	<b>178,000,000</b>	<b>2,801,557</b>	<b>2,152,721</b>	<b>4,954,278</b>	<b>173,045,723</b>	<b>178,000,000</b>
<b>Program Costs</b>						
	9,000,000	1,803,772	345,336	2,149,108	6,850,892	9,000,000

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and/or unconfirmed data

**LAKE OSWEGO SCHOOL DISTRICT**  
**Monthly Bond Report by Cost Type**  
**As of March 31, 2018**

Project Name	Budget	Paid To Date	Current Commitments	Total Paid & Committed	Remaining (Unpaid/ Uncommitted)	Estimate At Completion
<b>Grand Total</b>	187,000,000	4,605,329	2,498,057	7,103,386	179,896,615	187,000,000

