

**BOND ACCOUNTABILITY  
COMMITTEE**

# **BOND PROJECT STATUS REPORT**

*Reporting Package for BAC*

Tilt-up Walls for Gym  
Going Up at River Grove



Solar Flower at  
Lakeridge High School



*July 2023*

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## **The following reports are included in this package:**

- Project Status Reports
- Program Cost Summary
- Project Report – By Cost Type
- Budget Transfers – Current Period

**Financial data is real-time and includes transactions posted to e-Builder through July 31, 2023.**

**BOND ACCOUNTABILITY  
COMMITTEE**

# **BOND PROJECT STATUS REPORT**

*Reporting Package for BAC*



Lake Oswego  
High School  
Outdoor Classroom



## **2017 Capital Bond Program Projects**

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Swimming Pool  
Lake Oswego High School: Phase II  
Lakeridge High School: Phase II  
LMS Athletic Field Facility

*July 2023*

**Tony Vandenberg**  
*Executive Director of Project Management*



# Swimming Pool

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## *Project Status Report*

# 2017 Funding Swimming Pool

**Project Manager**  
Tony Vandenberg

**Project Coordinator**  
Beth Starr

*Repair or replace aging and under-sized pool and facility.*

## 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.

## Planning, Design, and Construction Schedule:

	Start	Finish
Initial Planning	10/2018	4/2020
Planning & Design	9/2019	Summer 2022
Construction	Winter 2023	9/2024

## Status Summary:

- The contractor continues with mass excavation. Footings are being poured and site work continues
- The overall schedule is indicating a delay, however, the contractor continues to reduce time lost during the winter months
- Relocation of the water main in Stafford Road being formalized in the development documents, the contractor will be submitting costs associated with this work

## Project Manager's Notes:

Schedule remains in caution due to winter weather delay.

### Design Team:

Scott Edwards & Associates

### Construction Team:

Triplett Wellman, Inc.

*Reporting Status Period:  
July 2023*

**Dave Kruger**  
*Senior Project Manager*



Inside the Greenhouse at LOHS

# LOHS Outdoor CTE LHS School Outdoor CTE

*Project Status Reports*

**2017 Funding**  
**Lake Oswego High School:**  
**Phase 2 Outdoor CTE**

**Project Manager**  
 Dave Kruger

**Project Coordinator**  
 Jamie Harwood

*Creation of Outdoor Learning Spaces.*

**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: Outdoor CTE (Phase II)**

	Start	Finish
<b>Design</b>	<b>2/2020</b>	<b>8/2022</b>
<b>Construction</b>	<b>3/2023</b>	<b>8/2023</b>

**Status Summary:**

- Asphalt for the driveway is scheduled for August 1, 2023
- Greenhouse structure has been completed and mechanical, electrical, and plumbing is being installed
- Greenhouse exterior brick has been installed and sealed with anti-graffiti coating
- Outdoor classroom structure and metal roofing are complete
- Solar flower concrete pedestal is complete. Concrete cap has been installed and the solar smart flower set in place. Electrician is doing the connections and programming
- Outdoor classroom brick columns are being installed
- Terraced bench seating has been installed; outdoor classroom concrete benches have been poured
- Landscaper has begun ground preparation and site clearing
- Water tap to main is complete and 2” water meter has been set

**Project Manager’s Notes:**

Change order has been approved for two electric vehicle car charging stations. Underground electrical has been installed. Car charging stations are scheduled to arrive mid-August.

**Design Team:**

*IBI Group*

**Construction Team:**

*First Cascade Corporation*

*Reporting Status Period:*  
**July 2023**

**2017 Funding**  
**Lakeridge High School:**  
**Phase 2 Outdoor CTE**

**Project Manager**  
 Dave Kruger

**Project Coordinator**  
 Jamie Harwood

*Creation of Outdoor Learning Spaces.*

**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>	2/2020	8/2022
<b>Construction</b>	11/2022	6/2023

**Status Summary:**

- Greenhouse structure is installed and mechanical, electrical, and plumbing is being installed and connected
- Outdoor classroom is complete with cabinet, white board, monitor, and benches finished
- Landscaping is being prepped and irrigation being installed; additional landscape area is being installed at east end of project
- Raised bed planter boxes are installed and garden areas are ready
- Solar flower is installed and being connected to rotate with the sun
- Solar flower pedestal is complete with tile finished and anti-graffiti coating
- Clean up is ongoing with asphalt completed

**Project Manager's Notes:**

- Project is scheduled for substantial completion on July 30, 2023. Currently the project is on schedule
- A divider wall is being installed in Classroom D27, adjacent to the library, creating Classroom D27B



**Design Team:**

IBI Group

**Construction Team:**

2KG Contractors, Inc.

*Reporting Status Period:*  
*July 2023*



**Daniel Camacho**  
*Senior Project Manager*



# Lakeridge Middle School Athletic Field Facility

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## *Project Status Report*

**2017 Funding**  
**Lakeridge Middle School**  
**Athletic Field Facility**

**Project Manager**  
 Daniel Camacho

**Project Coordinator**  
 Jamie Harwood

*Creation of state of the art sports fields and running track.*

**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>	6/2021	10/2022
<b>Construction</b>	2/2023	9/2023

**Status Summary:**

- Construction began in February 2023 and continues as scheduled
- Current site activity includes:
  - field turf installation 90% complete
  - irrigation and landscaping work continues
  - track surfacing to begin once turf installation is complete
- Substantial completion - September 22, 2023



**Design Team:**

Cameron McCarthy

**Construction Team:**

Benchmark Contracting

**Reporting Status Period:**  
 July 2023

# Program Cost Summary 2017 Capital Bond Program

# LOSD 2021

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together

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved	Estimate at Completion	Forecasted Over/(Under)
Forest Hills Elementary	5,240,832	(1,821,271)	3,419,561	3,419,561	3,419,561	3,419,561	0
Hallinan Elementary	8,720,072	4,375,276	13,095,348	13,095,348	13,095,348	13,095,348	0
Lake Grove Elementary	4,904,808	(1,513,520)	3,391,288	3,391,288	3,391,288	3,391,288	0
Lake Oswego High	5,691,271	(3,112,674)	2,578,597	2,578,597	2,547,082	2,578,597	0
Lake Oswego High: Phase 2	0	5,804,797	5,804,797	5,663,870	4,858,065	5,804,797	0
Lake Oswego Jr. High	6,144,499	715,328	6,859,827	6,859,827	6,859,827	6,859,827	0
Lakeridge High	6,041,656	(1,613,271)	4,428,385	4,428,385	4,396,940	4,428,385	0
Lakeridge High: Phase 2	0	8,417,337	8,417,337	8,321,354	7,768,990	8,417,337	0
Lakeridge Middle School (inc. Photovoltaic Solar Array)	82,270,000	3,746,570	86,016,570	86,016,570	86,010,586	86,016,570	0
Lakeridge Middle School Athletic Field Facility	0	5,000,000	5,000,000	4,912,854	3,062,007	5,000,000	0
Oak Creek Elementary	16,127,218	(2,434,945)	13,692,273	13,692,273	13,692,273	13,692,273	0
Program Costs	9,000,000	(2,114,444)	6,885,556	6,037,943	6,037,943	6,339,404	(546,153)
River Grove Elementary	3,088,862	893,069	3,981,931	3,981,931	3,981,931	3,981,931	0
Safety & Security Improvements (includes sec. vestibules)	3,837,732	(944,968)	2,892,764	2,892,764	2,892,099	2,892,764	0
Swimming Pool	7,000,000	9,250,000	16,250,000	376,251	376,251	16,250,000	0
Tech Bldg at 2477 Country Club Road	2,273,968	(2,269,437)	4,531	4,531	4,531	4,531	0
Technology Infrastructure	12,845,000	1,588,130	14,433,130	14,433,130	14,419,981	14,433,130	0
Uplands Elementary	3,921,996	4,238,378	8,160,374	8,160,374	8,160,374	8,160,374	0
Westridge Elementary	9,892,086	4,187,799	14,079,885	14,079,885	14,079,885	14,079,885	0
Westridge Brick Replacement	0	107,848	107,848	107,848	76,840	107,848	0
<b>Grand Totals</b>	<b>187,000,000</b>	<b>32,500,000</b>	<b>219,500,000</b>	<b>202,454,581</b>	<b>199,131,799</b>	<b>218,953,847</b>	<b>(546,153)</b>

As Of:  
July 31, 2023

# Project Report By Cost Type 2017 Capital Bond Program

# LOSD 2021

Building our future,  
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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
<b>Forest Hills Elementary</b>	5,240,832	(1,821,271)	3,419,561	3,419,561	3,419,561
<b>Hallinan Elementary</b>	8,720,072	4,375,276	13,095,348	13,095,348	13,095,348
<b>Lake Grove Elementary</b>	4,904,808	(1,513,520)	3,391,288	3,391,288	3,391,288
<b>Lake Oswego High: Phase I</b>	5,691,271	(3,112,674)	2,578,597	2,578,597	2,547,082
<b>Lake Oswego High: Phase II</b>	0	5,804,797	5,804,797	5,663,870	4,858,065
Cost Type with Description: 10 - Construction	0	5,281,130	5,281,130	5,375,096	4,579,173
Cost Type with Description: 20 - Project Contingencies	0	170,354	170,354	0	0
Cost Type with Description: 30 - Professional Services	0	82,053	82,053	68,916	59,033
Cost Type with Description: 40 - Owner's Costs	0	271,260	271,260	219,859	219,859
<b>Lake Oswego Jr. High</b>	6,144,499	715,328	6,859,827	6,859,827	6,859,827
<b>Lakeridge High: Phase I</b>	6,041,656	(1,613,271)	4,428,385	4,428,385	4,396,940
<b>Lakeridge High: Phase II</b>	0	8,417,337	8,417,337	8,321,354	7,768,990
Cost Type with Description: 10 - Construction	0	7,810,304	7,810,304	7,902,170	7,382,528
Cost Type with Description: 20 - Project Contingencies	0	217,926	217,926	0	0
Cost Type with Description: 30 - Professional Services	0	100,681	100,681	84,304	68,845
Cost Type with Description: 40 - Owner's Costs	0	288,427	288,427	334,880	317,616

As Of:  
July 31, 2023

continued...

# Project Report By Cost Type

## 2017 Capital Bond Program

# LOSD 2021

Building our future,  
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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
<b>Lakeridge Middle School (inc. Photovoltaic Solar Array)</b>	82,270,000	3,746,570	86,016,570	86,016,570	86,010,586
<b>Lakeridge Middle School Athletic Field Facility</b>	0	5,000,000	5,000,000	4,912,854	3,062,007
Cost Type with Description: 10 - Construction	0	3,839,312	3,839,312	3,914,866	2,165,877
Cost Type with Description: 20 - Project Contingencies	0	160,062	160,062	0	0
Cost Type with Description: 30 - Professional Services	0	432,046	432,046	432,046	362,968
Cost Type with Description: 40 - Owner's Costs	0	568,580	568,580	565,942	533,162
<b>Oak Creek Elementary</b>	16,127,218	(2,434,945)	13,692,273	13,692,273	13,692,273
<b>Program Costs</b>	9,000,000	(2,114,444)	6,885,556	6,037,943	6,037,943
Cost Type with Description: 20 - Project Contingencies	1,635,921	(1,089,769)	546,153	0	0
Cost Type with Description: 30 - Professional Services	1,319,856	(393,363)	926,493	854,478	832,081
Cost Type with Description: 40 - Owner's Costs	6,044,223	(631,312)	5,412,911	5,183,465	5,205,862
<b>River Grove Elementary</b>	3,088,862	893,069	3,981,931	3,981,931	3,981,931
<b>Safety &amp; Security (inc. Secure Vestibules)</b>	3,837,732	(944,968)	2,892,764	2,892,764	2,892,099
<b>Swimming Pool</b>	7,000,000	9,250,000	16,250,000	376,251	376,251
Cost Type with Description: 10 - Construction	4,682,274	11,191,476	15,873,750	0	0
Cost Type with Description: 20 - Project Contingencies	702,341	(702,341)	0	0	0
Cost Type with Description: 30 - Professional Services	907,846	(547,019)	360,827	360,827	360,827
Cost Type with Description: 40 - Owner's Costs	707,539	(692,115)	15,424	15,424	15,424

As Of:  
July 31, 2023

continued...

## Project Report By Cost Type 2017 Capital Bond Program

**LOSD  
2021**

Building our future,  
together

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
Tech Bldg. / 2477 Country Club Rd.	2,273,968	(2,269,437)	4,531	4,531	4,531
Technology Infrastructure	12,845,000	1,588,130	14,433,130	14,433,130	14,419,981
Uplands Elementary	3,921,996	4,238,378	8,160,374	8,160,374	8,160,374
Westridge Elementary	9,892,086	4,187,799	14,079,885	14,079,885	14,079,885
Westridge Brick Replacement	0	107,848	107,848	107,848	76,840
<b>Grand Totals</b>	187,000,000	32,500,000	219,500,000	202,454,581	199,131,799

As Of:  
July 31, 2023

*Budget Transfers Current Period  
2017 Capital Bond Program*

**LOSD  
2021**

Building our future,  
together

Project	Description	Transfer Amount	Current Budget	Estimate at Completion	Forecasted Over/ (Under)
NO TRANSACTIONS					

*As Of:  
July 31, 2023*

# **BOND PROJECT STATUS REPORT**

*Reporting Package for BAC*



## **2021 Capital Bond Program Projects**

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- Districtwide Flooring
- Lake Oswego High School Science Labs
- Lakeridge High School Science Labs
- Lake Oswego Middle School Replacement
- Palisades Elementary Renovations
- Playground & Garden Upgrades
- River Grove Elementary School Replacement
- Uplands Elementary School Classroom Modulars

*July 2023*



**Dave Kruger**  
Senior Project Manager



## LOHS & LHS

### Science Lab Renovations: Student Surveys

When asked if they planned on pursuing a STEM degree/career?

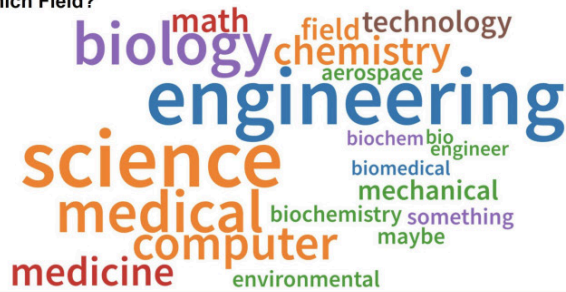
Yes: 60.23%

No: 39.77%

What additional science courses would you like to see offered?

Student Survey Results

Which Field?



Student Survey Results

What additional science courses would you like to see offered?



## Lake Oswego High School Science Labs Lakeridge High School Science Labs

### Project Status Report

# 2021 Funding Lake Oswego High School Science Labs

**Project Manager**  
Dave Kruger

**Project Coordinator**  
TBD

## Renovation of Science Rooms at Lake Oswego High School

### 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>	5/2023	12/2023
<b>Construction</b>	6/2024	8/2024

### Status Summary:

- There has been one meeting with LOSD administration, Bond Department, and Arcadis|IBI Group. More meetings are being scheduled to define design direction and scope

### Project Manager's Notes:

The renovation projects at both high schools are planned to bid to GC's in the late fall of 2023; construction scheduled for summer of 2024.

### Design Team:

Arcadis | IBI Group

### Construction Team:

TBD

Reporting Status Period:  
July 2023

# 2021 Funding Lakeridge High School Science Labs

**Project Manager**  
Dave Kruger

**Project Coordinator**  
TBD

## Renovation of Science Rooms at Lakeridge High School

### 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	5/2023	12/2023
Construction	6/2024	8/2024

### Status Summary:

- There has been one meeting with LOSD administration, Bond Department, and Arcadis | IBI Group. More meetings are being scheduled to define design direction and scope

### Project Manager's Notes:

The renovation projects at both high schools are planned to bid to GC's in the late fall of 2023; construction scheduled for summer of 2024.

### Design Team:

Arcadis / IBI Group

### Construction Team:

TBD

Reporting Status Period:  
July 2023

**Gabe Acosta**  
Senior Project Manager



Makerspace moved and placed in new location



Modulars moved and set



# Lake Oswego Middle School Uplands Elementary School Classroom Modulars

## *Project Status Report*

# 2021 Funding Lake Oswego Middle School Replacement Project

**Project Manager**  
Gabe Acosta

**Project Coordinator**  
Jamie Harwood

*Replacement of buildings and site redevelopment of the Lake Oswego Middle School 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
Design	2/2022	Summer 2023
Construction	6/2024	8/2026

## Status Summary:

- Design continues and is currently in the construction documents phase
- Design team is working towards bid set documents and including deductive alternates
- Documents have been submitted to the City for permitting and coordination continues for a smooth permit review
- The Select List of General Contractors (bidders) has been established and the team anticipates bidding on the project this fall
- Hazardous materials report is complete, and the abatement scope will also bid in the fall

## Project Manager's Notes:

- Team has incorporated lessons learned from past projects to improve permitting process
- Alternates will be included in the bidding documents to achieve the target construction budget and to obtain competitive pricing
- Design and permit phases are on schedule and will allow for early procurement of materials and equipment

### Design Team:

BRIC Architecture

### Construction Team:

TBD

*Reporting Status Period:  
July 2023*

# 2021 Funding Uplands Elementary School Classroom Modulars

**Project Manager**  
Gabe Acosta

**Project Coordinator**  
Jamie Harwood

*Installation of modular classroom facilities around Uplands Elementary School to house Lake Oswego Junior High School students during demolition of Lake Oswego Junior High and construction of Lake Oswego Middle School.*

## 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	4/2022	4/2023
Construction	6/2023	9/2023

## Status Summary:

- Scope includes site work, asphalt bus loop around the building, and placement of six modular buildings, including a makerspace for the River Grove students
- General Contractor has completed most of the earthwork and utility trenching is underway
- The makerspace utilities are being connected and this modular building will be completed and ready first
- *Modern Building Systems* has placed all the modular buildings ahead of schedule, except the six-plex which will be placed in early August, as originally scheduled

## Project Manager's Notes:

- General Contractor is on schedule and *Modern Building Systems* is ahead of schedule

### Design Team:

BRIC Architecture

### Construction Team:

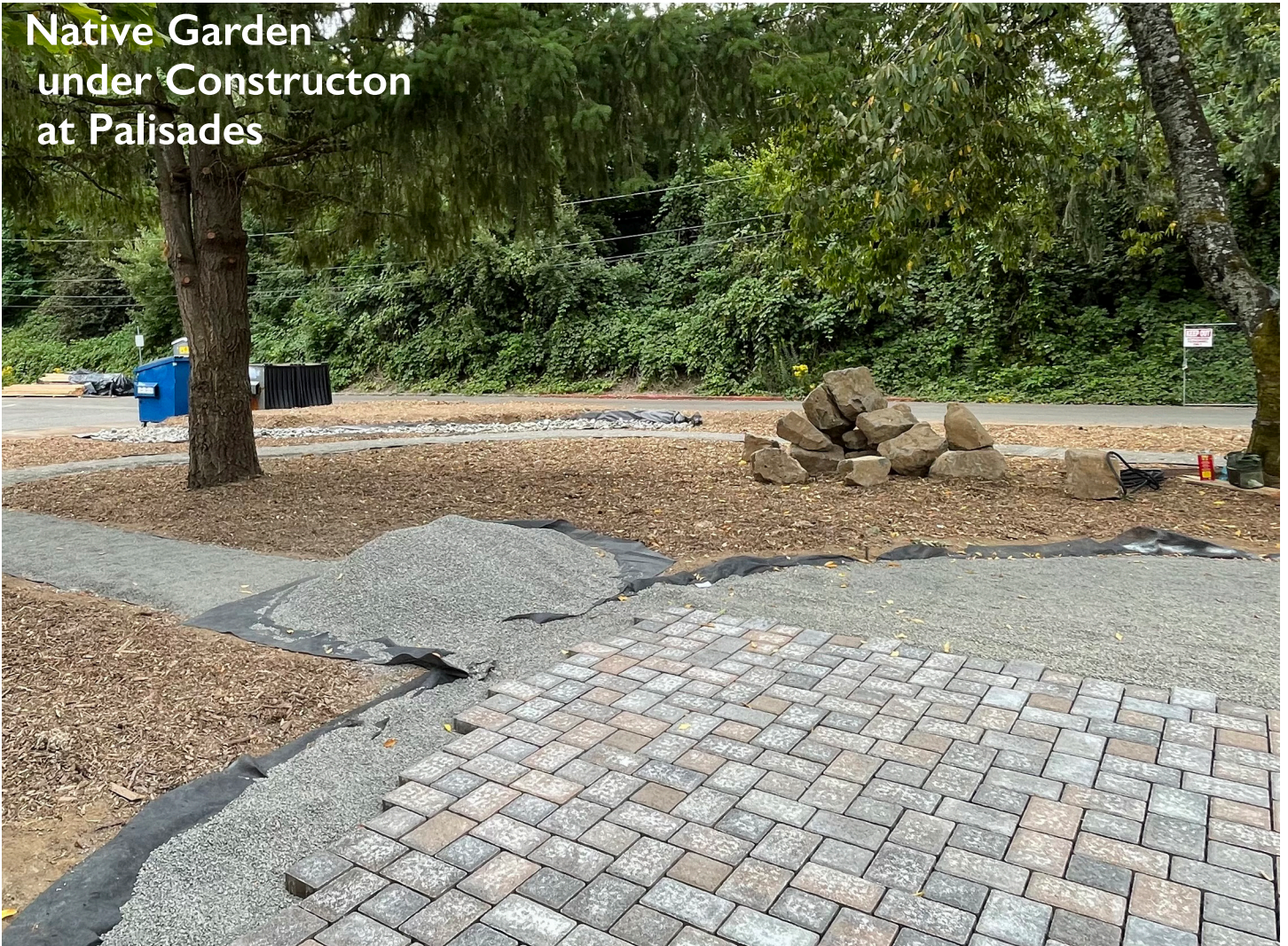
Par-Tech Construction, Inc.

Reporting Status Period:  
July 2023

**Daniel Camacho**  
Senior Project Manager



**Native Garden  
under Constructon  
at Palisades**



## Palisades Elementary Renovations Playground & Garden Upgrades

*Project Status Reports*

# 2021 Funding Palisades Elementary Renovations

**Project Manager**  
Daniel Camacho

**Project Coordinator**  
Jamie Harwood

*Deferred maintenance renovation with Safety & Security, STEM/STEAM space, and Seismic Upgrades.*

## 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	7/2022	10/2022
Permitting	9/2022	1/2023
Construction	6/2023	8/2023

## Status Summary:

Construction continues as scheduled

### Recently completed tasks include:

- abatement
- demo of kitchen slab
- demo of old air handling units
- excavation of hillside for future location of transformer
- installation of new boilers

### Current site activity includes:

- mechanical piping installation in boiler room and kitchen
- hanging of split system indoor cooling units
- electrical: conduit installation in boiler room and kitchen, main switchgear, and new panels
- fire protection piping in kitchen, receiving area, and boiler room
- underground installation of plumbing lines between boiler room and kitchen
- seismic upgrades to the gym continue
- re-roofing

Phase 2 renovations scheduled for summer of 2024



## Design Team:

Soderstrom Architects

## Construction Team:

2KG Contractors, Inc.

**Reporting Status Period:**  
July 2023



**Project Manager**  
Daniel Camacho

**Project Coordinator**  
TBD

## 2021 Funding Playground & Garden Upgrades

*Upgrading playgrounds and gardens for accessibility, innovation, and sustainability.*

### 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	4/2022	1/2023
Construction	6/2023	8/2023

### Status Summary:

- Native garden at Palisades Elementary
  - contractor continues garden construction
  - current tasks include boulder placement and walking paths
  - estimated completion date is August 11, 2023
- Garden beds at Palisades Elementary
  - gravel pad for beds has been completed
  - garden beds will be ready to install by end of August 2023
- Playground equipment at Palisades Elementary
  - installation of playground equipment has begun
  - current tasks include pouring equipment footings and rubber surfacing
  - estimated completion date is August 18, 2023

### Design Team:

TBD

### Construction Team:

Grasstains, LLC

*Reporting Status Period:*  
*July 2023*

**Diana Kessler**  
Senior Project Manager



River Grove:  
Gym Walls  
Moved  
into  
Place

# Districtwide Flooring River Grove Elementary School Replacement

## *Project Status Report*

# 2021 Funding Districtwide Flooring

**Project Manager**  
Diana Kessler  
**Project Coordinator**  
Jamie Harwood

*Districtwide replacement of flooring in specific areas of school buildings.*

## 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.

## Construction Schedule:

	Start	Finish
<b>Design</b>	3/23	3/23
<b>Construction</b>	6/23	8/23

## Status Summary:

- Westridge Elementary School: new carpet, vinyl flooring, and base installation is complete in south-west classroom area. Installation in northeast classrooms began the last week of July
- Hallinan Elementary School: new carpet, vinyl flooring, and base installation is complete in south-west classrooms areas and 75% complete in north classrooms. Installation in corridors and front office areas began the last week of July



## Project Manager's Notes:

Project progressing as scheduled.

**Construction Team:**  
Thomas Kay Flooring

**Reporting Status Period:**  
July 2023

# 2021 Funding River Grove Elementary School Replacement

**Project Manager**  
Diana Kessler  
**Project Coordinator**  
Beth Starr

*Replacement of building and site redevelopment of the River Grove Elementary School.*

## 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>	9/2021	1/2022
<b>Permitting</b>	6/2022	12/2022
<b>Construction</b>	11/1/2022	1/2024

## Status Summary:

- Phase 2: Building Construction Project continues:
  - second floor roof framing ongoing in sectors a & b
  - second floor wall framing complete in sectors a & b
  - exterior building wrap ongoing in sectors a, b, & c
  - exterior window weather barrier installation ongoing in sectors a & b
  - roofing weather barrier installation ongoing in sectors a & b
  - electrical and plumbing installation continues on 1st and 2nd floors in sectors a, b, & c
  - walls continue to be framed and set in sector d
  - second floor joist installation ongoing in sector c
  - tilt-up walls erected
  - structural steel continues
  - off-site water line install ongoing
  - clearing work continues in forest area



## Project Manager's Notes:

Project is continuing as scheduled.

### Design Team:

Arcadis | IBI Group

### Construction Team:

Building Package - Triplett Wellman, Inc.

### Food Service Equipment Package Project:

Smith and Greene Company

**Reporting Status Period:**  
July 2023

# Program Cost Summary 2021 Capital Bond Program

# LOSD 2021

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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved	Estimate at Completion	Forecasted Over/(Under)
<b>2021 Program</b>	7,000,000	0	7,000,000	2,989,021	2,734,887	7,000,000	0
<b>IA - IMPROVE ACCESSIBILITY</b>	2,859,000	(300,000)	2,559,000	0	0	2,559,000	0
IA - Playground & Garden Upgrades	0	300,000	300,000	127,164	27,217	300,000	0
<b>LOMS - LAKE OSWEGO MIDDLE SCHOOL</b>	88,775,000	0	88,775,000	7,975,956	5,501,110	88,775,000	0
<b>MC - MODERNIZE CLASSROOMS</b>	9,403,000	(7,973,236)	1,429,764	0	0	1,429,764	0
MC - LOHS Science Labs	0	4,000,000	4,000,000	18,157	107	4,000,000	0
MC - LHS Science Labs	0	4,000,000	4,000,000	18,157	107	4,000,000	0
MC - Technology Infrastructure	0	3,573,236	3,573,236	2,809,934	2,809,934	3,573,236	0
<b>PCR - PRIORITY CAPITAL REPAIRS</b>	12,321,000	(3,800,000)	8,521,000	27,500	5,865	8,521,000	0
PCR - Districtwide Flooring	0	800,000	800,000	532,388	3,414	800,000	0
PCR - Palisades Elementary Renovation	8,560,000	400,000	8,960,000	5,912,442	2,341,557	8,960,000	0
PCR - Uplands Modulars	0	3,000,000	3,000,000	2,753,092	808,124	3,000,000	0
<b>RG - RIVER GROVE ELEMENTARY REPLACEMENT</b>	48,230,000	4,000,000	52,230,000	49,643,259	20,711,353	52,230,000	0
<b>SS - SAFE &amp; SECURE CAMPUSES</b>	2,852,000	0	2,852,000	218,360	163,101	2,852,000	0
<b>Grand Totals</b>	180,000,000	8,000,000	188,000,000	73,025,430	35,106,776	188,000,000	0

## KEY: 2021 FUNDING "BUCKETS"

IA: Improve Accessibility

LOMS: Lake Oswego Middle School

MC: Modernize Classrooms

PCR: Priority Capital Repairs

RG: River Grove Elementary Replacement

SS: Safe & Secure Campuses

As Of:  
July 31, 2023

# Project Report By Cost Type 2021 Capital Bond Program

# LOSD 2021

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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
<b>2021 Program</b>	7,000,000	0	7,000,000	2,989,021	2,734,887
Cost Type with Description: 20 - Project Contingencies	803,250	(86,924)	716,326	0	0
Cost Type with Description: 30 - Professional Services	161,700	0	161,700	32,415	29,931
Cost Type with Description: 40 - Owner's Costs	6,035,050	86,924	6,121,974	2,956,606	2,704,956
<b>IA - Improve Accessibility</b>	2,859,000	(300,000)	2,559,000	0	0
Cost Type with Description: 10 - Construction	2,400,000	0	2,400,000	0	0
Cost Type with Description: 20 - Project Contingencies	459,000	(300,000)	159,000	0	0
Cost Type with Description: 30 - Professional Services	0	0	0	0	0
Cost Type with Description: 40 - Owner's Costs	0	0	0	0	0
<b>IA - Playground &amp; Garden Upgrades</b>	0	300,000	300,000	127,164	27,217
Cost Type with Description: 10 - Construction	0	0	0	70,448	26,580
Cost Type with Description: 20 - Project Contingencies	0	243,864	243,284	0	0
Cost Type with Description: 30 - Professional Services	0	0	0	0	0
Cost Type with Description: 40 - Owner's Costs	0	56,136	56,716	56,716	637
<b>LOMS - Lake Oswego Middle School</b>	88,775,000	0	88,775,000	7,975,956	5,501,110
Cost Type with Description: 10 - Construction	70,199,680	0	70,199,680	28,464	28,464
Cost Type with Description: 20 - Project Contingencies	6,715,877	(183,818)	6,532,060	0	0
Cost Type with Description: 30 - Professional Services	7,997,313	179,025	8,176,338	7,584,649	5,269,210
Cost Type with Description: 40 - Owner's Costs	3,862,130	4,793	3,866,923	362,843	203,436

As Of:  
July 31, 2023

# Project Report By Cost Type

## 2021 Capital Bond Program

# LOSD 2021

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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
<b>MC - Modernize Classroom</b>	9,403,000	(7,973,236)	1,429,764	0	0
Cost Type with Description: 10 - Construction	7,600,000	(6,170,236)	1,429,764	0	0
Cost Type with Description: 20 - Project Contingencies	1,803,000	(1,803,000)	0	0	0
Cost Type with Description: 30 - Professional Services	0	0	0	0	0
Cost Type with Description: 40 - Owner's Costs	0	0	0	0	0
<b>MC - LOHS Science Labs</b>	0	4,000,000	4,000,000	18,157	107
Cost Type with Description: 10 - Construction	0	0	0	0	0
Cost Type with Description: 20 - Project Contingencies	0	3,999,787	3,999,787	0	0
Cost Type with Description: 30 - Professional Services	0	0	0	18,050	0
Cost Type with Description: 40 - Owner's Costs	0	213	213	107	107
<b>MC - LHS Science Labs</b>	0	4,000,000	4,000,000	18,157	107
Cost Type with Description: 10 - Construction	0	0	0	0	0
Cost Type with Description: 20 - Project Contingencies	0	3,999,893	3,999,893	0	0
Cost Type with Description: 30 - Professional Services	0	0	0	18,050	0
Cost Type with Description: 40 - Owner's Costs	0	107	107	107	107
<b>MC - Technology Infrastructure</b>	0	3,573,236	3,573,236	2,809,934	2,809,934
Cost Type with Description: 10 - Construction	0	250,000	250,000	22,925	22,925
Cost Type with Description: 20 - Project Contingencies	0	530,797	530,797	0	0

As Of:  
July 31, 2023

continued...

# Project Report By Cost Type 2021 Capital Bond Program

# LOSD 2021

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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
<b>MC - Technology Infrastructure continued...</b>					
Cost Type with Description: 30 - Professional Services	0	0	0	0	0
Cost Type with Description: 40 - Owner's Costs	0	2,792,439	2,792,439	2,787,009	2,787,009
<b>PCR - Priority Capital Repairs</b>	12,321,000	(3,800,000)	8,521,000	27,500	5,865
Cost Type with Description: 10 - Construction	10,400,000	(1,906,500)	8,493,500	0	0
Cost Type with Description: 20 - Project Contingencies	1,921,000	(1,921,000)	0	0	0
Cost Type with Description: 30 - Professional Services	0	27,500	27,500	27,500	5,865
Cost Type with Description: 40 - Owner's Costs	0	0	0	0	0
<b>PCR - Districtwide Flooring</b>	0	800,000	800,000	532,388	3,414
Cost Type with Description: 10 - Construction	0	528,047	528,047	528,047	0
Cost Type with Description: 20 - Project Contingencies	0	267,612	267,612	0	0
Cost Type with Description: 30 - Professional Services	0	4,226	4,226	4,226	3,299
Cost Type with Description: 40 - Owner's Costs	0	115	115	115	115
<b>PCR - Palisades Elementary Renovation</b>	8,560,000	400,000	8,960,000	5,912,442	2,341,557
Cost Type with Description: 10 - Construction	6,700,000	15,500	6,715,500	4,571,696	1,501,913
Cost Type with Description: 20 - Project Contingencies	458,132	(133,065)	325,068	0	0
Cost Type with Description: 30 - Professional Services	1,152,340	29,817	1,182,157	734,089	633,795
Cost Type with Description: 40 - Owner's Costs	249,528	487,747	737,275	606,656	205,849

As Of:  
July 31, 2023



continued...

# Project Report By Cost Type 2021 Capital Bond Program

# LOSD 2021

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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
<b>PCR - Uplands Modulares</b>	0	3,000,000	3,000,000	2,753,092	808,124
Cost Type with Description: 10 - Construction	0	2,738,289	2,738,289	2,738,289	804,971
Cost Type with Description: 20 - Project Contingencies	0	246,908	246,908	0	0
Cost Type with Description: 30 - Professional Services	0	9,583	9,583	9,583	3,153
Cost Type with Description: 40 - Owner's Costs	0	5,220	5,220	5,220	0
<b>RG - River Grove Elementary Replacement</b>	48,230,000	4,000,000	52,230,000	49,643,259	20,711,353
Cost Type with Description: 10 - Construction	39,000,000	4,248,365	43,248,365	43,248,722	15,602,262
Cost Type with Description: 20 - Project Contingencies	2,579,739	(879,695)	1,700,044	0	0
Cost Type with Description: 30 - Professional Services	4,581,550	130,822	4,712,372	4,606,749	3,766,152
Cost Type with Description: 40 - Owner's Costs	2,068,711	500,508	2,569,219	1,787,798	1,342,939
<b>SS - Safe &amp; Secure Campuses</b>	2,852,000	0	2,852,000	218,360	163,101
Cost Type with Description: 10 - Construction	2,340,000	0	2,340,000	175,753	120,494
Cost Type with Description: 20 - Project Contingencies	512,000	(50,030)	461,970	0	0
Cost Type with Description: 30 - Professional Services	0	30	30	30	30
Cost Type with Description: 40 - Owner's Costs	0	50,000	50,000	42,577	42,577
<b>Grand Totals</b>	180,000,000	8,000,000	188,000,000	73,025,430	35,106,776

As Of:  
July 31, 2023

*Budget Transfers Current Period  
2021 Capital Bond Program*

**LOSD  
2021**

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Project	Description	Transfer Amount	Current Budget	Estimate at Completion	Forecasted Over/ (Under)
NO TRANSACTIONS					

*As Of:  
July 31, 2023*