

**BOND ACCOUNTABILITY
COMMITTEE**

BOND PROJECT STATUS REPORT

Reporting Package for BAC



**Lake Oswego High School Rendering:
Outdoor Classroom, Greenhouse, and Gardens**

January 31, 2022

TABLE OF CONTENTS

Project Reports

Paul Eskeldson

Lakeridge Middle School Replacement	4
Lakeridge Photovoltaic Solar Array	6

Tony Vandenberg

Safety & Security Improvements – includes Secure Vestibules	8
Swimming Pool	9

Dave Kruger

Lake Oswego High	11
Technology Infrastructure	12

Diana Kessler

Lakeridge High	14
River Grove Elementary	15

Program Cost Summary	16
Project Report – By Cost Type	18
Budget Transfers – Current Period	22

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 January 31, 2022.

Paul Eskeldson
Project Manager



Lakeridge Middle Lakeridge Solar Array

Project Status Report

Lakeridge Middle School Replacement Project

Project Manager

Paul Eskeldson

Project Coordinator

Debbie Hansen

Replacement of buildings and site redevelopment of the Lakeridge 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
New Parking Lot	10/2020	8/2021
Bus Parking Lot Construction	6/2021	8/2021
Landscaping Around Parking	2/2021	8/2021

Design & Permitting

- The final inspection will be requested after some additional requirements from the fire marshall have been addressed and all close-out documentation has been submitted to the City

*Reporting Status Period:
January 2022*

Status Summary

Lakeridge Middle School Replacement Project

Budget

- LOSD completed negotiations on several claims, including costs related to COVID and Corporate Activity Tax (CAT). The negotiated cost will be covered within the GMP
- Two change requests for schedule extensions and two changes of scope are in final negotiation. LOSD is reviewing the GMP to determine if there are sufficient funds to cover these changes without a change order

Schedule

Final Completion

There are two significant items Skanska will need to address: sealing cracks in the north wing's concrete floors and correcting the sound-rated wall between choir and orchestra. Work on both of these will need to wait until spring break

Construction Progress

Building:

- Most of the remaining items on the punchlist concern replacing shrubs that will be replanted in the spring

Jean Road Improvements:

- LOSD verified that the City's punchlist items have been addressed. The district submitted the punchlist to the City for acceptance

Action Items

- Complete punchlist corrective items
- Complete the As-Built drawings
- Monitor warranty items

Lakeridge Middle School Photovoltaic Solar Array

Project Manager
Paul Eskeldson

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	9/2021	1/2022
Permitting	1/2022	3/2022
Construction	6/2022	9/2022

Status Summary:

- PAE Consulting Engineers is preparing performance specifications and bid documents. The project will be competitively bid as a design-assist project where the contractor will complete the design to work with their specific solar array components
- The project will be submitted for a building permit by the contractor as soon as design is completed
- A specific budget for the solar array project has not been set. LOSD expects to cover costs for this project from remaining funds in the overall budget for Lakeridge Middle School
- The plan is to bid the project in 2022 to allow sufficient time for procurement and delivery of materials. The original plan to release the project for bid in January was not met. LOSD is working with PAE to release the project for bid in February
- Construction is planned to begin in June 2022 and may run into the next school year. This is not anticipated to impact school operations

Consultant Team:

PAE Consulting Engineers

Construction Team:

TBD

Reporting Status Period:
January 2022

Tony Vandenberg
Executive Director of Project Management



Aquatic & Recreation Center Rendering



**Safety & Security Improvements
Swimming Pool**

Project Status Reports

Safety & Security Improvements

Project Manager
Tony Vandenberg

Project Coordinator
Jamie Harwood

Upgrade of safety and security features district-wide which includes controlled entryways, access control, security camera systems, intruder locks and rekeying of exterior doors.

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 Implementation Schedule:

	Start	Finish
Planning	9/2018	5/2019
Design/Engineering	4/2019	8/2019
Implementation	8/2019	2/2022

Status Summary:

- The Bond team is working on a *Safe Routes to School* plan for Lake Oswego High School and Lake Oswego Junior High. The report is nearly complete and will be used to inform improvements associated with the Lake Oswego Junior High rebuild

Project Manager's Notes:

The work associated with the 2017 Safety & Security Project will be completed in February.

Consultant Team:

True North; Elert & Assoc.

Construction Team:

Varies by Location

Reporting Status Period:
January 2022

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	Fall 2022	TBD

Status Summary:

- The City of Lake Oswego and School District have completed the *Inter-Governmental Agreement (IGA)* for the construction and operations of the new rec center. The IGA will be brought to the Board for approval in February
- Design Development has been completed along with an estimate. The project is currently within the available funding which includes additional allocations from the City of Lake Oswego approved in 2021



Design Team:

Scott Edwards & Associates

Construction Team:

TBD

Reporting Status Period:
January 2022

Dave Kruger
Project Manager



Lake Oswego High Tech Infrastructure

Project Status Reports

Lake Oswego High School

Project Manager
Dave Kruger

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	3/2020	2/2022
Construction	6/2021	10/22

Status Summary:

- 66 cameras on backorder for camera installation
- Project punchlists have been completed
- O&M's and As-Built drawings have been submitted by Turner Construction. They are currently in review by the design team
- Project punch lists have been completed

Project Manager's Notes:

- Indoor CTE Project has been bid and *Notice of Intent to Award* contract sent to First Cascade Corporation. Plans are ready to be submitted to the City for permit review
- Outdoor CTE Project is in final design and will go out for bid soon. The City pre-app has been done and a neighborhood meeting scheduled for February 22, 2022 at 6 p.m.

Design Team:

IBI Group

Construction Team:

Turner Construction Company

Reporting Status Period:
January 2022

Technology Infrastructure

Project Manager
Dave Kruger

Project Coordinator
Jamie Harwood

Upgrade technology infrastructure to provide students in all schools the access to improved and reliable technology.

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 Phase 2:

	Start	Finish
Design	1/2019	6/2019
Construction	6/2019	9/2022

Status Summary:

The district has purchased enhanced wireless access points that will be deployed throughout the district. This will be the last purchase for technology infrastructure associated with the 2017 program.

Project Manager Notes:

We are currently working on design and layouts for Innovation labs at Lake Oswego High School and Lakeridge High School.

Design/Consultant Team:

Interface Engineering

Construction Team:

IES & Others

Reporting Status Period:
January 2022

Diana Kessler
Senior Project Manager



Rendering of River Grove Elementary



Lakeridge High
River Grove Elementary

Project Status Reports

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	2/2020	10/2020
Construction	6/14/2021	8/2021

Status Summary:

- Technology punchlist review is ongoing and work continues after school hours
- 71 cameras are on backorder for camera installation
- O&M’s and As-Built drawings have been submitted by Ross Construction. They are currently in review by the design team
- The Phase II Re-roof Project has been awarded to INLINE Construction. The contract has been issued and discussions with the contractor are on-going regarding schedule, coordination, and site logistics
- The Interior CTE Project has been awarded to Paradigm Construction. The contract has been issued and discussions with the contractor are on-going regarding schedule, coordination, and site logistics
- The Outdoor CTE Project is currently out for bid with a due date of February 15, 2022

Project Manager’s Notes:

Technology work is ongoing with district added work, cameras, and speaker installation. The district is working with the awarded contractors on submittals for long lead items for the summer projects.

Design Team:

IBI Group

Construction Team:

Ross Builders Northwest

*Reporting Status Period:
January 2022*

River Grove Elementary Replacement Project

Project Managers
Diana Kessler & Tony Vandenburg

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
Design	5/2021	6/2022
Construction	Demo: 6/2022	TBD

Status Summary:

- HAZMAT removal plans are forecasted to be ready to go out for bids mid-February 2022
- Existing tree inventory is complete; tree protection plan is being prepared for inclusion in Land Use
- Design work continues; early site work package scheduled to go in for permit review mid-February 2022

Project Manager's Notes:

IBI is continuing to work on developing the details for construction for this new school. The last round of focus group meetings have been held finalizing goals for the design of the Lake Oswego School District and River Grove Elementary School.



Design Team:

IBI Group

Construction Team:

TBD

*Reporting Status Period:
January 2022*

Program Cost Summary

LOSD 2021

Building our future,
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	(1,743,585)	3,497,247	3,422,820	3,413,490	3,497,247	0
Hallinan Elementary	8,720,072	4,477,049	13,197,121	13,095,348	13,095,348	13,197,121	0
Lake Grove Elementary	4,904,808	(1,500,002)	3,404,806	3,394,093	3,385,078	3,404,806	0
Lake Oswego High	5,691,271	(3,007,877)	2,683,394	2,568,337	2,392,924	2,683,394	0
Lake Oswego High: Phase 2	0	4,000,000	4,000,000	2,101,996	9,496	4,000,000	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	(1,614,827)	4,426,829	4,370,383	4,168,029	4,426,829	0
Lakeridge High: Phase 2	0	7,000,000	7,000,000	4,846,948	15,940	7,000,000	0
Lakeridge Middle School (inc. Photovoltaic Solar Array)	82,270,000	4,600,000	86,870,000	85,566,939	84,559,406	86,870,000	0
Lakeridge Middle School Track & Field	0	500,000	500,000	418,840	115,418	500,000	0
Oak Creek Elementary	16,127,218	(2,385,529)	13,741,689	13,685,333	13,671,993	13,741,689	0
Palisades	0	500,000	500,000	202,879	49,644	500,000	0
Program Costs	9,000,000	(955,305)	8,044,695	6,307,246	6,224,574	7,808,498	(236,197)
River Grove Elementary	3,088,862	893,069	3,981,931	3,981,931	3,981,931	3,981,931	0
River Grove Elementary Replacement	0	2,000,000	2,000,000	1,331,317	869,823	2,000,000	0
Safety & Security Improvements (includes sec. vestibules)	3,837,732	(1,174,169)	2,663,563	2,621,623	2,518,243	2,663,563	0
Swimming Pool	7,000,000	8,000,000	15,000,000	388,896	376,251	15,000,000	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	1,913,165	14,758,165	14,598,503	13,528,714	14,758,165	0

As Of:
January 31, 2022

Program Cost Summary

**LOSD
2021**

Building our future,
together

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved	Estimate at Completion	Forecasted Over/(Under)
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	125,945	125,945	119,617	76,840	125,945	0
Grand Totals	187,000,000	28,500,000	215,500,000	192,127,664	181,557,757	215,263,803	(236,197)

As Of:
January 31, 2022

Project Report By Cost Type

LOSD 2021

Building our future,
together

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
Forest Hills Elementary	5,240,832	(1,743,585)	3,497,247	3,422,820	3,413,490
Hallinan Elementary	8,720,072	4,477,049	13,197,121	13,095,348	13,095,348
Lake Grove Elementary	4,904,808	(1,500,002)	3,404,806	3,394,093	3,385,078
Lake Oswego High	5,691,271	(3,007,877)	2,683,394	2,568,337	2,392,924
Cost Type with Description: 10 - Construction	3,806,870	(2,190,555)	1,616,315	1,613,534	1,544,812
Cost Type with Description: 20 - Project Contingencies	835,018	(741,700)	93,318	0	0
Cost Type with Description: 30 - Professional Services	676,388	121,077	797,465	779,953	673,262
Cost Type with Description: 40 - Owner's Costs	372,995	(196,699)	176,296	174,850	174,850
Lake Oswego High: Phase II	0	4,000,000	4,000,000	2,101,996	9,496
Cost Type with Description: 10 - Construction	0	2,074,270	2,074,270	2,074,270	0
Cost Type with Description: 20 - Project Contingencies	0	1,557,057	1,557,057	0	0
Cost Type with Description: 30 - Professional Services	0	89,311	89,311	26,798	8,568
Cost Type with Description: 40 - Owner's Costs	0	279,363	279,363	928	928
Lake Oswego Jr High	6,144,499	715,328	6,859,827	6,859,827	6,859,827
Lakeridge High	6,041,656	(1,614,827)	4,426,829	4,370,383	4,168,029
Cost Type with Description: 10 - Construction	4,041,241	(727,426)	3,313,815	3,298,155	3,254,114
Cost Type with Description: 20 - Project Contingencies	877,132	(853,936)	23,196	0	0
Cost Type with Description: 30 - Professional Services	727,325	148,807	876,132	858,542	700,229
Cost Type with Description: 40 - Owner's Costs	395,958	(182,272)	213,686	213,686	213,686

As Of:
January 31, 2022

Project Report By Cost Type

LOSD 2021

Building our future,
together

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
Lakeridge High: Phase II	0	7,000,000	7,000,000	4,846,948	15,940
Cost Type with Description: 10 - Construction	0	4,817,739	4,817,739	4,812,739	0
Cost Type with Description: 20 - Project Contingencies	0	1,678,675	1,678,675	0	0
Cost Type with Description: 30 - Professional Services	0	124,000	124,000	32,868	14,599
Cost Type with Description: 40 - Owner's Costs	0	379,586	379,586	1,341	1,341
Lakeridge Middle School (inc. Photovoltaic Solar Array)	82,270,000	4,600,000	86,870,000	85,566,939	84,559,406
Cost Type with Description: 10 - Construction	58,934,935	15,929,230	74,864,165	74,784,078	73,798,384
Cost Type with Description: 20 - Project Contingencies	9,163,165	(8,007,167)	1,155,998	0	0
Cost Type with Description: 30 - Professional Services	8,759,841	(2,102,886)	6,656,955	6,651,662	6,640,338
Cost Type with Description: 40 - Owner's Costs	5,412,059	(1,219,177)	4,192,882	4,131,198	4,120,684
Lakeridge Middle School Track & Field	0	500,000	500,000	418,840	115,418
Cost Type with Description: 10 - Construction	0	0	0	0	0
Cost Type with Description: 20 - Project Contingencies	0	78,651	78,651	0	0
Cost Type with Description: 30 - Professional Services	0	414,985	414,985	414,985	111,563
Cost Type with Description: 40 - Owner's Costs	0	6,364	6,364	3,855	3,855
Oak Creek Elementary	16,127,218	(2,385,529)	13,741,689	13,685,333	13,671,993

As Of:
January 31, 2022

Project Report By Cost Type

LOSD 2021

Building our future,
together

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
Palisades Elementary	0	500,000	500,000	202,879	49,644
Cost Type with Description: 10 - Construction	0	0	0	0	0
Cost Type with Description: 20 - Project Contingencies	0	297,121	297,121	0	0
Cost Type with Description: 30 - Professional Services	0	202,879	202,879	202,879	49,644
Cost Type with Description: 40 - Owner's Costs	0	0	0	0	0
Program Costs	9,000,000	(955,305)	8,044,695	6,307,246	6,224,574
Cost Type with Description: 20 - Project Contingencies	1,635,921	(1,399,725)	236,197	0	0
Cost Type with Description: 30 - Professional Services	1,319,856	(247)	1,319,609	935,170	832,081
Cost Type with Description: 40 - Owner's Costs	6,044,223	444,666	6,488,889	5,372,076	5,392,493
River Grove Elementary	3,088,862	893,069	3,981,931	3,981,931	3,981,931
River Grove Elementary Replacement	0	2,000,000	2,000,000	1,331,317	869,823
Cost Type with Description: 10 - Construction	0	0	0	0	0
Cost Type with Description: 20 - Project Contingencies	0	660,833	660,833	0	0
Cost Type with Description: 30 - Professional Services	0	1,331,517	1,331,517	1,331,317	869,823
Cost Type with Description: 40 - Owner's Costs	0	7,650	7,650	0	0
Safety & Security (inc. Secure Vestibules)	3,837,732	(1,174,169)	2,663,563	2,621,623	2,518,243
Cost Type with Description: 10 - Construction	2,501,116	(631,608)	1,869,508	1,868,641	1,797,896
Cost Type with Description: 20 - Project Contingencies	261,623	(220,583)	41,040	0	0
Cost Type with Description: 30 - Professional Services	904,295	(469,548)	407,747	407,747	407,082
Cost Type with Description: 40 - Owner's Costs	170,699	174,570	345,269	345,236	313,266

As Of:
January 31, 2022

Project Report By Cost Type

LOSD 2021

Building our future,
together

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
Swimming Pool	7,000,000	8,000,000	15,000,000	388,896	376,251
Cost Type with Description: 10 - Construction	4,682,274	0	4,682,274	0	0
Cost Type with Description: 20 - Project Contingencies	702,341	8,028,759	8,731,100	0	0
Cost Type with Description: 30 - Professional Services	907,846	(30,759)	877,087	373,472	360,827
Cost Type with Description: 40 - Owner's Costs	707,539	2,000	709,539	15,424	15,424
Tech Bldg. / 2477 Country Club Rd.	2,273,968	(2,269,437)	4,531	4,531	4,531
Technology Infrastructure	12,845,000	1,913,165	14,758,165	14,598,503	13,528,714
Cost Type with Description: 10 - Construction	293,167	1,531,684	1,824,851	1,824,851	1,811,702
Cost Type with Description: 20 - Project Contingencies	4,323,959	(4,236,190)	87,769	0	0
Cost Type with Description: 30 - Professional Services	177,874	20,296	198,170	198,170	198,170
Cost Type with Description: 40 - Owner's Costs	8,050,000	4,597,374	12,647,374	12,575,482	11,518,842
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	125,945	125,945	119,617	76,840
Grand Totals	187,000,000	28,500,000	215,500,000	192,127,664	181,557,757

As Of:
January 31, 2022

Budget Transfers Current Period

LOSD 2021

Building our future,
together

Project	Description	Transfer Amount	Current Budget	Estimate at Completion	Forecasted Over/ (Under)
LOHS Renovation	Partial project drawdown to Program Costs/Programmatic Contingency	(200,000)	2,683,394	2,683,394	0
LOHS Phase II	Transfer in from Program costs to fund Interior CTE Project	2,000,000	4,000,000	4,000,000	0
Lake Oswego Junior High Renovation	Transfer to Program Costs/Programmatic Contingency for Project Management Salaries	(2,104)	6,859,827	6,859,827	0
LHS Renovation	Partial project drawdown to Program Costs/Programmatic Contingency	(300,000)	4,426,829	4,426,829	0
LHS Phase II	Transfer in from Program Costs - funding for Roof Replacement & additional Interior CTE	4,000,000	7,000,000	7,000,000	0
Lakeridge Middle School	Partial project drawdown to Program Costs/Programmatic Contingency	(1,000,000)	86,870,000	86,870,000	0
River Grove Renovation	Transfer in from Program Costs to cover Project Management salaries adjustment	2,104	3,981,931	3,981,931	0
Safety & Security	Partial project drawdown to Program Costs/Programmatic Contingency	(183,000)	833,499	833,499	0
Technology Infrastructure	Partial project drawdown to Program Costs/Programmatic Contingency	(400,000)	14,758,165	14,758,165	0

As Of:
January 31, 2022

Budget Transfers Current Period

LOSD 2021

Building our future,
together

Project	Description	Transfer Amount	Current Budget	Estimate at Completion	Forecasted Over/ (Under)
Program Costs	Transfer in from LOHS Renovation Project - partial project drawdown	200,000	8,044,695	7,808,498	(236,197)
Program Costs	Transfer to LOHS Phase II - fund Interior CTE Project	(2,000,000)			
Program Costs	Transfer in from LOJ Renovation to Program Costs/Programmatic Contingency for Project Management salaries adjustment	2,104			
Program Costs	Transfer in from LHS Renovation Project - partial project drawdown	300,000			
Program Costs	Transfer to LHS Phase II - funding for Roof Replacement & Additional Interior CTE	(4,000,000)			
Program Costs	Transfer in from Lakeridge Middle School - partial project drawdown	1,000,000			
Program Costs	Transfer to River Grove Elementary Renovation Project to Project Management for salaries adjustment	(2,104)			
Program Costs	Transfer in from Safety & Security - partial project drawdown	183,000			
Program Costs	Transfer in from Technology Infrastructure - partial project drawdown	400,000			

As Of:
January 31, 2022