

**BOND ACCOUNTABILITY
COMMITTEE**

BOND PROJECT STATUS REPORT

Projects funded through 2017 Capital Bond Program

Reporting Package for BAC



2017 Capital Bond Program Projects

Lake Oswego High School
Lakeridge High School
Lakeridge Middle School Replacement
Lakeridge Middle School Solar Array
Safety & Security Improvements
Swimming Pool
Technology Infrastructure

February 28, 2022

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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 February 28, 2022.

Paul Eskeldson
Project Manager



Lakeridge Middle Lakeridge Solar Array

Project Status Reports

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

- LOSD is waiting to hear whether the City has accepted the public works punchlist

*Reporting Status Period:
February 2022*

Status Summary

Lakeridge Middle School Replacement Project

Budget

- LOSD executed a no-cost change order to settle claims for COVID, Corporate Activity Tax, and some schedule impacts using contingency funds within the GMP
- LOSD is waiting for Skanska to respond to comments and questions on two final change requests
- LOSD requested an accounting of the use of contractor contingency during the project, and will review the report when it is delivered

Schedule

Final Completion

Skanska sealed cracks in the north wing's concrete floors over spring break.

Construction Progress

Building:

Most of the remaining items on the punchlist concern replacing shrubs. The design team will return to the site one final time for punchlist inspections after all items are completed.

Jean Road Improvements:

LOSD is waiting for the City to complete review and acceptance of public works punchlist.

Action Items

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

Lakeridge Middle School Photovoltaic Solar Array

Project Manager
Paul Eskeldson

Project Coordinator
Jamie Harwood

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	4/2022	5/2022
Construction	6/2022	9/2022

Status Summary:

- Project was advertised for bids on February 24, with bids due on March 16
- Pre-bid meeting scheduled for March 4
- Project will be submitted for a building permit by the contractor after they complete their design
- 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. PAE Consulting Engineers estimate the construction cost will be around \$500,000 based on data available from Energy Trust of Oregon
- Construction is scheduled to begin in June 2022. The inverters may arrive after the start of the next school year, but there should not be any issues with completing installation of the solar arrays on the roof before the start of the school year. Installation of the inverters and bringing the system online will be performed in a manner to avoid impacting school operations

Consultant Team:

PAE Consulting Engineers

Construction Team:

TBD

*Reporting Status Period:
February 2022*

Tony Vandenberg
Executive Director of Project Management



Aquatic 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:

- *Safe Routes to School* plan for Lake Oswego High School and Lake Oswego Junior High was finished this month. The report is 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 was completed this month.

Consultant Team:

True North; Elert & Assoc.

Construction Team:

Varies by Location

Reporting Status Period:
February 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 has been approved and is being routed for signatures
- Design continues and the land use application has been submitted to the City



Design Team:

Scott Edwards & Associates

Construction Team:

TBD

Reporting Status Period:
February 2022

Dave Kruger
Project Manager



Lake Oswego High Tech Infrastructure

Project Status Reports

Lake Oswego High School: Phase I Renovations

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: LOHS Renovations (Phase I)

	Start	Finish
Design	3/2020	2/2022
Construction	6/2021	10/22

Status Summary:

- 66 cameras on backorder for camera installation, estimated arrival April 19, 2022
- 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 Manager's Notes:

- Lake Oswego High School Renovations Project (Phase 1) has been completed and is in close-out pending O&M's review and acceptance.

Design Team:

IBI Group

Construction Team:

Turner Construction Company

Reporting Status Period:
February 2022

Lake Oswego
High School: Phase 2 Interior CTE

Project Manager
Dave Kruger

Project Coordinator
Jamie Harwood

Renovation of STEM/STEAM 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: Interior CTE (Phase II)

	Start	Finish
Design		Completed
Construction	6/13/22	8/26/22

Status Summary:

- Interior CTE Project has been bid and *Notice of Intent to Award* contract sent to First Cascade Corporation. Fully signed contract for \$2,074,270.
- Plans have been submitted to the City of Lake Oswego building department for permit review
- Submittals are being processed

Design Team:

IBI Group

Construction Team:

First Cascade Corporation

Reporting Status Period:
February 2022

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
Design		4/11/22
Bidding		9/22 & 10/22
Construction	10/22	4/23

Status Summary:

- Outdoor CTE Project is in final design and will go out for bid in the fall. The City of Lake Oswego pre-app has been completed and a neighborhood meeting, held on February 22, 2022 at 6 p.m. was attended by three neighbors. Land Use application will be submitted soon
- The existing house at 2301 Hazel Road is scheduled to be demolished in April and May, 2022. Low bidder was Konell Construction & Demolition corporation at \$56,217

Design Team:

IBI Group

Construction Team:

TBD

*Reporting Status Period:
February 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. Interior CTE Renovation Projects have been awarded to the following contractors:

Lake Oswego High School: First Cascade Corporation

Lakeridge High School: Paradigm Construction, LLC

Design/Consultant Team:

Interface Engineering

Construction Team:

IES & Others

Reporting Status Period:
February 2022

Diana Kessler
Senior Project Manager



Lakeridge High

Project Status Report

Lakeridge High School: Phase I Renovations

Project Manager
Diana Kessler

Project Coordinator
Beth Starr

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:

- 71 cameras are on backorder for camera installation. Cameras will be installed this summer
- O&M's and As-Built drawings have been submitted by Ross Construction

Project Manager's Notes:

- The backordered cameras will be installed under a separate contract once all items have arrived at the district
- Lakeridge High School Renovations Project (Phase 1) has been completed and is in close-out pending O&M's review and acceptance

Design Team:

IBI Group

Construction Team:

Ross Builders Northwest

*Reporting Status Period:
February 2022*

**Lakeridge
High School: Phase 2 Interior CTE**

Project Manager
Diana Kessler

Project Coordinator
Beth Starr

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:

- 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

Project Manager’s Notes:

The district is working with the awarded contractors on submittals for long lead items.

Design Team:

IBI Group

Construction Team:

Paradigm Construction

*Reporting Status Period:
February 2022*

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

Project Manager
Diana Kessler

Project Coordinator
Beth Starr

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:

- The Outdoor CTE Project bids were received and costs submitted were significantly over the expected budgets. This project is currently “on hold” with expected re-release in the fall

Design Team:

IBI Group

Construction Team:

TBD

Reporting Status Period:
February 2022

**Lakeridge
High School: Phase 2 Re-Roof**

Project Manager
Diana Kessler

Project Coordinator
Beth Starr

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:

- The Phase II Re-roof Project is in the early process of submittals, schedule, coordination, and site logistics
- The Re-roof Project has been awarded to INLINE Commercial Construction. The contract has been issued and discussions with the contractor are on-going regarding schedule, coordination, and site logistics

Design Team:

IBI Group

Construction Team:

INLINE

Reporting Status Period:
February 2022

Program Cost Summary

2017 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)
Forest Hills Elementary	5,240,832	(1,743,585)	3,497,247	3,422,820	3,414,154	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	3,385,695	3,404,806	0
Lake Oswego High	5,691,271	(3,007,877)	2,683,394	2,568,337	2,461,645	2,683,394	0
Lake Oswego High: Phase 2	0	4,000,000	4,000,000	2,254,158	12,772	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	4,369,828	4,177,836	4,426,829	0
Lakeridge High: Phase 2	0	7,000,000	7,000,000	4,958,670	27,465	7,000,000	0
Lakeridge Middle School (inc. Photovoltaic Solar Array)	82,270,000	4,600,000	86,870,000	85,567,450	84,806,989	86,870,000	0
Lakeridge Middle School Track & Field	0	500,000	500,000	418,840	134,156	500,000	0
Oak Creek Elementary	16,127,218	(2,385,529)	13,741,689	13,685,833	13,671,993	13,741,689	0
Program Costs	9,000,000	1,544,695	10,544,695	6,454,932	6,372,260	7,808,498	(2,736,197)
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	(1,174,169)	2,663,563	2,621,281	2,517,901	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	14,595,051	13,535,489	14,758,165	0

As Of:
February 28, 2022

*Program Cost Summary
2017 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)
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	191,001,700	181,153,340	212,763,803	(2,736,197)

*As Of:
February 28, 2022*

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
Forest Hills Elementary	5,240,832	(1,743,585)	3,497,247	3,422,820	3,414,154
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	3,385,695
Lake Oswego High	5,691,271	(3,007,877)	2,683,394	2,568,337	2,461,645
Cost Type with Description: 10 - Construction	3,806,870	(2,190,555)	1,616,315	1,613,534	1,613,534
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	2,254,158	12,772
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	8,958
Cost Type with Description: 40 - Owner's Costs	0	279,363	279,363	153,090	3,815
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	4,369,828	4,177,836
Cost Type with Description: 10 - Construction	4,041,241	(727,426)	3,313,815	3,297,601	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	710,036
Cost Type with Description: 40 - Owner's Costs	395,958	(182,272)	213,686	213,686	213,686

As Of:
February 28, 2022

Project Report By Cost Type 2017 Capital Bond Program

LOSD 2021

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Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved
Lakeridge High: Phase II	0	7,000,000	7,000,000	4,958,670	27,465
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	15,444
Cost Type with Description: 40 - Owner's Costs	0	379,586	379,586	113,064	12,021
Lakeridge Middle School (inc. Photovoltaic Solar Array)	82,270,000	4,600,000	86,870,000	85,567,450	84,806,989
Cost Type with Description: 10 - Construction	58,934,935	15,929,230	74,864,165	74,783,497	74,036,482
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	6,651,722	6,640,398
Cost Type with Description: 40 - Owner's Costs	5,412,059	(1,219,177)	4,192,882	4,132,231	4,130,109
Lakeridge Middle School Track & Field	0	500,000	500,000	418,840	134,156
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	130,301
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	13,685,833	13,671,993

As Of:
February 28, 2022

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
Program Costs	9,000,000	1,544,695	10,544,695	6,454,932	6,372,260
Cost Type with Description: 20 - Project Contingencies	1,635,921	1,100,275	2,736,197	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	5,519,762	5,540,179
River Grove Elementary	3,088,862	893,069	3,981,931	3,981,931	3,981,931
Safety & Security (inc. Secure Vestibules)	3,837,732	(1,174,169)	2,663,563	2,621,281	2,517,901
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	344,893	312,923
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

As Of:
February 28, 2022

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
Technology Infrastructure	12,845,000	1,913,165	14,758,165	14,595,051	13,535,489
Cost Type with Description: 10 - Construction	293,167	1,531,684	1,824,851	1,821,399	1,808,249
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	11,529,069
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	191,001,700	181,153,340

As Of:
February 28, 2022

**Budget Transfers Current Period
2017 Capital Bond Program**

**LOSD
2021**

Building our future,
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Project	Description	Transfer Amount	Current Budget	Estimate at Completion	Forecasted Over/ (Under)
Palisades Renovations	Project closeout to Program Costs/Programmatic Contingency	(500,000)	0	0	0
River Grove Replacement	Project Closeout to Program Costs/Programmatic Contingency	(2,000,000)	0	0	0
Program Costs	Transfer in from Palisades Renovation - Project Closeout	500,000	10,544,695	7,808,498	(2,736,197)
Program Costs	Transfer in from River Grove Replacement - Project Closeout	2,000,000			

**As Of:
February 28, 2022**