

*BOND ACCOUNTABILITY
COMMITTEE*

BOND PROJECT STATUS REPORT

Reporting Package for BAC

New Format

This report includes:

2017
Bond Projects

Begins on p. 3

2021
Bond Projects

Begins on p. 24

March & April, 2022

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Program Cost Summary	18 (2017 Bond) & 31 (2021 Bond)
Project Report – By Cost Type	19 (2017 Bond) & 32 (2021 Bond)
Budget Transfers – Current Period	23 (2017 Bond) & 35 (2021 Bond)

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 April 30, 2022.

**BOND ACCOUNTABILITY
COMMITTEE**

BOND PROJECT STATUS REPORT

Reporting Package for BAC

2017 Capital Bond Program Projects

Swimming Pool

Lakeridge Middle School Replacement

Lakeridge Middle School Solar Array

Lake Oswego High School: Phases I & II

Lakeridge High School: Phases I & II

Technology Infrastructure

March & April, 2022

Tony Vandenberg
Executive Director of Project Management



Arial, Golf-side Concept

**Swimming Pool
Lakeridge Middle**

Project Status Reports

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	Fall 2022	TBD

Plaza Concept



Status Summary:

- The City of Lake Oswego and LOSD have completed the *Inter-Governmental Agreement (IGA)* for 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. Currently the application has been returned as *incomplete* and the team is compiling clarifying information

Design Team:

Scott Edwards & Associates

Construction Team:

TBD

*Reporting Status Period:
March & April 2022*

2017 Funding Lakeridge Middle School Replacement Project

Project Manager
Tony Vandenberg

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:

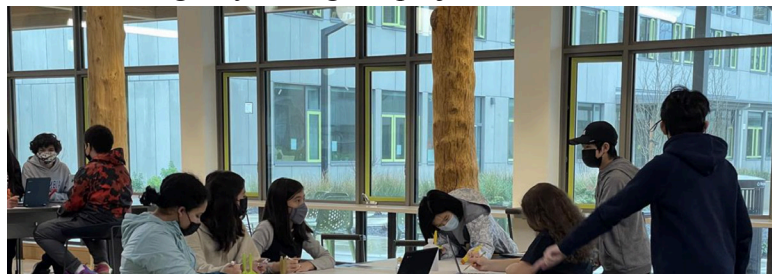
	Start	Finish
New Parking Lot	10/2020	8/2021
Bus Parking Lot Construction	6/2021	8/2021
Landscaping Around Parking	2/2021	8/2021

Status Summary:

- LOSD has responded with additional information for the City from the public works punchlist
- 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

Project Manager's Notes:

We will continue to monitor warranty items.



Design Team:

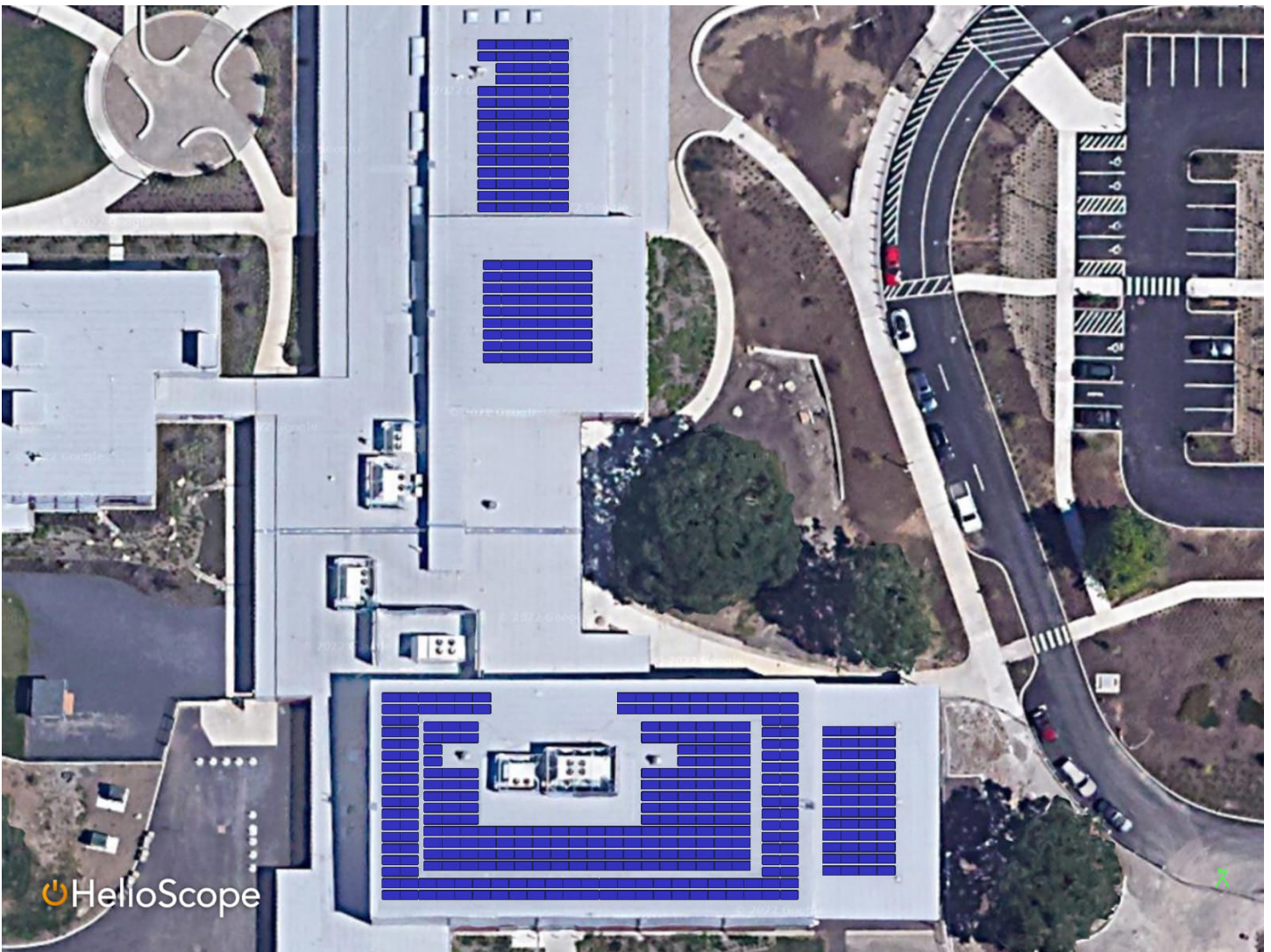
Mahlum Architects

Construction Team:

Skanska

*Reporting Status Period:
March & April 2022*

Daniel Camacho
Senior Project Coordinator



Lakeridge Middle School Solar Array

Project Status Reports

2017 Funding LMS Photovoltaic Solar Array

Project Manager
Daniel Camacho

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.

Planning, Design, and Construction Schedule:

	Start	Finish
Design	9/2021	1/2022
Permitting	5/2022	7/2022
Construction	6/2022	10/2022

Status Summary:

- Project was advertised and the *Invitation to Bid* was distributed on March 30, 2022
- Non-mandatory pre-bid meeting was held on April 7
- First and only addendum was distributed on April 12
- Bids were due on April 19. Three bids were received; two of the three were disqualified due to non-compliance
- Energy Wise Services was the only contractor with a compliant bid, and was the lowest bid as well. The value of the bid totaled \$389,500.00, which was below initial estimates
- A *Notice of Intent to Award* has been distributed to the compliant contractor, as well as to the other (2) non-compliant bidders
- Anticipated construction start date is Monday, June 13, 2022; anticipated substantial completion date is Friday, October 28, 2022

Design Team:

PAE Consulting Engineers

Construction Team:

Energy Wise Services

*Reporting Status Period:
March & April 2022*

Dave Kruger
Project Manager



Lake Oswego High
Lakeridge High
Tech Infrastructure

Project Status Reports

2017 Funding
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:

- 32 cameras are on backorder for camera installation, estimated arrival July, 2022
- 34 cameras have arrived; waiting for remaining cameras to arrive before getting an installation proposal
- O&M's and As-Built drawings have been approved

Project Manager's Notes:

Lake Oswego High School Renovations Project Phase 1 has been completed.

Design Team:

IBI Group

Construction Team:

Turner Construction Company

*Reporting Status Period:
 March & April 2022*

2017 Funding
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 contract to First Cascade Corporation is fully signed for \$2,074,270
- Plans have been submitted to the City of Lake Oswego building department for permit review. Permit fees have been paid
- Submittals are being processed

Project Manager’s Notes:

Culinary classroom induction ranges have been ordered, but are not anticipated to arrive until after school starts in the fall. A backup plan has been put in place for re-using existing ranges and switching to the new ones when they arrive.

Design Team:

IBI Group

Construction Team:

First Cascade Corporation

*Reporting Status Period:
 March & April 2022*

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
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. Land Use application was submitted on April 5 and then returned as “incomplete” on April 22
- The design team is working on corrections for re-submittal
- The annexation process for 2301 Hazel Road has been approved by City Council and is currently in the process of getting approved and recorded by the County, Metro, and IRS
- Once the annexation is complete, submission for an abatement and demolition permit will follow

Project Manager’s Notes:

The existing house at 2301 Hazel Road has been re-scheduled for demolition in June and July 2022. Low bidder was Konell Construction & Demolition Corporation at \$56,217. A fully signed contract has been processed and a *Notice to Proceed* is pending annexation, City issues, and Hunger Fighters relocation.

Design Team:

IBI Group

Construction Team:

TBD

Reporting Status Period:
March & April 2022

2017 Funding
Lakeridge 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:

	Start	Finish
Design	2/2020	10/2020
Construction	6/14/2021	3/2022

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
- Lakeridge High School Renovations Project (Phase 1) has been completed and is in close-out pending O&M review and acceptance

Design Team:

IBI Group

Construction Team:

Ross Builders Northwest

Reporting Status Period:
March & April 2022

2017 Funding
Lakeridge 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:

	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:
March & April 2022

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
Design	2/2020	10/2020
Construction	9/2022	10/2022

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:
 March & April 2022

2017 Funding
Lakeridge High School:
Phase 2 Re-Roof

Project Manager
 Dave Kruger

Project Coordinator
 Jamie Harwood

Deferred maintenance repairs on the roof.

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 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
- The Phase II Re-roof Project is in the early process of submittals

Design Team:

IBI Group

Construction Team:

INLINE

Reporting Status Period:
March & April 2022

2017 Funding 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:
March & April 2022*

Program Cost Summary 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	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	(3,007,877)	2,683,394	2,568,040	2,470,579	2,683,394	0
Lake Oswego High: Phase 2	0	4,000,000	4,000,000	2,314,570	86,308	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	4,370,787	4,231,738	4,426,829	0
Lakeridge High: Phase 2	0	7,000,000	7,000,000	4,971,273	75,760	7,000,000	0
Lakeridge Middle School (inc. Photovoltaic Solar Array)	82,270,000	4,600,000	86,870,000	85,570,052	84,809,061	86,870,000	0
Lakeridge Middle School Track & Field	0	500,000	500,000	418,872	177,309	500,000	0
Oak Creek Elementary	16,127,218	(2,385,529)	13,741,689	13,685,833	13,680,240	13,741,689	0
Program Costs	9,000,000	1,737,671	10,737,671	6,456,461	6,374,690	7,808,630	(2,929,041)
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	2,607,542	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	14,426,888	13,535,489	14,758,165	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	125,945	125,945	119,617	76,840	125,945	0
Grand Totals	187,000,000	28,500,000	215,500,000	190,905,314	181,494,549	212,570,959	(2,929,041)

As Of:
April 30, 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	(1,821,271)	3,419,561	3,419,561	3,419,561
Hallinan Elementary	8,720,072	4,375,276	13,095,348	13,095,348	13,095,348
Lake Grove Elementary	4,904,808	(1,513,520)	3,391,288	3,391,288	3,391,288
Lake Oswego High: Phase I	5,691,271	(3,007,877)	2,683,394	2,568,040	2,470,579
Lake Oswego High: Phase II	0	4,000,000	4,000,000	2,314,570	86,307
Cost Type with Description: 10 - Construction	0	2,130,487	2,130,487	2,130,487	59,990
Cost Type with Description: 20 - Project Contingencies	0	1,456,217	1,456,217	0	0
Cost Type with Description: 30 - Professional Services	0	89,311	89,311	26,798	18,308
Cost Type with Description: 40 - Owner's Costs	0	323,985	323,985	157,285	8,010
Lake Oswego Jr. High	6,144,499	715,328	6,859,827	6,859,827	6,859,827
Lakeridge High: Phase I	6,041,656	(1,614,827)	4,426,829	4,370,787	4,231,738
Lakeridge High: Phase II	0	7,000,000	7,000,000	4,971,273	75,760
Cost Type with Description: 10 - Construction	0	4,817,739	4,817,739	4,812,739	34,050
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	17,086
Cost Type with Description: 40 - Owner's Costs	0	379,586	379,586	125,667	24,624

As Of:
April 30, 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
Lakeridge Middle School (inc. Photovoltaic Solar Array)	82,270,000	4,600,000	86,870,000	85,570,052	84,809,061
Cost Type with Description: 10 - Construction	58,934,935	15,929,230	74,864,165	74,785,108	74,037,063
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	6,640,898
Cost Type with Description: 40 - Owner's Costs	5,412,059	(1,219,177)	4,192,882	4,133,222	4,131,100
Lakeridge Middle School Track & Field	0	500,000	500,000	418,872	177,309
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	173,421
Cost Type with Description: 40 - Owner's Costs	0	6,364	6,364	3,887	3,887
Oak Creek Elementary	16,127,218	(2,385,529)	13,741,689	13,685,833	13,680,240
Program Costs	9,000,000	1,737,671	10,737,671	6,456,461	6,374,690
Cost Type with Description: 20 - Project Contingencies	1,635,921	1,293,120	2,929,041	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	444,798	6,489,021	5,521,291	5,542,609
River Grove Elementary	3,088,862	893,069	3,981,931	3,981,931	3,981,931

As Of:
April 30, 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
Safety & Security (inc. Secure Vestibules)	3,837,732	(1,174,169)	2,663,563	2,621,281	2,607,542
Cost Type with Description: 10 - Construction	2,501,116	(631,608)	1,869,508	1,868,641	1,868,641
Cost Type with Description: 20 - Project Contingencies	261,623	(220,583)	41,040	0	0
Cost Type with Description: 30 - Professional Services	904,295	(496,548)	407,747	407,747	407,082
Cost Type with Description: 40 - Owner's Costs	170,699	174,570	345,269	344,893	331,819
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	14,426,888	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	12,407,320	11,529,069

As Of:
April 30, 2022

*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
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	190,905,315	181,494,548

*As Of:
April 30, 2022*

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)
Forest Hills Elementary Renovation	Project Closeout to Program Costs/Programmatic Contingency	(77,686)	3,419,561	3,419,561	0
Hallinan Elementary Renovation	Project Closeout to Program Costs/Programmatic Contingency	(101,773)	13,095,348	13,095,348	0
Lake Grove Elementary Renovations	Project Closeout to Program Costs/Programmatic Contingency	(13,517)	3,391,288	3,391,288	0
Program Costs	Transfer in from Forest Hills Elementary Renovation - Project Closeout	77,686	10,737,671	7,808,630	(2,929,041)
Program Costs	Transfer in from Hallinan Elementary Renovation - Project Closeout	101,773			
Program Costs	Transfer in from Lake Grove Elementary Renovation - Project Closeout	13,517			

As Of:
April 30, 2022

**BOND ACCOUNTABILITY
COMMITTEE**

BOND PROJECT STATUS REPORT

Reporting Package for BAC

2021 Capital Bond Program Projects

Lake Oswego Middle School Replacement
Palisades Elementary
River Grove Elementary School Replacement

March & April, 2022

Tony Vandenberg
Executive Director of Project Management



Lake Oswego Middle School

Project Status Report

2021 Funding Lake Oswego Middle School Replacement Project

Project Manager
Tony Vandenberg

Project Coordinator
Jamie Harwood

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
Design	2/2022	Spring 2023
Construction	TBD	TBD

Status Summary:

- This project is currently in design and we are negotiating fees with the design team
- The schematic design process has begun and a design advisory team has been formed. The team is meeting weekly to provide guidance with design

Project Manager's Notes:

The project's budget has been created.

Design Team:

BRIC Architecture

Construction Team:

TBD

*Reporting Status Period:
March & April 2022*

Daniel Camacho
Senior Project Coordinator



Palisades Elementary

Project Status Report

2021 Funding Palisades Elementary

Senior Project Coordinator
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	12/2021	7/2022
Permitting	3/2022	9/2022
Construction	6/2023	8/2023

Status Summary:

- Initial plans to complete the Palisades Renovations have been readjusted. Phase 1 was initially planned to be completed during the summer of 2022; Phase 2 during the summer of 2023
- An *Invitation to Bid* was advertised and distributed for Phase 1; bids were due March 17, 2022
- A single (1) non-complaint bid was received for the Phase 1 project, valued at nearly 30% over initial estimates
- Due to lack of contractor participation and timeline limitations, the Palisades Renovations have been pushed out one year. Phase 1 will now be completed by the summer of 2023; Phase 2 during the summer of 2024
- Bidding of the Palisades Renovations Phase 1 project is scheduled to take place in October 2022

Consultant Team:

Soderstrom Architects

Construction Team:

TBD

*Reporting Status Period:
March & April 2022*

Diana Kessler
Senior Project Manager



Nestled / Enclosed



In a recent student survey, the design team asked students to draw a picture of themselves reading or playing in a tree. Here are some of the creative responses they received....

Height / Vantage point



River Grove Elementary School Replacement

Project Status Report

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
Design	9/2021	1/2022
Permitting	5/2022	7/2022
Construction	6/2022	10/2022

Status Summary:

- Contractors have been awarded for the following RG services: Site Package, Modular Removal, and Abatement
- Tech Removal Services was advertised at the end of April with a bid due date of May 3
- Request for General Contractor proposals was released on April 29
- Land Use DRC hearing is scheduled for May 16
- 60% CD drawings are being reviewed by the district. 90% CD documents are expected to be submitted to the City for permit review on June 15
- Pre-application meeting with River Grove Water District was held; submission of application is ongoing
- Hydrant test is scheduled for the week of May 9

Project Manager's Notes:

IBI is continuing to work on developing the details for construction for this new school. Work is progressing for permit submission in mid-June.

Consultant Team:

IBI Group

Construction Team:

TBD

*Reporting Status Period:
March & April 2022*

Program Cost Summary

2021 Capital Bond Program

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)
2021 Program	7,000,000	0	7,000,000	325,590	325,590	7,000,000	0
IA - Improve Accessibility	2,859,000	0	2,859,000	0	0	2,859,000	0
Lake Oswego Middle School	88,775,000	0	88,775,000	25,846	216	88,775,000	0
MC - Modernize Classrooms	9,403,000	(1,500,000)	7,903,000	0	0	7,903,000	0
MC - Technology Infrastructure	0	1,500,000	1,500,000	350	350	1,500,000	0
PCR - Priority Capital Repairs	12,321,000	0	12,321,000	0	0	12,321,000	0
PCR - Palisades Elementary Renovation	8,560,000	0	8,560,000	298,935	156,809	8,560,000	0
River Grove ES Replacement	48,230,000	0	48,230,000	4,480,523	1,888,902	48,230,000	0
SS - Safe & Secure Campuses	2,852,000	0	2,852,000	119,336	88,961	2,852,000	0
Grand Totals	180,000,000	0	180,000,000	5,250,580	2,460,828	180,000,000	0

As Of:
April 30, 2022

Project Report By Cost Type

2021 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
2021 Program	7,000,000	0	7,000,000	325,590	325,590
Cost Type with Description: 20 - Project Contingencies	803,250	0	803,250	0	0
Cost Type with Description: 30 - Professional Services	161,700	0	161,700	10,820	10,820
Cost Type with Description: 40 - Owner's Costs	6,035,050	0	6,035,050	314,770	314,770
IA - Improve Accessibility	2,859,000	0	2,859,000	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	0	459,000	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
Lake Oswego Middle School	88,775,000	0	88,775,000	25,846	216
Cost Type with Description: 10 - Construction	70,199,680	0	70,199,680	0	0
Cost Type with Description: 20 - Project Contingencies	6,715,877	0	6,715,877	0	0
Cost Type with Description: 30 - Professional Services	7,997,313	0	7,997,313	25,630	0
Cost Type with Description: 40 - Owner's Costs	3,862,130	0	3,862,130	216	216
MC - Modernize Classroom	9,403,000	(1,500,000)	7,903,000	0	0
Cost Type with Description: 10 - Construction	7,600,000	0	7,600,000	0	0
Cost Type with Description: 20 - Project Contingencies	1,803,000	(1,500,000)	303,000	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

As Of:
April 30, 2022

continued...

Project Report By Cost Type

2021 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
MC - Technology Infrastructure	0	1,500,000	1,500,000	350	350
Cost Type with Description: 10 - Construction	0	0	0	0	0
Cost Type with Description: 20 - Project Contingencies	0	1,400,000	1,400,000	0	0
Cost Type with Description: 30 - Professional Services	0	0	0	0	0
Cost Type with Description: 40 - Owner's Costs	0	100,000	100,000	350	350
PCR - Priority Capital Repairs	12,321,000	0	12,321,000	0	0
Cost Type with Description: 10 - Construction	10,400,000	0	10,400,000	0	0
Cost Type with Description: 20 - Project Contingencies	1,921,000	0	1,921,000	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
PCR - Palisades Elementary Renovation	8,560,000	0	8,560,000	298,935	156,809
Cost Type with Description: 10 - Construction	6,700,000	0	6,700,000	43,592	3,452
Cost Type with Description: 20 - Project Contingencies	458,132	(14,522)	443,610	0	0
Cost Type with Description: 30 - Professional Services	1,152,340	14,050	1,166,390	253,929	151,943
Cost Type with Description: 40 - Owner's Costs	249,528	472	250,000	1,414	1,414

As Of:
April 30, 2022

continued...

Project Report By Cost Type

2021 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
River Grove Elementary Replacement	48,230,000	0	48,230,000	4,480,523	1,888,902
Cost Type with Description: 10 - Construction	39,000,000	0	39,000,000	100,650	0
Cost Type with Description: 20 - Project Contingencies	2,579,739	0	2,579,739	0	0
Cost Type with Description: 30 - Professional Services	4,581,550	0	4,581,550	4,374,492	1,883,521
Cost Type with Description: 40 - Owner's Costs	2,068,711	0	2,068,711	5,381	5,381
SS - Safe & Secure Campuses	2,852,000	0	2,852,000	119,336	88,961
Cost Type with Description: 10 - Construction	2,340,000	0	2,340,000	119,336	88,961
Cost Type with Description: 20 - Project Contingencies	512,000	0	512,000	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
Grand Totals	180,000,000	0	180,000,000	5,250,580	2,460,828

As Of:
April 30, 2022

*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)
MC - Modernize Classrooms	Transfer out to MC - Technology Infrastructure to establish budget	(1,500,000)	7,903,000	7,903,000	0
MC - Technology Infrastructure	Transfer in from MC - Modernize Classrooms to establish budget	1,500,000	1,500,000	1,500,000	0

*As Of:
April 30, 2022*