



## Bond Accountability Committee Meeting Minutes

January 18, 2024

**Members Present:** Michael Harrison and Salumeh Loesch

**School Board Members Present:** John Wallin

**Public Attendees:** None Present

**District Employees Present:** Tony Vandenberg, Jennifer Schiele, and Debbie Hansen

**1. *Call to Order***

Tony Vandenberg called the meeting to order at 4:08 p.m.

**2. *Approval of Meeting Minutes***

Michael Harris approved, and Salumeh Loesch seconded the motion to approve the meeting minutes from July 2023 and October 2023.

**3. *Bond Team Project Updates***

Tony provided an update regarding the recent winter storm. Damage was sustained during the ice storm. Lake Grove had frozen pipes that burst. As a result, 12 classrooms were flooded. Palisades had frozen pipes, causing flooding in two classrooms. Lakeridge High School experienced mechanical failures that resulted in equipment freezing and flooding in the building.

Belfor Property Restoration was contracted to assist with the classrooms at Lake Grove and Palisades. Insurance claims will pay for repairs from the ice storm.

Salumeh asked if River Grove was affected by the ice storm and if the new buildings are being built to withstand events like the ice storm. Tony shared that one tree came down on the site, but the new building did not sustain damage. New buildings are being designed and built with up-to-date standards. River Grove will have a generator, battery backup system, and a solar array on the roof.

## 2017 Bond Projects





**Swimming Pool** – The schedule is in “Requires Resolution.” The project team is waiting for a formal extension request from the general contractor. Completion is estimated for the end of December. An additional five-day extension due to the ice storm could be requested.

**Program Financials** – Tony briefly reviewed each financial report and answered general questions. Financially, the 2017 Bond program is sound. The overall program is showing a surplus of \$490,399. Where these funds will be allocated is undecided.

Director Wallin asked about the 2017 Bond close-out process. Tony explained that the business and bond offices would perform a final cost reconciliation to close the program.

## 2021 Bond Projects

**Lake Oswego High and Lakeridge High Science Labs Renovations** – These projects are in the construction document phase of design. Both projects are in the process of pre-qualifying general contractors that can perform this work. These projects will be completed in two phases over the next two summers. Phase 1 will complete half of the classrooms. Phase 2 will complete the remaining classrooms.

Salumeh asked if the classrooms could be used between the two phases. Tony responded by explaining that half of the classrooms would remain untouched and available until the following summer.

An estimate for both projects has been received, which tells us where we are budgetarily. This will lead to a conversation about how bond premium funds could be allocated to these projects.

**Lake Oswego Middle School** – Robinson Construction was awarded the contract for the new building. Early submittals are being received, and conversations are occurring about early site mobilization and site exploration.

The abatement contractor, Performance Abatement Services, is on board and coordinating with Robinson Construction.

Salumeh asked if the budget for Uplands Modulares and the traffic light comes from the bond budget. Tony explained that it does. Initially, the modulares were funded by the bond program funds based on the notion that the estimate for LOMS would be over budget. As bids were received, any savings from the bidding process were returned to the bond program contingency fund. The temporary traffic signal is funded through the LOMS project.





Salumeh shared concerns about the planning for Uplands. She explained that at a recently attended meeting, discussions were still underway for pickup options, and whether or not there would be a second gym. Salumeh also expressed concerns about budgeting and whether enough funds are available if more items and services would be needed to accommodate the student body over the next two years (tables, chairs, and additional staff).

Tony shared that we will know very early in the year if facilities or operations need to be changed to accommodate. A temporary gym structure is being installed at Uplands.

**Palisades Renovation** – Bids were received on January 17 for phase two. The low bid was approximately \$20,000 from the estimate.

First Cascade will be presented to the school board for approval for the construction of phase 2.

**Playground & Garden Upgrades** – Accessibility improvements to the playground and garden at Westridge Elementary are in design, and garden updates and a small greenhouse at Lakeridge Middle School are also in the works.

**River Grove Replacement** – Finishes are being installed throughout the building. The playground is underway, and exterior work is continuing. The budget and schedule show a “caution” status. Project contingency is tight even with bond premiums. The schedule is delayed due to the ice storm and lack of workforce on site.

**2021 Program Financials** – Tony reviewed the financials. On Monday, February 5, Tony will present recommendations to the school board regarding the disbursement of the \$12 million 2021 Bond premium. Tony asked BAC to support how the bond premium funds are allocated.

Tony shared and explained the school board presentation on allocating bond premium funds. The recommended disbursement is attached.

Before bidding on the Lake Oswego Middle School, the project was projected to be over budget by approximately \$8 million. However, bids came in under the estimated cost, so the project does not require any additional bond premium.

Salameh expressed concern regarding the budget for Lake Oswego Middle School. Tony explained that the contingency for the project is more than the amount needed to finish it.

Michael shared concern that the high school science labs seem excessive in the amount needed. Tony explained that the projects aren't just updating the classrooms.





There is more infrastructure that is required. At LOHS, a new mechanical unit is needed because it is out of compliance with how science classrooms are used. It would not be efficient to retrofit the unit.

Michael asked about phase 1 cooling compared to installing HVAC and cooling in all elementary schools. Tony explained that the work would take a couple of summers to complete. Phase 1 will target three schools: Palisades, Hallinan, and Westridge.

John Wallin asked if the \$1 million premium allocation for Palisades will be used strictly for cooling and if Uplands Elementary will be in the rotation for cooling. Tony shared that the bids for Palisades include a cooling aspect and an alternate for other components, such as exterior door replacement and exterior repairs. Uplands will be in the rotation for cooling but would be considered a secondary priority. We may consider waiting for a future bond to address Uplands. Two updates are required for Uplands if the school is to remain active; one is cooling, and the other is window replacement.

#### 4. *Adjournment*

The meeting was adjourned at 4:58 p.m.

