



AGENDA

Bond Oversight Committee

June 24, 2020

6:00 pm

<https://us02web.zoom.us/j/6553959581>

COMMITTEE MEMBERS:

George Seaman, Chair
Jason Dugan, Vice-Chair
Brianna Bigham
Sharon Estes
Michael Harris
Karen Johnston
Norm Hancock
Rick Searls
John Vandermosten
Bess Wills

1. Welcome and Introductions
2. Schedule Update
3. Project Updates
4. Financial Update
5. Questions and Comments

MEETING DATES:

September 18, 2019
December 18, 2019
June 24, 2020

Improve Safety and Security

Renovate and Replace Aging Schools

Expand Educational Opportunities

Modernize Classrooms and Buildings



Gresham-Barlow School District Bond Project Status Report

GRESHAM HIGH SCHOOL

Project Title: Gresham High School Reconstruction/Modernization	Project Manager: John Abel
Reporting Status Date: June 2020	Project Manager Phone: 503-705-4640
Project Description: Selective Demolition, New Standard Classrooms, Science Classrooms and CTE Classrooms, New Auditorium, New Bus Drop Off, New Parking and Required Site Improvements.	

Status at a Glance

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Construction	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

Design Phase		Construction Phase	
START	FINISH	START	FINISH
12/2016	4/2018	4/2018	12/2020

ORIGINAL* ESTIMATE	CURRENT* BUDGET	COMMITTED* TO DATE	CURRENT BUDGET VARIANCE
\$85,968,545	\$103,129,545	\$103,121,995	\$7,550

*Includes deferred maintenance

Critical Issues

1. None

Schedule Updates

1. Concessions building construction is underway. Foundations and underground rough-in are complete. Exterior CMU walls are being constructed.
2. Phase 1 Classroom Tower punchlist and warranty work are being completed.
3. New Admin area is being painted, and new finishes will be installed shortly.
4. New Counseling offices have also been sheetrock and are being painted preparing for finishes to install.
5. Exterior sheetmetal and window work is nearly complete for the Admin wing
6. Phase 2 Gym CMU block walls are complete. Gym roof trusses have been installed. Steel erection is taking place at the new Gym commons area.
7. The 400 building is preparing for demolition which will happen shortly.

Budget Updates

1. Pricing and final design under review for Pool Area tie-in and potential improvements where Gym Building ties into Pool Building.
2. No unforeseen issues at this time.

General Project Updates - Live webcam video accessible on Bond Website



Gresham-Barlow School District Bond Project Status Report

SAM BARLOW HIGH SCHOOL

Project Title: Sam Barlow High School Reconstruction/Modernization	Project Manager: John Abel
Reporting Status Date: June 2020	Project Manager Phone: 503-705-4640
Project Description: Selective Demolition, New Standard Classrooms, Science Classrooms and CTE Classrooms, Renovations to Existing Classrooms, Media Center, Auditorium, Band and Choir Classrooms, New Bleachers and Fields and Required Site Improvements.	

Status at a Glance

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Construction	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

Design Phase		Construction Phase	
START	FINISH	START	FINISH
12/2016	4/2018	4/2018	7/2020

ORIGINAL* ESTIMATE	CURRENT* BUDGET	COMMITTED* TO DATE	CURRENT BUDGET VARIANCE
\$70,100,000	\$83,905,069	\$83,864,672	\$40,397

*Includes Deferred Maintenance

Critical Issues

None

Schedule Updates

1. Contractor has been able to start work early in areas of the school with school being cancelled for the year.
2. North Commons area final finishes are being worked on.
3. New Black Box theater is complete, and final testing and training is being completed.
4. New Band Room and Choir Room finishes are complete including ceilings, lighting, and acoustical wall panels.
5. Cafeteria upper level HVAC and lighting is complete. Painting of ceiling is also complete.
6. Parking lot fire lane work has been completed with school not being in session. New concrete crosswalks have been installed, and the parking lot will be reconfigured making drive aisles and walk ways safer for students. The central area of the existing parking lot will receive seal coat and new striping soon.
7. All work onsite is scheduled to be complete at SBHS by 8/1/20.

Budget Updates

1. CM/GC contractor is working in final areas of the school, and the amount of changes due to unforeseen conditions has decreased substantially.



Gresham-Barlow School District Bond Project Status Report

Gordon Russell Middle School

Project Title: Gordon Russell Middle School Improvements	Project Manager: John Abel
Reporting Status Date: June 2020	Project Manager Phone: 503-705-4640
Project Description: Improvements including STEM classroom spaces, flooring, ceiling, roofing, HVAC, lighting, technology and secure vestibule improvements.	

Status at a Glance

Status Item	On Track	Caution	Off Track	
Budget	X			LEGEND: <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> Moving along well, no significant concerns at this time..</div> <div style="display: flex; align-items: center;"> Without resolution, may impact cost or schedule.</div> <div style="display: flex; align-items: center;"> Requires attention and resolution.</div> </div>
Schedule	X			
Construction	X			

Design and Construction Schedule

Design Phase		Construction Phase	
START	FINISH	START	FINISH
05/2019	12/2020	03/2020	09/2020

ORIGINAL ESTIMATE	APPROVED BUDGET	COMMITTED TODATE	CURRENT BUDGET VARIANCE
\$11,841,670	\$12,541,670	\$11,004,994	\$8,691,561

Critical Issues

None

Budget Update

1. Letters of Authorization (LOA's) are nearly completed with the Contractor and GBSD to move forward on subcontractor selection, procurement and construction.
2. Final GMP will be completed after last few remaining LOA's are signed.

Schedule Update

1. HVAC design/build contractor has completed work in Pod 1-3. Pods 4 and 5 are under construction.
2. Pod 2-4 work for ceilings, polished concrete, teaching wall framing and tech rough-in has been completed
3. Polished concrete subcontractor has completed all work in the hallways. Commons area has also been completed.
4. Contractor was able to start work early in areas of the building. Work is progressing ahead of schedule.
5. Roofing work is under construction, and proceeding without issues.
6. STREAM room demo work has been completed, and framing / drywall work is in progress along with other rough-in and demo to support a new STREAM lab, and classroom.
7. Technology upgrades are underway including new Frame Rooms and computer / phone cabling to support the first Pod under construction.



Gresham-Barlow School District Bond Project Status Report

Dexter McCarty Middle School

Project Title: Dexter McCarty Middle School Improvements	Project Manager: John Abel
Reporting Status Date: June 2020	Project Manager Phone: 503-705-4640
Project Description: Improvements including STEM classroom spaces, flooring, ceiling, roofing, HVAC, lighting, technology and secure vestibule improvements.	

Status at a Glance

Status Item	On Track	Caution	Off Track	
Budget	X			LEGEND: <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> Moving along well, no significant concerns at this time..</div> <div style="display: flex; align-items: center;"> Without resolution, may impact cost or schedule.</div> <div style="display: flex; align-items: center;"> Requires attention and resolution.</div> </div>
Schedule	X			
Construction	X			

Design and Construction Schedule

Design Phase		Construction Phase		ORIGINAL ESTIMATE	APPROVED BUDGET	COMMITTED TODATE	CURRENT BUDGET VARIANCE
START	FINISH	START	FINISH				
05/2019	01/2020	04/2020	9/2020	\$9,354,466	\$9,254,466	\$7,583,033	\$1,671,432

Critical Issues

- Existing HVAC duct board (old fiberglass duct) has been discovered above many of the old ceilings which were demolished. District is reviewing options for repairs and/or replacement with new sheetmetal HVAC ductwork.

Budget Update

- The majority of Letters of Authorizations (LOA's) have been processed for approval with the GC and GBSD to select Subcontractors.
- The Final Guaranteed Maximum Price (GMP) will be completed shortly after all LOA's have been signed.

Schedule Update

- Demolition and abatement has been completed in all of the school hallways and classrooms.
- New carpeting has been installed in select rooms.
- Most all of the hallways and classroom have received polished concrete.
- Roofing is schedule to start soon, weather depending.
- With school being out for the year, Contractor has been able to start work earlier in various areas of the school.
- Moving and packing is ongoing to support construction.
- HVAC work is ongoing. New Boilers have been delivered and installed. New piping is being installed in hallway ceilings.



Gresham-Barlow School District Bond Project Status Report

CLEAR CREEK MIDDLE SCHOOL

Project Title: Clear Creek MS Improvements	Project Manager: Becca VandeWalle
Reporting Status Date: June 2020	Project Manager Phone: 503-415-0468
Project Description: Renovation work at Clear Creek Middle School: including improvements or replacements of the STREAM classrooms, secure vestibule, kitchen upgrades, flooring, fire alarm, security system, intercom and roofing.	

Status at a Glance

Status Item	As Planned	Caution	Requires Resolution
Budget	X		
Schedule	X		
Construction	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

Design Phase		Construction Phase	
START	FINISH	START	FINISH
07/2019	3/2020	3/2020	8/2020

ORIGINAL ESTIMATE	APPROVED BUDGET	COMMITTED TO DATE	ESTIMATED BUDGET VARIANCE
\$8,177,154	\$8,769,654*	\$7,652,869*	\$1,116,785

*Includes deferred maintenance.

Schedule Updates

1. Media center, office demolition complete.
2. Exterior stucco removal complete; district consultant PBS overseeing water intrusion issues.
3. Roofing work underway.

Budget Updates

1. Majority of project's Letters of Authorization (LOAs) have been signed.
2. Early Work Amendment in process.
3. Final Guaranteed Maximum Price (GMP) to be signed after all LOAs are signed.
4. Removal/Replacement of sheathing behind exterior stucco approved: \$39,000 covered by owner contingency within project budget.

General Project Updates

1. Storefront / Insulated Glass Panels at West Entrance show impacts of water intrusion. BBL to issue PR to address / develop pricing.



Gresham-Barlow School District Bond Project Status Report

SECURITY TRIO UPGRADES

Project Title: 2020 / 2021 Security Trio Upgrades	
Reporting Status Date: June 2020	
Project Description: Card Access, Intrusion Alarm, & Camera Upgrades for Safety & Security at GBSD Campuses.	

Status at a Glance

Status Item	As Planned	Caution	Requires Resolution
Budget		X	
Schedule	X		
Construction	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

				BUDGET REPORTING FOR EOES, HCES, HIES, WOMS, STHS (not incl. DMMS, GRMS, CCMS, GHS, SBHS)			
Design Phase		Construction Phase		ORIGINAL ESTIMATE	APPROVED BUDGET	COMMITTED TO DATE	ESTIMATED BUDGET VARIANCE
START	FINISH	START	FINISH				
12/2019	3/2021	3/2020	10/2021	w/in project budgets	\$492,000	\$485,373	\$6,627

Schedule Updates

1. MS Project Cable-Pulls to support Security Trio underway.
2. East Orient, Highland Security Trio Projects to be completed in 2021.

Budget Updates

1. Vestibule Changes at MS Projects have increased original security trio scope & added cost. Change Orders anticipated per project.
2. Office / Media Center Location Swap at CCMS has resulted in additional door hardware changes requiring added security scope. Added Cost covered by existing project budget.

General Project Updates

1. Door hardware at MS Projects confirmed.
2. Camera locations confirmed by project.
3. Lock down / Lock out buttons, Added Frame Room Security.



Gresham-Barlow School District Bond Project Status Report

SMALL PROJECT UPDATES

Project Title: 2020 Construction Projects – Hogan Cedars ES, Highland ES, West Orient MS, Springwater Trail HS	
Reporting Status Date: June 2020	
Project Description: Roofing, Frame Rooms, Teaching Walls, Infrastructure to Support Charging Carts, DDC, HVAC Upgrades, Security Fencing, Add AC	

Status at a Glance

Status Item	As Planned	Caution	Requires Resolution
Budget		X	
Schedule	X		
Construction	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

Design Phase		Construction Phase	
START	FINISH	START	FINISH
12/2019	6/2020	3/2020	9/2020

Schedule Updates

1. HCES Roofing to begin 06/22/20; complete in August 2020.
2. HIES, WOMS - Frame Room design complete 07/01/20. Contractor pricing will be received shortly thereafter. Construction scheduled for July/Aug 2020.
3. HIES, PVES – Teaching Wall / Charging Cart Construction scheduled for July/Aug 2020.
4. HIES – HVAC & DDC Upgrades under construction. Complete 08/14/20.
5. WOMS – Secure Fencing project scheduled for completion 07/31/20.
6. WOMS – Add AC scheduled for completion in mid-September. All interior work to be completed by 08/21/20.

Budget Updates

1. HCES Roofing Project Bid over \$100,000 below budget. Anticipate some adds for roofing flashing scope yet to be identified, but overall the project should stay well under budget.
2. HIES, PVES – Teaching Walls / Charging Carts have required unforeseen electrical upgrades that are likely to exceed budget.

Gresham-Barlow School District - 2016 Capital Improvement Project
Bond Budget/Committed Summary
As of 4/30/2020

PROJECT	Estimate	Total To Date To Date	Encumbrance Encumbrance	Balance Remaining
District Wide Costs	\$5,050,000	\$4,867,308	\$412,953	(\$230,261)
District Wide Furniture/Fixtures/Equip	\$5,969,000	\$5,969,000	\$0	\$0
District Wide Radios	\$300,519	\$300,519	\$0	\$0
District Wide Technology	\$5,960,292	\$4,737,448	\$1,120,784	\$102,060
Security/Locks	\$1,399,614	\$1,433,837	\$88,630	(\$122,853)
Playground/Track/Field	\$4,457,791	\$4,414,243	\$18,007	\$25,541
East Gresham E.S.	\$33,613,915	\$33,689,765	\$19,758	(\$95,608)
East Orient E.S.	\$1,230,068	\$143,585	\$34,597	\$1,051,886
Hall E. S.	\$4,076,983	\$3,971,392	\$175,856	(\$70,265)
Hall E.S. - OSCIM	\$5,000,000	\$5,000,000	\$0	\$0
Highland E.S.	\$2,483,675	\$606,184	\$766,950	\$1,110,541
Hogans Cedars E.S.	\$932,029	\$47,780	\$77,996	\$806,253
Hollydale E.S.	\$4,656,296	\$4,635,245	\$97,815	(\$76,764)
Hollydale E.S. - OSCIM	\$3,000,000	\$3,000,000	\$0	\$0
Kelly Creek E.S.	\$3,352,643	\$3,333,277	\$18,930	\$436
North Gresham E.S.	\$29,245,354	\$29,115,255	\$78,572	\$51,527
Powell Valley E.S.	\$3,706,657	\$3,678,803	\$16,039	\$11,815
West Gresham E.S.	\$32,002	\$21,727	\$10,275	\$0
Deep Creek K-8	\$5,305,559	\$5,404,691	\$6,662	(\$105,794)
Clear Creek M.S.	\$8,769,654	\$818,116	\$614,825	\$7,336,713
Dexter McCarty M.S.	\$9,354,466	\$592,583	\$5,162,476	\$3,599,407
Gordon Russell M.S.	\$11,841,670	\$2,259,597	\$7,859,096	\$1,722,977
West Orient M.S.	\$2,724,151	\$677,303	\$248,902	\$1,797,946
Gresham H.S	\$103,129,545	\$85,577,879	\$17,262,198	\$289,468
Sam Barlow H.S.	\$83,905,069	\$77,059,687	\$6,301,379	\$544,003
Springwater Trail H.S.	\$913,654	\$32,682	\$14,698	\$866,274
Project Contingency	\$1,912,698	\$0	\$0	\$1,912,698
TOTAL	\$342,323,304	\$281,387,906	\$40,407,401	\$20,527,997