



AGENDA

Bond Oversight Committee

December 9th, 2020

6:00 pm

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

COMMITTEE MEMBERS:

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

1. Welcome and Introductions
2. Project Updates
3. Budget Reconciliation and Update
4. Questions and Discussion

MEETING DATES:

September 18, 2019
December 18, 2019
March 18, 2020
June 24, 2020
December 9, 2020
Tentative: March 17, 2021
Tentative: June 23, 2021

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: December 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	\$104,105,894	(\$976,349)

*Includes deferred maintenance

Critical Issues

1. None

Schedule Updates

1. The new Concessions building construction is complete.
2. New Admin area has been completed and staff has moved in, and is working in this area now.
3. New Counseling offices are complete.
4. The new Gymnasium is nearing completion. Gym flooring, striping, and bleachers have all been installed. Gym Audio/Visual work is being completed and tested now. This includes projector, projection screens and sound system.
5. The new Weight Room is complete, and weights are planned to be moved in soon.
6. The new Girls Locker Room is receiving its final touches and nearing completion.
7. The Pool entry lobby has been rebuilt connecting the existing Pool to the new Gymnasium. Improvements include a new restroom, showers and changing rooms.
8. The new Main Street Courtyard is nearing completion. Historical elements from Gresham HS were salvaged and installed at the entry gate to the Courtyard, between the Ginkgo Trees.

Budget Updates

1. Review of Final GMP Accounting is in progress.



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: December 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	10/2020

ORIGINAL* ESTIMATE	CURRENT* BUDGET	COMMITTED* TO DATE	CURRENT BUDGET VARIANCE
\$70,100,000	\$83,905,069	\$83,905,069	\$ 0

*Includes Deferred Maintenance

Critical Issues

None

Schedule Updates

1. The Project is Complete.
2. All Punchlist Items have been completed and signed off.
3. Lusted Water District updated schedule is to have Fire Water upgrades to SBHS by June 1, 2022. This revised schedule has been reviewed and accepted by the City of Gresham. Improvements include upgrades to the Lusted Water storage facility, pump station improvements, and installing a new Fire Line to SBHS.

Budget Updates

1. A Final Contract Amendment will be completed with the CM/GC Contractor soon.
2. Project savings are anticipated with the Final CM/GC Contract Amendment.



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: December 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	12/2020	03/2020	09/2020	\$11,841,670	\$11,841,670	\$10,490,008	\$1,351,662

Critical Issues

- The project is Substantially Completed with no Critical Issues to report.

Budget Update

- A final contract Amendment will be completed soon with the CM/GC Contractor.

Schedule Update

- Work is Substantially Complete on the project.
- Punchlists have been issued by the Architect and their sub-consultants to the CM/GC Contractor.
- Contractor is complete with all Punchlist items.
- There are some new areas of glazing in the Library that are showing warped glass. This is being reviewed and addressed by the Project Team.
- The Design/Build HVAC Contractor is completed with their work on the Project.



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: December 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	10/2020	\$9,354,466	\$9,354,466	\$8,324,539	\$1,029,927

Critical Issues

- The project is Substantially Completed with no Critical Issues to report.

Budget Update

- A final contract Amendment will be completed soon with the CM/GC Contractor.

Schedule Update

- Work is Substantially Complete.
- Punchlists have been issued by the Architect and their sub-consultants to the CM/GC Contractor.
- Contractor is complete with all building interior Punchlist items.
- There are some areas of ponding on the roof that will be reviewed and addressed by the Team.
- Some additional Egress emergency lighting was required by City of Gresham, and work is being completed now.
- The Design/Build HVAC Contractor is also in the process of closing out their work on the project.



Gresham-Barlow School District Bond Project Status Report

CLEAR CREEK MIDDLE SCHOOL

Project Title: Clear Creek Middle School Improvements	Project Manager: Becca VandeWalle
Reporting Status Date: December 2020	Project Manager Phone: 503-415-0468
Project Description: Improvements including STEM classroom spaces, flooring, ceiling, roofing, exterior siding replacement, HVAC, technology and secure vestibule 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
05/2019	01/2020	04/2020	09/2020

ORIGINAL ESTIMATE	CURRENT BUDGET	COMMITTED TO DATE	CURRENT BUDGET VARIANCE
\$8,177,154	\$8,769,654*	\$7,583,837	\$1,185,817

*Includes deferred maintenance

Critical Issues

1. None

Schedule Updates

1. Improvements Project 95% Complete
2. HVAC – Add Cooling to Gym – Separate Project; Scheduled for Winter/Spring 2021
3. Building Currently under Temporary Certificate of Occupancy; Final Certificate of Occupancy to be complete in December 2020
4. Security Trio Upgrades Scheduled to be complete in December 2020

Budget Updates

1. Project forecasted to come in under budget

General Updates

1. None at this time

PROJECT SUMMARY
2016 CAPITAL IMPROVEMENT BOND PROGRAM
GRESHAM-BARLOW SCHOOL DISTRICT

DRAFT											12/1/2020	
PROJECT	BOND SCOPE										ADDITIONAL SCOPE	
	Low Voltage (FA, PA, Clocks, E-Power)	Secure Main Entry	Internally-Locking Classroom Door Hardware	Bus Loop / Parent Drop-Off Separation	Playground	Roofs, HVAC, Flooring	Technology	FFE	Classroom Additions	Replacement	STREAM Upgrades	Major Renovation
East Gresham ES										✓		
East Orient ES	✓	✓	✓		✓		✓					Interior Paint, Frame Room Upgrades
Hall ES	✓	✓	✓	✓	✓	✓	✓	✓				Interior Paint, New Conference Room, Corridor Ceiling Replacement, Frame Room Upgrades, Fire-Water Utility Improvements
Highland ES			✓		✓		✓					Interior Paint, Frame Room Upgrades, Electrical Upgrades for Charging Carts
Hogan Cedars ES			✓		✓	✓	✓					Roofing
Hollydale ES	✓	✓	✓		✓	✓	✓	✓				Interior Paint, Corridor ceiling replacement, Frame Room Upgrades, Fire-Water Utility Improvements
Kelly Creek ES	✓	✓	✓		✓	✓						
North Gresham ES									✓			
Powell Valley ES	✓	✓	✓	✓	✓	✓	✓	✓				Interior Paint, Frame Room Upgrades, Electrical Upgrades for Charging Carts
West Gresham ES			✓									
Deep Creek K-8	✓	✓	✓		✓	✓	✓	✓				Interior Paint, Frame Room Upgrades
Clear Creek MS	✓	✓	✓			✓	✓	✓		✓		Office / Media Center Relocation for Security Purposes, Interior Paint, Frame Room Upgrades, New Media Center FFE, Add Cooling to Gym
Dexter McCarty MS	✓	✓	✓			✓	✓	✓		✓		Interior Paint, Frame Room Upgrades, Exterior Lighting
Gordon Russell MS	✓	✓	✓			✓	✓	✓		✓		Interior Paint, Frame Room Upgrades, Exterior Drainage Upgrades, Window Replacements, Siding Replacements, Exterior Lighting
West Orient MS			✓				✓	✓				Interior Paint, Exterior Paint, Secure Breezeway, Add Cooling to West Wing
Gresham HS	✓	✓	✓			✓	✓	✓			✓	Gym Replacement, Pool Lobby, Pool Area Improvements
Sam Barlow HS	✓	✓	✓			✓	✓	✓			✓	Performing Arts Area Improvements, Media Center Truss Replacements, Fire-Water Utility Improvements, SPED Improvements, Exterior Painting & Soffit Replacements
Springwater Trail HS			✓				✓					Frame Room Upgrades, Interior Paint

2021 SCOPE / COST SUMMARY
2016 Capital Improvements Program
Gresham-Barlow School District

1	EAST ORIENT	Scope	Construction Estimate
2		Flooring	\$ 193,766.00
3		Roofing	\$ 75,000.00
4		Fire/Intercom	\$ 100,000.00
5		Teaching Walls / Charging Carts	\$ 60,000.00
6		Generator / E-Power	\$ 300,000.00
7		Paint	\$ 150,000.00
8		Split System	\$ 20,000.00
9	Total		\$ 898,766.00
11			
12	HOGAN CEDARS	Scope	Construction Estimate
13		Intercom	\$ 35,000.00
14		Vestibule	\$ 250,000.00
15		Teaching Walls / Charging Carts	\$ 15,000.00
16	Total		\$ 300,000.00
18			
19	HIGHLAND	Scope	Construction Estimate
20		Roofing	\$ 450,000.00
21		Fire/Intercom	\$ 135,000.00
22		Vestibule	\$ 150,000.00
23		Paint	\$ 150,000.00
24		Flooring	\$ 198,000.00
25		Generator	\$ 300,000.00
26	Total		\$ 1,383,000.00
28			
29	SPRINGWATER TRAIL	Scope	Construction Estimate
30		Covered Basketball Court	\$ 550,000.00
31		Fire/Intercom	\$ 100,000.00
32		Teaching Walls / Charging Carts	\$ 7,500.00
33	Total		\$ 657,500.00
35			
36	WEST ORIENT	Scope	Construction Estimate
37		Flooring	\$ 270,000.00
38		Roofing	\$ 740,000.00
39		Exterior Siding - barge boards	\$ 50,000.00
40		Vestibule	\$ 125,000.00
41		Fire/Intercom	\$ 100,000.00
42		Teaching Walls / Charging Carts	\$ 60,000.00
43		Generator/E-Power	\$ 300,000.00
44		Paint -Interior	\$ 90,000.00
45		Paint - Exterior	\$ 125,000.00
46	Total		\$ 1,860,000.00