



2021-09-22 | AGENDA

OREGON CITY SCHOOL DISTRICT | CITIZEN BOND OVERSIGHT COMMITTEE

AGENDA

AGEN.01	Welcome and divide into two groups <ul style="list-style-type: none">• One group goes on tour• One group receives updated report	DW/WR
AGEN.02	Communication Plan	LN/JW
	<ul style="list-style-type: none">• Update on the communication plan	
AGEN.03	Bond Project Contingency	WR
	<ul style="list-style-type: none">• Update on Bond Contingency	
AGEN.04	Master Budget	WR
	<ul style="list-style-type: none">• Budget update	
AGEN.05	Construction Schedule	WR
	<ul style="list-style-type: none">• Project schedule – varies by project. See project updates below	
AGEN.06	Project Updates	WR/SK

Gardiner Replacement

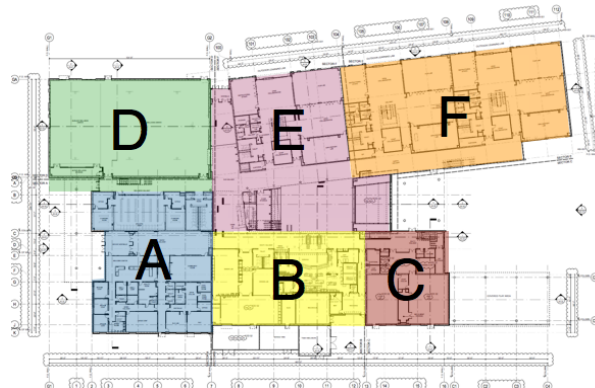
Webcam:

[GMS Webcam Link](#)

Construction Activities/Updates:

- Pence was working steadfastly to get the new GMS school ready for school start 9/13. Complete occupancy was granted by the city last week. Elevator passed all necessary inspections and is functioning, the kitchen received full occupancy and the courtyard has received partial occupancy.
- Punch listing work continues on evenings and weekends to avoid impact on operations. Pence Construction is working closely with the administration on updates and areas of impact.
- Several display cabinets are awaiting glass and hardware due to supply chain delays and are expected to be installed at the end of the month.
- Final coordination of Furniture Fixtures and Equipment installation continued last week in make-ready work for operations. Wes will provide a full report.
- Training was held for all OCSD sites on a Post Occupancy Issues Log which is helping the Bond team monitor any issues that come up following occupancy for tracking and resolution. The training and implementation have been well received by staff and administrators.

GMS Sector Layout



Tracking Contingency

Total Contingency	\$3,491,798
Total - Construction Contingency	\$2,158,018
Total - GMS Owner Contingency	\$1,333,780
Total Exposure	\$1,862,360
Open Items - ROM Pricing	\$40,000
Approved - Construction Contingency	\$1,080,939
Approved - GMS Owner Contingency	\$741,421
Total Remaining	\$1,785,658
Remaining Construction Contingency (does not include open ROM items)	\$1,077,079
Remaining GMS Owner Contingency (does not include OCO)	\$708,579
Remaining by Percentage (approved)	51%

Tumwata (Ogden) Renovation

Construction Activities|Updates

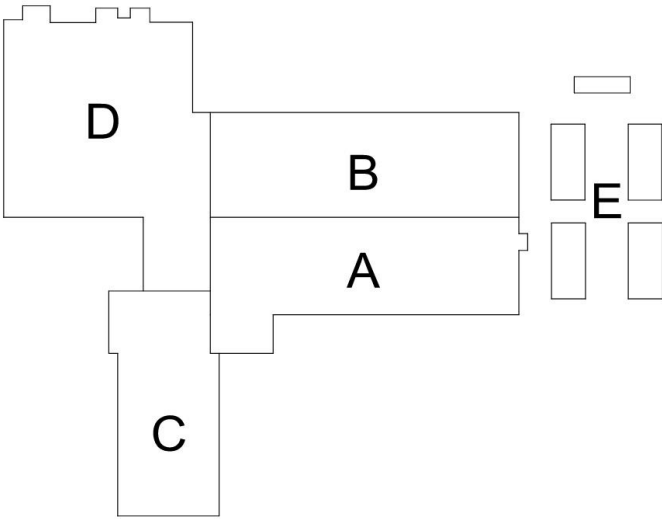
- Much the same as the GMS project, the project team at Tumwata was working to closeout as much work as possible in preparations for school start 9/13
- The main areas of focus were the completion of the Hub, and getting the Welcome Center finished up and ready to support administration at the building.
- FF&E was moved in successfully, Wes will report further on these activities.
- Some punch list items will continue over the next 2-3 weeks on evenings and weekends. 30-40% of the classroom wing punch list items have already been completed.
- Fieldwork is continuing at the site, with asphalt being laid for the track. Water testing for the track has been completed and approved (it sheds water appropriately).
- All storefront glass has been received and installed. The main items we are waiting for late install due to supply chain issues are permanent countertops in the welcome center and interior cameras; Also delivery and installation of Wenger Band room casework.

Tracking Contingency:

Construction Budget: \$34,350,000	\$1,767,899.00
Project Budget: 44,201,486	
Construction Contingency incl. above: \$1,767,899	
Tumwata Field Contingency added	\$87,635.00
Approved Contingency Use/ BRR's	\$1,235,587.00
Pending BRR's:	\$23,779.00
Pending ROM Items:	\$464,479.00
Other Items:	\$0.00
Contingency Remaining:	\$44,054.00

Project Drone Footage:

<https://www.dropbox.com/s/lcdnlzb8u2cuxmk/Ogden%20MS%204.5.21.mp4?dl=0>

	 <p style="text-align: center;">TUMWATA MIDDLE SCHOOL PHASING LAYOUT</p>	
AGEN.06 Cont.	<p>Safety & Security -- Building Upgrades/Updates</p> <p>Safety & Security -- Building Upgrades/Updates Cohort 1</p> <ul style="list-style-type: none"> ● Cohort 1A - Complete ● Cohort 1B <ul style="list-style-type: none"> ○ Jennings Lodge - Still resolving data wire installation and testing issues. ○ Candy Lane - Still resolving data wire installation and testing issues. ○ Gaffney Lane - Still resolving data wire installation and testing issues. ● Water Damage Claim During Cohort I Construction - Complete <p>Safety & Security -- Building Upgrades/Updates Cohort 2</p> <ul style="list-style-type: none"> ● Beavercreek - School opened on time in good shape. Some minor issues remain related to sidewalk/ramp handrails and site fencing. Office configuration design was not adequate so additional casework will be needed here. ● John McLoughlin - School opened on time in good shape. Minor site fencing work remaining. ● OCSLA/King Campus - School opened on time in good shape. Site fencing work remaining. A conflict with the ADA ramp to the playground was discovered requiring modification for fall protection near the playground slide. Some light fixtures are still on backorder and should arrive in October. 	RL

	<ul style="list-style-type: none"> • Barclay - Boys restroom ADA i improvements is complete. This project started about 3 weeks earlier than the others. <p style="text-align: center;">TBA</p> <ul style="list-style-type: none"> • <p>Updates to District Buildings</p> <ul style="list-style-type: none"> • Upgrades considered as part of Safety & Security design package and cost. 	
AGEN.07	CTE	SK
	<ul style="list-style-type: none"> • Gaffney Lane: <ul style="list-style-type: none"> ○ Nanawall installation took place beginning of September. ○ Bookshelves and furniture arrived and the space was fitted out prior to school start. ○ Maker Space was also completed, cleaned and outfitted for school start. • OCHS: <ul style="list-style-type: none"> ○ Culinary Arts- All painting and finishes were complete. Equipment was moved in. Ductwork and hood installation was also completed for the centralized hood over the classroom cooking stations. ○ In the Health Sciences, College and Career and SPED Classrooms final painting and finishes were completed in the past weeks. Casework was installed along with furniture. Lighting was just installed the week prior to school start for all OCHS spaces. ○ Spaces were cleaned and prepared for opening day of classes. 	
AGEN.08	FF&E	ML
	<ul style="list-style-type: none"> • FF&E Update 	
AGEN.09	Phase III Capital Planning	KL/DJ/WR
AGEN.10	Citizen Bond Oversight Committee	LN/WR
	<ul style="list-style-type: none"> • Upcoming Meetings: January 19, 2022; April 20, 2022; June 22, 2022 	

Construction Progress Photos:



OCSD Gardiner Middle School Construction Progress Report



GMS Active Learning Center getting outfitted



Learning Neighborhood Ready for School!



2nd Floor Learning Neighborhood



Fabrication lab getting set up



GMS Student Support Center



View of the East Courtyard



Welcome to Thora B. Gardiner Middle School!!



View of the East Courtyard play equipment & covered area

OCSD Construction Update September 14, 2021



OCSD Tumwata Middle School Construction Progress Report



Computer Lab at TMS



Exploratory Lab finished and ready



TMS Welcome Center



Learning Neighborhood cleaning and prep for school



Learning Neighborhood getting outfitted



Floors refinished at the Large Gym

OCSD Construction Update September 14, 2021



Solar Panel Covered Walkway and final landscaping
At Tumwata Middle School



FF&E Move in at the TMS Hub

OCSD Construction Update September 14, 2021

OCSD Summer CTE Projects



Culinary Arts space getting outfitted



Culinary Arts Classroom – view to corridor



College and Career Classroom complete



Health Sciences Classroom complete



Books being prepared to be shelved at GLES Library



GLES Maker Space getting finished and cleaned