



West Linn – Wilsonville Schools

**Long Range Planning & Bond Oversight Committee Meeting
District Administration Building
Wednesday, January 18, 2023 6:00 PM**

Bond Oversight Committee Meeting

1. Call to Order: 6:05 PM

2. Roll Call	Mary Pettenger	Kirsten Wyatt, Board Liaison
	Alina Eglund	Kathy Ludwig, Superintendent
	Kim Jordan	Pat McGough, Chief Operations Officer
	Marina Cresswell	Remo Douglas, Bond Program Manager
	Parasa Chanramy	Amy Berger, Bond Coordinator
	Amy Paterson Sandie	Ellen Leventhal, Bond Accountant
	Ramiro Diaz	Angela Caffrey, Bond Project Manager

1. Introduction: Welcome Angela Caffrey, Bond Project Manager.

2. Quarterly Report: The 4th Quarter 2022 Report Financials

- a. The overall program summary shows nearly \$20 million spent this quarter. This raises the total spending to \$124.7 million paid as of January 13, 2023, just above 53.3% of current funding; an historical amount. Additionally, \$178.6 million has been committed in contracts, over 76% of the current budget.
- b. Strong spending this quarter is reflected in the program remaining on track to fulfill the required 85% spending within 36 months of bond funds receipt. The final major contract will be the new primary school construction, which is bidding this spring.
- c. The sale of the remaining, approximately 25%, of unsold bonds took place in December, 2022, resulting in a significant premium which has been added to the overall program budget. The market and timing were favorable for selling bonds, resulting in a \$6.8 million premium.
- d. The program as a whole was \$11.5 million over budget last quarter. With proceeds from the bond sale, along with value engineering, the overage has decreased to approximately \$4.9 million. The new Athey Creek Middle School was originally over budget \$1-\$2 million and that overage has not changed and thus has been factored into the probable cost at this stage. \$2 million of the premium from the bond sale has been shifted to cover this overage. The probable cost of the project is now \$80 million.

3. Project Updates

- a. **Riverside High School:** A bid has been awarded for the conversion of spaces from the current Athey Creek MS into the new Riverside HS during Summer 2023. The contractor who was awarded the lowest bid is the same contractor finishing up work on the current Athey Creek MS. The conversion to the high school is moving forward as planned and teacher hiring has begun.
- e. **New Athey Creek Middle School @ Dollar Street:** Angela gave an overall project update from breaking ground in January, 2022 to the sloped nature of the site, and the efforts to keep the building footprint small, significant earth work was required and cement was needed to stabilize the site and support the structures. The structure is two stories but will be viewed as a single story structure from Dollar Street, decreasing the perceived protrusion into the surrounding neighborhood. The precast panels, which can weigh up to 100,000 pounds each, were installed in an 11-day process, completing the exterior wall construction. This procedure was chosen due to time constraints for masons to erect the walls which would have taken another five months. Once the exterior was installed, trusses and roof decking were next. Steel framers are currently on site working on interior and classroom framing. Other projects include new lights and crosswalks on Dollar St, new athletic field lights, and a temporary roof to “dry-in” the structure. All trades are now working inside the building. And the rooftop HVAC system has even been delivered.
 - i. A member asked about the flow of traffic as it relates to safe and secure entrances. After school starts, the upper entrance where the busses drop off will be locked but accessible with a buzzer operated by the front office using a camera. Parking lots and driveways will be open after school hours in order to relieve congestion. A roundabout on Willamette Falls is projected to start in the Spring.
 - ii. A member asked if the new middle school is on track to open on schedule in the Fall of 2023. Furniture and supplies are expected to be moved into the building in July. The contractors are staying on schedule and being proactive. Punch lists are anticipated for late June and early July.
- f. **Wilsonville HS Addition:** The new auditorium will not just house classrooms, but will involve community members as students contemplate careers in the Arts. This will provide an opportunity for students to be involved in multigenerational productions. A member pointed out the accessibility component throughout the whole building, and the addition of bioswales which will add an environmental component near the entrance.
- g. **New Primary School @ Frog Pond:** The design is very nearly complete and will be out for bid in late February. A resubmittal of land use permits was done in time for construction to begin this Summer. The schedule has been extended to a completion date Fall of 2025, opening up bidding to five pre-qualified contractors.

4. Member Questions:

- a. A member asked about the remaining funds from the bond sale premium. A significant portion of the premium is going to the new primary school. There will also be a transfer of \$92,000 from the WLHS stadium project, along with unused funds from completed facility improvement projects. The balance of remaining funds from the sale are being held at the program level and for any possible contingencies. In addition, once the bid for the new primary school is received, funds may be redistributed.
- h. A member asked how the remaining \$4.8 million overage will be covered. Remaining bond projects for system life cycle replacements were reviewed for potential postponement, based on how well systems are performing. Now that the program is \$6.8 million better off, those decisions are on hold. In addition, investments are anticipated to generate approximately \$3 million in interest earnings. Also, after revisiting lifecycle needs, some systems are doing better than anticipated and may not need immediate improvements. The overage of \$5.3 million at Frog Pond also assumes some alternates as options for bidding contractors. Once bids are received for the New Primary School in Wilsonville, the Bond Management Team will balance the remainder of the program.

Adjourn BOC Meeting: 7:25 pm

Long Range Planning Committee Meeting:

1. Land Update:

- a. **Considering Future Purchases:** Staff noted that the committee could ask staff to leverage various resources to help in making a decision about the possibility of land purchases. The first resource staff offered to bring in was Keith Liden, a land use planner who has worked with the District and across the Metro area for decades. The committee agreed that an opportunity to hear about the history of growth in the area, as well as the long term projections in the long range plan would be helpful, particularly for newer committee members. Keith could also speak to his latest observations, and how events of the last few years may have changed projections.
- b. **Frog Pond Property:** In December, a resolution was presented to the Board formally declaring District property adjacent to the Frog Pond property as surplus and available for purchase. The City of Wilsonville is actively engaged in purchasing that property. The City will wait for the permitting process and design of the primary school to ensure there is adequate property necessary to build the school and they will purchase the remaining unused portion of the property.

Adjourn LRPC Meeting: 7:35 pm



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting Administration Boardroom

Wednesday, January 18, 2023 6:00 PM

Agenda

Bond Oversight Committee Meeting

1. **6:00 p.m.** Call to Order
2. **6:00 p.m.** Roll Call

Mary Pettenger	Kirstin Wyatt, Board Liaison
Marina Cresswell	Kathy Ludwig, Superintendent
Alina Eglund	Pat McGough, Chief Operating Officer
Ramiro Diaz	Remo Douglas, Bond Program Manager
Parasa Chanramy	Amy Berger, Bond Coordinator
Kim Jordan	Ellen Leventhal, Bond Accountant
Amy Paterson Sandie	Angela Caffrey, Senior Project Manager
3. **6:05 p.m.** Quarter 4 2022 Report by Remo Douglas/Amy Berger
 - a. **6:05 p.m.** Financials
 - b. **6:25 p.m.** Dollar Street Project Update by Remo Douglas/Angela Caffrey
 - c. **6:35 p.m.** Frog Pond Project Spotlight by Remo Douglas
4. **6:50 p.m.** Adjourn BOC Meeting

Long Range Planning Committee Meeting

1. **6:50 p.m.** Call to Order
2. **6:50 p.m.** Land Update by Pat McGough
3. **7:20 p.m.** Adjourn LRPC Meeting

January 2023



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program Quarterly Report

Q4 2022

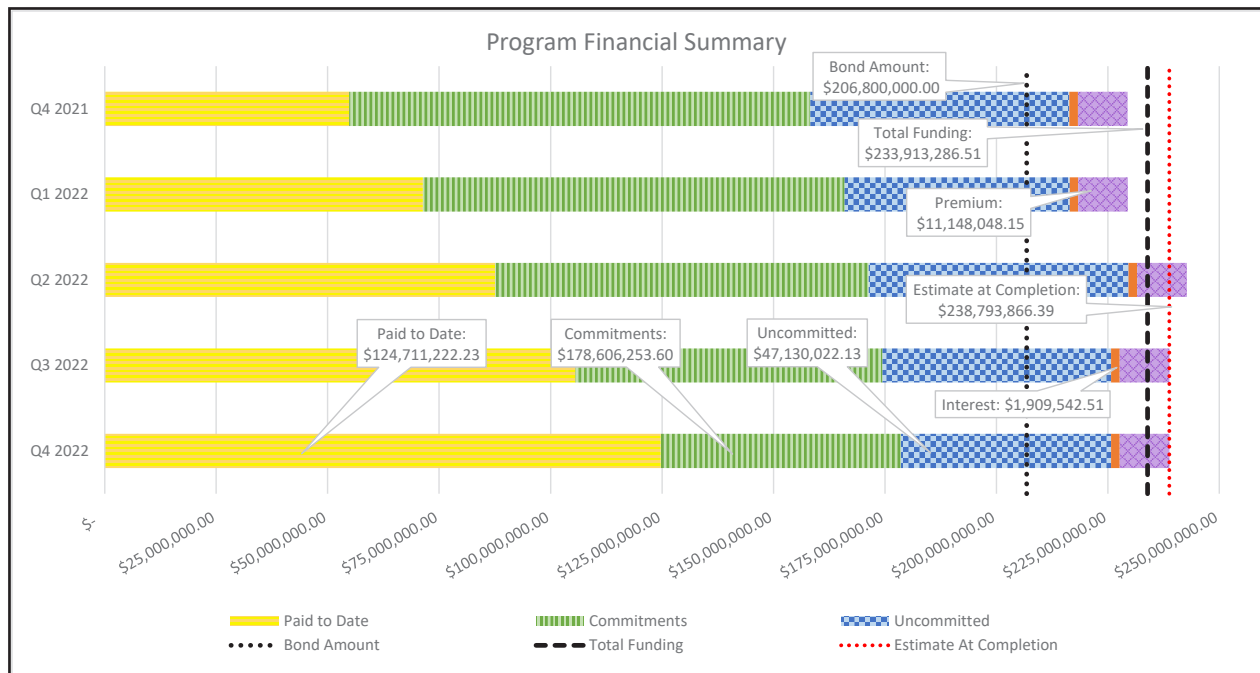
TABLE OF CONTENTS

Q4 2022

1.	2019 CAPITAL BOND PROGRAM SUMMARY	1
2.	PROGRAM MARKETING & PARTICIPATION	2
3.	PROJECT STATUS / SCHEDULES	
	ADDITION & RENOVATION @ WHS	3
	ATHEY CREEK MIDDLE SCHOOL @ DLR	6
	RIVERSIDE HIGH SCHOOL	9
	STADIUM & PARKING @ WLHS	11
	NEW PRIMARY SCHOOL @ FP	12
	LEARNING WITH TECHNOLOGY	14
	FACILITY IMPROVEMENTS	15

PROGRAM SUMMARY

Q4 2022



Bond Component	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved	Estimate At Completion	Forecasted Over/(Under)
Addition & Renovation @ WHS	28,470,000.00	9,273,063.38	37,743,063.38	34,969,347.81	29,000,820.77	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	74,881,486.33	37,507,511.06	80,000,000.00	0.00
Riverside High School	11,673,000.00	2,804,890.00	14,477,890.00	14,409,152.88	12,309,249.75	14,032,270.40	(445,619.60)
Stadium & Parking @ WLHS	8,625,000.00	(591,769.50)	8,033,230.50	8,000,166.25	7,930,246.22	8,033,230.50	0.00
New Primary School @ FP	39,000,000.00	4,649,537.22	43,649,537.22	7,765,186.17	5,029,821.97	48,975,736.70	5,326,199.48
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	10,875,079.45	8,718,376.39	14,250,000.00	0.00
Facility Improvements	26,032,000.00	(147,705.13)	25,884,294.87	20,878,911.70	20,301,918.80	25,884,294.87	0.00
Subtotals	206,800,000.00	17,238,015.97	224,038,015.97	171,779,330.59	120,797,944.96	228,918,595.85	4,880,579.88
Program	20,139,622.10	(10,264,351.56)	9,875,270.54	6,826,923.01	3,913,277.27	9,875,270.54	0.00
Grand Totals	226,939,622.10	6,973,664.41	233,913,286.51	178,606,253.60	124,711,222.23	238,793,866.39	4,880,579.88

Community members interested in keeping up with the bond program can sign up for email updates through the District's ListServ system at: <https://listserv.wlww.k12.or.us/self-service/>

- Over 76% of current funding, or \$178.6 million, has been committed
- Over \$19 million was spent this quarter for a total of \$124.7 million, just above 53.3% of current funding
- The program is on track to fulfill requirement to spend 85% of funds within 36 months of receipt
- The sale of remaining unsold bonds occurred in December 2022, and resulted in premium which has been added to the overall program budget
- Current estimates for projects include design and escalation contingencies
- The forecasted over/under for the program was reduced by more than \$4 million dollars but remains over as the current climate impacts construction; cost management work is ongoing
- The Bond Management Team is reviewing the financial impact of ongoing global events on the program budget. Fuel, labor and material cost increases are expected to impact upcoming bids and change orders
- The third estimate for the New Primary School has been received and still exceeds budget, but is lower than the previous estimates after value engineering work occurred.
- Financial data current as of January 13, 2023

PROGRAM MARKETING & PARTICIPATION

Q4 2022

Program Marketing:

The Bond Management Team built a program marketing plan to improve outreach to contractors, including minority and women-owned firms. The goal is to develop an extensive network of industry contacts that are kept informed of current and upcoming opportunities. A variety of platforms, both formal and informal, are being used to reach out and encourage all contractors that they are welcome, will be treated fairly, and can receive training on district-specific forms and processes.

The projects below represent over \$6.1 million dollars or just shy of 8% of minority-owned, disabled, veteran-owned women-owned or emerging small business contracts between four projects.

Inza Wood Middle School Project

- General Contractor: Inline Construction
- \$903,915 - 18.5% of the contract

New Athey Creek at Dollar Street Project

- General Contractor: Emerick Construction
- \$3.8 Million - 6.2% of the contract

West Linn High School Stadium & Parking Project

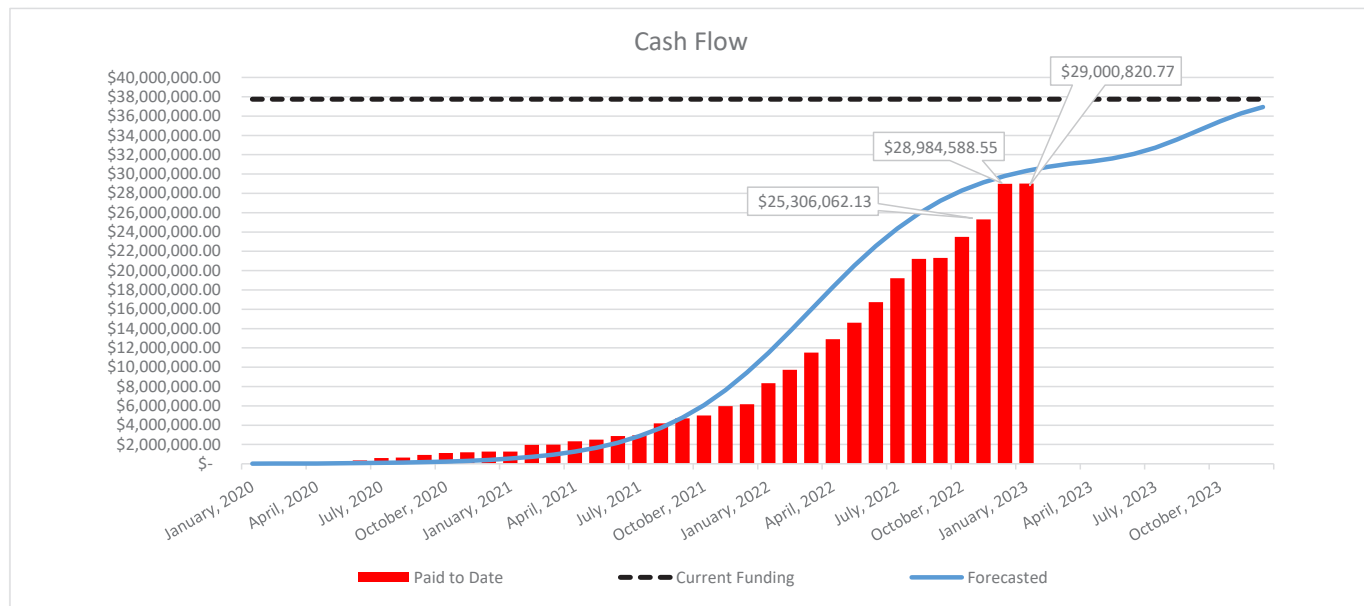
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

Riverside High School Project

- General Contractor: Ross Builders
- \$133,323 - 2.1% of the contract

ADDITION & RENOVATION @ WHS

Q4 2022



New 600 seat auditorium with supporting spaces to better accommodate growing school programs and support community performing arts. Also includes additional parking, site circulation improvements, synthetic turf softball field with sports field lights, and energy efficient lighting upgrades. Renovation of existing auditorium and black box theater spaces and conversion to classroom spaces including Career and Technical Education. Also includes safety & security upgrades, energy efficient lighting upgrades and mechanical equipment replacement.

Construction is expected to be phased from summer 2021 through summer 2023. The new auditorium is expected to open early 2023. Renovated spaces are expected to open Fall 2023.

Recent Activities:

- Softball field work including concrete flatwork continues.
- Interior finishes are currently being installed
- Theatrical AV and Lighting systems are currently being installed
- Theatrical seating has arrived and the installation process has begun
- Windows have been installed
- Wood architectural panelling intallation has begun in the theater space
- Building exterior metal cladding is over 50% complete
- Concrete floor polishing is in progress
- Door and hardware installation has begun
- North parking lot is complete, finishing work on the drive loop continues

Upcoming Activities:

- Completion of softball field and is expected to be ready for play at the start of the season in Februaury
- Storefront window vestibules installation
- Stage wood floor installation
- Installation of acoustical treatments
- Mechanical, electrical and plumbing equipment startup and commissioning
- Completion of site plantings
- PGE services installation

ADDITION & RENOVATION @ WHS

Q4 2022



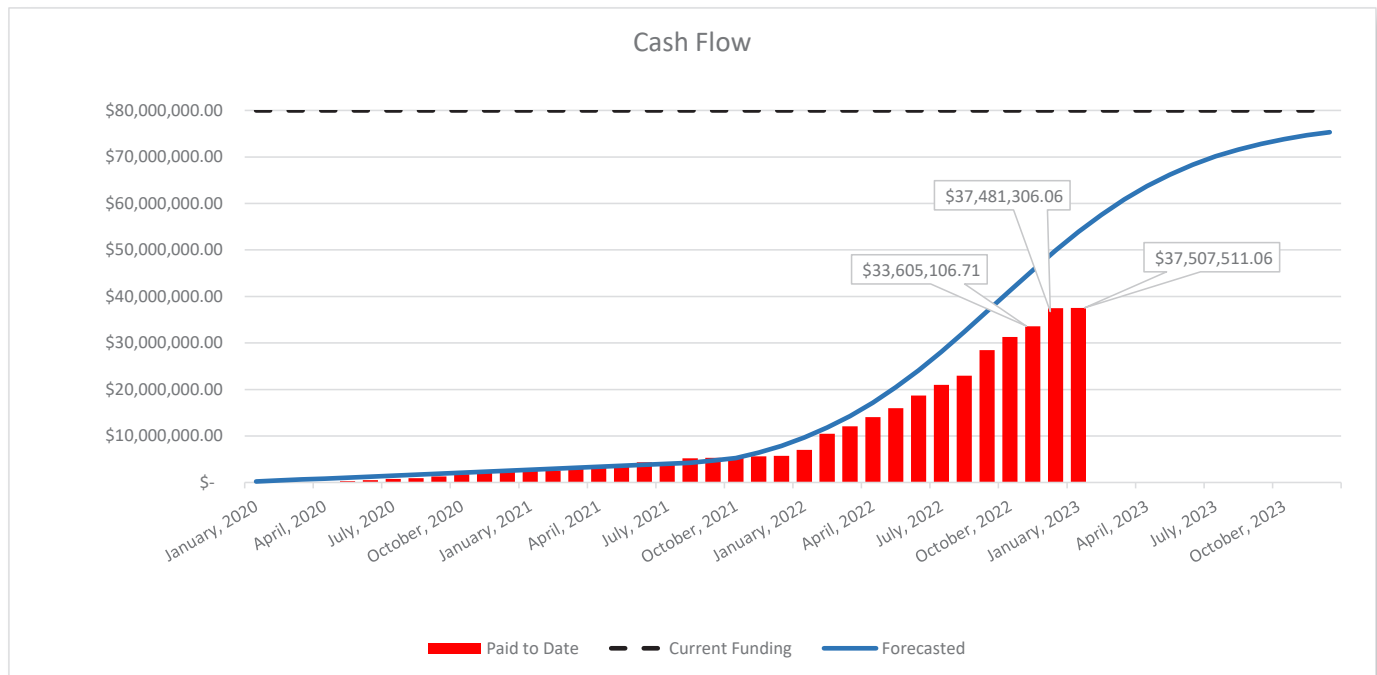
ADDITION & RENOVATION @ WHS

Q4 2022



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q4 2022



New 850 student middle school at the District's Dollar Street property to make Athey Creek Middle School a neighborhood school, and to provide a central location for Riverside High School.

Construction is expected early 2022 through summer 2023.

Recent Activities:

- Precast wall installation began in October and was complete in 11 days
- Structural steel and steel decking installation is continuing
- The interior steel studs are being installed and interior walls are defined for the band room, choir, stage, locker rooms and other specialty spaces
- Installation of the temporary roof system is complete on approximately 50% of the building
- Plumbing and electrical rough in is being complete to allow drywall installation in the dried in areas
- Window measurements have been confirmed with delivery expected in February
- The track has been defined and is currently used as a staging area for equipment and supplies before being completed
- A furniture order was placed and is scheduled for delivery this summer
- Street improvements on Dollar St. were completed in November. Final lift will be complete with offsite work this spring.
- Sidewalks on the north side of Dollar St. are complete. South sidewalks are being worked on and remain closed.
- Work on Brandon Place has commenced

Upcoming Activities:

- Drywall in sectors A and B
- Major equipment delivery - Electrical Switchgear for power to the building
- Work on Willamette Falls Drive
- Classroom framing will begin in January
- Moving companies will turn in bids in January for the move of supplies and select furniture/equipment from the existing Athey Creek to the new school

ATHEY CREEK MIDDLE SCHOOL @ DLR
Q4 2022

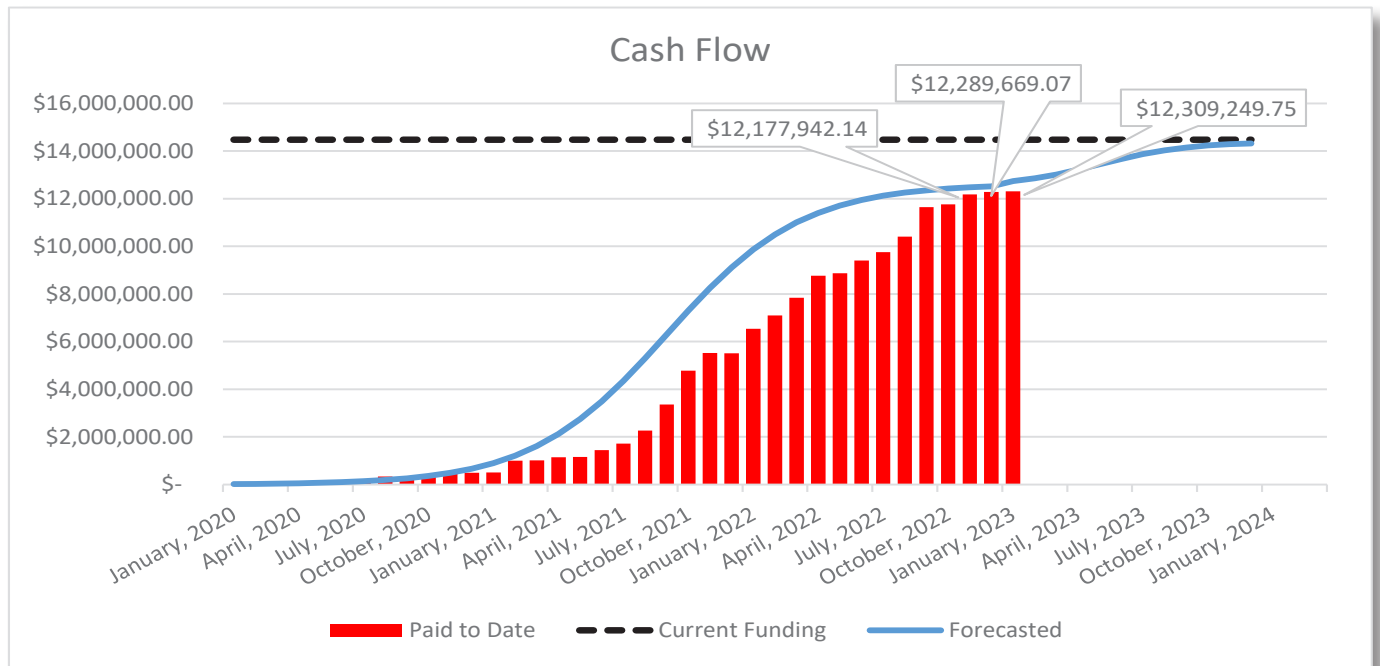


ATHEY CREEK MIDDLE SCHOOL @ DLR
Q4 2022



RIVERSIDE HIGH SCHOOL

Q4 2022



Office addition to accommodate Riverside High School and create a secure entry. Renovation of existing office space and conversion to classroom spaces, including Career and Technical Education. Also includes mechanical, electrical and plumbing upgrades, roofing replacement, and kitchen equipment upgrades.

Construction is expected summer 2021 through summer 2023.

Recent Activities:

- Office remodel punchlist work is 99% complete
- The renovation for Summer 2023 work to convert spaces to the new high school has been bid and a contract has been awarded
- Furniture orders placed for new high school spaces

Upcoming Activities:

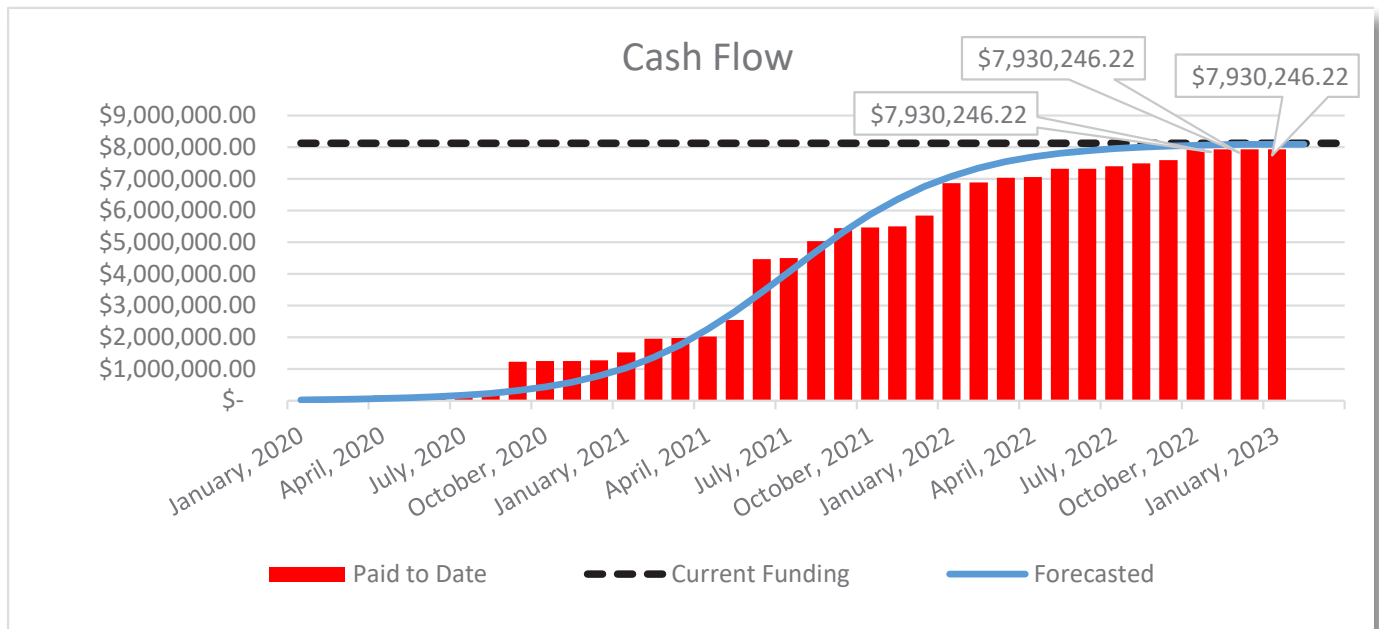
- Office remodel final punchlist items to be complete
- Empty current Athey Creek Middle School and begin renovation Summer 2023 for school fall 2023
- Continue to order furniture and supplies for Riverside High School

RIVERSIDE HIGH SCHOOL
Q4 2022



STADIUM & PARKING @ WLHS

Q4 2022



Additional stadium seating and parking to better accommodate full student body gatherings as well as spectators already attending athletic events, improving safety and accessibility. Energy efficient sports field lighting upgrade also included.

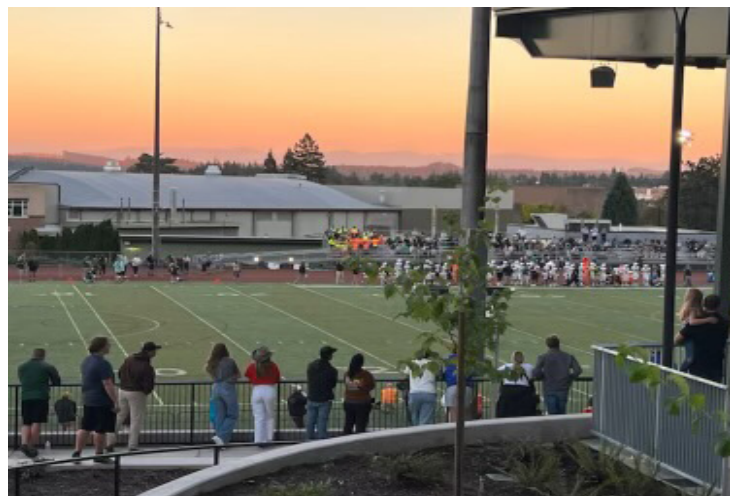
Construction is substantially complete.

Recent Activities:

- Concrete work occurred over winter break and will continue as weather allows

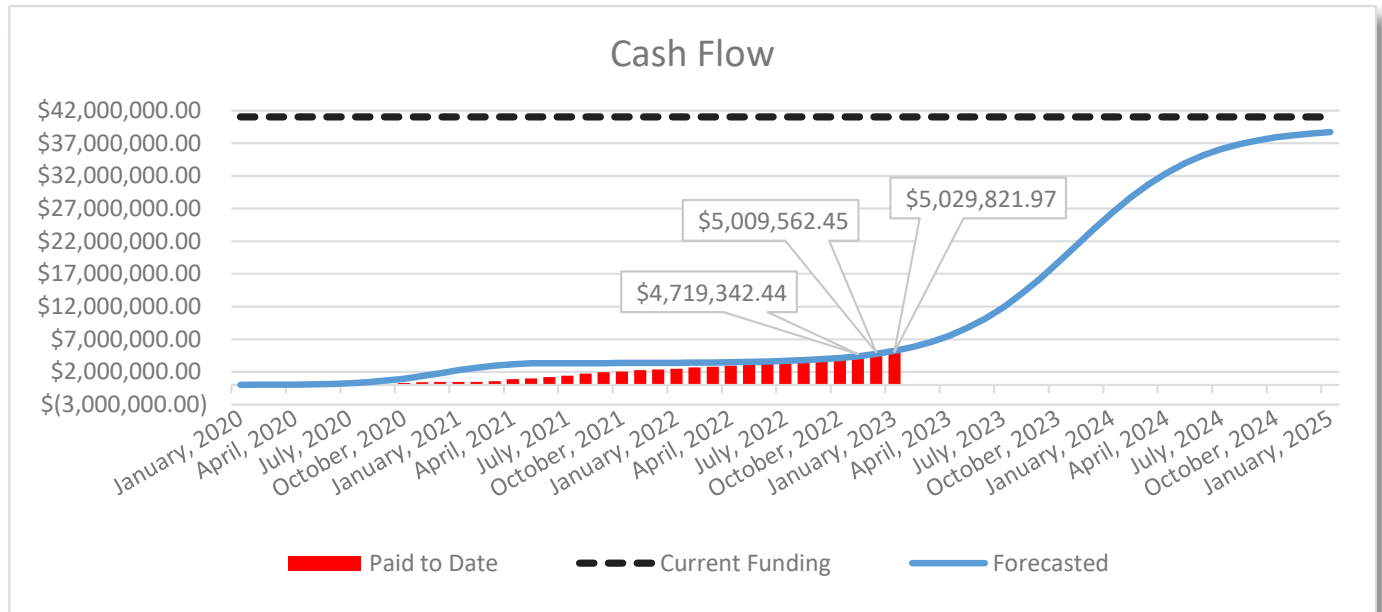
Upcoming Activities:

- Completion of concrete work



NEW PRIMARY SCHOOL @ FP

Q4 2022



New 350 student starter primary school on the Frog Pond site to accommodate enrollment growth. New storage building to replace the storage being demolished at the new primary school site.

Construction of the district storage is complete.

Design of the primary school began in 2021.

Construction of the new primary school is expected summer 2023 through summer 2024.

Recent Activities:

- New School Construction Development phase continues
- 60% design set being reviewed by the district
- After consideration of the previous quarters and Post COVID-19 construction material availability/lead times assesment, the decision was made to extend the construction schedule and therfore push the opening of the school to fall 2025
- Value engineering continues in efforts to bring cost within budget
- The project was submitted to the City of Wilsonville for Land Use approval in December
- General contractor pre-qualification proposals were received in December. An evaluation committee has re-viewed and will release the qualified bidders list in January 2023

Upcoming Activities:

- New School Construction Document Design phase meetings with district stakeholders and consultants continue
- Continued work with the City of Wilsonville throughout Land Use to achieve approval
- Project goes out to bid in February for pre-qualified bidders
- Construction documents will be completed and submitted to the City of Wilsonville for the building permit review and approval

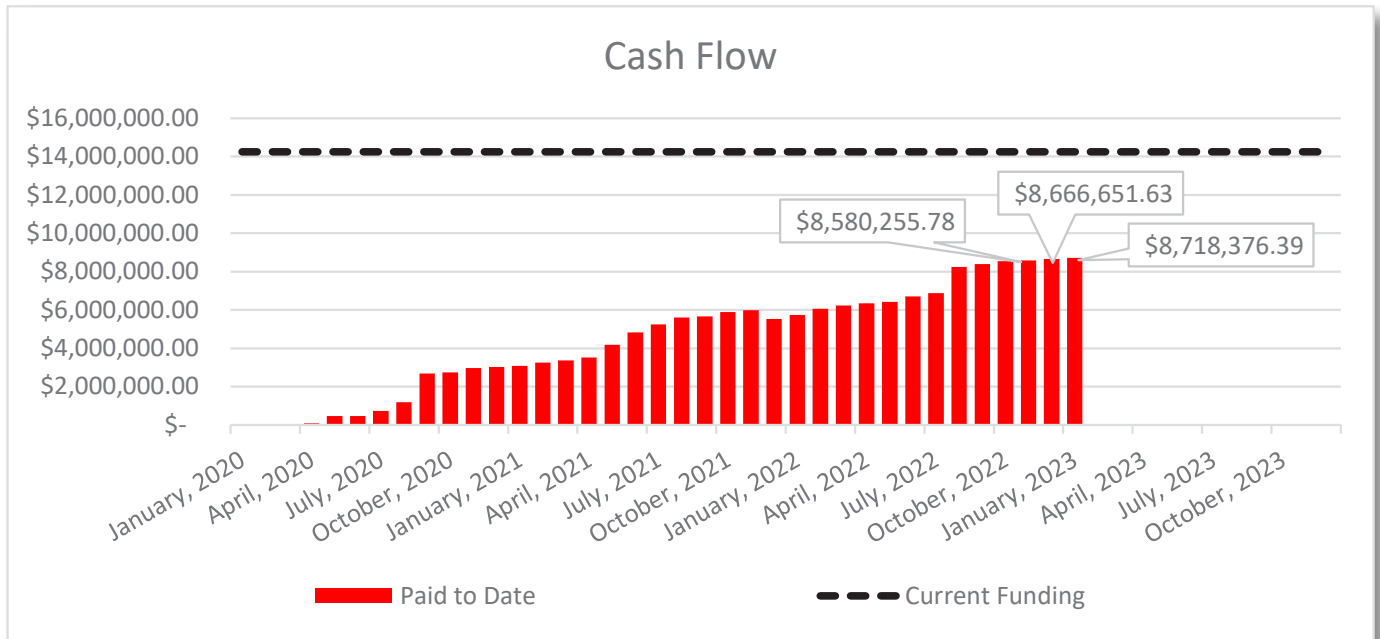
NEW PRIMARY SCHOOL @ FP

Q4 2022



LEARNING WITH TECHNOLOGY

Q4 2022



This project will roll out in phases across the District and include a wide array of infrastructure and devices that support student learning.

Recent Activities:

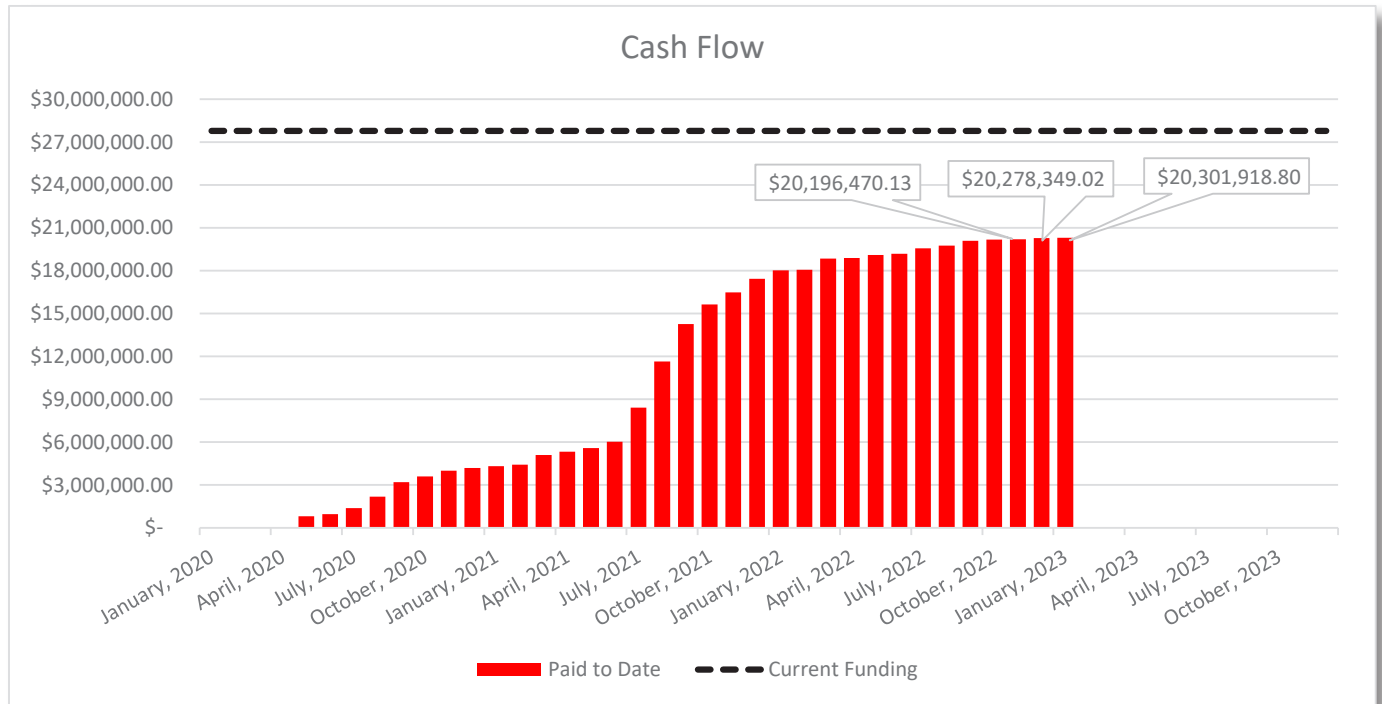
- Security updates across the district
- Wifi updates are about 90% complete
- Implementation of additional digital signage

Upcoming Activities:

- Planning for aquisition of technology needs at new schools, Athey Creek and Riverside High
- Purchase of additional presentation systems
- Wifi updates will continue

FACILITY IMPROVEMENTS

Q4 2022



These projects across the District will roll out in phases and include safety, life cycle replacement of building systems, energy efficiency upgrades, accessibility improvements and renovations. The following pages will provide updates for each of these projects.

19039.018 – Security Upgrades at Trillium Creek Primary School

Project Status:

This project includes creating a secure entry vestibule and improved classroom lockdown capability.

Recent Activities:

- This project bid and has an executed contract in place, work to begin summer 2023

Upcoming Activities:

FACILITY IMPROVEMENTS

Q4 2022

19054.017 – Fire Sprinklers at Boeckman Creek Primary School

Project Status:

This project includes fire sprinkler main line replacement at Boeckman Creek Primary School.

This project is complete. Final testing occurred and is complete.

19059.009 – Security Upgrades at Meridian Creek Middle, Sunset Primary and West Linn High Schools

Project Status:

This project includes security curtains and improved classroom lockdown capabilities at these three schools.

Recent Activities:

- The project is currently in design

Upcoming Activities:

- Bidding in Spring 2023 with construction to occur Summer 2023