



## **West Linn – Wilsonville Schools**

**Long Range Planning & Bond Oversight Committee  
Meeting District Administration Building  
Wednesday, October 20, 2021 6:00 PM**

### **Bond Oversight Committee Meeting**

1. Call to Order 6:02 PM

2. Roll Call	<b>Mary Pettenger</b>	<b>Kirsten Wyatt, Board Liaison</b>
	<b>Julie Miller</b>	<b>Kathy Ludwig, Superintendent</b>
	<b>Julie Stone</b>	<b>Pat McGough, Chief Operations Officer</b>
	<b>Samy Nada</b>	<b>Remo Douglas, Bond Program Manager</b>
	<b>Parasa Chanramy</b>	<b>Amy Berger, Bond Coordinator</b>
	<b>Kim Jordan</b>	
	<b>Amy Paterson Sandie</b>	

3. Quarterly Report: The 3<sup>rd</sup> Quarter 2021 Report:

- a. The overall program summary shows over \$43.6 Million has been spent through October 13, 2021. This money spent has increased drastically from \$15M at the end of March, to \$25.5 M in July, and now \$43.6 M spent. Project work has increased dramatically over the course of the summer.
- b. Over \$94 million is committed in contracts thus far. The program is showing just over \$3 Million over budget at the end of the quarter as of current estimates and contract values. The bond team remains confident that the program will be completed within budget.
- c. The COVID-19 pandemic continues to impact the bond. Longer lead times, shorter supply, etc., has definitely impacted construction. As soon as products arrive they are being installed. All accommodations were made in time for start of school to create safe spaces, including airflow and distancing for students and staff.
- d. The New Middle School at Dollar Street Conditional Use Permit application was appealed to City Council. The Council was unable to pass any motion, resulting in the Planning Commission approval being upheld. The project is currently out to bid. Contractors were preapproved earlier this fall to be able to bid on the project. Five known firms turned in proposals and all five met the requisite score to participate. Bids are due early December. With the amount of trees on the site, the district will be partnering with a firm to be able to responsibly harvest the wood, while the design team is looking into ways to repurpose some of the timber from the site. The district plans to incorporate the natural fibers of the site in the

design.

#### 4. Project Expert Reports

- a. 3<sup>rd</sup> Option High School – Kim: Kim shared about her most recent visit to the site. She saw the temporary wall that is up to keep the construction separate from the active school day. She was concerned the wall would make the space dark from blocking the natural light, but the space is actually brighter than it was before due to upgraded lighting in the commons. Now that the pathways have been decided for each of the three high schools the district can plan the final phase of the project to incorporate the 3<sup>rd</sup> High School pathways which are: Health Sciences & Occupations, Business & Marketing, and Construction. The district has also hired a principal for this new school and he is already meeting with students and staff to develop programming and get people excited about what this new school will have to offer.
- b. Frog Pond Primary – Parasa & Samy: The district has selected an architecture firm for the design through a design competition process earlier this fall. The two architecture firms turned in proposals that included conceptual design, staffing plans and presentations. Both firms turned in great proposals and gave thoughtful presentations. Ultimately, IBI Group was selected and will get going on design in the coming months.
- c. WHS Auditorium – Mary: The project is moving quickly; you can see change in just a few weeks' time from when Mary last met with the project team. Currently there is a large hole where the contractor is digging out for the new basement level of the auditorium addition.
- d. WLHS Stadium & Parking – While Julie Stone was absent, a project update was given. The project has been delayed due to material availability. However, it is continuing and nearing completion. The field has been opened for all events other than varsity football, due to crowd size. The new stadium structure is up and the roof is going on. Site work is continuing. As part of this project, some trees on the existing senior parking lot will be limbed up approximately 30 feet. This will increase visibility for safety on the corner of Skyline approaching the school site. The district is looking into other options to increase safety in the area with the new traffic pattern for the new parking lot by the stadium.

Adjourn BOC Meeting: 7:11 PM

#### **Long Range Planning Committee Meeting**

1. District Signage: The district has received quotes for creation and installation of the signs on the district properties the committee discussed previously. There are three different jurisdictions involved in placing 4 signs and each jurisdiction has its own code requirements. Staff is navigating each and will get signs in the ground.
2. District update on Oppenlander – The City of West Linn will be putting the purchase of this property before the voters in the May 2022 election. There has been a slight delay with the legal agreement due to the passing of the City Attorney, the new City Attorney has been briefed on the matter and will move it forward. The cost agreement

will include an appraisal. The parties will either agree on a single appraiser or each hire their own. If each has their own appraisal, then the average price will be used.

Appraisals take the use of land into consideration and each brings its own determining factors. Residential land is valuable. The appraisal must be done in time for the city to prepare their ballot for the voters in May. It is up to the city to decide what else they may want to add to the city bond at that point. Proceeds from any district land sales goes into a “land bank” account that is only available for land purchases.

3. The district is purchasing two residential properties across the street from West Linn High School, adjacent to the east lot. The district was approached by the owner, a nearby church. The land appears to be suitable for a future parking expansion, which would benefit the school. The new parking may be a separate lot due to topography. The sale agreement includes use of select parking spaces for weekend services. The purchase of these lots is expected to close in the next week. Construction of this parking expansion may be considered if there are funds remaining at the end of the current bond cycle.
4. The Long Range Planning Committee was asked to start considering what information may be needed to study possible needs looking into the future of the district, in terms of property. The LRPC’s primary task is looking at the long range needs of the district. Should the district be looking out into the future for school site needs? What are city and county masterplans? Where is future growth coming from? Is now the time to start looking for land to accommodate long term growth? At the next meeting the committee will bring forward ideas and thoughts about future growth and what might be needed to consider the topic or relay any concerns about the timing.
  - a. Is now a good time with enrollment and demographics numbers due to the COVID pandemic? Should we wait for some stabilization in numbers before anticipating the future growth?
  - b. The district has 10 year projections received prior to COVID and can still trust those will come to fruition. Should the district ask for updated enrollment projections as well?
  - c. What are city plans and Urban Growth plans, for each jurisdiction?
  - d. Staff shared that this process often develops over time, and need not come to an immediate conclusion. The committee can ask staff to bring in resources to support the conversation, or meet with other relevant parties. Land use planners as well as city, county and Metro staff are all possible connections. Staff also have contacts with PGE and NW Natural that could be helpful resources.
  - e. New school sites, particularly in the midst of active development, may require attendance boundary adjustments when the schools are opened.
  - f. The advantage of planning property purchases well in advance is that property values are typically lower.
  - g. It is rare that the school district builds a school on property that was purchased in the last 20 years. The LRPC has been an integral part of staying ahead of development with land purchases.

Adjourn: 7:56 PM  
Next meeting: January 19, 2021



## West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting  
District Administration Building  
Wednesday, October 20, 2021 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  
Julie Miller                            Kathy Ludwig, Superintendent  
Julie Stone                             Pat McGough, Chief Operating Officer  
Samy Nada                             Remo Douglas, Bond Program Manager  
Parasa Chanramy                    Amy Berger, Bond Coordinator  
Kim Jordan  
Amy Paterson Sandie
3. **6:05 p.m.** Quarter 3 2021 Report by Remo Douglas/Amy Berger  
    a. **6:05 p.m.** Financials
4. **6:35 p.m.** Adjourn BOC Meeting

#### **Long Range Planning Committee Meeting**

1. **6:35 p.m.** Call to Order
2. **6:35 p.m.** District Site Signage by Remo Douglas/Pat McGough
3. **6:40 p.m.** Land Updates/District Properties by Pat McGough
4. **6:55 p.m.** Future District Property by Pat McGough
5. **7:15 p.m.** Adjourn LRPC Meeting

October 2021



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2021

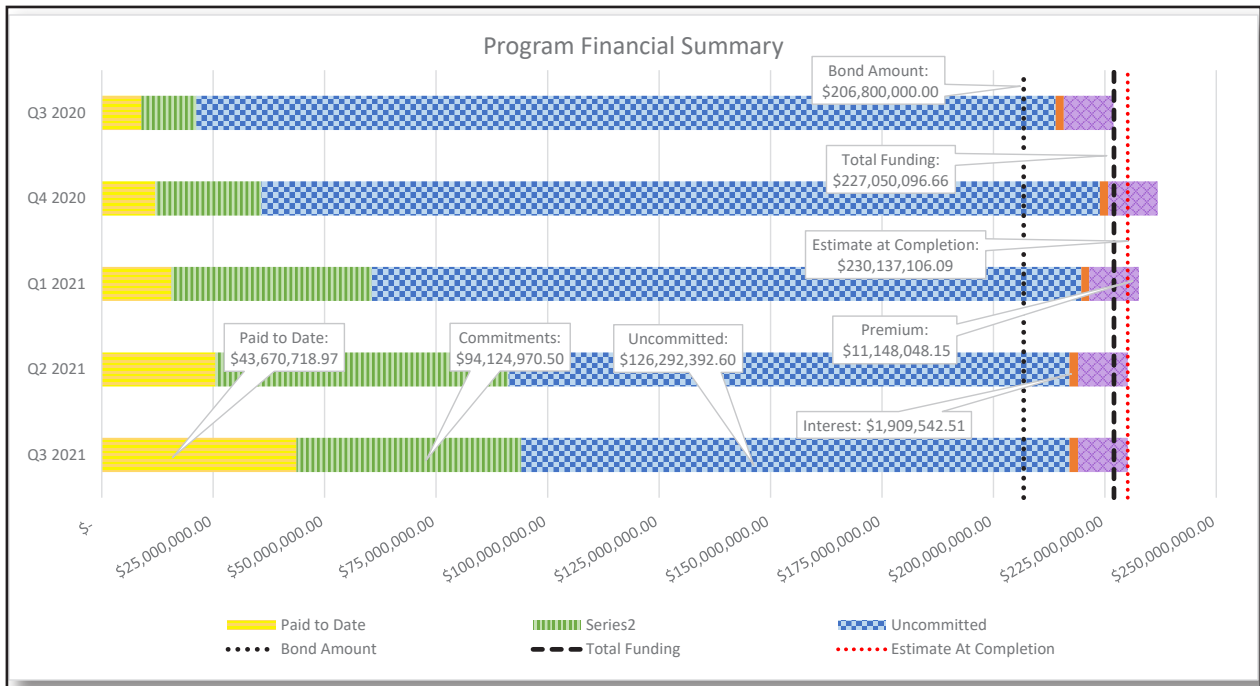
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# PROGRAM SUMMARY

Q3 2021



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	9273063.38	37,743,063.38	33,210,802.41	4,731,339.54	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	8,409,815.11	5,292,269.86	83,840,170.28	5,840,170.28
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	8,784,420.38	3,428,633.87	12,258,482.85	(2,219,407.15)
Stadium & Parking @ WLHS	8,625,000.00	-499528.83	8,125,471.17	7,120,246.35	5,094,675.07	7,951,371.99	(174,099.18)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	3,237,472.08	1,939,042.96	39,000,000.00	0.00
Learning with Technology	15,000,000.00	-750000.00	14,250,000.00	8,374,546.47	5,828,632.67	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	18,811,475.98	15,484,233.95	27,419,961.48	(359,654.52)
<b>Subtotals</b>	<b>206,800,000.00</b>	<b>12,576,040.55</b>	<b>219,376,040.55</b>	<b>87,948,778.78</b>	<b>41,798,827.92</b>	<b>222,463,049.98</b>	<b>3,087,009.43</b>
<b>Program</b>	<b>20,139,622.10</b>	<b>-12,465,565.99</b>	<b>7,674,056.11</b>	<b>6,176,191.72</b>	<b>1,871,891.05</b>	<b>7,674,056.11</b>	<b>0.00</b>
<b>Grand Totals</b>	<b>226,939,622.10</b>	<b>110,474.56</b>	<b>227,050,096.66</b>	<b>94,124,970.50</b>	<b>43,670,718.97</b>	<b>230,137,106.09</b>	<b>3,087,009.43</b>

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

- More than 41% of current funding, or \$94.1 million, has been committed
- \$43.6 million has been spent, just above 19% of current funding
- Current estimates for projects include design and escalation contingencies, as well as bid alternate scope
- The Bond Management Team remains confident in completing all bond projects within available funds
- The Auditorium Addition at Wilsonville High School construction has started
- Security and HVAC upgrades at four schools are wrapping up
- The forecasted over/under for the program was reduced by another half million dollars.
- Financial data current as of October 13, 2021
- Learning with Technology projects are underway

# CONSULTANT SELECTION & PROGRAM MARKETING

Q3 2021

## Consultant Selection:

The below list of consultants have District contacts under the 2019 Capital Bond Program:

- 3J Consulting - Civil Engineering & Planning
- BORA Architects - Architecture
- Carlson Testing - Testing & Inspections
- CBRE Heery - Program Management & Commissioning
- Compass Land Surveyors - Surveying
- DKS Associates - Traffing Engineering
- GeoDesign - Geotechnical Engineering
- IBI Group Architects - Architecture
- Keith Liden - Planning
- Northwest Geotech - Geotechnical Engineering
- Osprey Solutions - Wildlife
- Pacific Habitat Services - Wetland & Wildlife
- PAE Consulting Engineers - MEP Engineering
- PBS Environmental - Environmental Consultant
- Phil Broome - Constructability Consultant
- River Levett Bucknall - Estimating
- Teragan & Associates - Arborist
- The Davey Tree Expert Company - Arborist
- The Pacific Resources Group - Arborist
- Willamette Cultural Resources Associates - Archeologist

## Program Marketing:

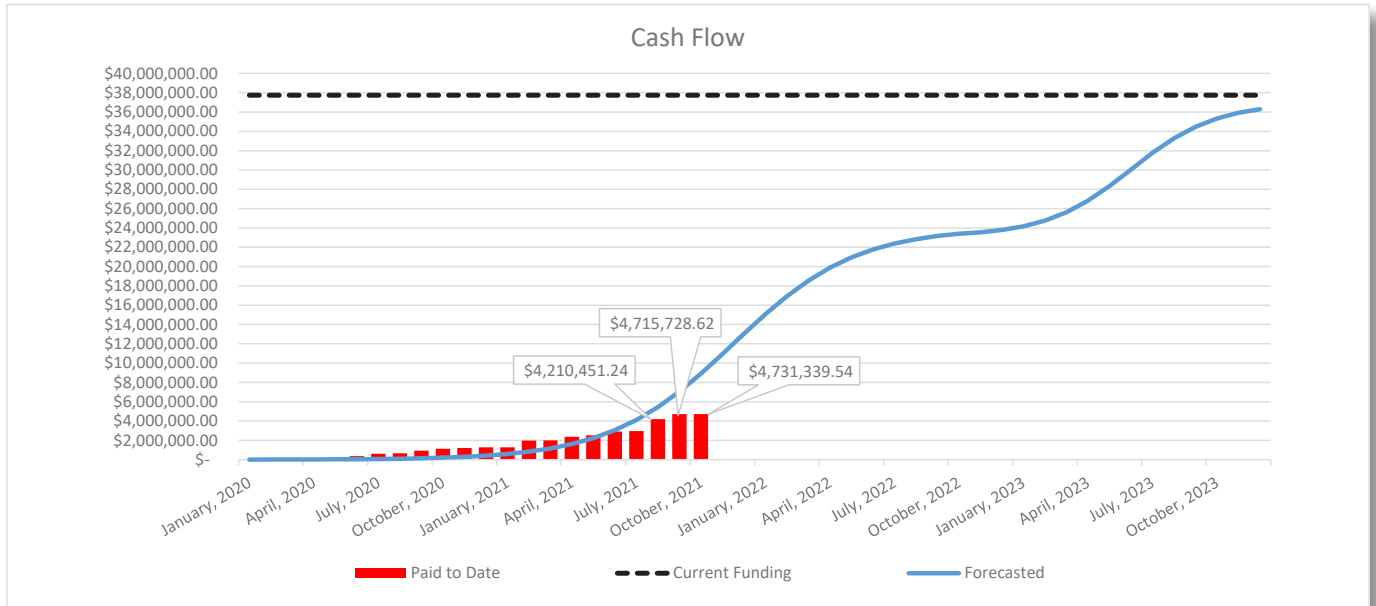
The bond management team is developing a program marketing plan to improve outreach to contractors, including minority and women-owned firms. The goal is to develop an extensive network of industry contacts that are kept informed of current and upcoming opportunities. A variety of platforms both formal 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 Bond Management Team is already reaching out to dozens of contractors via phone, email and virtual meeting. The new West Linn - Wilsonville Construction Office LinkedIn page continues to see traffic, and bond management team members are forwarding posts to their online networks. Bids are also being placed on the state procurement website, OregonBuys, which includes notification to certified minority contractors. The district has reached out to Oregon Association of Minority Entrepreneurs (OAME) and National Association of Minority Contractors (NAMC) regarding additional opportunity to connect with minority contractors.



# ADDITION & RENOVATION @ WHS

Q3 2021



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, 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 January 2023. Renovated spaces are expected to open Fall 2023.

### Recent Activities:

- Contractor has mobilized and cleared the site
- Band room shoring has been completed
- 130 yards of concrete has been poured as the contractor begins the footings for the new construction
- Value engineering continuing on the project

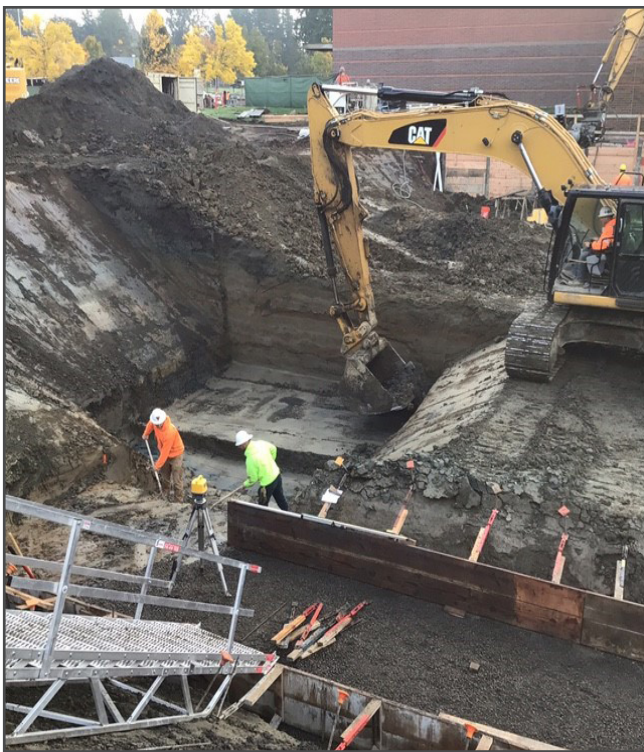
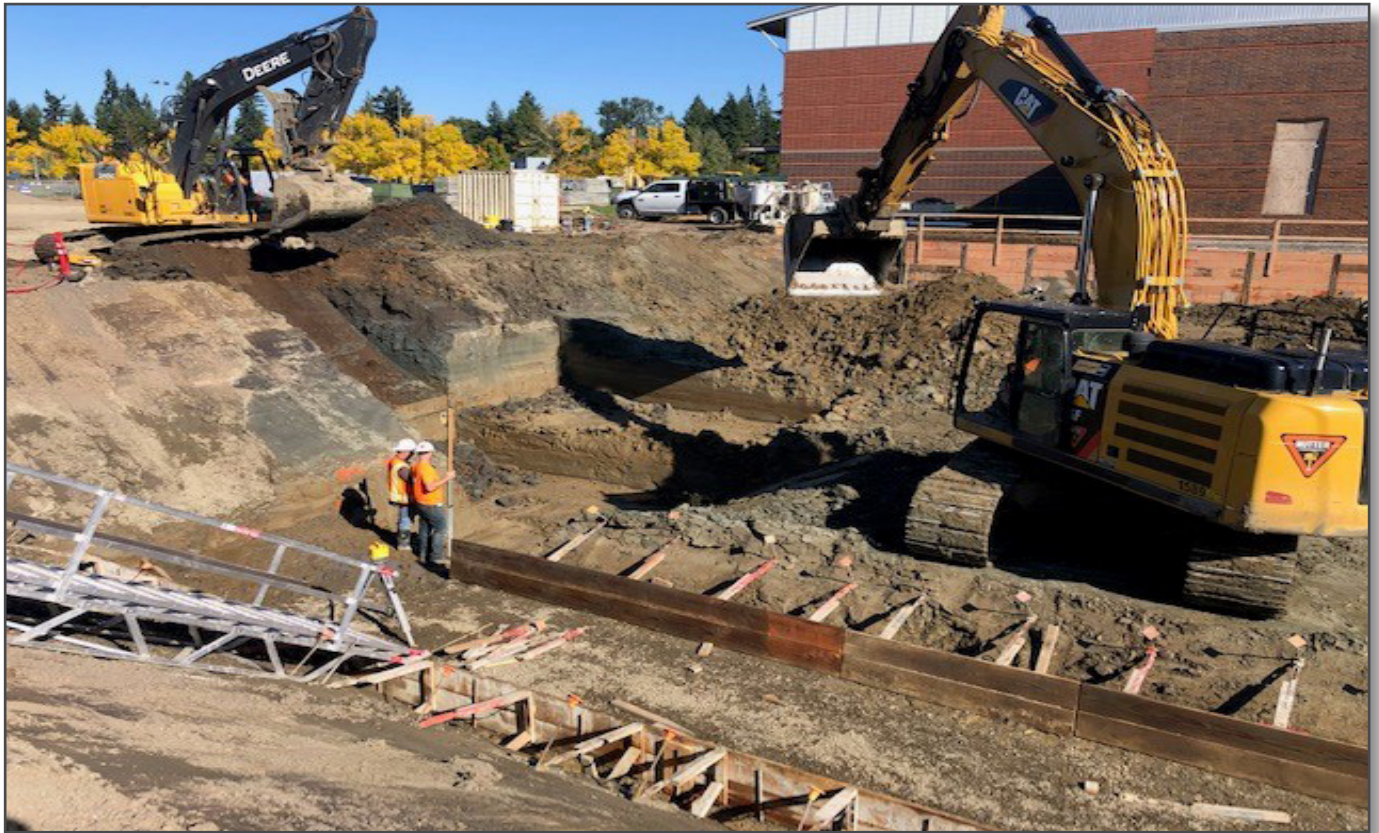
### Upcoming Activities:

- Construction of new footings
- Demo work at the interface between new and existing building
- Procurement of construction material and major systems of the building



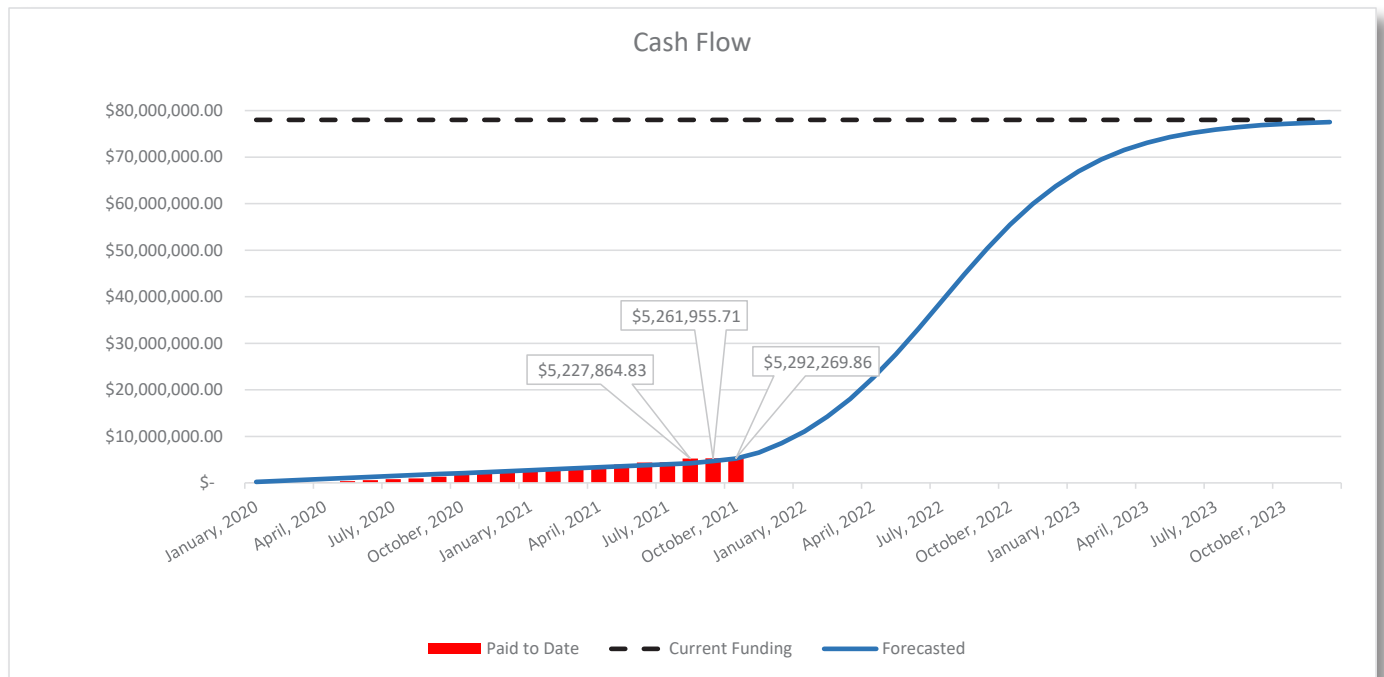
# ADDITION & RENOVATION @ WHS

Q3 2021



# ATHEY CREEK MIDDLE SCHOOL @ DLR

Q3 2021



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 the third option high school.

Construction is expected early 2022 through summer 2023.

### Recent Activities:

- City of West Linn Planning Commission approved the project with conditions in August
- Willamette Neighborhood Association appealed the Planning Commission decision
- Permit drawing set completed in July and submitted to the City of West Linn Building Department
- Advertisement to pre-qualify bidders sent to the DJC, qualifying method approved by the School Board
- Continued collaboration for the City's portion of the right of way work along Willamette Falls Drive
- Furniture layouts and design meetings continue

### Upcoming Activities:

- Contractor proposals due October 6th, review period October 7-15 and the list of qualified contractors released October 15th
- Advertise to bid the project October 20th with bids due December 8th
- City Council Meeting set for October 4th
- Final decision from West Linn City Council meeting

# ATHEY CREEK MIDDLE SCHOOL @ DLR

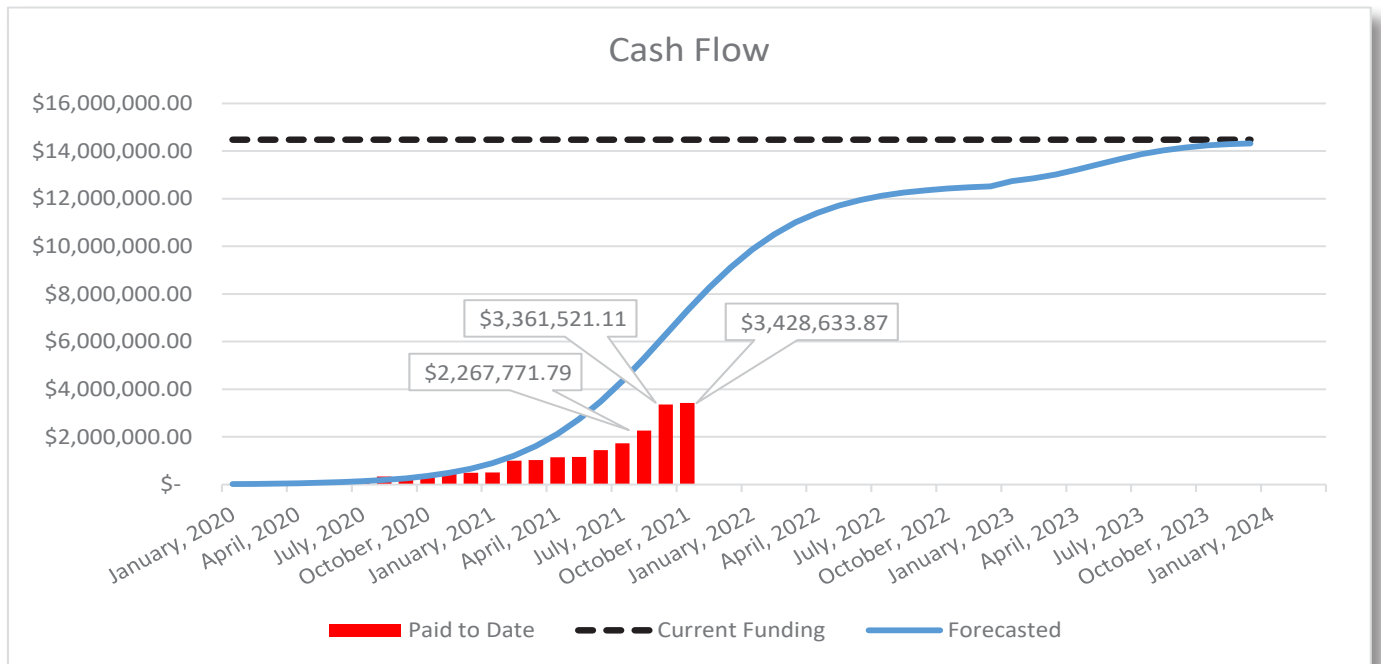
Q3 2021





# THIRD OPTION HIGH SCHOOL

Q3 2021



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

Construction is expected summer 2021 through summer 2023.

**Recent Activities:**

- New MDF and IDF is complete
- Data rewire is approximately 70% complete, with the remainder to take place during phase 2 of the project
- New front entry plaza has begun construction, temporary access provided for school
- All structural steel on the new entry is complete and framing walls is underway

**Upcoming Activities:**

- Rough in for Mechanical, Electrical, and Plumbing to occur late October
- Roof installation
- Air handling unit replacement during Thanksgiving break
- Well system shutdown, cleaning and inspection and control system upgrades during Winter break

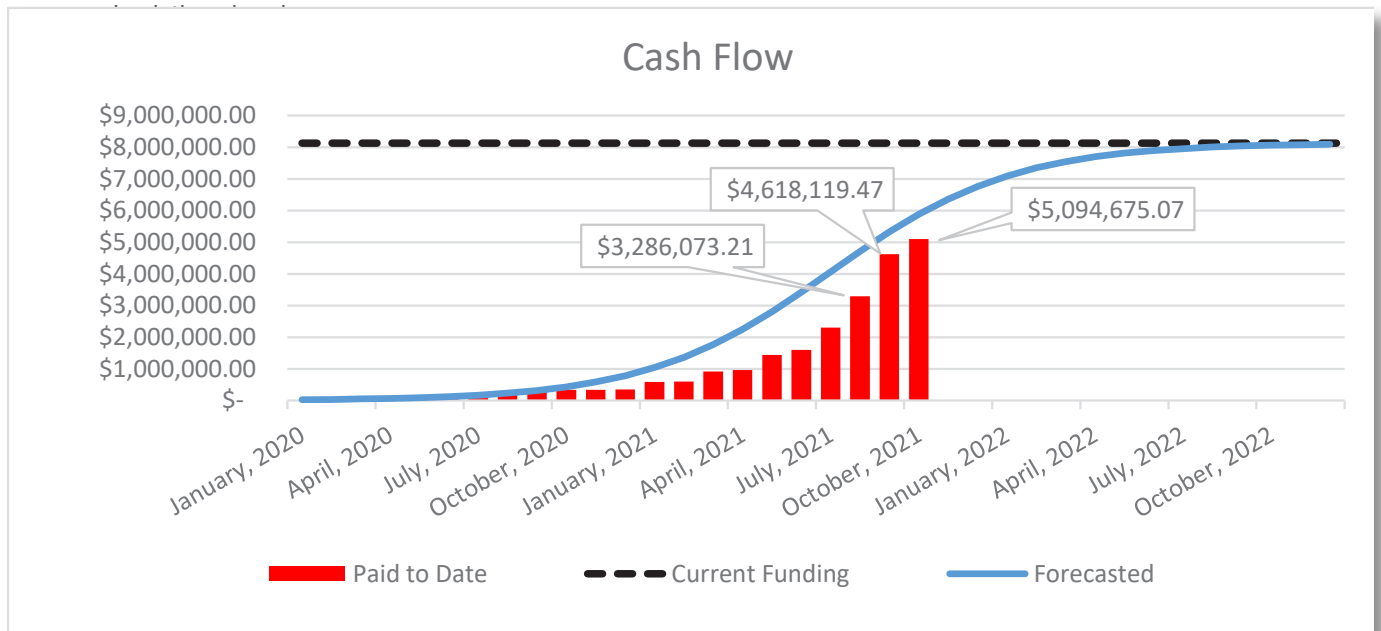
# THIRD OPTION HIGH SCHOOL

Q3 2021



# STADIUM & PARKING @ WLHS

Q3 2021



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 expected spring and summer 2021.

### Recent Activities:

- Bus loop storm drain installation complete and opened on time for school
- Concrete stadium step installation complete, plaza work began in September
- New stadium seating was installed on the north side of the field
- Stadium field lighting was completed in September
- Working on contracting for a new fire alarm system for the stadium

### Upcoming Activities:

- Stadium steel roof beams and columns arriving for install in October
- Parking lot asphalt scheduled for mid November
- Parking lot completion scheduled for early December
- New audio-visual system to be installed



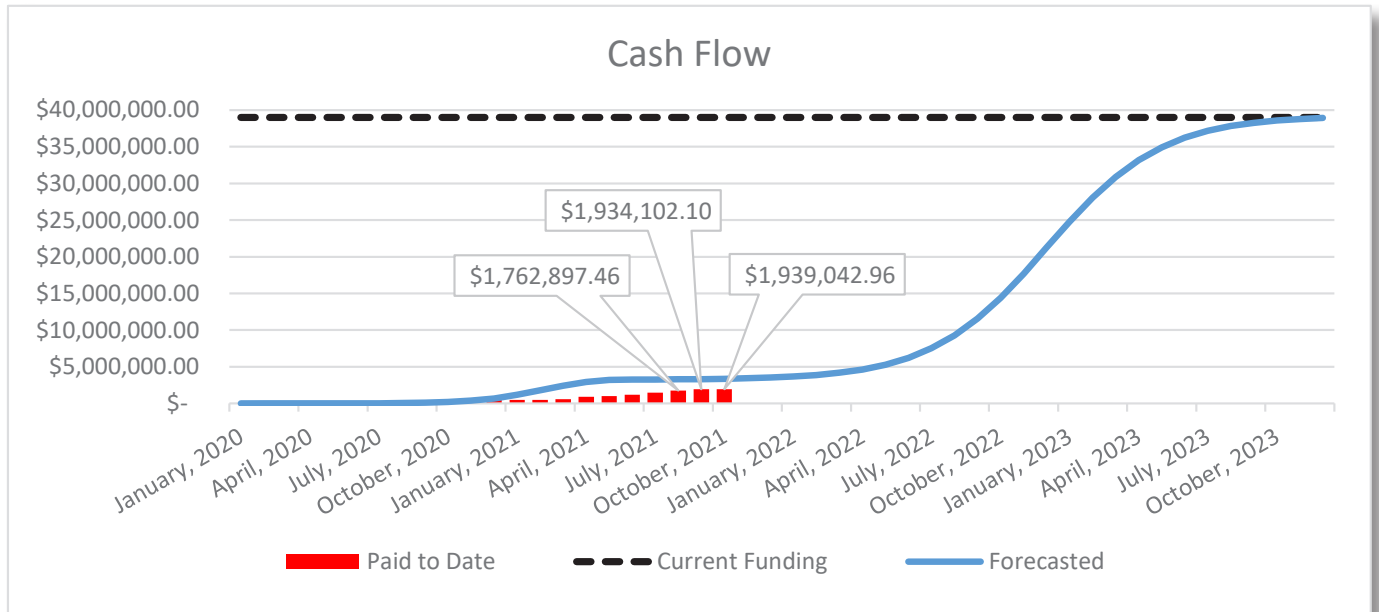
# STADIUM & PARKING @ WLHS

Q3 2021



# NEW PRIMARY SCHOOL @ FP

Q3 2021



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.

Design of the primary school is expected to begin in 2021.

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

Construction of the district storage is underway and expected to be complete Fall 2021.

**Recent Activities:**

- Proposals turned in for a Design Concept Competition between two architecture firms on the program
- Fencing being installed on new storage building site
- New storage building being framed and parking lot graded
- New water quality pond excavated and storm lines installed

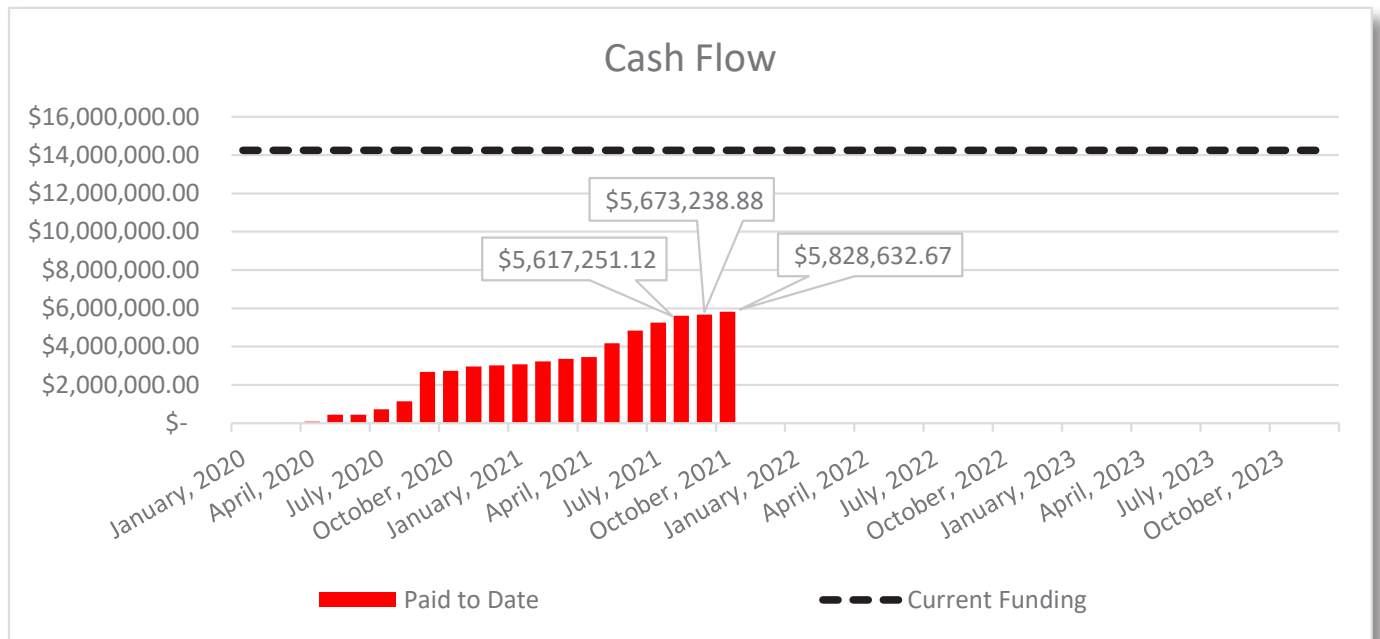
**Upcoming Activities:**

- New storage building construction continuing including parking lot, landscaping and more fencing
- Architecture proposals review and presentations. Firm selection Oct. 8th



# LEARNING WITH TECHNOLOGY

Q3 2021



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:

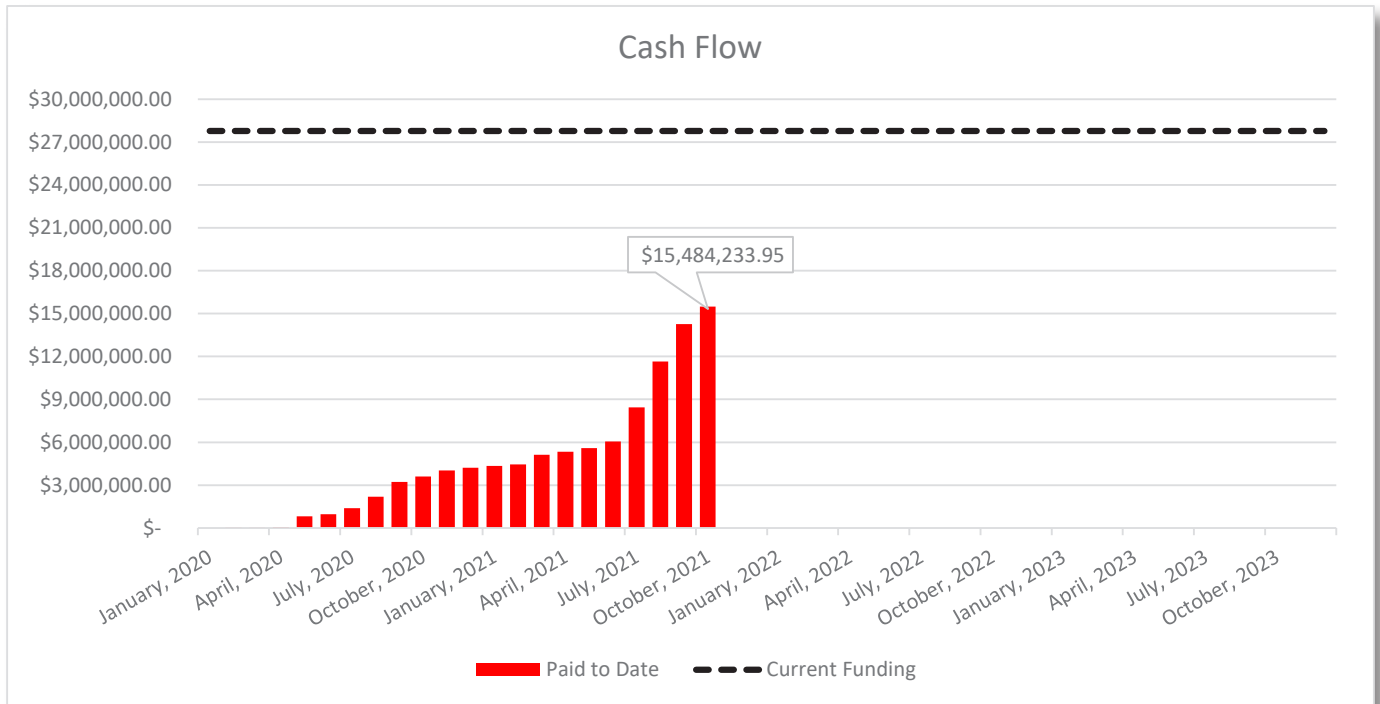
- Network electronics equipment installation launched
- Student and staff device purchase and setup

### Upcoming Activities:

- Districtwide AV upgrades
- Student and staff devices purchase and setup
- Districtwide Wireless Upgrades

# FACILITY IMPROVEMENTS

Q3 2021



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.

## **19034.011 – Renovation at Wood Middle School**

### **Project Status:**

Light renovation through various parts of the school, total renovation of front classroom cluster, relocation of office and creation of maker space and a restroom/concessions building addition. Design includes security upgrades, energy efficiency improvements, and the life cycle replacement of mechanical and fire alarm systems.

### **Recent Activities:**

- Classrooms opened
- Boilers are operating
- Office, makerspace and restrooms in process

### **Upcoming Activities:**

- Take occupancy of the office in November
- Complete addition
- Complete Greenhouse



# FACILITY IMPROVEMENTS

Q3 2021

## **19049.009 – Renovations at Stafford Primary School & Willamette Primary School**

### **Project Status:**

This project includes classroom air conditioning, security improvements, and other life cycle replacement work. Also included is a new accessible and secure entry for Willamette Primary School.

Stafford has had all HVAC work completed and functioning, commissioning is underway, and the contractor is working on closeout items. At Willamette the storm drain along 12th Street is complete, classroom ventilators are installed and the front entry concrete is complete and railing has been installed.

## **19050.009 – Renovations at Bolton Primary School and Cedaroak Park Primary School**

### **Project Status:**

This project includes classroom air conditioning and other life cycle replacement work. Also included are lighting upgrades at Bolton Primary School.

Bolton currently has temporary ventilation, cooling and heating installed at some classrooms while the contractor waits for the delayed HVAC units. The units that have arrived have been installed and the contractor is working on punchlist items. Cedaroak Park has all mechanical equipment installed and functioning and the exterior painting is underway.

