



## **West Linn – Wilsonville Schools**

**Long Range Planning Committee Meeting  
District Administration Building  
Wednesday, December 18, 2024, 6:00 PM**

### **Bond Oversight Committee Meeting**

1. Call to Order: 6:00 p.m.

2. Roll Call:

<b>Alina Eglund</b>	<b>Dan Schumaker, Board Liaison</b>
<b>Miriam Pinoli</b>	<b>Pat McGough, Chief Operations Officer</b>
<b>Mary Pettenger</b>	<b>Remo Douglas, Bond Program Manager</b>
<b>Jenny Koll</b>	<b>Amy Berger, Bond Coordinator</b>
<b>Ryan Ingersoll</b>	<b>Ellen Leventhal, Bond Accountant</b>
<b>David Ruelas</b>	<b>Kathy Ludwig, Superintendent</b>
<b>Ramiro Diaz</b>	<b>Andrew Kilstrom, Communications Director</b>
	<b>David Pryor, Assistant Superintendent</b>
	<b>Steve Faust, Planning Consultant</b>

3. Update on Frog Pond Primary School:

- a. On December 4, 2024, the West Linn-Wilsonville School District (the District) declared the contractor, Emerick Construction, was in default of the construction contract for Frog Pond Primary School and the contract was terminated as of December 13. Staff presented a memo to the School Board at a special meeting on December 6, announcing the contractor default and recommending a delay in the opening of the school. At the meeting, the School Board voted to postpone the opening of Frog Pond Primary until the 2026-27 school year.
- b. Emerick Construction repeatedly failed to pay its subcontractors despite regular payments from the District, leading to delays in construction. By Fall of 2024, more than 30 subcontractors had sent letters to the contractor and the surety, requesting payment and notifying the District. The District sent multiple letters to Emerick and Zurich (the surety), requesting evidence of payments and an updated schedule to ensure timely completion of the work. The contractor was non-responsive to all communication. On November 27, 2024 the surety requested the District hold on all further payments to the contractor.
- c. The surety is currently in the process of assessing the project and the District has moved to maintain the site. As the surety for the payment and performance bonds, it is Zurich's job to make sure sub-contractors are paid and the project is completed. Despite the termination of the contract,

and a potential new general contractor, no additional costs are expected for completion of the project.

4. Adjourn BOC Meeting: 6:40 pm

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

1. Call to Order: 6:40 pm
2. LRPC Meeting Minutes:
  - a. A motion was called to approve the 11-20-24 LRPC meeting minutes. The meeting minutes were approved with no adjustments.
3. Small Schools Task Force (SSTF) Presentation of Findings with Steve Faust of 3J Consulting:
  - a. Mr. Faust facilitated the SSTF meetings, community engagement forums, faculty listening sessions, and the Small Schools Task Force Report.
  - b. The SSTF was charged with examining the District's smallest primary schools (Bolton, Cedaroak Park and Stafford). The task force was comprised of three parent-guardian representatives from each small school, in addition to one parent-guardian from each of the other three West Linn primary schools, along with an LRPC liaison. The group understood they would not be making any recommendations but rather presenting findings.
  - c. The SSTF met seven times between October 1 and December 3, gathering and discussing information around three considerations: costs of core operations, costs of renovations, and the educational program and services impact on schools with small enrollments.
  - d. SSTF members attended Community Engagement Forums and the Town Hall Forum and debriefed the results and findings during their meetings.
  - e. The findings of the SSTF include community feedback from the engagement forums, the faculty listening sessions, and the reports and documents requested by the task force and reviewed during their process.
4. Next Steps:
  - a. January 8 – the next meeting of the LRPC will provide time for additional questions and clarification to overlay the SSTF report.
  - b. January 13 – findings from the SSTF will be presented to the School Board.
  - c. January 27 – School Board work session to discuss the findings and make a potential decision.

Adjourn LRPC Meeting: 7:50 p.m.

Next interim meeting: January 8, 2025

Next quarterly meeting: January 15, 2025