



West Linn – Wilsonville Schools

**Long Range Planning & Bond Oversight Committee Meeting
District Administration Building
Wednesday, April 17, 2024 6:00 PM**

Bond Oversight Committee Meeting

1. Call to Order: 6:05 p.m.
2. Roll Call

Alina Eglund Kim Jordan Mary Pettenger Ramiro Diaz David Ruelas	Dan Schumaker, Board Liaison Pat McGough, Chief Operations Officer Remo Douglas, Bond Program Manager Amy Berger, Bond Coordinator Ellen Leventhal, Bond Accountant Andrew Kilstrom, Communications Director
--	---
3. The 1st Quarter 2024 Report Financials
 - i. The overall program summary shows nearly \$8 million spent this quarter. This raises the total spending to \$202 million paid as of April 9, 2024, over 85% of current funding. Additionally, \$223.5 million has been committed in contracts, over 94% of current funding.
 - ii. The Quarterly Report has been trimmed down, reflecting the substantial completion of the Wilsonville High School Auditorium (WHS) and Riverside High School (RHS) projects. The vast majority of work for the bond program is contracted, including work this summer.
 - iii. A member asked how bond staffing is budgeted versus the general fund in regards to budget cuts over the next two years. A select number of staff are wholly funded by bond. These salaries have no effect on the district budget. A few additional staff are partially funded by bond, such as IT staff. They lend their skills, expertise and internal knowledge to bond projects, without having to hire an additional full-time employee (FTE). This maximizes fiscal stewardship for both bond and operating budgets.
 - iv. Outreach to contractors, including minority and women-owned firms, has resulted in contracts awarded to firms categorized as minority-owned, disabled, veteran-owned, women-owned or emerging small businesses. Five projects, including the new primary school in Wilsonville, Athey Creek Middle School (ACMS) and RHS projects, represent over \$8.2 million, or just over 8% of contracts awarded to such firms.
4. Program Updates
 - a. The ACMS project is nearing completion, with work on Willamette Drive underway and anticipated through the summer. This is the public street

- improvement project which includes retaining walls, sidewalks, bike lanes and street lighting. While the current street work is adjacent to the ACMS project, overflow baseball parking in the school parking lots has been offered for events at Fields Bridge Park. The City and District are coordinating communication with the community about the project and parking.
- b. Work on the new primary school in Wilsonville is proceeding smoothly. The exterior framing of the building is complete and finishes of brick and faux wood siding are being installed to match the more modern aesthetic of the surrounding neighborhoods. Work is also occurring on Brisband St, which will create a second outlet for neighbors to the west of the school, while the City of Wilsonville is working on Boeckman Rd. Major electrical equipment is on schedule to arrive after the beginning of the 2024-25 school year and contractors are anticipated to be done in the fall of 2024.
 - c. The Learning with Technology program is preparing for the next roll out of student and staff devices, planning for the new primary school, and the replacement of select old security cameras.
 - d. Facility Improvements:
 - i. All parts are ordered and on time for the boiler replacement at Boones Ferry Primary School (BFPS) and there will be no interference with student learning.
 - ii. Rewiring at Willamette Primary School (WPS) was bid early and is on schedule to start at the end of the school year. The project to replace outdated network cabling and relocate wiring closets to more convenient spaces for climate control and security will be completed over the summer.
 - iii. The Security Hardware at WLHS project is bid and ready to go. Site walks have occurred and materials are ordered, to improve lockdown capabilities, in line with district standards. Work will occur during the summer.
 - iv. Track Replacement at Rosemont Ridge Middle School (RRMS) involves removing and replacing the rubber surface of the track which was originally installed in 2010, and has reached the end of its expected lifespan. The rubber will be removed after Memorial Day and the surface will be replaced over the first half of the summer.
 - e. It was discussed among the members who would present to the Board meeting June 10th. Hearing from a committee member is impactful for the Board.

Adjourn BOC Meeting: 6:35 p.m.

Long Range Planning Committee Meeting

1. Three task force meetings have been held, with four more to go.
2. Eighteen focus groups have met, with one remaining.
3. Rebecca Stuecker, architect with Arcadis Architects, is currently writing up the results from the three task forces held thus far. Staff appreciates the high level of engagement from the groups.
4. The second round of Principal meetings are underway. This round narrows down priorities and focuses the conversations based on educational advocacy and how

spaces can be improved to help students learn. Some common themes have arisen:

- a. Accessibility
 - b. Student services support spaces
 - c. Playground and garden accessibility and inclusive play
 - d. Lighting. By Oregon law, the purchase of fluorescent lights is no longer allowed. While the complete replacement of current lighting could be \$8 to \$15 million dollars, replacement will be done over time as current lights fail. In many instances it will be difficult to retrofit the existing fixtures, and those will need to be replaced as well as the lighting. In those schools that have had the LED upgrade, students and staff love it, especially the ability to control light which boosts the educational adequacy of their learning spaces.
 - e. Facilities equity. Some features in older buildings are beyond their expected life cycle. For instance, the cabinets at Bolton Primary School are from 1955 and some facilities do not have enough staff restrooms.
 - f. Restrooms
5. Meetings have been held regarding maintenance needs and lifecycle replacement with the district maintenance department, including grounds, carpentry, plumbing, and electrical.
 6. Area planners met to discuss development and enrollment forecasting. Professionals from the Cities of West Linn, Wilsonville and Tualatin, as well as Clackamas and Washington counties, and Metro, Flo Analytics and Keith Liden gathered for a work session. The consensus was that development is on the anticipated path but at a slower rate. No major changes to the long term development forecast were recommended.
 7. Flo Analytics produced a draft projection showing mild decline in enrollment. Flo Analytics continues to work on comparisons of similar districts before finalizing the report. The findings will be presented to the Board prior to sharing with the Committee.
 8. There are three seats currently open on the Committee. Seats will be appointed at the May board meeting and effective July 1st.

Adjourn BOC Meeting: 7:05 p.m.

Next meeting: July 17, 2024



West Linn – Wilsonville Schools

**Long Range Planning-Bond Oversight Committee Meeting
District Administration Boardroom
Wednesday, April 17, 2024 6:00 PM**

Agenda

Bond Oversight Committee Meeting

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

Kim Jordan	Dan Schumaker, Board Liaison
Mary Pettenger	Kathy Ludwig, Superintendent
Alina Eglund	Pat McGough, Chief Operating Officer
Ramiro Diaz	Remo Douglas, Bond Program Manager
Amy Paterson Sandie	Amy Berger, Bond Coordinator
David Ruelas	Ellen Leventhal, Bond Accountant
3. **6:05 p.m.** Quarter 1 2024 Report Long Range Facilities Plan
4. **6:25 p.m.** Adjourn BOC Meeting

Long Range Planning Committee Meeting

1. **6:25 p.m.** Call to Order
2. **6:25 p.m.** Long Range Facilities Plan Update
3. **6:55 p.m.** LRPC Open Seats
4. **7:00 p.m.** Adjourn LRPC Meeting

April 2024



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program
Quarterly Report

Q1 2024

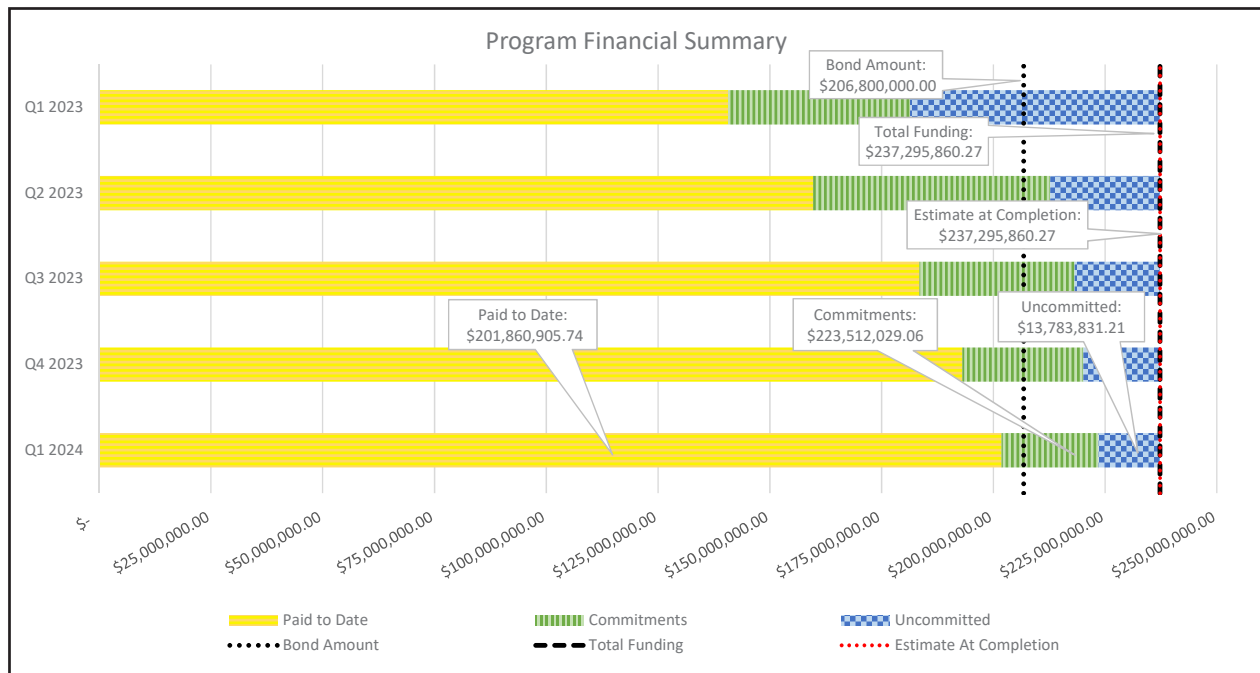
TABLE OF CONTENTS

Q1 2024

1.	2019 CAPITAL BOND PROGRAM SUMMARY	1
2.	PROGRAM MARKETING & PARTICIPATION	2
3.	PROJECT STATUS / SCHEDULES	
	ATHEY CREEK MIDDLE SCHOOL @ DLR	3
	NEW PRIMARY SCHOOL @ FP	5
	LEARNING WITH TECHNOLOGY	8
	FACILITY IMPROVEMENTS	9

PROGRAM SUMMARY

Q1 2024



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	10,173,063.38	38,643,063.38	38,371,106.66	38,295,532.68	38,643,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	78,676,913.43	77,313,284.13	80,000,000.00	0.00
Third Option High School	11,673,000.00	4,005,022.25	15,678,022.25	15,546,005.03	15,413,672.45	15,678,022.25	0.00
Stadium & Parking @ WLHS	8,625,000.00	-657,411.53	7,967,588.47	7,967,588.47	7,967,588.47	7,967,588.47	0.00
New Primary School @ FP	39,000,000.00	5,999,537.22	44,999,537.22	39,658,785.39	25,292,734.45	44,999,537.22	0.00
Learning with Technology	15,000,000.00	-750,000.00	14,250,000.00	12,353,390.33	10,914,141.99	14,250,000.00	0.00
Facility Improvements	26,032,000.00	833,652.98	26,865,652.98	23,133,115.43	21,051,664.36	26,865,652.98	0.00
Subtotals	206,800,000.00	21,603,864.30	228,403,864.30	215,706,904.74	196,248,618.53	228,403,864.30	0.00
Program	20,139,622.10	-11,247,626.13	8,891,995.97	7,805,124.32	5,612,287.21	8,891,995.97	0.00
Grand Totals	226,939,622.10	10,356,238.17	237,295,860.27	223,512,029.06	201,860,905.74	237,295,860.27	0.00

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/>

- Just over 94% of current funding, or \$223.5 million, has been committed
- Nearly \$8 million was spent this quarter for a total of nearly \$202 million, over 85% of current funding
- The forecasted over/under for the program is balanced
- New projects for summer 2024 have launched and are preparing for summer work
- Financial data current as of April 9, 2024

PROGRAM MARKETING & PARTICIPATION

Q1 2024

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 \$8.2 million dollars, or just over of 8% of construction contracts awarded to minority-owned, disabled, veteran-owned women-owned or emerging small business contracts between the five 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

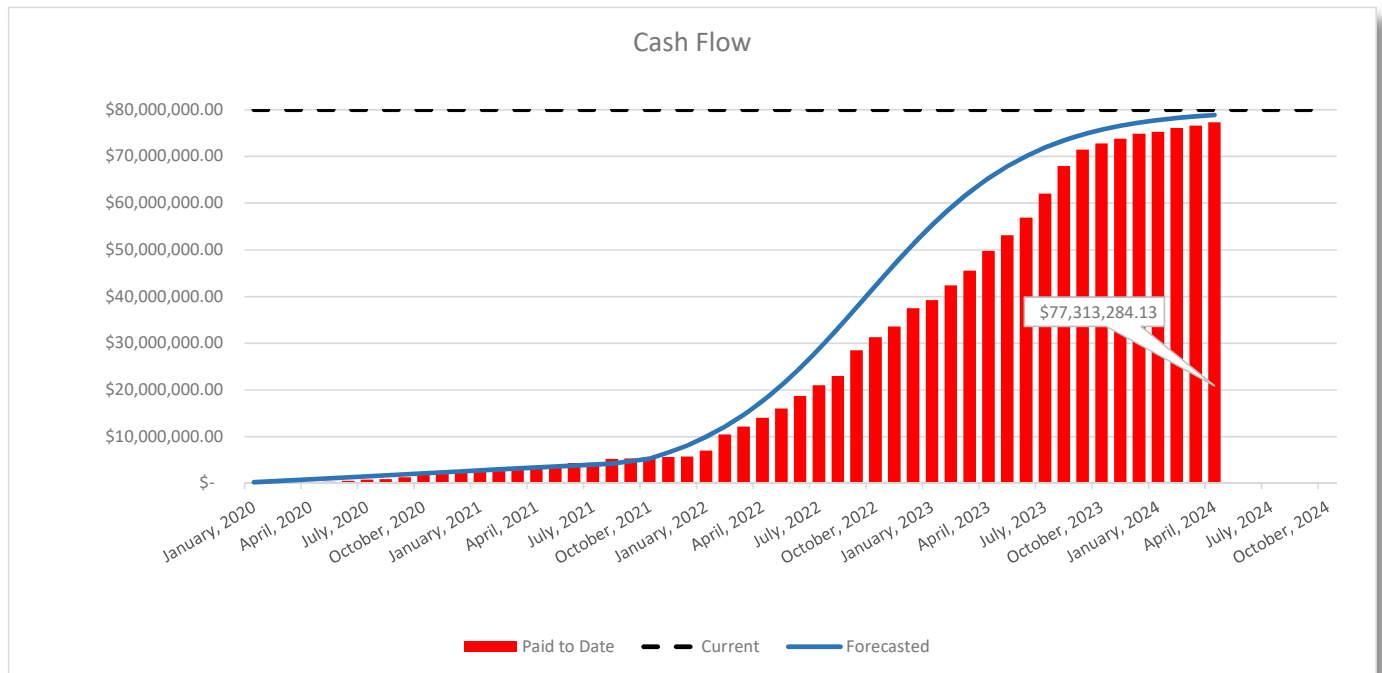
- General Contractor: Ross Builders
- \$133,323 - 2.1% of the contract

New Primary School at Frog Pond

- General Contractor: Emerick Construction
- \$2.1 Million - 7.8% of the contract

ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 2024



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.

Building and site are in use. Street work is underway.

Recent Activities:

- The turf field and track are being used by the school and community for sports activities and practices
- Landscaping is complete and is under warranty for one year. Irrigation is complete
- The roundabout at Fields Bridge is nearing completion
- Public street improvements (grading, retaining walls, sidewalks, bike lanes, crosswalks, pedestrian flashers, street lighting and storm drainage) has commenced

Upcoming Activities:

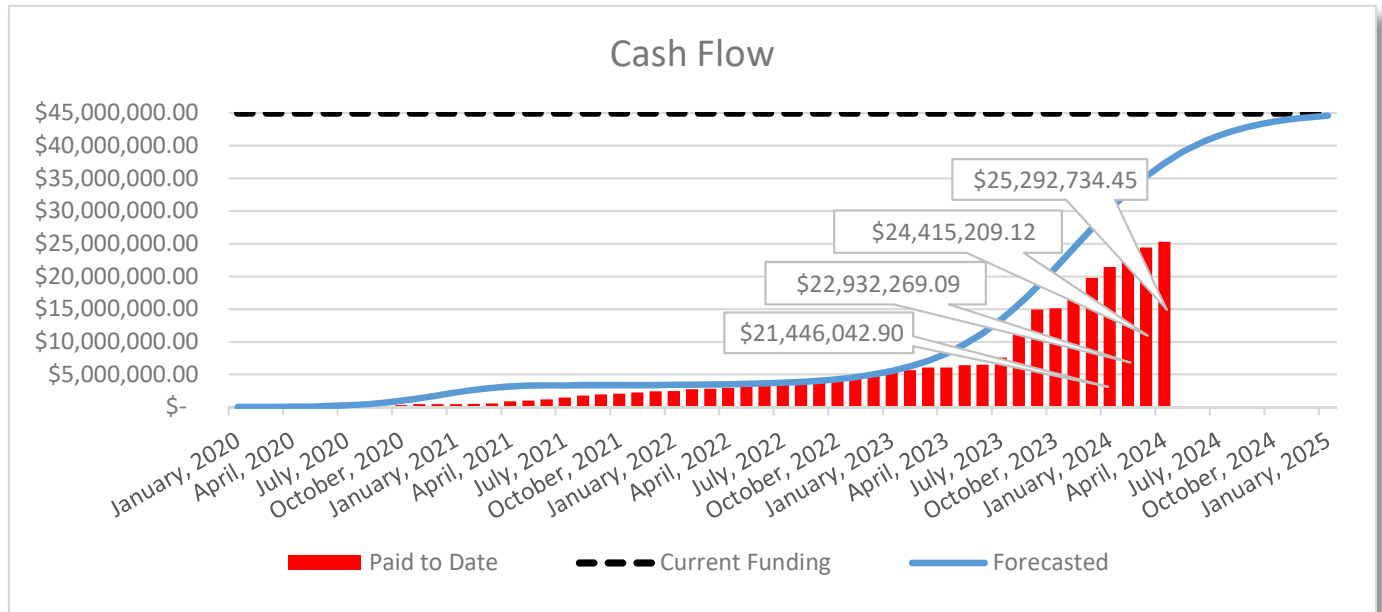
- Track completion to occur summer 2024
- Public street improvements continue through summer 2024
- Roundabout work continues through April 2024
- The temporary access road will be closed when the roundabout opens
- City of West Linn youth baseball is utilizing Athey Creek parking lots during construction after school and on weekends

ATHEY CREEK MIDDLE SCHOOL @ DLR
Q1 2024



NEW PRIMARY SCHOOL @ FP

Q1 2024



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 early 2025.

Recent Activities:

- The exterior framing of the building is complete
- Installation of exterior finishes such as, brick, fiber cement siding, waterproofing products and windows continues to progress around the perimeter of the building
- Mechanical, electrical and plumbing work continues to follow framing throughout the building
- Underground utilities continue to be installed throughout the site and will continue as construction progresses. Utility connections along Sherman Drive have been completed
- Completion of many of the classroom asphalt roofs have allowed for installation of drywall, door frames and casework
- The sanitary sewer and storm lines have been installed along Brisband Street. Installation of the public water line has begun

Upcoming Activities:

- Construction of stormwater planters along Brisband Street to begin in the near future
- Coordination continues to occur between the School District and the Boeckman Road Corridor Improvements Project
- Construction of the exterior canopies around the building to begin soon
- Completion of the public water line

NEW PRIMARY SCHOOL @ FP

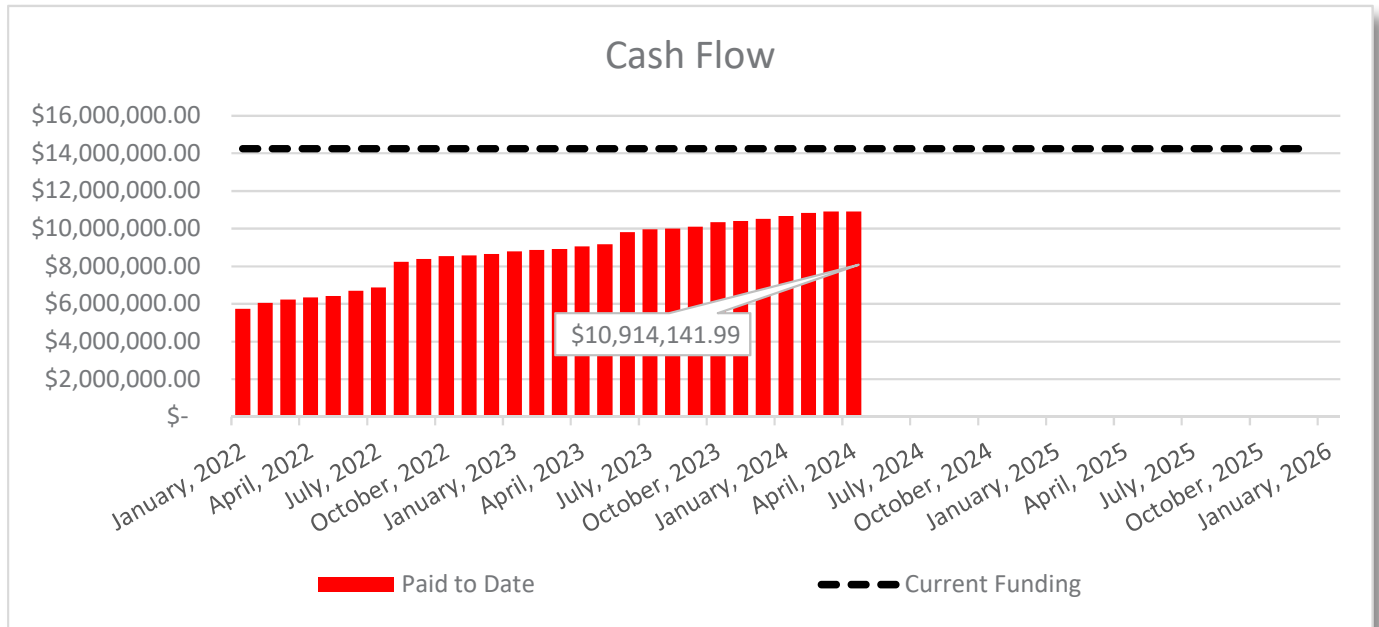
Q1 2024



NEW PRIMARY SCHOOL @ FP

Q1 2024





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:

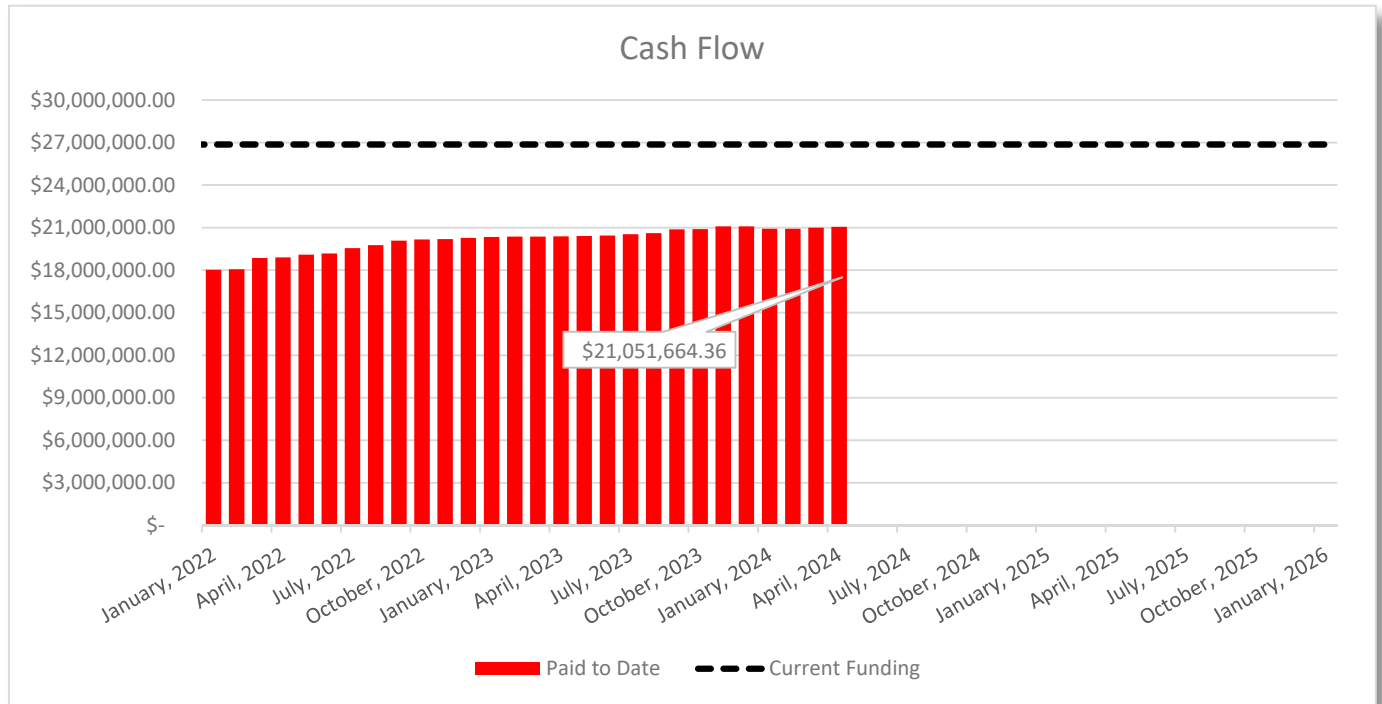
- Purchase network equipment for new primary school
- Select camera replacements

Upcoming Activities:

- Select camera replacements continue
- Student and staff device replacement including high school CTE labs
- Planning for the new primary school

FACILITY IMPROVEMENTS

Q1 2024



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 will provide updates for each of these projects.

19029.007 – Boiler Replacement at Boones Ferry Primary School

Project Status:

This project includes replacing the aging boilers with new energy efficient boilers.

Recent Activities:

- Project work will occur during the summer

19061.020 – Rewiring at Willamette Primary School

Project Status:

This project includes replacing all network cabling and relocating wiring closets.

Recent Activities:

- Project bids were received
- Board approval was given for the low bidder First Cascade Corp
- Project work will occur during the summer

19063.001 – Security Hardware at West Linn High School

Project Status:

This project includes improved classroom lockdown hardware capabilities, in line with those installed at all district schools.

Recent Activities:

- Project bids were received
- Board approval was given for the low bidder, Ross Builders Northwest LLC
- Project work will occur during the summer

19064.021 – Track Replacement at Rosemont Ridge Middle School

Project Status:

This project includes track resurfacing at Rosemont Ridge Middle School.

Recent Activities:

- Board approval was given to Beynon Sports
- Project will occur during the summer