



West Linn – Wilsonville Schools

Long Range Planning & Bond Oversight Committee Meeting Inza Wood Middle School Wednesday, April 20, 2022 6:00 PM

Bond Oversight Committee Meeting

1. Call to Order 6:07 PM

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

3. Quarterly Report: The 1st Quarter 2022 Report:

- a. The overall program summary shows over \$71.3 million has been spent through April 15, 2022. Nearly \$166 million is committed in contracts thus far, over 73% of the program budget.
- b. The program is showing just over \$2.4 million over budget at the end of the quarter. This is just over where it was at the end of the last quarter. The forecasts have been adjusted to account for global events as well as the continued COVID-related delays. Project timing is being carefully considered in regards to ordering of materials and extended delivery timeframes. One example is at Boeckman Creek Primary School, which was going to be reroofed this summer, but the supplier could not guarantee delivery of product in time thus causing the district to delay this project one year. This is to make sure the project will not be stuck partially finished while school is in session after summer break.
- c. The spending rate is being considered with project delays and is not of a concern. The bond is obligated to have a practical plan to spend 85% in the first three years. The team has a plan in place and will still meet this obligation even with minor projects being pushed due to global delays. Not all of the bonds have been sold. The district will be working closely with the financial advisors to make sure to sell the remainder of the bonds at the most advantageous time for the public.
- d. The new High School, newly named Riverside High School, at the existing Athey Creek Middle School project is continuing. There were issues with the roofing materials arriving on time and the team has established a plan to cover the roof in the meantime. The project costs

have gone up due to unforeseen conditions.

- e. The Facilities Improvements project has been doing well and allowing the projects to shift money to the benefit to the whole program. The district also just recently received \$430,000 in energy funds from Senate Bill 1149.
- f. A committee member asked if the district has a list of items that could get pushed if the global economy does not get better and some items may not be able to get done. The district does have lists of all projects. These lists are created before bonds are passed with deferred maintenance items that include life cycle replacements. One example of projects not happening might be if the life cycle of something expected to have failed, but hasn't failed by the time has been implemented, and replacement is not necessary at this time. Some projects just take priority over others based on reassessment of immediate need. The new primary school in Wilsonville will be the last large scale project where bids are still unknown. The team expects that the project will include alternates on top of the base allowing some flexibility in the budget. Predicting the cost of projects during bond planning is incredibly complex and means looking at least 5 years out for what a new school might cost. The current global events were not predicted. Supply chain issues continue to be an issue. With bigger projects, ordering early and finding a place to store on site if items arrive early is the intended strategy in dealing with unknown delivery and supply issues. There is also a labor shortage, and although the district is lucky that the larger projects have been able to maintain enough laborers to keep projects going, some of the smaller contractors are struggling. Labor and material are just not predictable right now.
- g. The new Athey Creek Middle School construction is underway with site work at the Dollar Street property in West Linn. The first loads of lumber showed up last week to be able to set up forms to pour foundations. The LUBA appeal was denied outright on all points. The final decision and order stands and the appeal period to the state court of appeals ended earlier this week and no appeal has been received thus far.
- h. WHS Auditorium will continue to build; once the roof is on lots of work will take place inside the auditorium.
- i. The paving at WLHS has been rescheduled to this Friday, April 22. It was scheduled last week but weather delays and material shortages continue to be a problem.
- j. The new primary school in Wilsonville design has begun. It is in very early design phases and no plans currently exist. The district will be having a Community Open House from 6-8pm on May 3rd held at Meridian Creek Middle School. This open house will give the community a chance to voice concerns, ask questions, share excitement and meet staff working on the project. Google Earth images will be shown to give some context to the site. There will be a survey QR code and opportunity to take a survey at the open house.
- k. Work done this summer include the renovation of existing office space at Athey Creek/Riverside High School, the fire sprinkler replacement mains will get replaced at Boeckman Creek, and network cabling at Boeckman Creek and Stafford Primary School will occur. In addition to the continued construction of the new Athey Creek Middle School at Dollar,

Street and the Wilsonville High School Auditorium, continued technology updates district-wide including wiring closets upgrades, purchasing of new Chromebooks and replacement and wifi updates.

4. Tour of Inza Wood Middle School: The group toured Inza Wood Middle School to see the results of the renovation project.
 - a. The new maker space is complete and in use. All ductwork and piping was left exposed as it fits the space and use.
 - b. The new gender neutral, single occupant restrooms are complete and in use and have generated overwhelmingly positive feedback from the school.
 - c. The new office and secure entry is complete and staff is using the space, leaving all doors locked during the school day forcing everyone through the secure entry, into the office, and into the school building through that route. Included in the security features are buttons to lockdown the school and soon all staff will have the ability to lock doors with the push of a fob in the event of emergency.
 - d. Classrooms were refreshed with new lights, security curtains, paint and ceilings. Additionally, 3 new boilers were installed to make sure the school is able to stay open in the event of failure.
 - e. The new addition off the commons and by the music room is nearly complete and includes new restrooms as well as a concession building with a connection to the outside courtyard adjacent the track and field.

Adjourn BOC Meeting: 7:10 PM

Long Range Planning Committee Meeting

1. The agenda lists an item: Inclusive Playgrounds. This item was held for a parent that was interested in coming to the committee to talk to group about inclusive playgrounds. They were not able to make it to this meeting but will join the group at a future meeting.
2. District Property:
 - a. Brock Property: The district purchased the property next door to the administration building. This purchased closed after nearly 2 years of considerations. This property is now part of the district property bank.
 - b. Oppenlander: This is a legal process now. The district is still in active conversations with the city. It is not a foregone conclusion that there will be legal conversations, the two entities are still talking.
 - c. Frog Pond Park: The district will be building a new primary school on the 10 acres owned in Wilsonville. Next to that property the district also owns another 3.5-acre parcel. Part of the City of Wilsonville masterplan calls for a park on that 3.5-acre parcel. The district has set aside this parcel knowing this was desired. There will be an appraisal and a sales agreement in order to complete this. The district landscape architect for the primary project is also a preferred architect for the City of Wilsonville. There is great opportunity to do a joint project where the city gets the park adjacent to the school and possibly some space. The district and City plan to work together to coordinate with

consideration of the space as a whole is taking place as well as how it best fits the needs of the community and school. The district has used intergovernmental agreements with the City of Wilsonville in the past and has great history working together.

3. Member Terms Expiring: Positions 2, 4 and 6 all expire at the end of June 2022. The board will declare these positions open at the May 2nd Board Meeting. The application will be posted online and available if any expiring term member would like to reapply. A committee member asked if it would be appropriate for themselves and other members to reach out to the school board to ask for more information be included in the application. A note about commitments, and what is expected of a member, a mention of how often the committee meets, and what to expect would be helpful to ensure active participation. Members are allowed to reach out to their school board with any feedback they would like to share.
4. COO Pat McGough reminded the Long Range Planning Committee of important upcoming dates before adjourning the meeting.

Adjourn: 7:49 PM
Next meeting: July 20, 2022



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting

Inza Wood Middle School

Wednesday, April 20, 2022 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 4 2021 Report by Remo Douglas/Amy Berger
 - a. **6:05 p.m.** Financials
4. **6:35 p.m.** Tour Inza Wood Middle School Renovation Project
5. **7:00 p.m.** Adjourn BOC Meeting

Long Range Planning Committee Meeting

1. **7:00 p.m.** Call to Order
2. **7:00 p.m.** Inclusive Playgrounds by Lauren Briggsby
3. **7:20 p.m.** District Property by Pat McGough
 - a. Brock Property
 - b. Oppenlander
 - c. Frog Pond Park
4. **7:30 p.m.** Member Terms Expiring by Pat McGough
5. **7:35 p.m.** Adjourn LRPC Meeting

April 2022



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q1 2022

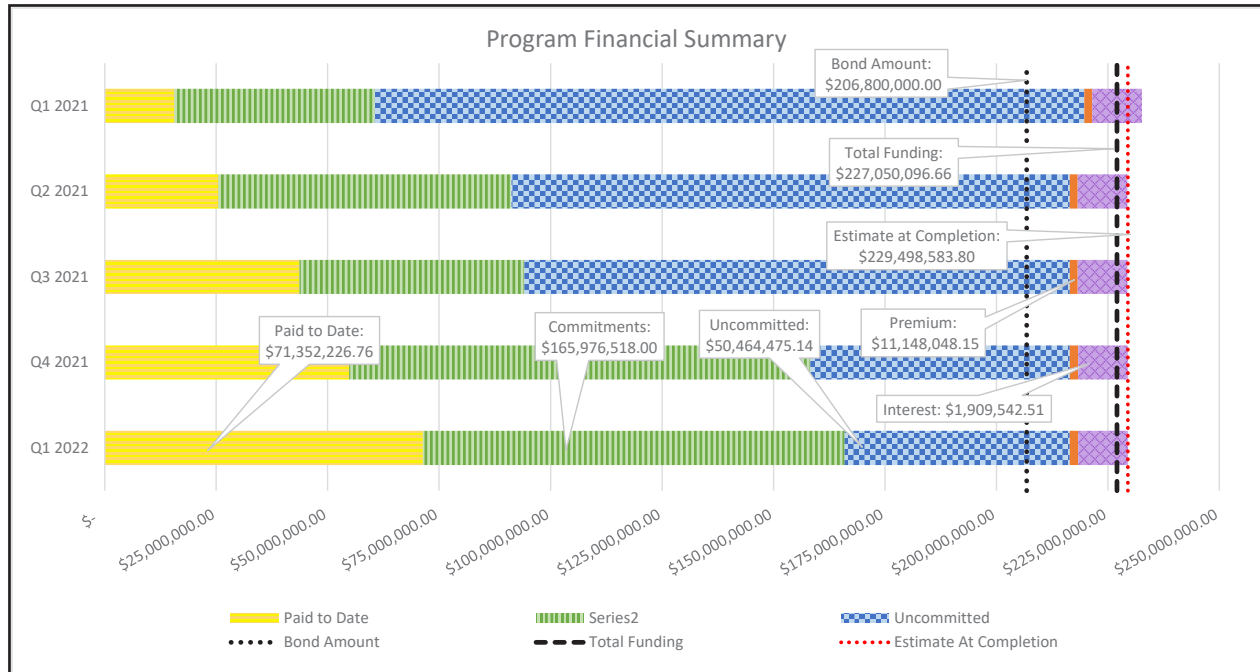
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PROGRAM SUMMARY

Q1 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	33,228,914.81	11,526,760.79	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	72,938,840.06	13,922,139.64	82,346,189.35	4,346,189.35
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	9,610,233.44	7,819,114.85	13,996,630.52	(481,259.48)
Stadium & Parking @ WLHS	8,625,000.00	(499,528.83)	8,125,471.17	7,762,481.93	7,171,209.96	8,039,849.78	(85,621.39)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	7,340,534.19	2,852,911.74	39,000,000.00	0.00
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	9,032,255.13	6,263,088.22	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	19,257,422.82	18,566,301.40	26,448,794.66	(1,330,821.34)
Subtotals	206,800,000.00	12,576,040.55	219,376,040.55	159,170,682.38	68,121,526.60	221,824,527.69	2,448,487.14
Program	20,139,622.10	(12,465,565.99)	7,674,056.11	6,805,835.62	3,230,700.16	7,674,056.11	0.00
Grand Total	226,939,622.10	110,474.56	227,050,096.66	165,976,518.00	71,352,226.76	229,498,583.80	2,448,487.14

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 73% of current funding, or \$165.9 million, has been committed
- \$71.3 million has been spent, just above 31% of current funding
- Current estimates for projects include design and escalation contingencies, as well as bid alternate scope
- The forecasted over/under for the program remains over as the current climate impacts construction
- The Bond Management Team is reviewing the financial impact of ongoing global events on the program budget. Fuel and material cost increases are expected to impact upcoming bids and change orders
- Design phases for the new Primary School in Wilsonville has begun
- Financial data current as of April 15, 2022
- Learning with Technology projects are underway and gearing up for summer 2022
- Additional reimbursement for energy projects received

PROGRAM MARKETING & PARTICIPATION

Q1 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 4 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

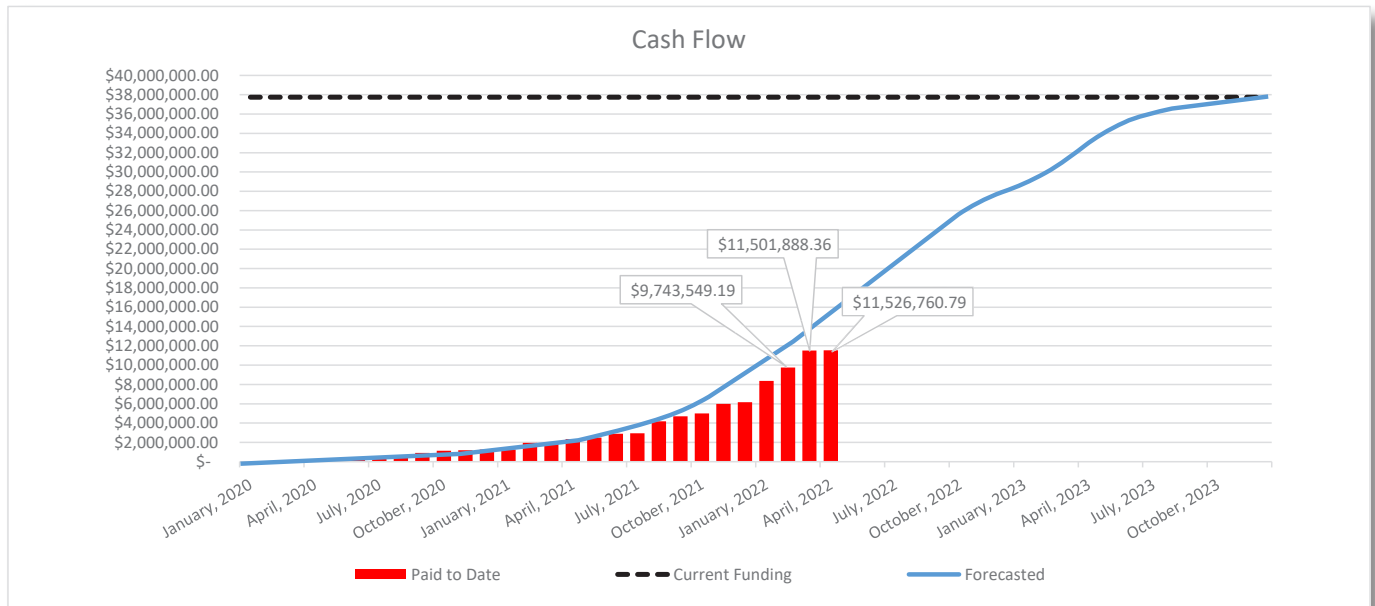
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

Riverside High School Project

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

ADDITION & RENOVATION @ WHS

Q1 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, 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:

- Main auditorium roof trusses are in place
- Catwalks are being installed
- Balcony steel is going in place
- Weather proofing is being applied to exterior face of the building
- Exploratory work for mechanical system connection to the new addition is taking place

Upcoming Activities:

- Exterior brick to be installed
- Mechanical, electrical and plumbing in the new lobby restrooms
- Footings for both lobbies to be excavated and poured
- Installation of sewer main relocation

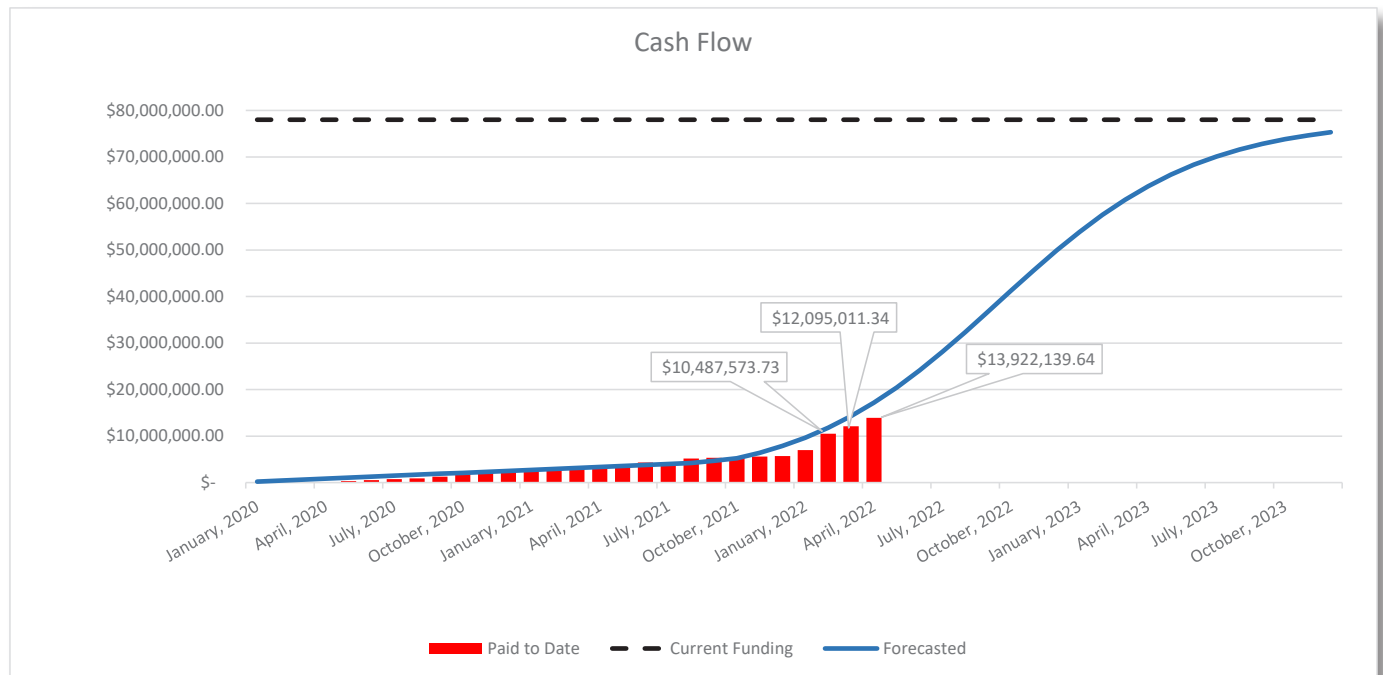
ADDITION & RENOVATION @ WHS

Q1 2022



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 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:

- Construction commenced in January working on site clearing and access
- Building and Site permits have been approved by the City of West Linn
- The design team has been working on how to best utilize the lumber that was retained in December
- The district worked with the contractor to retain trees for use in the building entry design
- The contractor installed the main construction access road off Willamette Falls Drive
- Soil has been organized on site to allow it to be reused
- Cement treatment of the soil occurred in March. These treatments condition the soil to be utilized below the building foundation
- Public improvement drawings were submitted to the City of West Linn in February
- The appeal to the Land Use Board of Appeals was denied on all points. If not appealed, the decision will be final April 18
- Athey Creek staff was presented with the new school design

Upcoming Activities:

- Cutting of grades will begin in April which will define the building foundations
- Procurement of long lead items continues
- Review of the furniture order for the building will continue

ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 2022



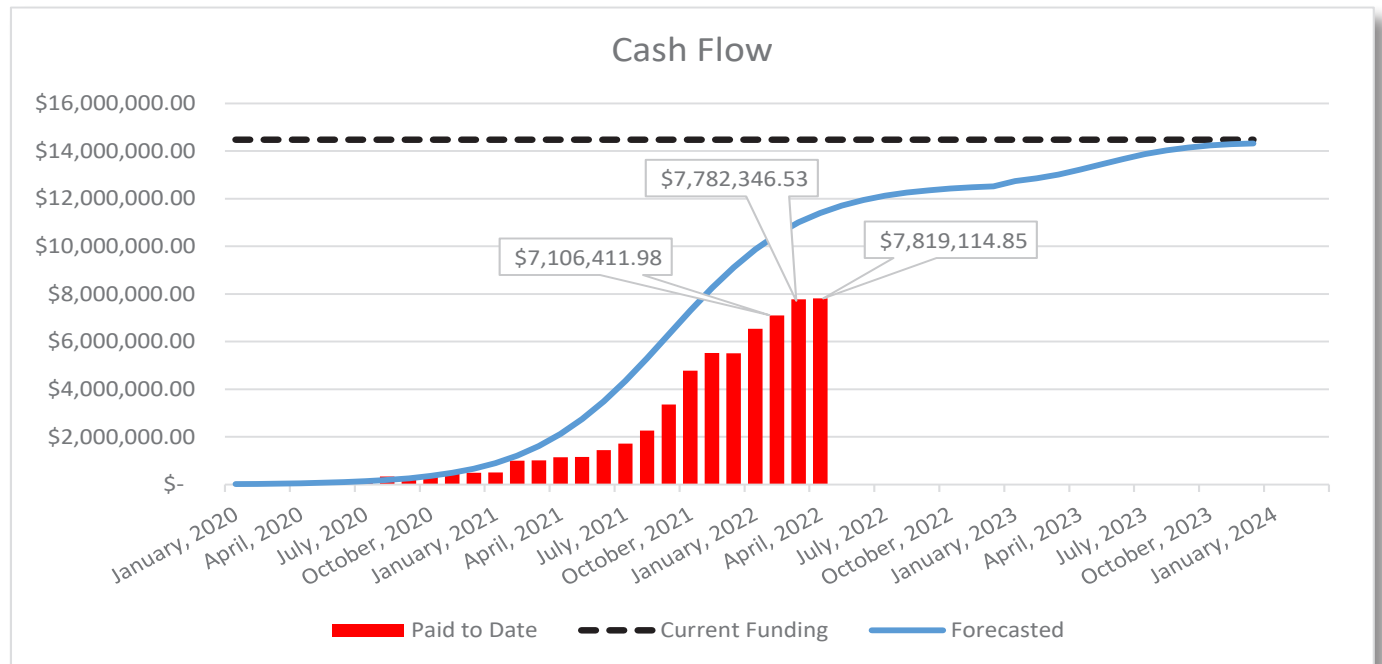
ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 2022



RIVERSIDE HIGH SCHOOL

Q1 2022



Office addition to accommodate Riverside 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:

- Staff has moved into the new office space
- Commissioning of the mechanical systems is underway
- Existing office space demolition work is underway
- Concrete tile roof replacement is nearing completion

Upcoming Activities:

- Steel package installation for new mechanical unit over existing office space
- Completion of interior finishes
- Vestibule glass installation
- Continued work in the existing office space



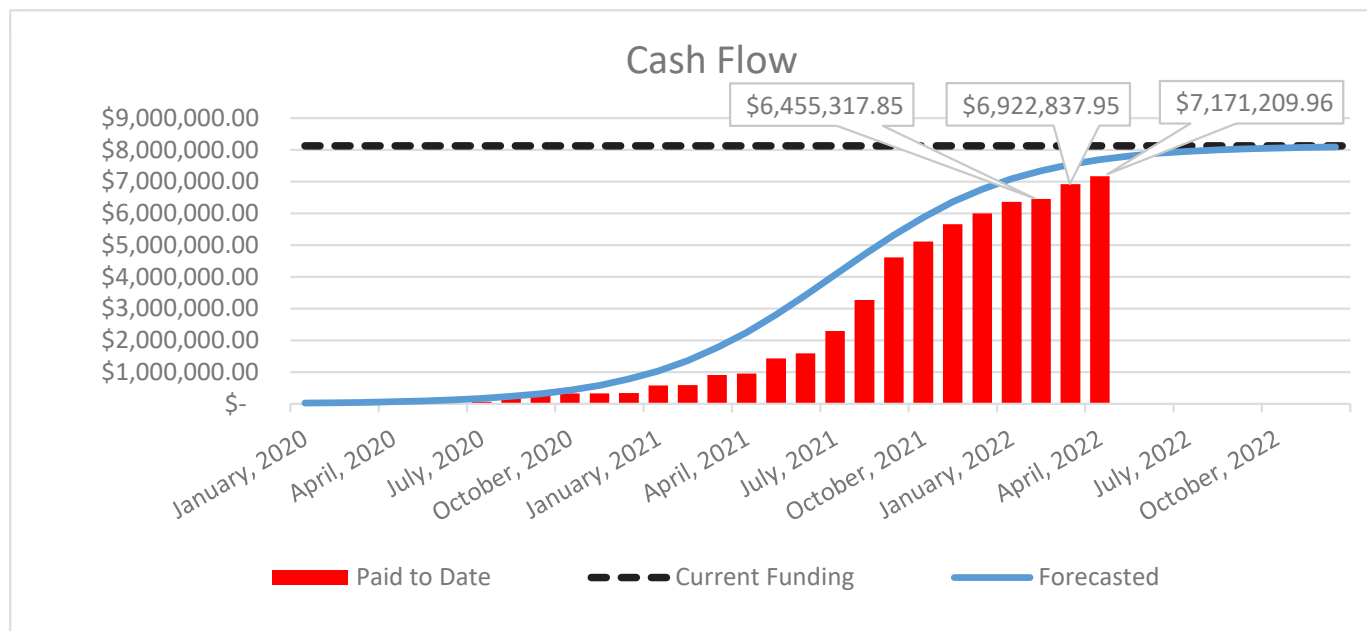
RIVERSIDE HIGH SCHOOL

Q1 2022



STADIUM & PARKING @ WLHS

Q1 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 expected to be complete in second quarter 2022.

Recent Activities:

- Temporary Occupancy was received from the City of West Linn in March
- Concrete layout in the upper plaza continues and curved walls have been poured
- Landscape installation is in progress
- Drainage has been incorporated into the parking lot and paving is being scheduled
- New Audio Visual system is installed and press boxes are being used
- Games are being played on the field and the stadium seating is being used

Upcoming Activities:

- Paving of the new parking lot is scheduled for April
- The connection of the new walking path to the crosswalk of the upper north lot continues
- Handrails, landscaping and items for final occupancy are in progress

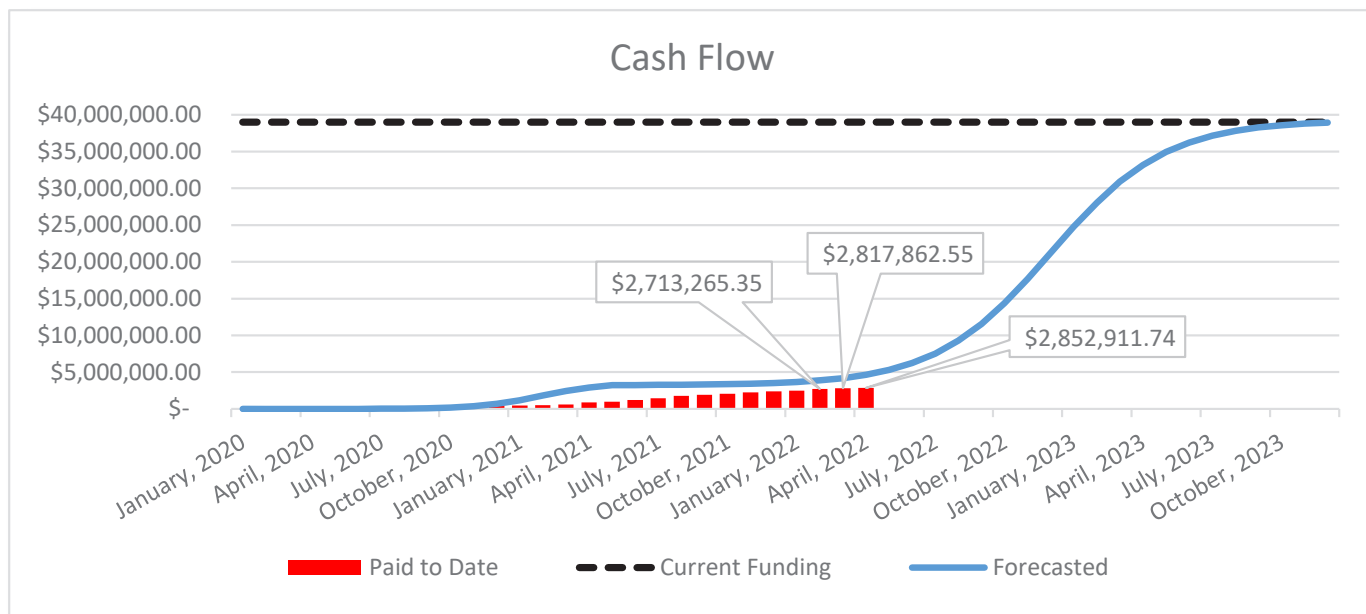
STADIUM & PARKING @ WLHS

Q1 2022



NEW PRIMARY SCHOOL @ FP

Q1 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.

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 Spring 2022.

Recent Activities:

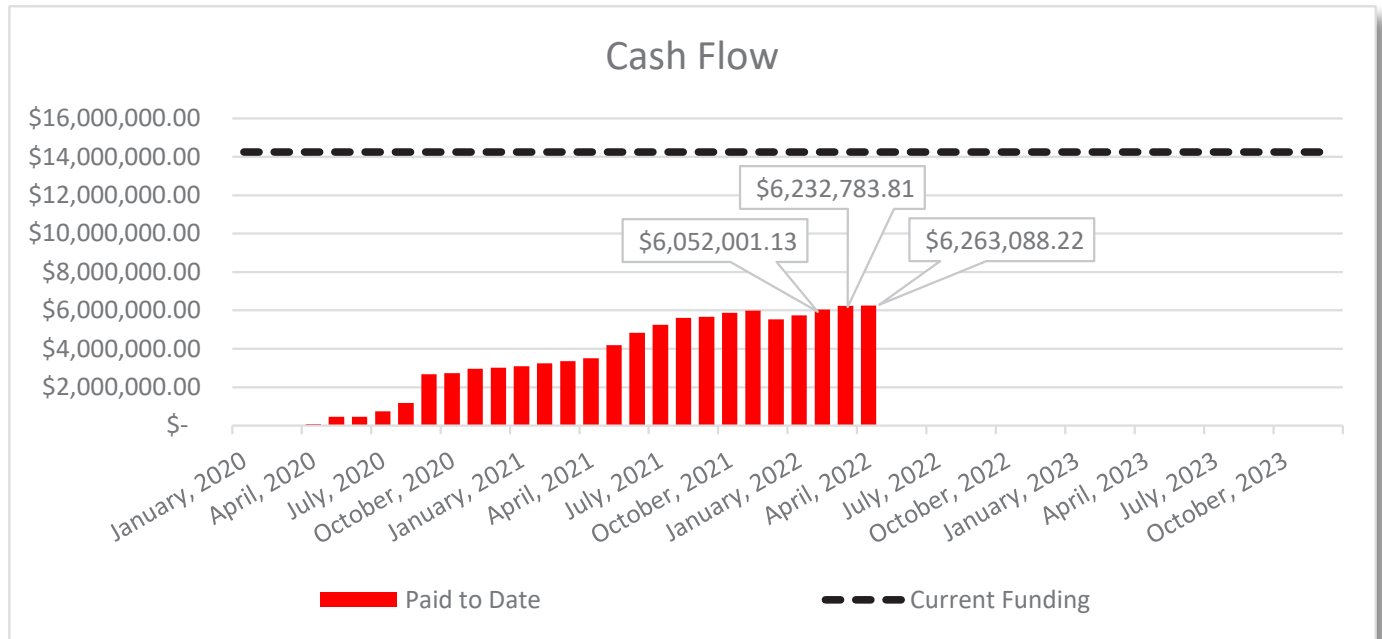
- New School Pre-Design phase began in January and wrapped up in early March. Schematic Design phase started Mid March and continues into June
- Geotechnical engineers did site testing for the new school site and are in the process of drafting the geotechnical report
- The new storage building was completed and recieved temporary occupancy, full completion expected in late Spring

Upcoming Activities:

- New School Schematic Design phase meetings continue with district stakeholders and consultants
- A community Open House for the new primary school to be held this Spring

LEARNING WITH TECHNOLOGY

Q1 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:

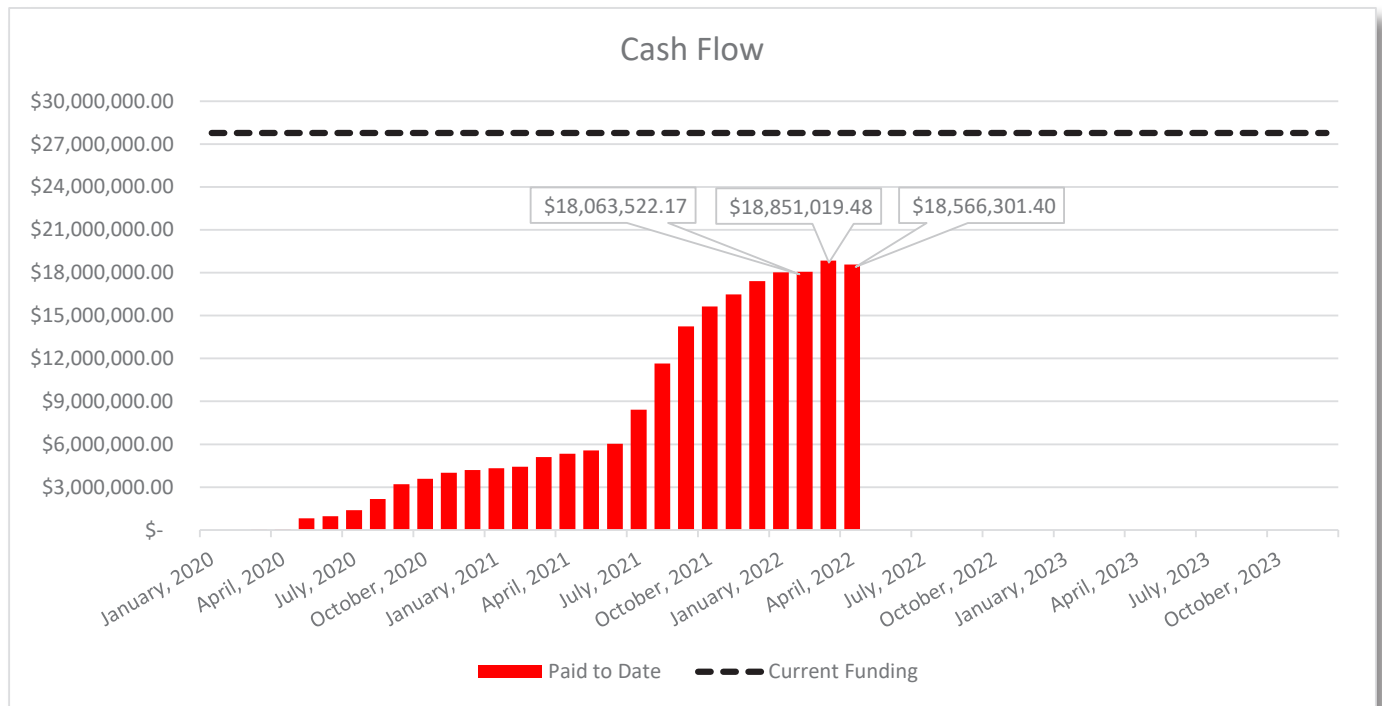
- Deployment of UPS equipment in wiring closets is nearing completion
- Prep for wiring projects at Boeckman Creek and Stafford Primary Schools for work this summer
- Digital signage projects at Rosemont Ridge, Meridian Creek and Inza Wood Middle Schools
- Printer fleet replacement has begun districtwide
- E-Rate program filing is up to date to support the update of the wifi scheduled for this summer

Upcoming Activities:

- WIFI update coming summer 2022
- Replacement of approximately 4,000 Chromebooks summer 2022
- Wiring projects at Boeckman Creek and Stafford Primary Schools bids will be received in April, work to happen Summer 2022

FACILITY IMPROVEMENTS

Q1 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.

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:

- Bathroom additions and concession stand work nearly complete
- Playground area open for student use

Upcoming Activities:

- Complete addition
- Finish commissioning of mechanical equipment



FACILITY IMPROVEMENTS

Q1 2022

19053.017 – Roofing at Boeckman Creek Primary School

Project Status:

This project includes concrete tile roof replacement at Boeckman Creek Primary School.

This project design is underway.

19054.017 – Fire Sprinklers at Boeckman Creek Park Primary School

Project Status:

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

This project is currently out to bid.