



West Linn – Wilsonville Schools

Long Range Planning & Bond Oversight Committee Meeting Athey Creek Middle School Wednesday, April 21, 2021 6:00 PM

Long Range Planning Committee Meeting

1. Call to Order 6:08 PM

2. Roll Call	Mary Pettenger	Ginger Fitch, Board Liaison
	Julie Miller	Kathy Ludwig, Superintendent
	Grady Nelson	Pat McGough, Chief Operations Officer
	Julie Stone	Remo Douglas, Bond Program Manager
	Kim Jordan	Amy Berger, Bond Coordinator
	Samy Nada	Andrew Kilstrom Communication Director
	Parasa Chanramy	

3. 3rd Option High School Athey Creek Renovation Project Presentation: A tour was given of the existing Athey Creek Middle School while talking through the renovation project converting the school into a 3rd Option High School.
- LRPC Member Kim Jordan is the designated project “expert” for this project and spoke of what she learned in her meeting with the district project team this quarter.
 - The tour described where the new office will be located in an addition to the front of where the existing commons is, projecting out into the parking lot, which in turn reroutes the bus loop. The office addition will create the secure entry the district is implementing in all schools. At the front office, a new corridor will be incorporated along the arc of the existing front entry. The existing exterior doors will stay and be utilized for dismissal and for after school and weekend events but will otherwise remain locked during the school day. The front courtyard renovation will include new planters and incorporate bench seating for gathering places for students. The new architecture will pay homage to the original building while also bringing a fresh new look to the building. This will contribute to creating a new school culture as it transitions from a middle school to a high school.
 - The existing office spaces will be renovated into a student services center housing counselors and other support staff. The space will also serve as a college and career center and provide space where students can work in groups or individually through online classes.
 - A future phase will consist of converting two existing classrooms upstairs and downstairs into CTE spaces. Those spaces have yet to be defined, but will reflect the CTE pathways at the school.
 - The school is scheduled to open as a high school in the fall of 2023.

4. Quarterly Report: The 4th Quarter 2020 Report
 - a. The overall program summary shows almost \$15.6 Million has been spent through March 31st. Over \$60 million is committed in contracts thus far. The program is showing \$5.7 Million over budget at the end of the quarter as of current estimates. This is down from the almost \$10 Million at the end of last quarter. This is due to design management, value engineering, and favorable bidding. Current spending is approximately \$1 Million a month and is expected to rise to \$5 Million over the next few months as construction gets underway. The bond team is confident that the program will be completed within budget.
 - b. The cost of construction materials may be going up as a result of the pandemic, however, district estimators have been aware of this and it has been expected. These numbers are taken into account. Not all projects will be impacted the same as it depends on the building material being used. Wood is experiencing significant increases, while steel and others have seen less. Several designs incorporate these less impacted materials.
 - c. Not all bonds have been sold. The public bond market has been strong, and the bonds that have been sold have yielded premiums. Additionally, the district is currently reviewing projected interest earnings, which are expected to have a modest increase. The district has met with estimators about the favorable bids received this spring, the estimators remain confident in the estimates for the large projects still in design.
5. Committee Member Project Updates:
 - a. Committee member Mary Pettenger had an expert meeting with district staff and shared updates on the Wilsonville High School Auditorium project. Some features she pointed out are that the new addition includes designing around the old oak tree and wetlands on the site near the entry drive. This did cause an increase in costs but is needed for the site. WHS will also be getting the four components of the safety committee recommendations. Those components are secure entry, classroom lockdown/lockout, intrusion limiting glass and classroom curtains. The secure entry has already been completed in the last bond. The Auditorium will be a great addition not only to the school but to the Wilsonville community. Financially, the estimate for this project will likely stay over the budget. The final size of the addition, site constraints, and site design all contribute to the increase in cost. For instance, the building will be a three story building due to site constraints (wetlands and great oak), increasing building cost. The design is being managed in a financially-responsible manner, matching the quality and features of West Linn High School while having its own style. This project will fulfill the commitments made to the community.
6. Adjourn BOC Meeting: 6:58 PM

Long Range Planning Committee Meeting

1. District Land/Signage

- a. The committee has discussed in the past the confusion community members have had about vacant property and not knowing who owns it or the intended use. The district presented a mockup of a sign to use on district land informing the public of intended use and district ownership. The sign will include intended use (if known) and give the district name/logo and website and phone number. The website will include a brief description of the site and its intended use. An idea was proposed to include a QR code to the site sign, which will be incorporated as well as adding the word “property” under the West Linn – Wilsonville School District. The QR code can then also direct users to the property webpage. The signs will be installed per each city code for size, height restrictions, etc. The goals would be to install the signs this spring.

2. Member Terms Expiring: Two LRPC member terms are set to expire at the end of June 2021. Members are encouraged to reapply if they are interested in staying on the committee. The positions will be declared open by the school board and then open to the public to apply. The school board will then appoint members to the two open positions.

Next meeting: July 21, 2021

Adjourn: 7:11 PM



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting

At Athey Creek Middle School

Wednesday, April 21, 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	Ginger Fitch, Board Liaison
Julie Miller	Kathy Ludwig, Superintendent
Grady Nelson	Pat McGough, Chief Operating Officer
Julie Stone	Remo Douglas, Bond Program Manager
Kim Jordan	Amy Berger, Bond Coordinator
Samy Nada	
Parasa Chanramy	
3. **6:05 p.m.** Quarter 4 2020 Report by Remo Douglas/Amy Berger
 - a. **6:05 p.m.** Financials
 - b. **6:15 p.m.** Committee Member Project Updates
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 (Expected Outcome: Committee Reviews Recommendation, Takes Action)
3. **6:40 p.m.** Member Terms Expiring by Pat McGough
4. **6:45 p.m.** Adjourn LRPC Meeting

April 2021



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program
Quarterly Report

Q1 2021

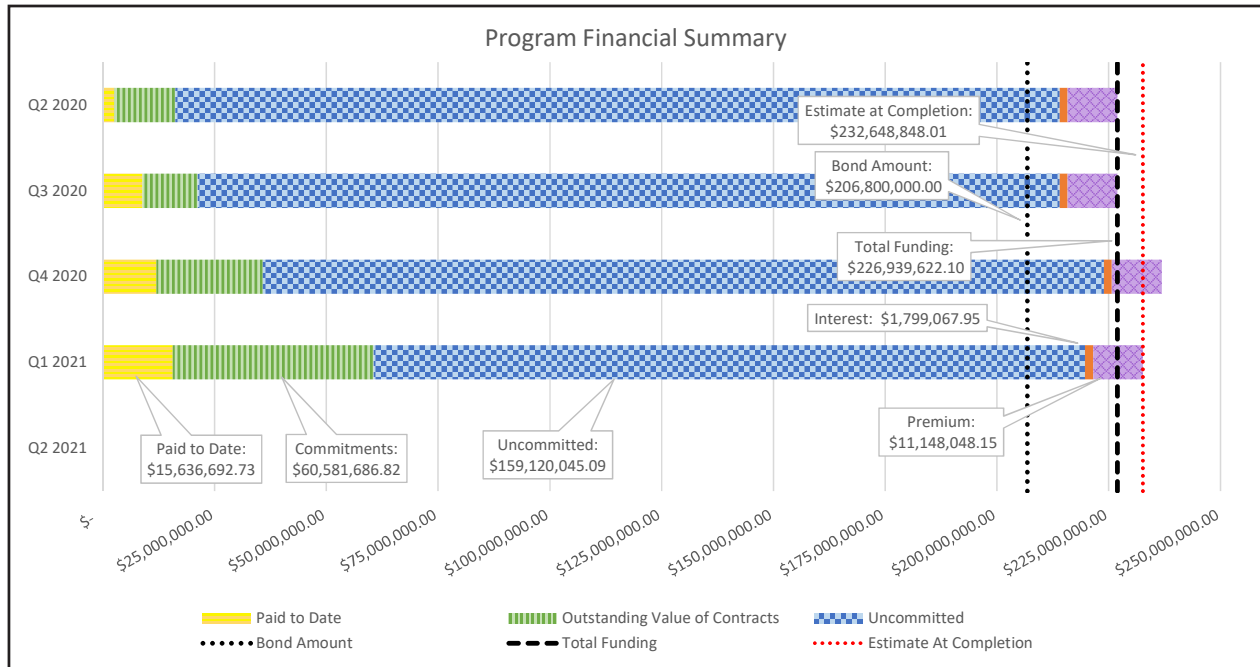
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PROGRAM SUMMARY

Q1 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	0.00	28,470,000.00	4,004,370.40	1,827,097.76	33,675,860.90	5,205,860.90
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	8,232,008.93	2,453,048.58	84,194,624.16	6,194,624.16
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	8,423,796.60	915,766.41	13,665,344.60	(812,545.40)
Stadium & Parking @ WLHS	8,625,000.00	0.00	8,625,000.00	6,473,965.73	883,401.08	8,486,997.73	(138,002.27)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	3,743,452.79	511,659.10	39,000,000.00	0.00
Learning with Technology	15,000,000.00	0.00	15,000,000.00	6,809,031.42	3,419,746.60	15,000,000.00	0.00
Facility Improvements	26,032,000.00	4,387,616.00	30,419,616.00	16,821,496.02	4,885,151.19	30,419,616.00	0.00
Subtotals	206,800,000.00	7,192,506.00	213,992,506.00	54,508,121.89	14,895,870.72	224,442,443.39	10,449,937.39
Program	20,139,622.10	-7,192,506.00	12,947,116.10	6,073,564.93	740,822.01	8,206,404.62	(4,740,711.48)
Grand Totals	226,939,622.10	0.00	226,939,622.10	60,581,686.82	15,636,692.73	232,648,848.01	5,709,225.91

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/>

- More than 26.5% of current funding, or \$60.5 million, has been committed
- \$15.6 million has been spent, nearly 7% of current funding
- Current estimates for projects include design and escalation contingencies, as well as bid alternate scope
- The Bond Management Team remain confident in completing all bond projects within available funds
- Numerous projects have been bid and awarded
- Security and HVAC upgrades at four schools are gearing up for summer 2021
- Budget savings in select projects held for contingency and additional phases
- The forecasted over/under for the program was reduced by \$4.2 million
- Learning with Technology projects are underway
- Overall bids received were below budget and estimates

CONSULTANT SELECTION & PROGRAM MARKETING

Q1 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

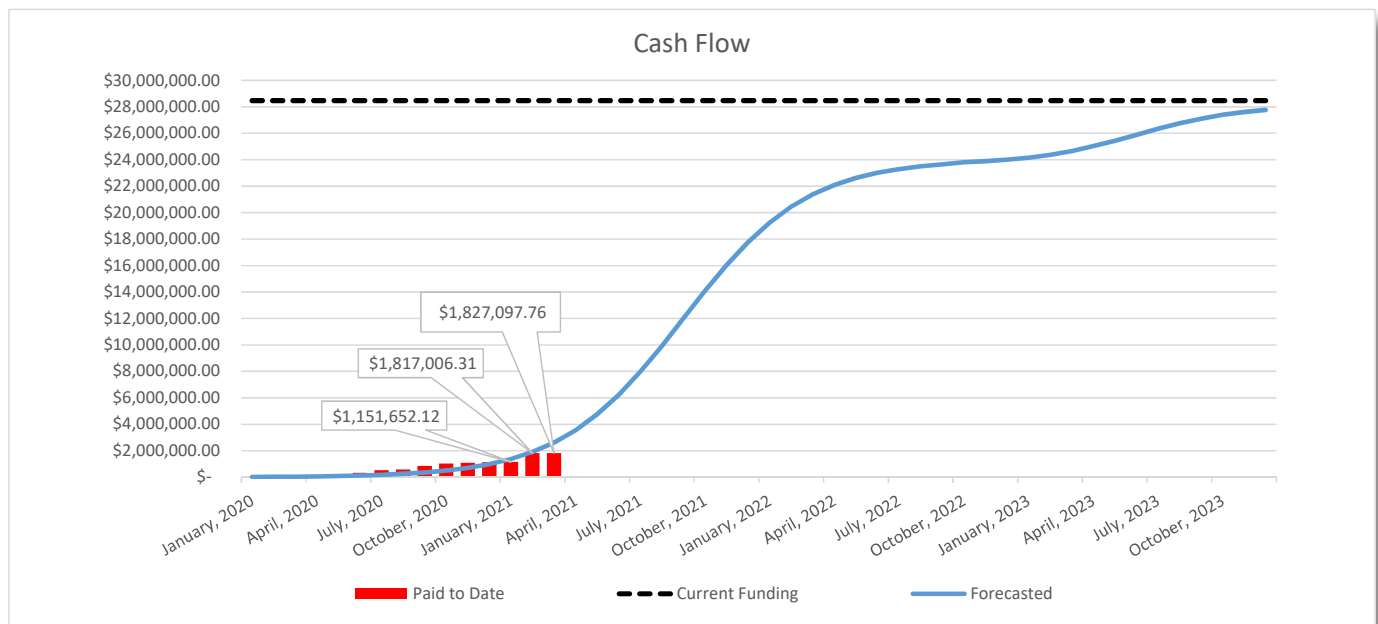
Program Marketing:

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, ORPIN, which includes notification to certified minority contractors. The district has started reaching out to Oregon Association of Minority Entrepreneurs (OAME) regarding additional opportunity to connect with minority contractors.

ADDITION & RENOVATION @ WHS

Q1 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:

- Construction Documents are approximately 65% complete and are currently under district review
- Continuation of focus groups to discuss design details, including staff, students and community partners
- Submitted for completeness review of Land Use Documentation
- Pre-Qualification bidding strategy findings presented to the School Board and approved

Upcoming Activities:

- General Contractor pre-qualification expected to launch in April
- Finalize logistics package for construction
- Final estimates expected in April
- General contractor bids expected in June with construction anticipated to start in August



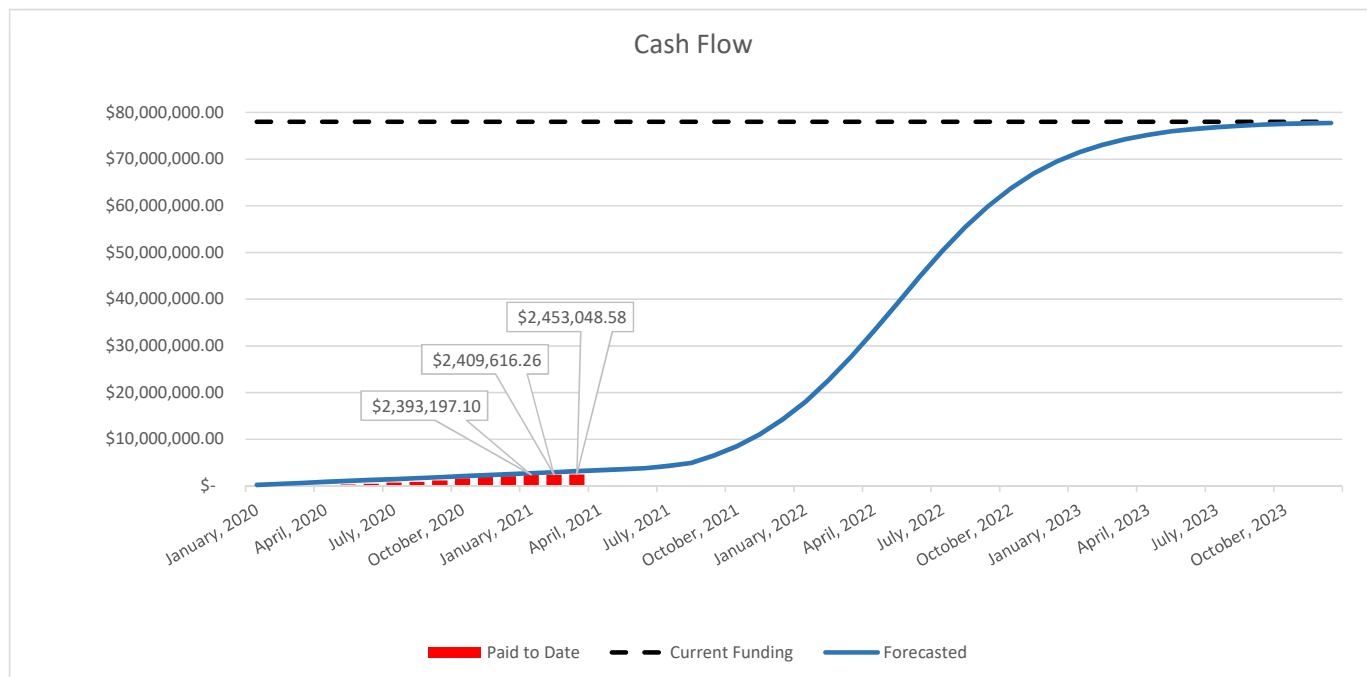
ADDITION & RENOVATION @ WHS

Q1 2021



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 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:

- Community Meetings #6 held in January, including an extensive Q&A session
- Construction Document drawing phase launch
- Arborist report sent to the City Arborist in February
- Land Use submitted to the City in March for completeness review
- Continued meetings with the City to complete Right of Way Design
- Landscaping survey issued end of March asking for Community input
- Second round of focus groups held with Athey Creek staff, including a student survey
- Design Development Estimate received

Upcoming Activities:

- Land Use completeness review in April
- Planning Commission land use hearing expected by end of quarter
- Construction Documents scheduled for completion in July
- Permit Coordination with the City of West Linn
- Construction Documents Estimate expected in May
- On-going coordination with PGE regarding existing powerline conflicts

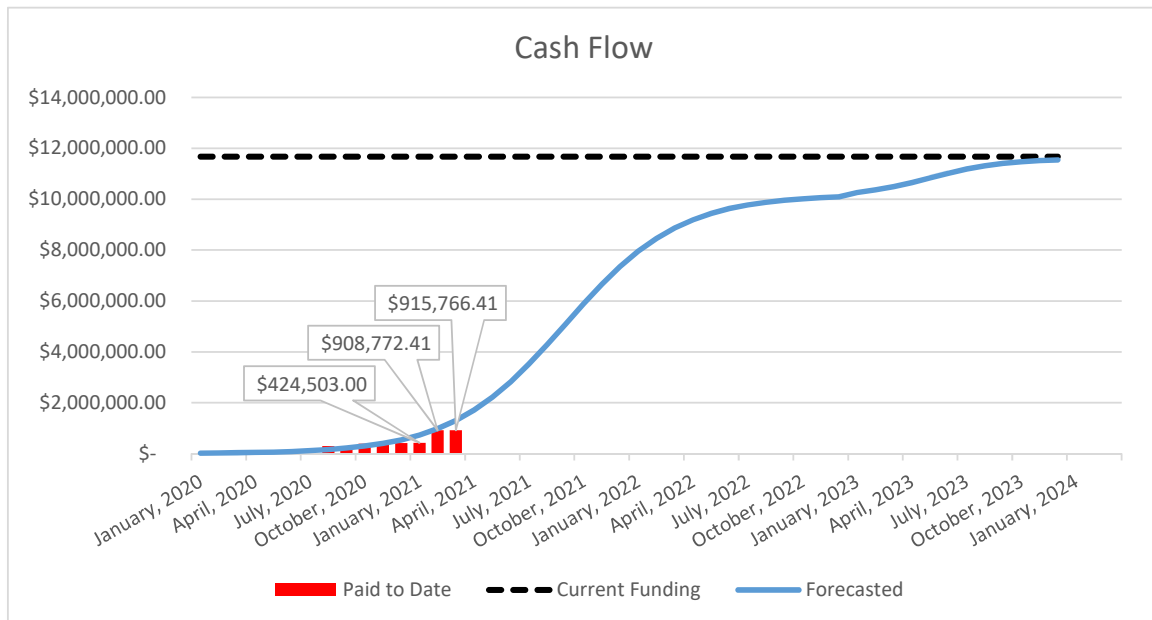
ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 2021



THIRD OPTION HIGH SCHOOL

Q1 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:

- Design phase has been completed
- Land Use Application approved contingent on development permits
- Building permit applications have been submitted to Clackamas County
- Contractor solicitation complete and contract has been fully executed
- Low bid below budget and estimate
- Board authorized selection of base bid and all but one additive alternate

Upcoming Activities:

- Construction anticipated to begin late June
- Logistics planning between school staff and administration and contractors

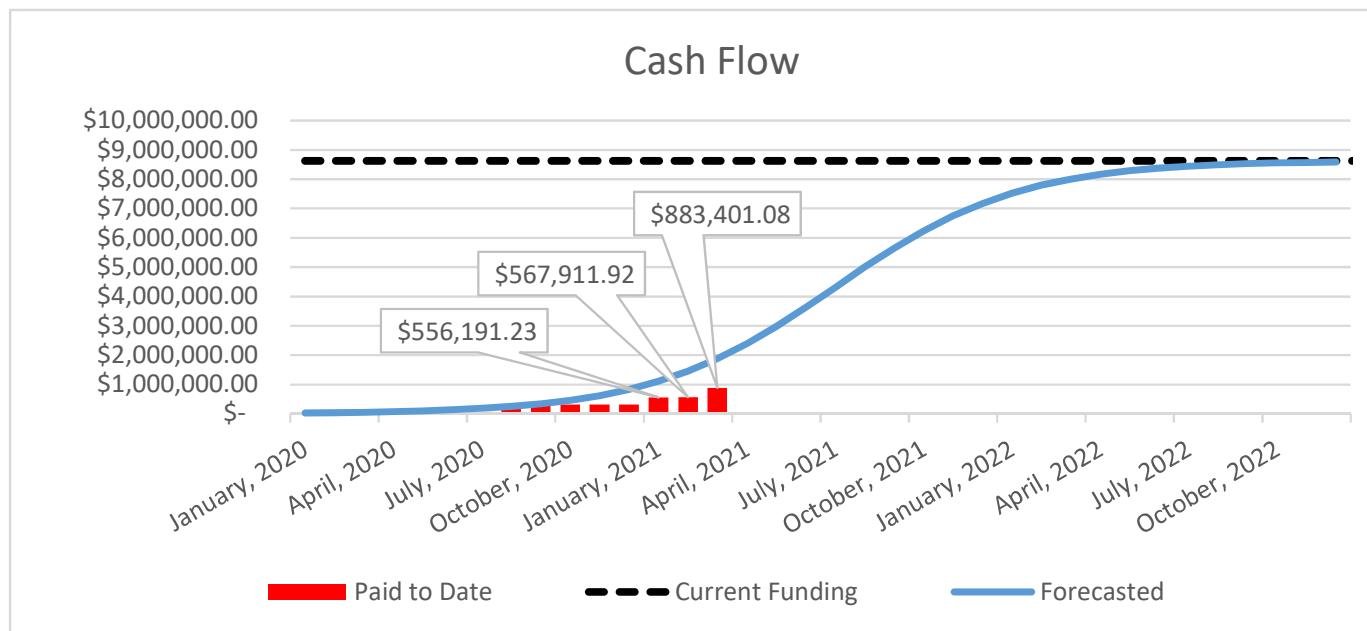
THIRD OPTION HIGH SCHOOL

Q1 2021



STADIUM & PARKING @ WLHS

Q1 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:

- Land Use Application approved, permit review in progress
- Contractor solicitation complete and contract has been fully executed
- Low bid below budget and estimate
- Board authorized selection of base bid and additive alternate #1 to build the full north parking addition

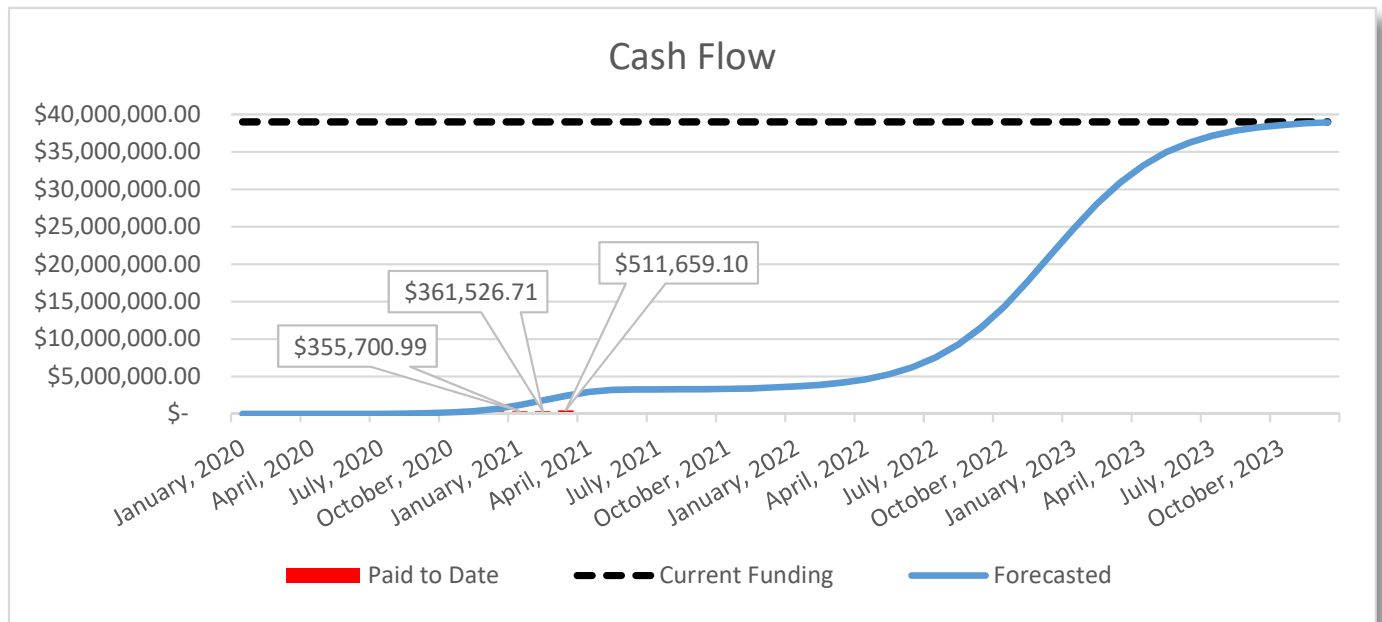
Upcoming Activities:

- Permit issuance
- Contractor mobilization and construction start



NEW PRIMARY SCHOOL @ FP

Q1 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:

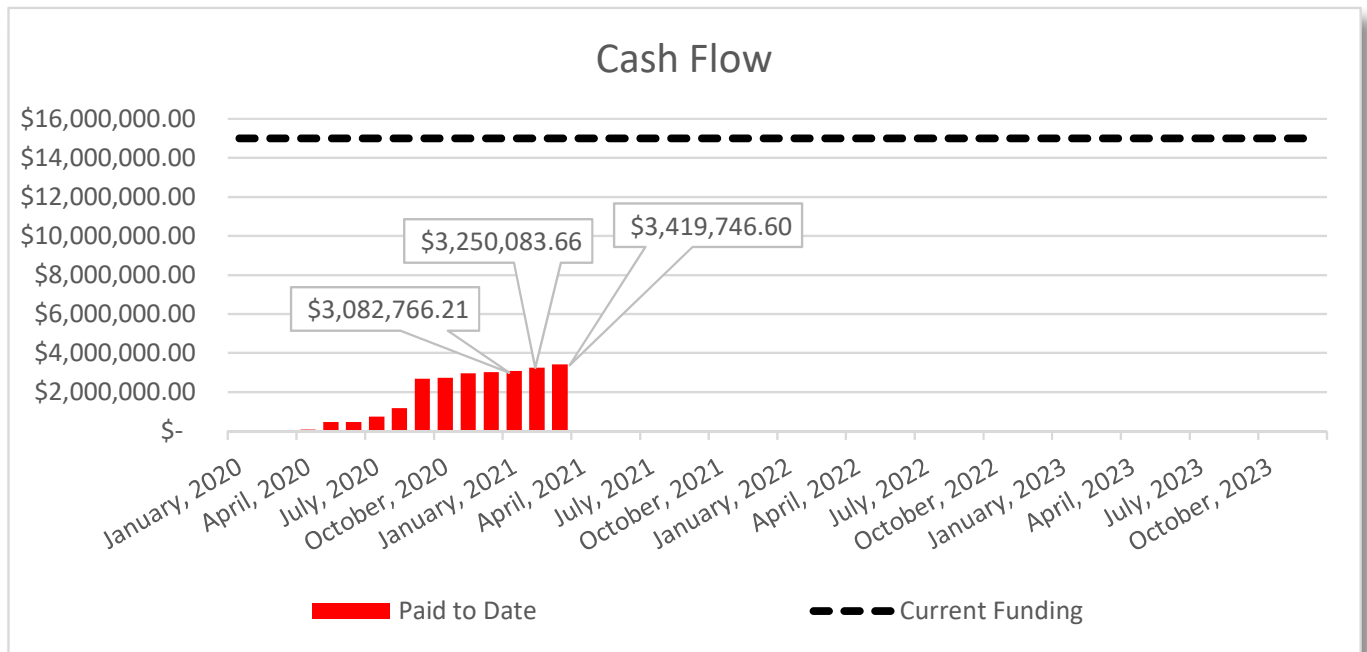
- New storage building permit issued
- New storage building contractor solicitation complete and contract has been fully executed
- New storage building low bid below budget and estimate
- New storage building general contractor mobilized and onsite

Upcoming Activities:

- New storage building construction continuing through the summer
- New storage building environmental survey of existing structures on the new primary school site in Wilsonville

LEARNING WITH TECHNOLOGY

Q1 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:

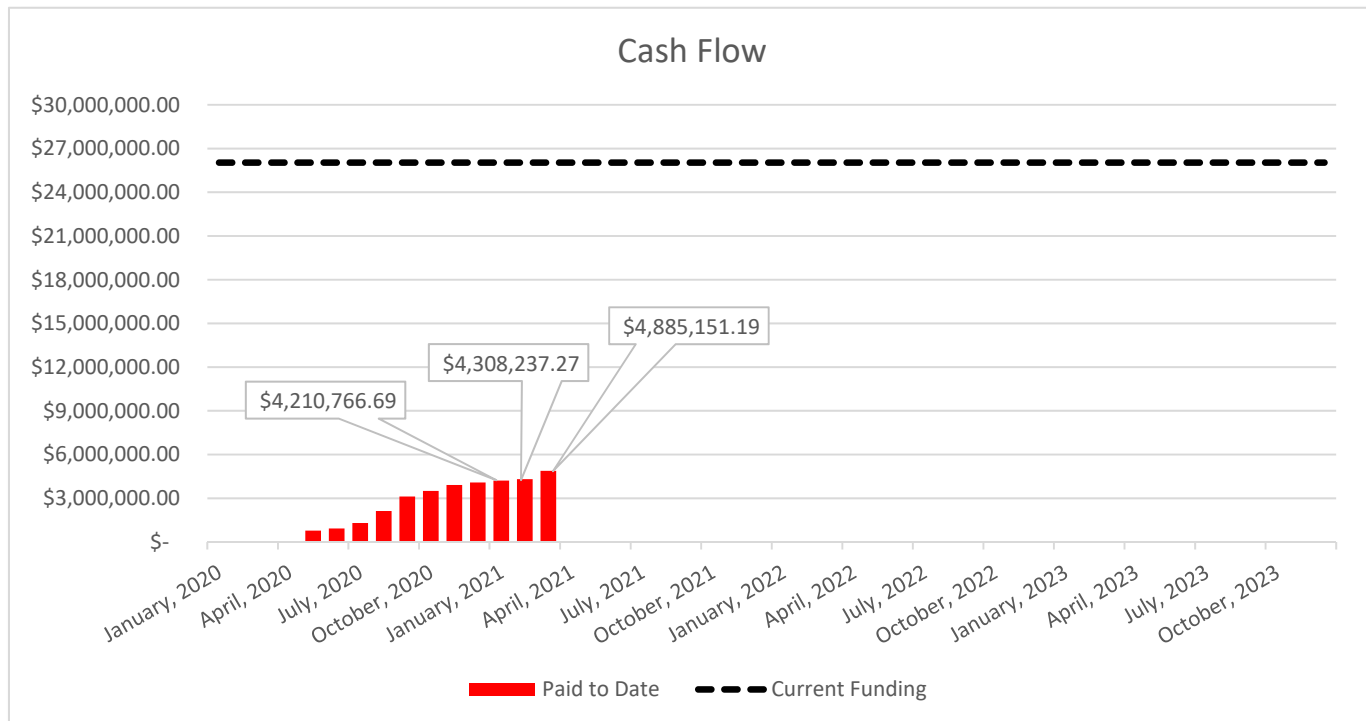
- Nearing completion of new clock system developments
- Currently working on intercom enhancements
- Student and staff device purchase and setup
- Server environment replacement
- Network electronics equipment purchase

Upcoming Activities:

- 2021 device replacement planning
- Network electronics installation

FACILITY IMPROVEMENTS

Q1 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.

Project has been advertised and awarded. Contractor mobilization is expected spring 2021. Logistics planning to ensure separation of construction and school activities underway.

- Low bid below budget and estimate
- Board authorized selection of all project scope



FACILITY IMPROVEMENTS

Q1 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.

The project was bid and a general contractor was awarded the project in February. The low bid was over budget but near the estimate. The School Board authorized selection of the base bid. This project is scheduled to start construction this summer.

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.

The project was bid and a general contractor was awarded the project in February. The low bid was over budget but near the estimate. The School Board authorized selection of the base bid. This project is scheduled to start construction this summer.





West Linn – Wilsonville Schools

To: Long Range Planning Committee

From: Pat McGough, Chief Operating Officer

Date: April 14, 2021

Re: District Site Signage

Staff recommends the attached site signage be placed on undeveloped district sites. The recommendation includes a link to a new property page on the district website to be maintained by Operations staff. The recommended phone number to be listed is the Operations Department main phone number.

2'-0"



West Linn-Wilsonville
School District

**WEST LINN
WILSONVILLE
SCHOOLS**

PHONE: 503-673-####

WWW.WLWV.K12.OR.US

2'-0"



West Linn-Wilsonville
School District

**OPPENLANDER
FIELDS**

PHONE: 503-673-####

WWW.WLWV.K12.OR.US

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West Linn-Wilsonville
School District

**PROPOSED SITE OF
NEW ATHEY CREEK
MIDDLE SCHOOL**

PHONE: 503-673-####

WWW.WLWV.K12.OR.US

2'-0"



West Linn-Wilsonville
School District

**FUTURE SITE OF
NEW PRIMARY SCHOOL**

PHONE: 503-673-####

WWW.WLWV.K12.OR.US

6'-0"