



West Linn – Wilsonville Schools

Long Range Planning & Bond Oversight Committee Meeting Wilsonville High School Wednesday, July 19, 2023 6:00 PM

Bond Oversight Committee Meeting

1. Call to Order: 6:10 PM
2. Roll Call

Alina Eglund Kim Jordan Marina Cresswell Amy Paterson Sandie Ramiro Diaz	Kirsten Wyatt, Board Liaison Pat McGough, Chief Operations Officer Remo Douglas, Bond Program Manager Amy Berger, Bond Coordinator Ellen Leventhal, Bond Accountant
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3. Opening remarks: Acknowledgement was given for the success of the new Wilsonville HS Auditorium which has surpassed expectations.
4. Quarterly Report: The 2nd Quarter 2023 Report Financials
 - a. The overall program summary shows over \$19 million spent this quarter. This raises the total spending to \$159.7 million paid as of July 12, 2023, over 67% of current funding. Additionally, \$212.7 million has been committed in contracts, over 89% of the current budget, due in large part to the signed contract for the new primary school in Wilsonville.
 - b. Strong spending has resulted in a fulfillment of the requirement to spend 85% of the initial funds within 36 months of receipt.
 - c. Program level contingencies were transferred to work at Wilsonville High School (WHS) and Riverside High School (RHS). The WHS project has gone longer than expected while holding the contractor to the highest standards. During inspection, water damage was found in an existing wall, leading to a significant effort to rebuild the wall. The RHS contingencies were based on a hierarchy of needs and several of those have moved forward.
 - d. Q&A
 - i. A member pointed out the almost \$10 million budget increase in the WHS project. The goal is to balance what the District wants to achieve and the cost of the project. In this instance, the facility is larger than originally estimated in order to fulfill its needs. It was determined that the lobby entry needed to be larger and have multiple entrances. In addition, in considering this facility as a learning space, there needed to be room for teaching and learning

including a large shop and control booth to accommodate students and faculty. Wetland buffers also constricted the site, requiring the use of a balcony level. The facility is also designed for fulfilling the Wilsonville community's desire to have and use a Performing Arts Center (PAC).

- ii. Is the increase in WHS cost due to inflation and increased costs? It is the most expensive type of building per square foot that the District has due to its sophisticated engineering, scale and complexity. Cost escalation did have a role, perhaps larger given the complexities of the project.
- iii. Is there a concern about equity between the high schools? The District has learned from other facilities about what works well and is continually striving to improve. There was a \$650,000 lighting upgrade at West Linn High School (WLHS) in the interest of equity between the schools.
- iv. Were penalties assessed to any contractors for unmet timelines? The reasons why the WHS project took longer are varied and complex, but include the unexpected replacement of much of the roof and the stage floor, at the contractor's expense. The leadership of the firm has stepped up and stepped into direct management of the project. The District has not chosen to pursue further penalties at this time.

5. Project Updates – New Schools

a. New Athey Creek Middle School (ACMS)

- i. The final phase of the new ACMS is going well. Dozens of workers are there every day with attention to detail and quality inspections.
- ii. Carpeting has started and hundreds of desks and building furniture has arrived. Materials from the original ACMS will be moved in on August 7th. It is always a race to the finish but there is great confidence in moving in on time.
- iii. Q&A

- 1. Is construction on track for upcoming activities? The gym flooring starts this month; the HVAC system is installed except for one unit on the roof, scheduled to arrive this week; the interior glazing on classroom windows starts this week; the track & field is getting prepped for turf installation by the end of September for a possible dedication night; the play equipment is largely on site and installation scheduled in the next month; the temporary entrance is complete while the district waits for authorization to continue work on the roundabout. There will be communication sent out to the community regarding the temporary detour and the traffic pattern flow.
- 2. Will there be a path for students who get dropped off on the Dollar St. side of the school? There is a sidewalk on

either side that will lead to the site and a large fence to prevent a shortcut. The design has deliberately worked to make parent drop off more convenient on site and staff will encourage students to get out at the correct drop-off point. A comprehensive effort will be made to get the pattern set in the first few weeks of school.

3. Is it at all possible the school won't open on time? In construction terms, it will open, although some remaining detail and finishing work will continue. Ceilings are installed in almost every location, an indicator that they are close to finishing as they are one of the last things to be installed. In general, when ceilings start to go in, a building is within six weeks of completion.

b. Riverside High School (RHS)

- i. The conversion and renovation of the original ACMS to the new RHS is happening according to plan. The last of the old carpet is being replaced, the library is getting refreshed and the CTE classrooms are underway, including a new Health lab. Most of the existing building furniture was moved out and the new furniture has arrived. The new bleachers are installed and are waiting for the school logo, the gym walls are being repainted, and the gym floor will be refinished with the new school logo. The weight room has also been opened up to provide more usable space.

c. New Primary School at Frog Pond

- i. The barns and house on the site have been demolished and removed, in preparation for construction to begin.

6. 6:05 pm New Auditorium Addition Tour

- a. The members toured the new facility, where they were able to see the props entrance and shop, the auditorium seating, acoustical paneling, stage, lighting, control room and theater rigging. It was pointed out that all seats in the space were ADA accessible to the stage.

Adjourn BOC Meeting: 7:30 pm

Long Range Planning Committee Meeting

1. Call to order
2. Looking ahead: As Bond projects reach completion, the committee's role will increase. A valuable resource for this work is the Long Range Plan, available on the District website. The ten-year plan was written in 2019. The question this fall will be if it is time for the plan to be updated to current demographics, enrollment, city growth and classroom utilization. Future meetings will emphasize long range planning as the majority of the bond will soon be complete.
3. The Board liaison spoke to how invaluable the committee is to the West Linn-

Wilsonville community, particularly when they are presented with a new bond or measure. The members can be the voice telling the story of investment in the children and the district. Those investments are the foundation for taking the next step for the future; the committee is essential for laying the groundwork for the next fifty years.

Adjourn LRPC Meeting: 8:00 pm

Next meeting: October 18, 2023



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting

Wilsonville High School

Wednesday, July 19, 2023 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	Kirstin Wyatt, Board Liaison
Marina Cresswell	Kathy Ludwig, Superintendent
Alina Eglund	Pat McGough, Chief Operating Officer
Ramiro Diaz	Remo Douglas, Bond Program Manager
Amy Paterson Sandie	Amy Berger, Bond Coordinator
	Ellen Leventhal, Bond Accountant
3. **6:05 p.m.** New Auditorium Addition Tour
4. **6:30 p.m.** Quarter 2 2023 Report
5. **6:45 p.m.** Adjourn BOC Meeting

Long Range Planning Committee Meeting

1. **6:50 p.m.** Call to Order
2. **6:50 p.m.** History of the Long Range Facilities Plan
3. **7:00 p.m.** Future of the Long Range Facilities Plan
4. **7:10 p.m.** Adjourn LRPC Meeting

July 2023



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program
Quarterly Report

Q2 2023

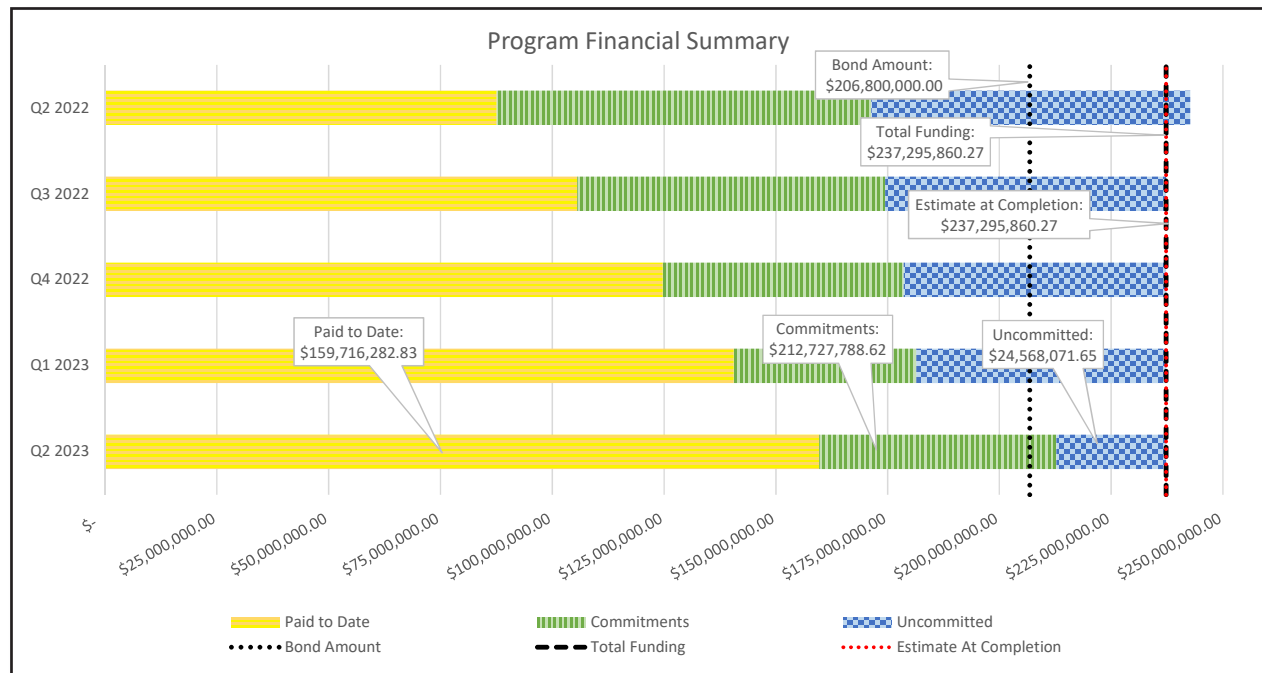
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PROGRAM SUMMARY

Q2 2023



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	9,873,063.38	38,343,063.38	37,148,926.24	35,274,737.42	38,343,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	76,879,594.59	61,806,073.83	80,000,000.00	0.00
Riverside High School	11,673,000.00	3,555,022.25	15,228,022.25	14,572,819.97	12,039,373.34	15,228,022.25	0.00
Stadium & Parking @ WLHS	8,625,000.00	-655,343.86	7,969,656.14	7,969,656.14	7,967,378.47	7,969,656.14	0.00
New Primary School @ FP	39,000,000.00	5,999,537.22	44,999,537.22	35,467,628.53	7,432,049.19	44,999,537.22	0.00
Learning with Technology	15,000,000.00	-750,000.00	14,250,000.00	11,816,716.03	9,814,977.55	14,250,000.00	0.00
Facility Improvements	26,032,000.00	833,652.98	26,865,652.98	21,223,424.71	20,433,727.53	26,865,652.98	0.00
Subtotals	206,800,000.00	20,855,931.97	227,655,931.97	205,078,766.21	154,768,317.33	227,655,931.97	0.00
Program	20,139,622.10	-10,499,693.80	9,639,928.30	7,649,022.41	4,947,965.50	9,639,928.30	0.00
Grand Totals	226,939,622.10	10,356,238.17	237,295,860.27	212,727,788.62	159,716,282.83	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/>

- Over 89% of current funding, or \$212.7 million, has been committed
- Over \$19 million was spent this quarter for a total of \$159.7 million, over 67% of current funding
- The forecasted over/under for the program is balanced
- Program contingency transferred to support work at Wilsonville High School (\$600,000.00)
- Program contingency transferred to support work at Riverside High School (\$250,000.00)
- Financial data current as of July 12, 2023

PROGRAM MARKETING & PARTICIPATION

Q2 2023

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 four 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

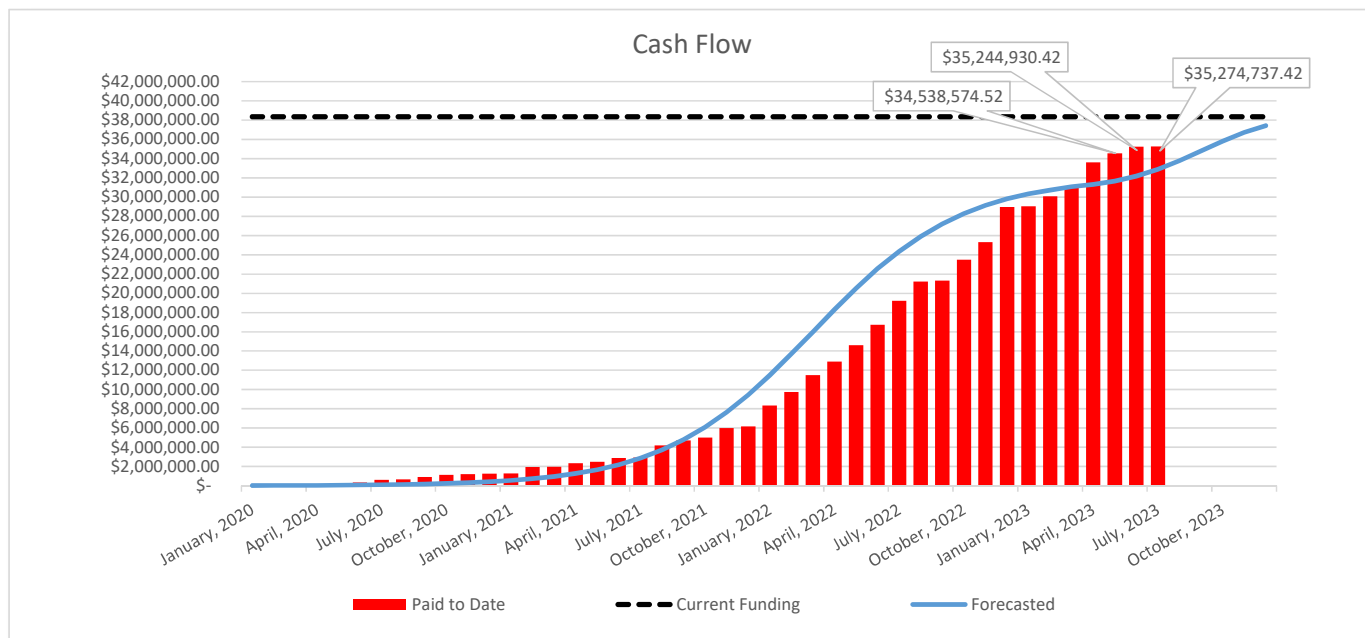
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

Riverside High School Project

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

ADDITION & RENOVATION @ WHS

Q2 2023



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 and 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 fall 2023. Renovated spaces are expected to open Fall 2023.

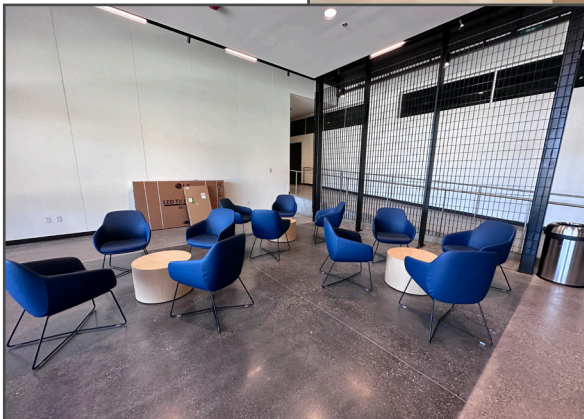
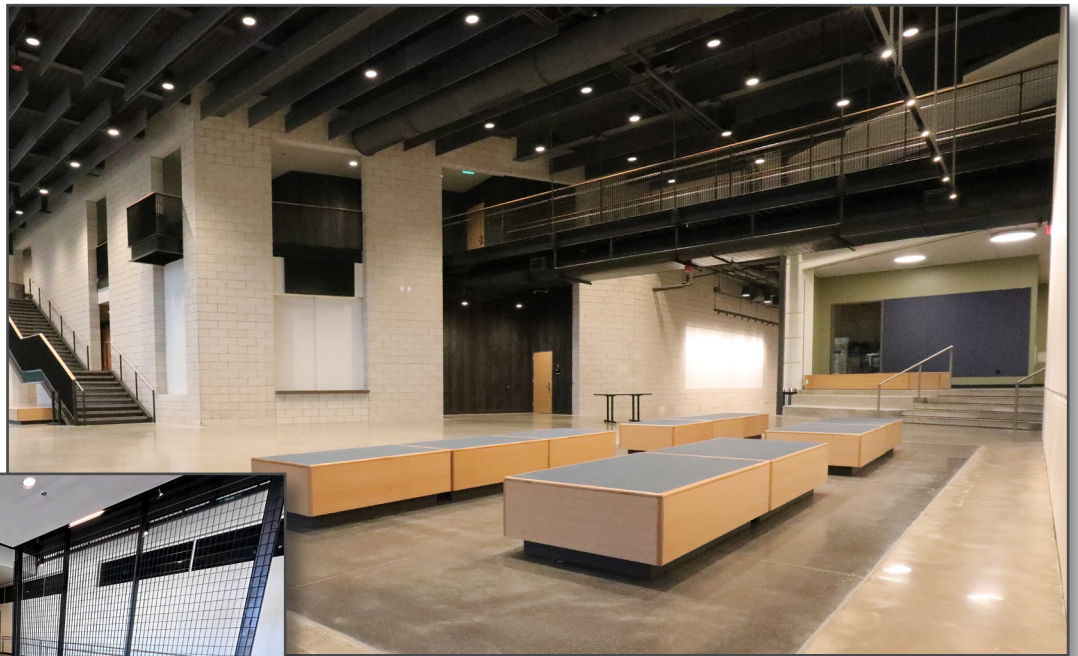
Recent Activities:

- Phase 4 is underway, which includes the Black Box and old theater conversion to CTE spaces
- Old auditorium in-fill is complete and structural work is underway
- Theater rigging systems inspections have been completed
- Required firewall work is currently underway
- Electrical rough-in has started in the new CTE spaces
- Final accoustical treatments have been installed
- Roof repairs have begun
- Final site plantings are underway

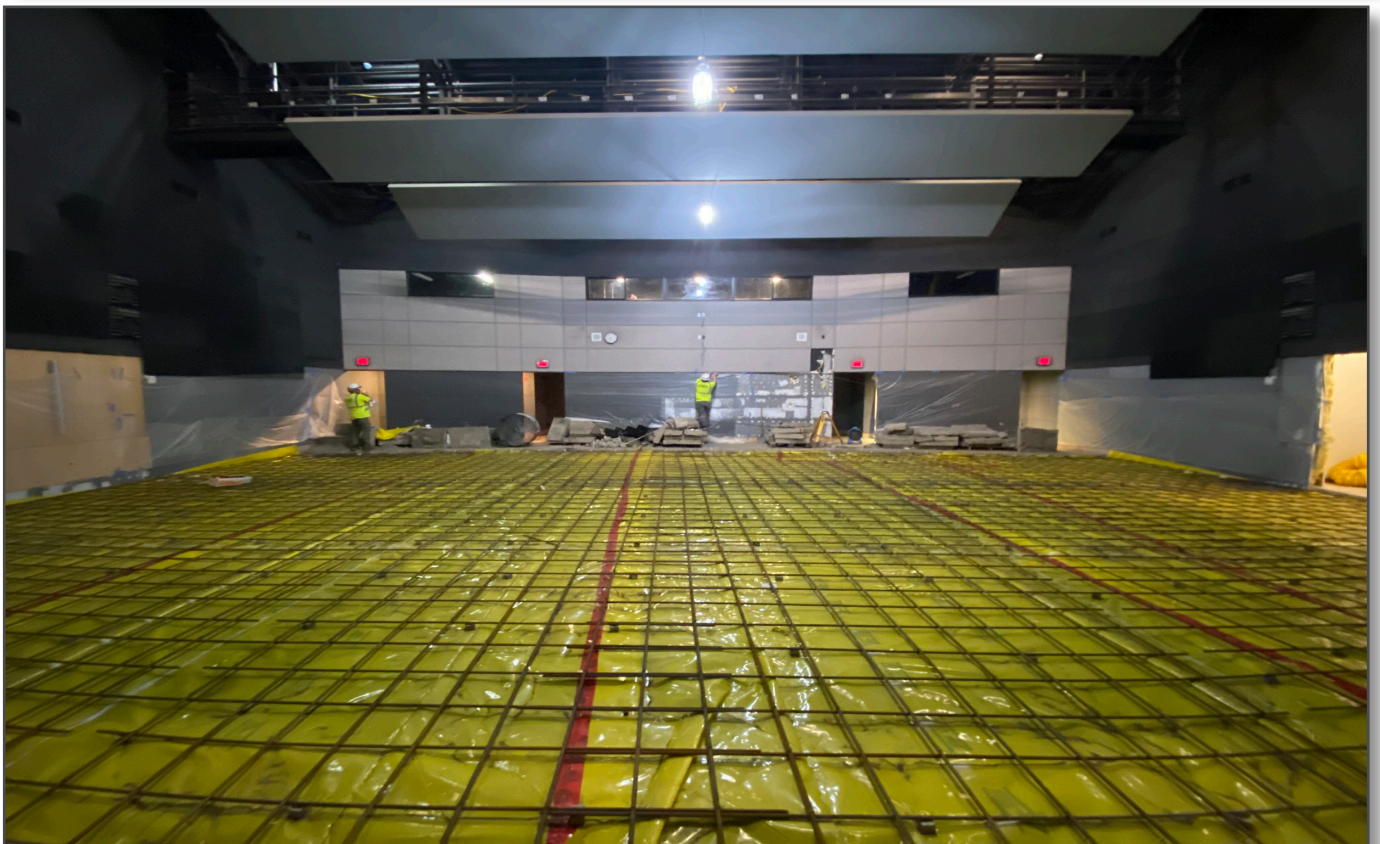
Upcoming Activities:

- Mechanical rough-in in the CTE space
- Stud framing work to begin on the new interior walls for the new CTE and Black Box spaces
- Installation of exterior building signage
- Additional mechanical screen wall work
- Existing exterior wall corrective work
- Final site work

ADDITION & RENOVATION @ WHS
Q2 2023

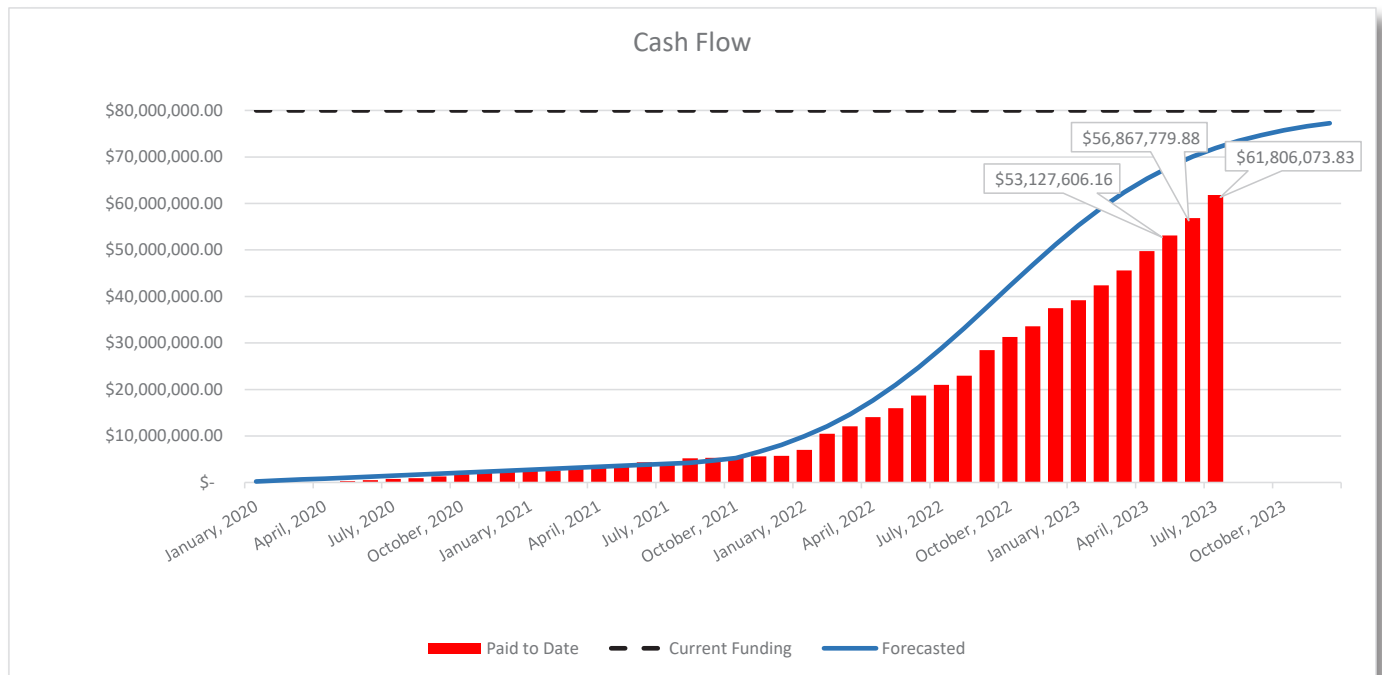


ADDITION & RENOVATION @ WHS
Q2 2023



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q2 2023



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:

- Permanent power, water and networking are all up and running in the building
- Interior finishes are underway, including acoustic ceiling tiles, light fixtures, painting, tile and casework
- Large kitchen equipment is being installed including hood, walk in cooler and walk in freezer
- Theater equipment is being installed
- Elevator installation is complete
- Interior doors are being installed
- All Athey items have been moved out of the old building and into trailers until ready to go in the new space
- Final paving was completed on Dollar Street and staff parking lot
- The lower visitor parking lot and new driveway from Brandon Place were installed along with all sidewalks and striping. Parking lot islands are being irrigated and prepped for planting
- Brandon Place is paved.
- Exterior windows are nearly completed with the exception of the entry vestibules
- Solar array panels are installed on the upper level bus canopies
- Exterior light poles have been installed
- Both generators are installed and will begin testing
- The roof is complete and all but one rooftop unit is placed, with completion late July
- Landscaping has begun and will be ongoing throughout the summer months
- Fence installation has begun
- The concessions building is being constructed

ATHEY CREEK MIDDLE SCHOOL @ DLR

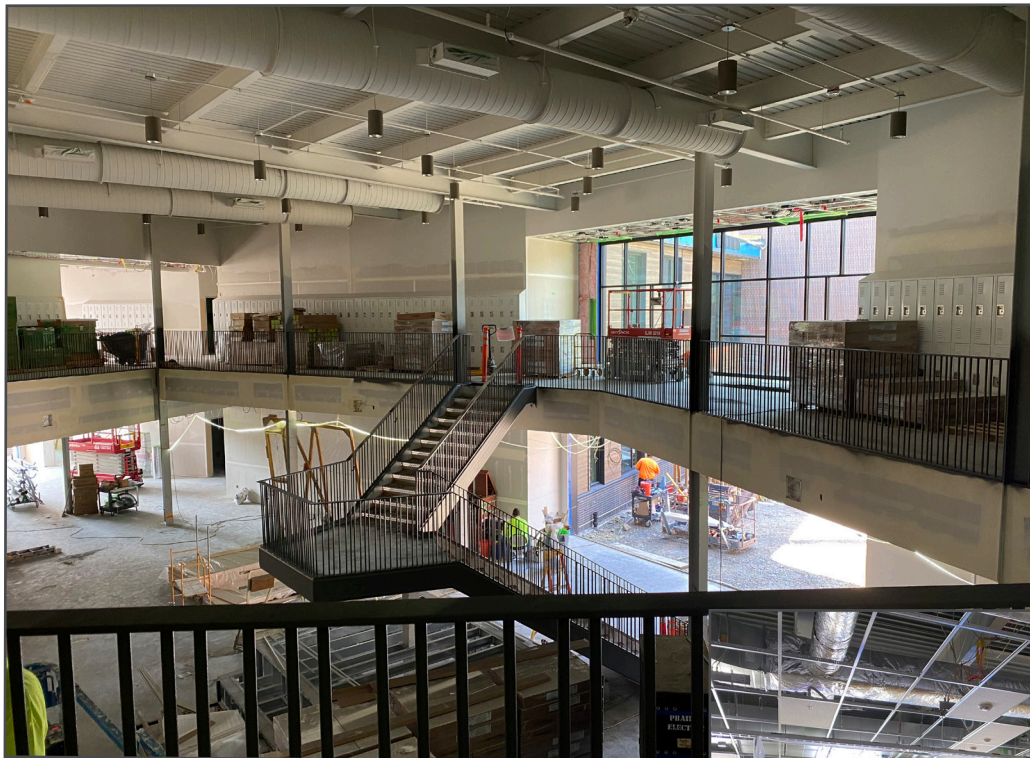
Q2 2023

Upcoming Activities:

- Gym flooring is scheduled to start in July
- HVAC installation should be complete at the end of July and testing should begin in August
- Interior glazing will begin in July
- The track and field are being prepared for installation
- The playground equipment will be installed in the coming month
- Reconstruction of the West entry to Fields Bridge Park and construction of the roundabout is pending City of West Linn permitting
- Furniture arrives on site July 17th and will be installed over a two week period
- Movers will bring Athey Creek staff stored items to the site the first week of August
- Meeting with the City of West Linn to confirm temporary occupancy requirements
- Meeting with TVF&R to outline occupancy requirements
- Temporary entry constructed from Willamette Falls Drive

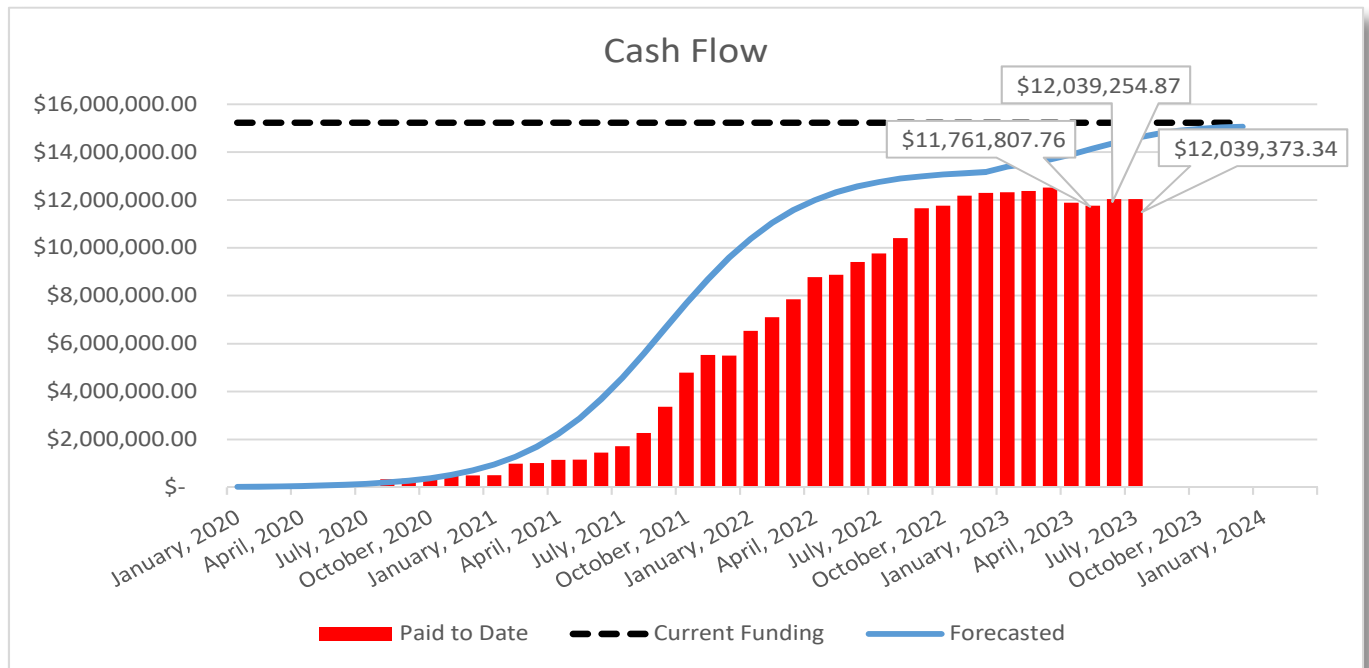


ATHEY CREEK MIDDLE SCHOOL @ DLR
Q2 2023



RIVERSIDE HIGH SCHOOL

Q2 2023



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

Construction is expected summer 2021 through summer 2023.

Recent Activities:

- Final phase of conversion from Athey Creek Middle School to Riverside High School has begun
- Athey Creek materials have been removed from the building
- Demolition and site work is underway in the new CTE classroom spaces and outside the building
- Gym bleachers have been removed and salvaged for materials
- Furniture for the new Student Services Hub space has been delivered and assembled

Upcoming Activities:

- Installation of new gym bleachers, restriping and refinishing the gym floor to occur in August
- Rough-in of mechanical, electrical and plumbing in the CTE spaces
- Updating the library space with accoustical panels, paint and circulation desk
- New library, lobby, commons and select classroom furniture will arrive late July and early August

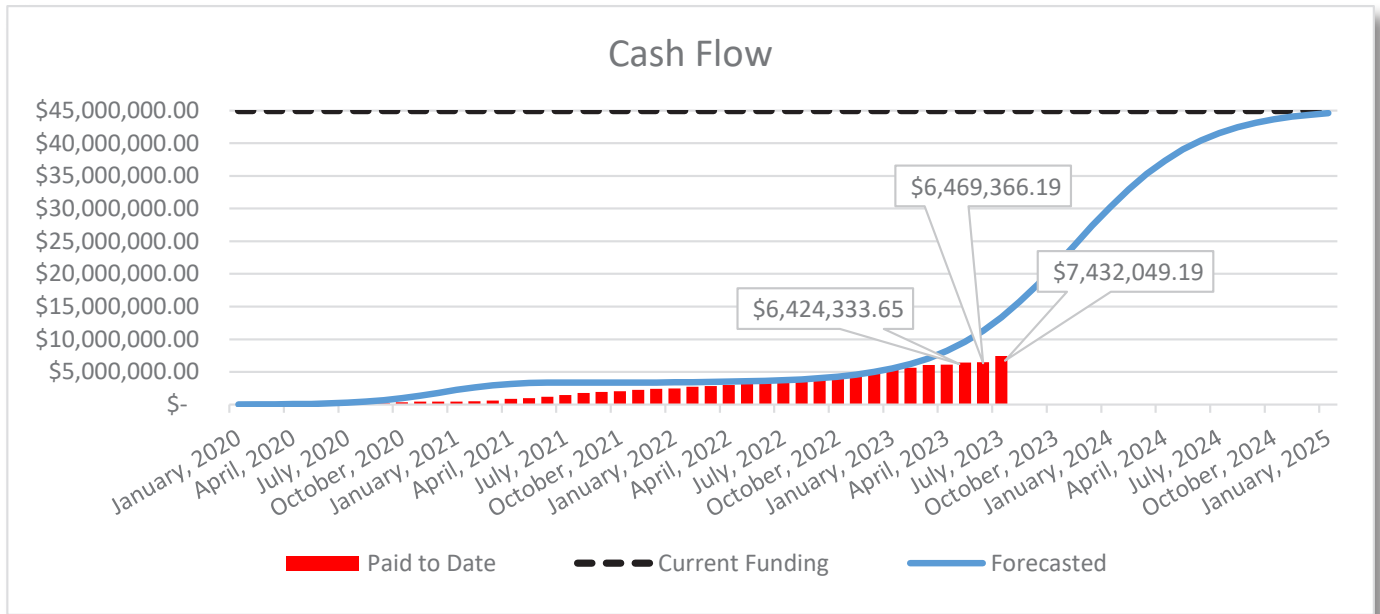
RIVERSIDE HIGH SCHOOL

Q2 2023



NEW PRIMARY SCHOOL @ FP

Q2 2023



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:

- Board approved contract with alternates
- Contract executed
- Abatement of existing buildings complete
- Contractor mobilized to the site

Upcoming Activities:

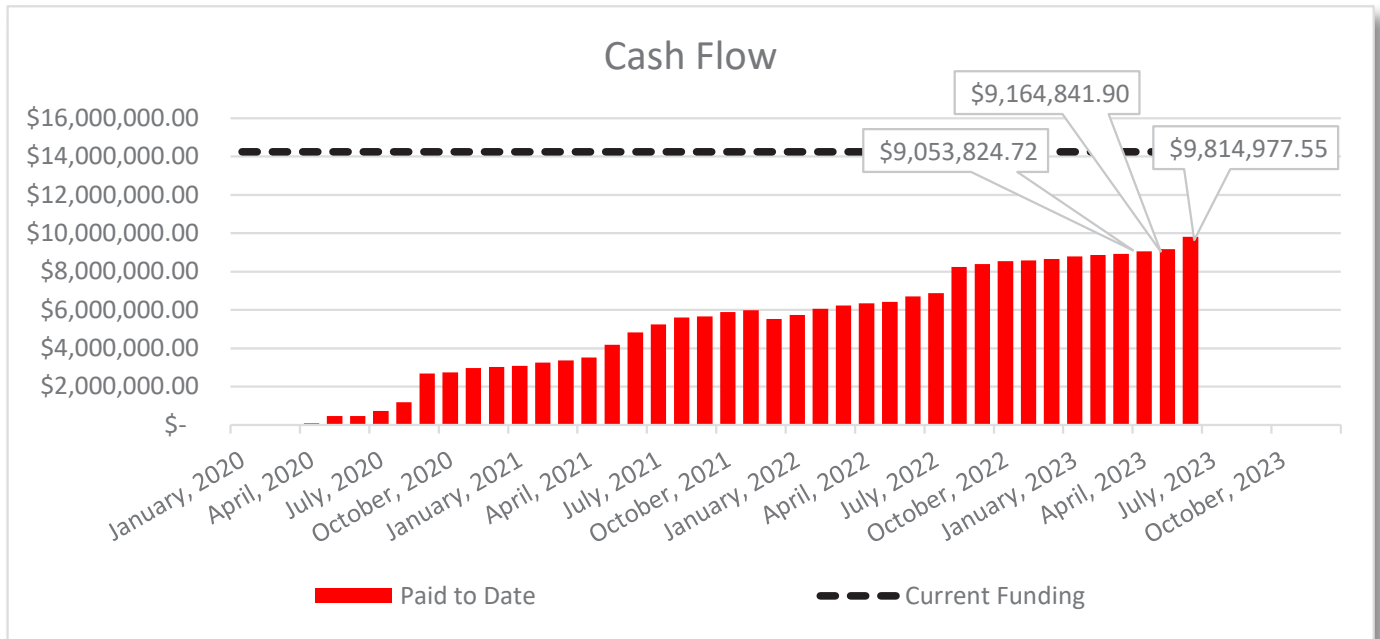
- Continued coordination between the City of Wilsonville and the District for the school work and the City's work on the Boeckman Road Corridor Improvements project
- Completion of erosion control and tree protection measures
- Start of construction

NEW PRIMARY SCHOOL @ FP
Q2 2023



LEARNING WITH TECHNOLOGY

Q2 2023



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:

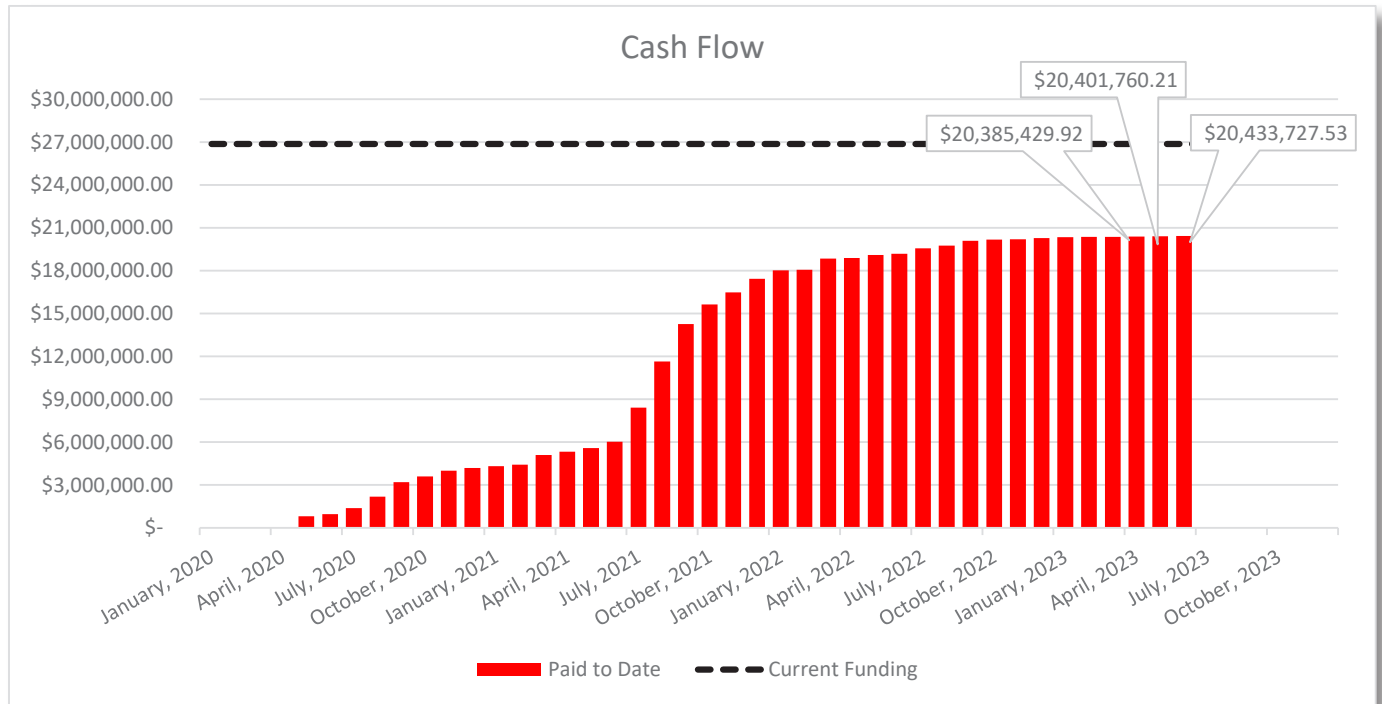
- Implementation of technology needs at new schools, Athey Creek and Riverside High
- Wifi updates
- Device replacements
- Digital display installations

Upcoming Activities:

- Implementation of technology needs at new schools, Athey Creek and Riverside High
- Acquisition of Chromebooks around the District
- Digital display installations

FACILITY IMPROVEMENTS

Q2 2023



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.

19039.018 – Security Upgrades at Trillium Creek Primary School

Project Status:

This project includes creating a secure entry vestibule and improved classroom lockdown capability.

Recent Activities:

- Office has been cleared and ready for work
- Electrical rough-in for the new security system is underway

Upcoming Activities:

- Demolition and construction of the secure entry vestibule
- Installation of school side door hardware upgrade and classroom security curtains



19059.009 – Security Upgrades at Meridian Creek Middle, Sunset Primary and West Linn High Schools

Project Status:

This project includes security curtains and improved classroom lockdown capabilities at these three schools.

Recent Activities:

- Project window film installation has begun

Upcoming Activities:

- Installation of classroom security curtains to start in the coming weeks at all three schools