

April 2023



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q1 2023

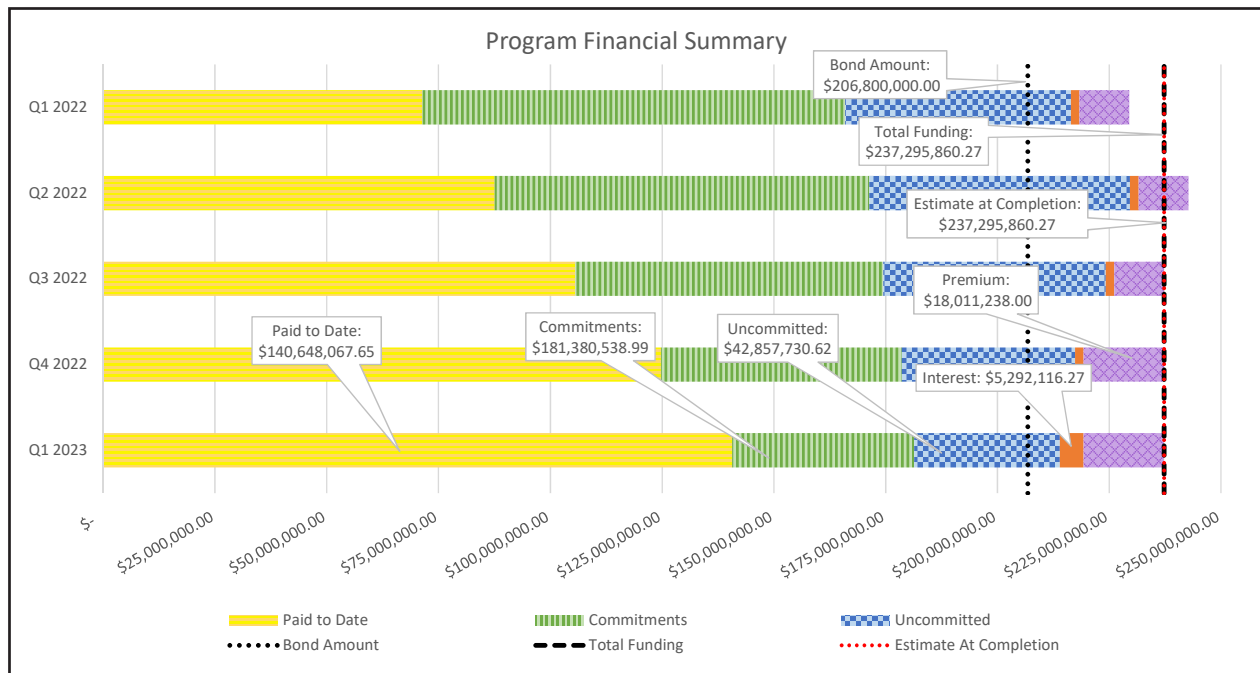
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PROGRAM SUMMARY

Q1 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	9,273,063.38	37,743,063.38	36,002,349.79	30,992,164.07	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	75,501,991.91	49,622,215.56	80,000,000.00	0.00
Third Option High School	11,673,000.00	3,305,022.25	14,978,022.25	14,647,081.32	12,526,575.33	14,978,022.25	0.00
Stadium & Parking @ WLHS	8,625,000.00	(655,343.86)	7,969,656.14	7,969,656.14	7,967,246.30	7,969,656.14	0.00
New Primary School @ FP	39,000,000.00	5,999,537.22	44,999,537.22	8,183,410.85	6,052,857.23	44,999,537.22	0.00
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	10,999,277.86	8,968,646.20	14,250,000.00	0.00
Facility Improvements	26,032,000.00	833,652.98	26,865,652.98	21,205,507.81	20,362,543.53	26,865,652.98	0.00
Subtotal	206,800,000.00	20,005,931.97	226,805,931.97	174,509,275.68	136,492,248.22	226,805,931.97	0.00
Program	20,139,622.10	(9,649,693.80)	10,489,928.30	6,871,263.31	4,155,819.43	10,489,928.30	0.00
Grand Totals	226,939,622.10	10,356,238.17	237,295,860.27	181,380,538.99	140,648,067.65	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 76% of current funding, or \$181.3 million, has been committed
- Nearly \$16 million was spent this quarter for a total of \$140.6 million, just over 59% of current funding
- The program fulfilled the requirement to spend 85% of funds within 36 months of receipt.
- Investments made this quarter have resulted in over \$3.3 million in additional interest earnings, which has been added to the overall program budget
- The forecasted over/under for the program is now balanced.
- The bids for the New Starter Primary School have been received and can be accommodated by the program budget.
- Financial data current as of April 13, 2023

PROGRAM MARKETING & PARTICIPATION

Q1 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

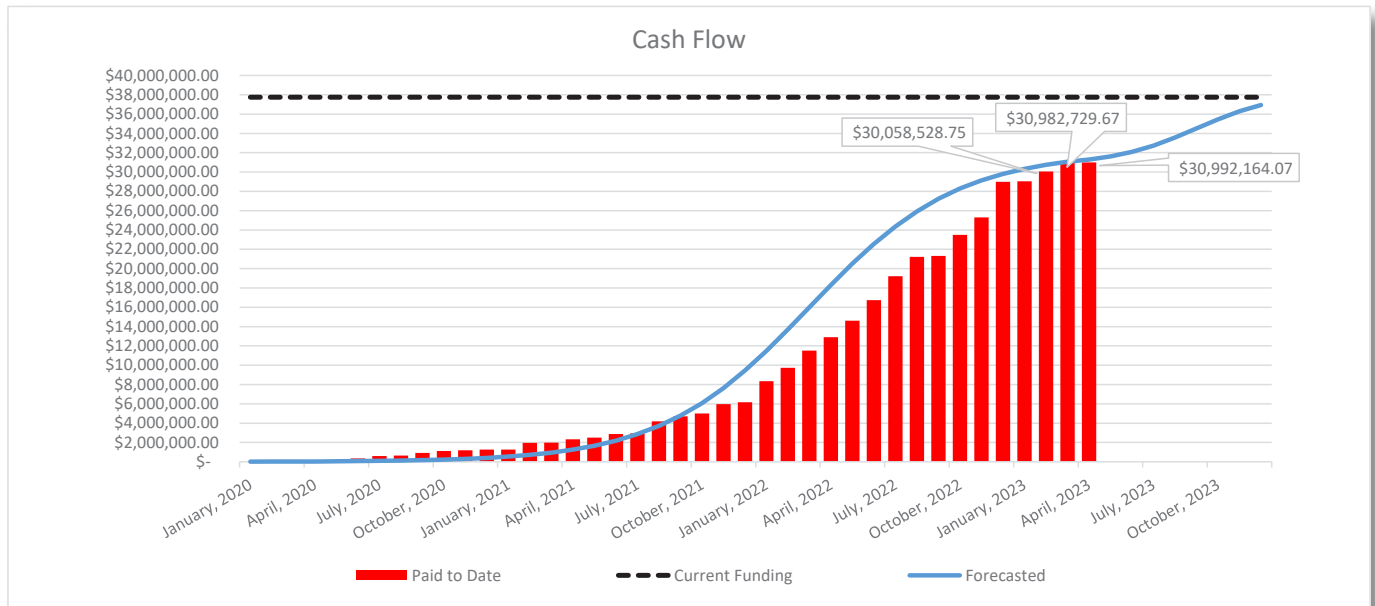
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

Riverside High School Project

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

ADDITION & RENOVATION @ WHS

Q1 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:

- Softball field is open and in use.
- Auditorium architectural finishes are nearing completion
- Final installation theatrical AV and lighting systems is underway
- Theatrical seating installation is complete
- Stage rigging is complete
- Building exterior metal cladding continues
- Utilities are complete and operational
- Drive loop complete
- Window installation nearing completion
- Stage wood floor installation is complete

Upcoming Activities:

- Installation of acoustical treatments final install waiting on manufacturing delays
- Completion of site plantings to continue
- Black Box Theater conversion to CTE space to occur over the summer
- Remedial floor and roof work to occur over the summer

ADDITION & RENOVATION @ WHS

Q1 2023



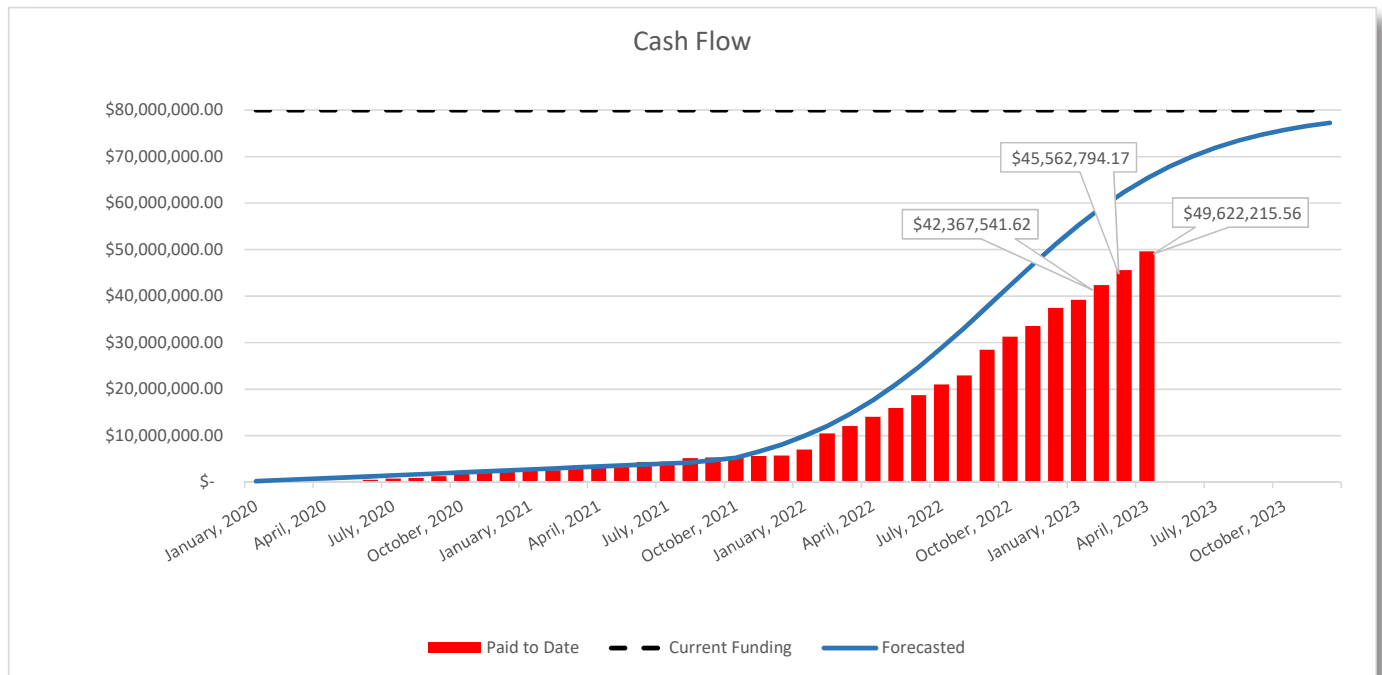
ADDITION & RENOVATION @ WHS

Q1 2023



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 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:

- Structural steel erection is complete including covered entry areas and bus canopies. Bus canopies will be finalized with translucent solar panels in the spring.
- Interior metal stud framing is nearly complete, with drywall installation beginning in selected areas
- The temporary roof has been completed, with the exception of the large expansion join area between the commons and classroom wings. Final roof installation is occurring as weather permits.
- Major plumbing, HVAC and Electrical components are being installed including electrical switchgear, boilers, terminal units and rooftop mechanical units.
- Exterior window frame installation is in progress and will frame the main entry to the building.
- The City of West Linn assigned the new address: 2110 Brandon Place
- Water line installation on Willamette Falls Drive is complete and retaining wall installation on the north side of Willamette Falls Drive is in progress
- New curbs are installed on the new Brandon Place extension, and the intersection of Brandon Place and Dollar Street is being prepped for final asphalt.
- The moving company was hired and Athey Creek staff have begun packing for the move this summer
- Elevator installation has begun.

Upcoming Activities:

- Final paving on Dollar Street was delayed due to weather but is anticipated to occur in April
- Reconstruction of the West entry to Fields Bridge Park and continued work on the North side of Willamette Falls Drive including new street lights, bike paths, and sidewalks.
- Interior finish work will commence in the building this spring including drywall, casework, tiling and paint
- Parking lots and track work to commence later in the spring
- Permanent power will be installed to the building in April

ATHEY CREEK MIDDLE SCHOOL @ DLR
Q1 2023

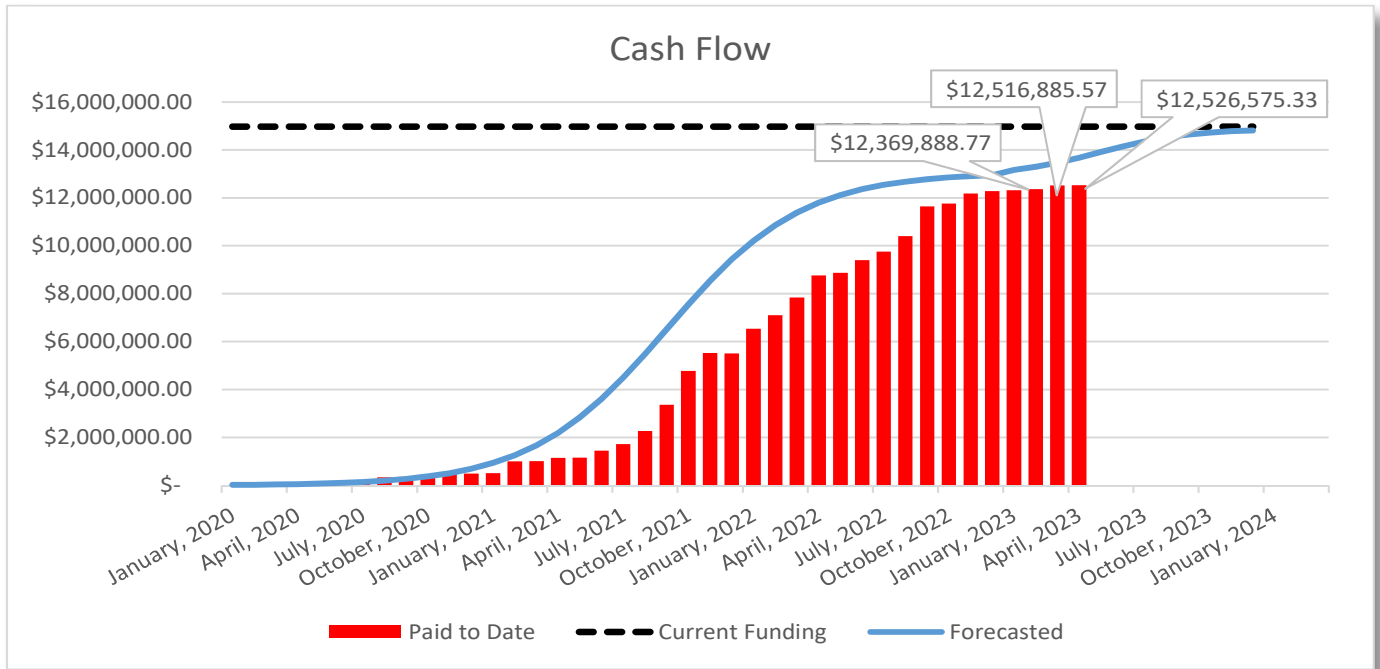


ATHEY CREEK MIDDLE SCHOOL @ DLR
Q1 2023



RIVERSIDE HIGH SCHOOL

Q1 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:

- Office remodel punchlist work is 99% complete
- The renovation for Summer 2023 work to convert spaces to the new high school has been bid and a contract has been awarded
- Partial furniture orders placed for new high school spaces

Upcoming Activities:

- Office remodel final punchlist items to be complete
- Empty current Athey Creek Middle School and begin renovation Summer 2023 for school fall 2023
- Continue to order equipment, furniture and supplies for Riverside High School

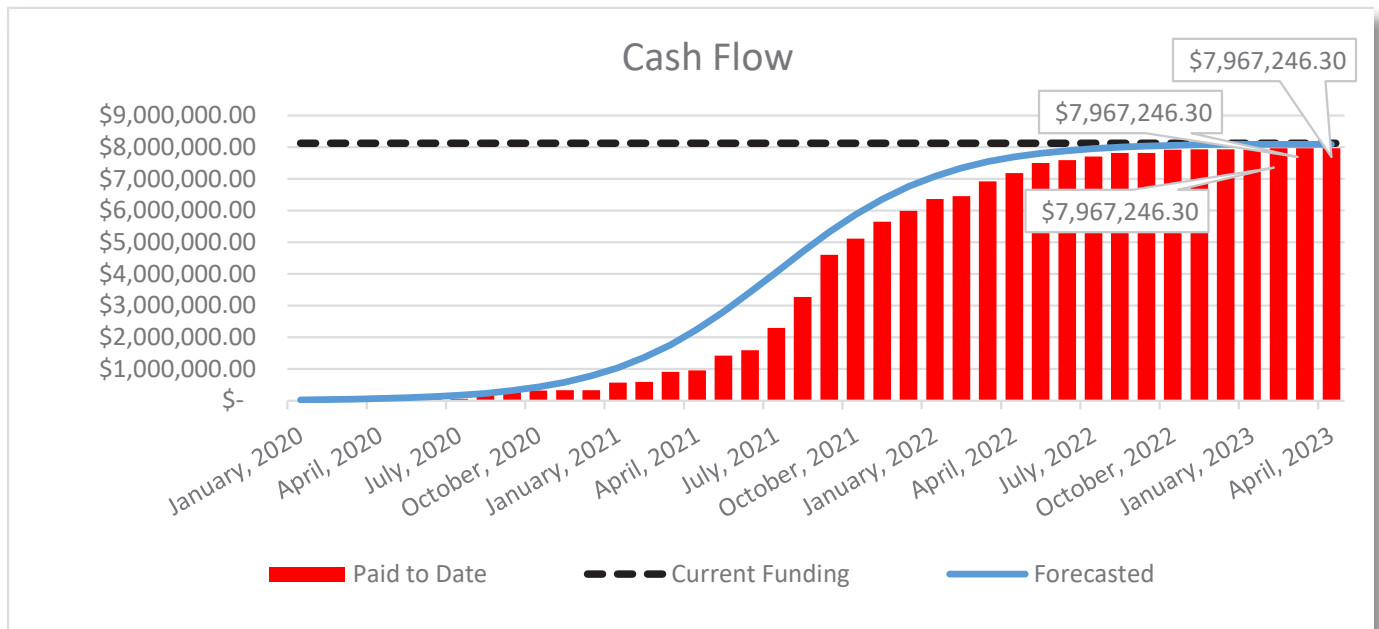
RIVERSIDE HIGH SCHOOL

Q1 2023



STADIUM & PARKING @ WLHS

Q1 2023



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.

Recent Activities:

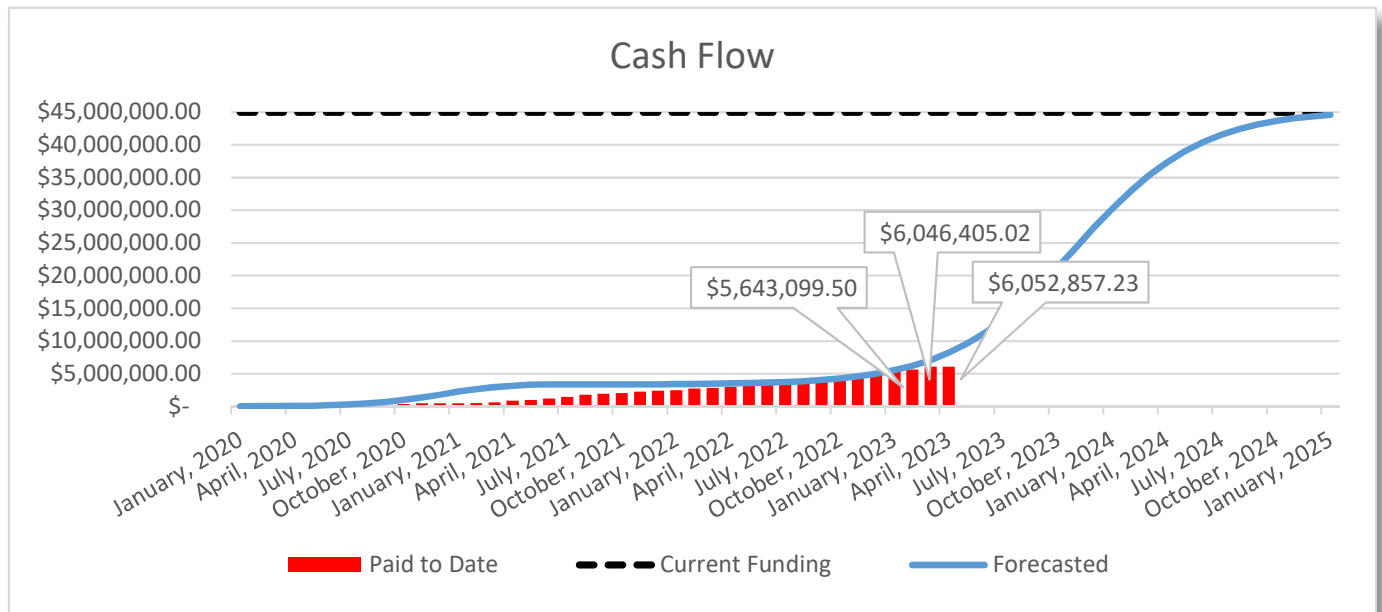
- Project is complete

Upcoming Activities:



NEW PRIMARY SCHOOL @ FP

Q1 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:

- The project was granted land use approval at the City of Wilsonville Development Review Board April 10th
- An Abatement package was bid and a contract has been excuted for abatement of the existing house on the property
- Project bids were received on April 11th

Upcoming Activities:

- The project will go to the school board on April 17th for contractor approval
- 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.
- Abatement of the existing house to occur in May
- Construction start is anticipated in June

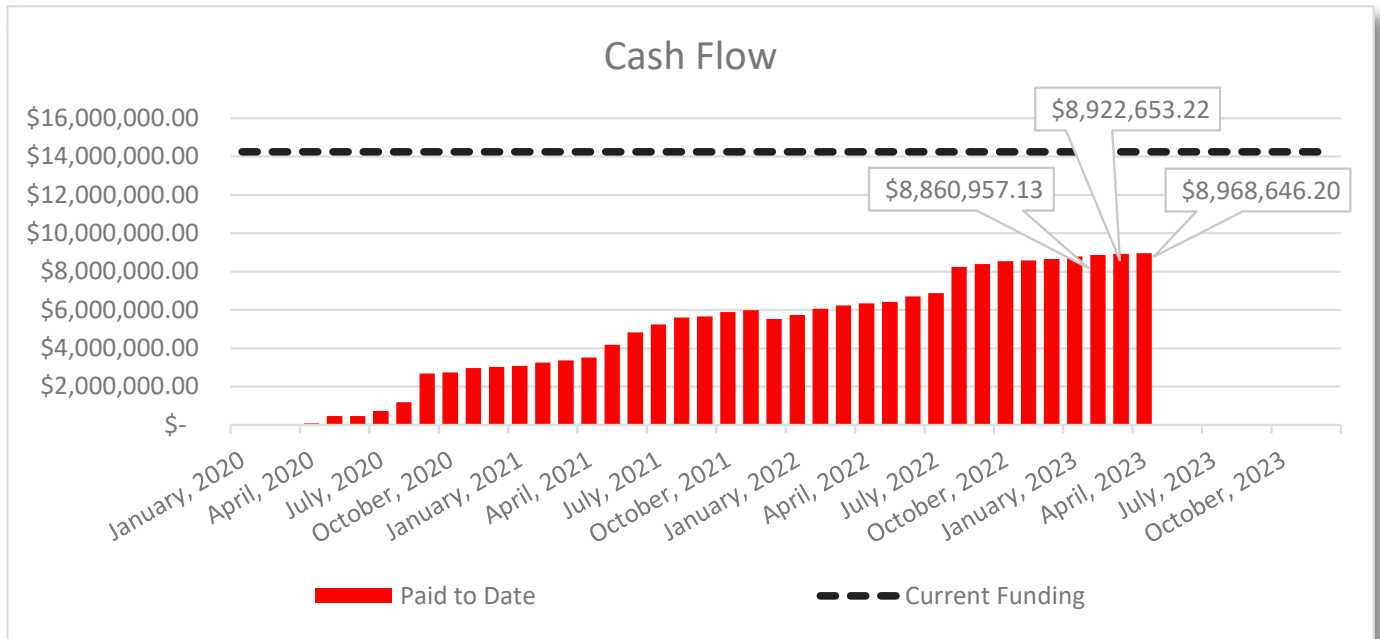
NEW PRIMARY SCHOOL @ FP

Q1 2023



LEARNING WITH TECHNOLOGY

Q1 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:

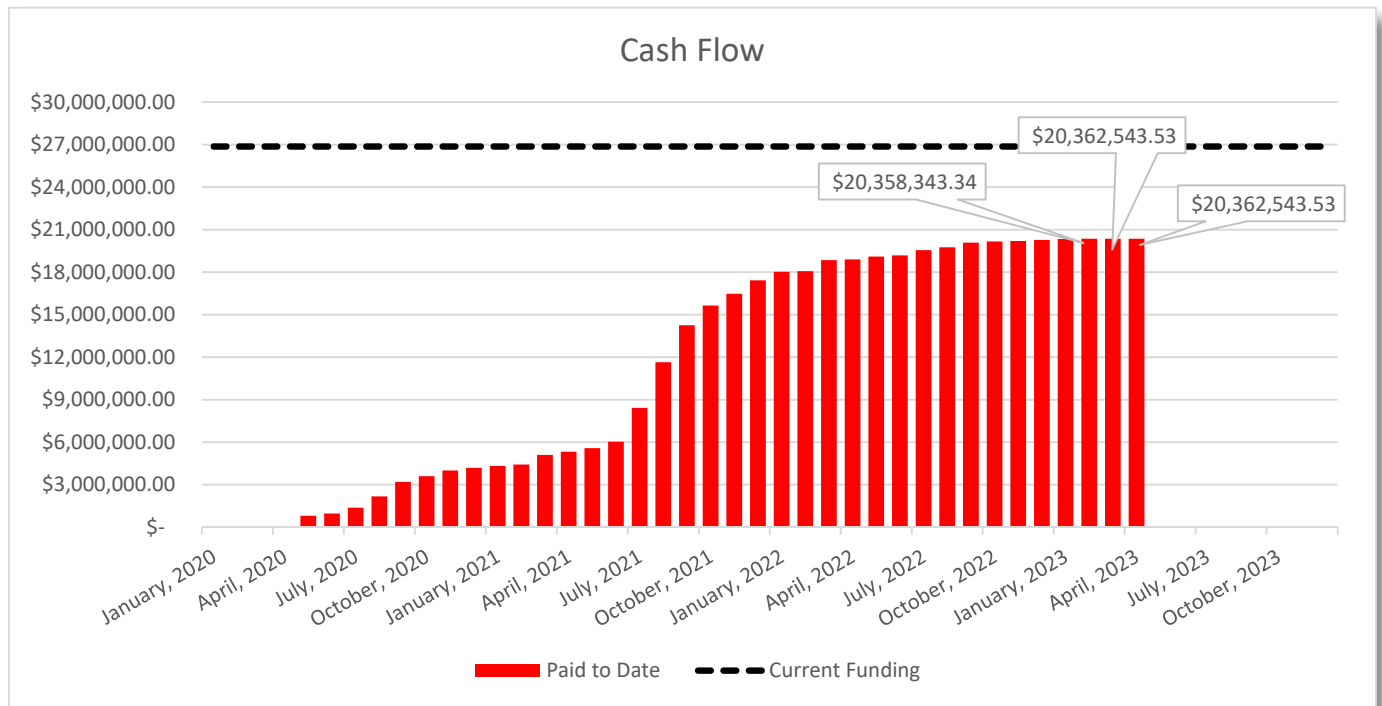
- Security updates across the district
- Additional intercom enhancements
- Implementation of additional digital signage

Upcoming Activities:

- Aquisition of technology needs at new schools, Athey Creek and Riverside High
- Aquisition of Chromebooks around the district
- Purchase of additional presentation systems
- Wifi updates will continues

FACILITY IMPROVEMENTS

Q1 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 pages 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:

- This project bid and has an executed contract in place

Upcoming Activities:

- Work to begin summer 2023

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:

- This project bid and has an executed contract in place

Upcoming Activities:

- Work to begin summer 2023