

October 2021



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2021

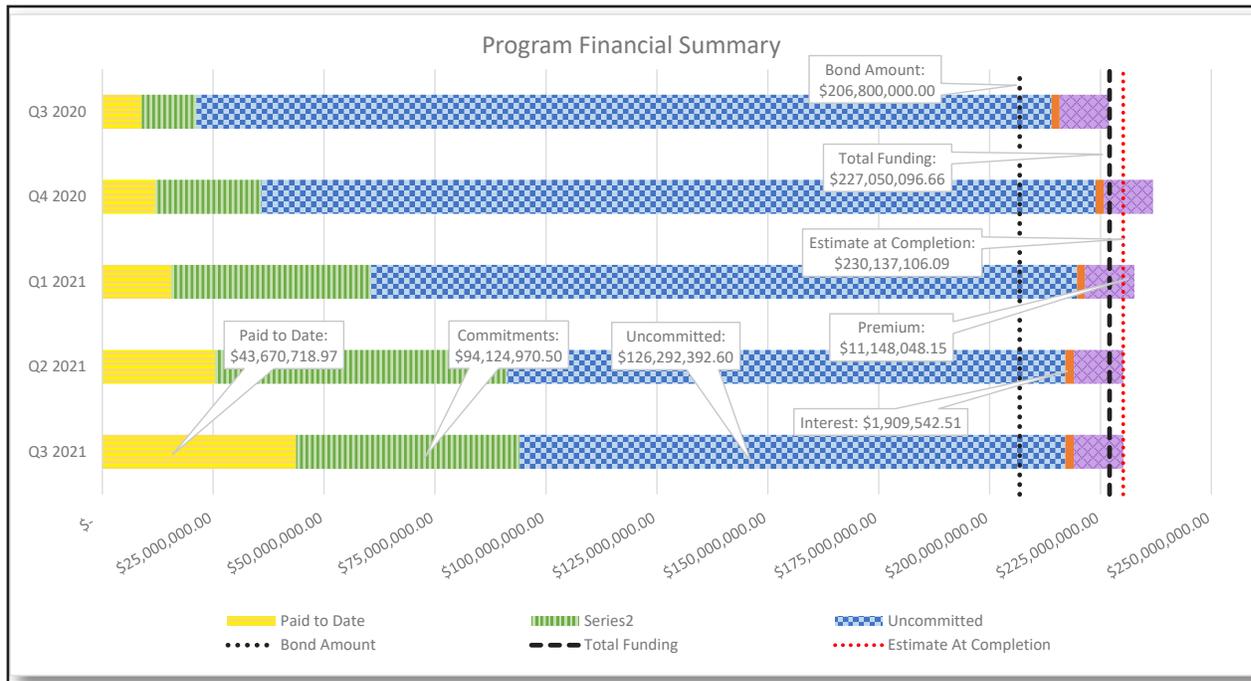
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PROGRAM SUMMARY

Q3 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	9273063.38	37,743,063.38	33,210,802.41	4,731,339.54	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	8,409,815.11	5,292,269.86	83,840,170.28	5,840,170.28
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	8,784,420.38	3,428,633.87	12,258,482.85	(2,219,407.15)
Stadium & Parking @ WLHS	8,625,000.00	-499528.83	8,125,471.17	7,120,246.35	5,094,675.07	7,951,371.99	(174,099.18)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	3,237,472.08	1,939,042.96	39,000,000.00	0.00
Learning with Technology	15,000,000.00	-750000.00	14,250,000.00	8,374,546.47	5,828,632.67	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	18,811,475.98	15,484,233.95	27,419,961.48	(359,654.52)
Subtotals	206,800,000.00	12,576,040.55	219,376,040.55	87,948,778.78	41,798,827.92	222,463,049.98	3,087,009.43
Program	20,139,622.10	-12,465,565.99	7,674,056.11	6,176,191.72	1,871,891.05	7,674,056.11	0.00
Grand Totals	226,939,622.10	110,474.56	227,050,096.66	94,124,970.50	43,670,718.97	230,137,106.09	3,087,009.43

Community members interested in keeping up with the bond program can sign up for for email updates through the District’s ListServ system at: <https://listserv.wlvw.k12.or.us/self-service/>

- More than 41% of current funding, or \$94.1 million, has been committed
- \$43.6 million has been spent, just above 19% of current funding
- Current estimates for projects include design and escalation contingencies, as well as bid alternate scope
- The Bond Management Team remains confident in completing all bond projects within available funds
- The Auditorium Addition at Wilsonville High School construction has started
- Security and HVAC upgrades at four schools are wrapping up
- The forecasted over/under for the program was reduced by another half million dollars.
- Financial data current as of October 13, 2021
- Learning with Technology projects are underway

CONSULTANT SELECTION & PROGRAM MARKETING

Q3 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

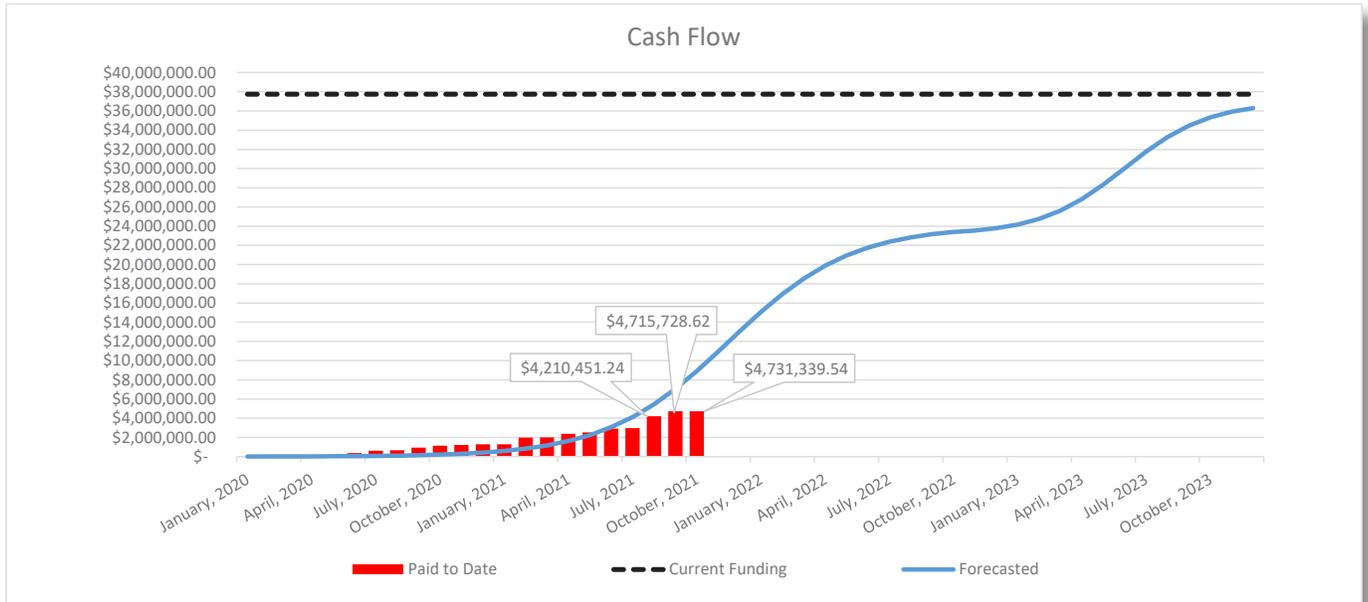
Program Marketing:

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, OregonBuys, which includes notification to certified minority contractors. The district has reached out to Oregon Association of Minority Entrepreneurs (OAME) and National Association of Minority Contractors (NAMC) regarding additional opportunity to connect with minority contractors.

ADDITION & RENOVATION @ WHS

Q3 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:

- Contractor has mobilized and cleared the site
- Band room shoring has been completed
- 130 yards of concrete has been poured as the contractor begins the footings for the new construction
- Value engineering continuing on the project

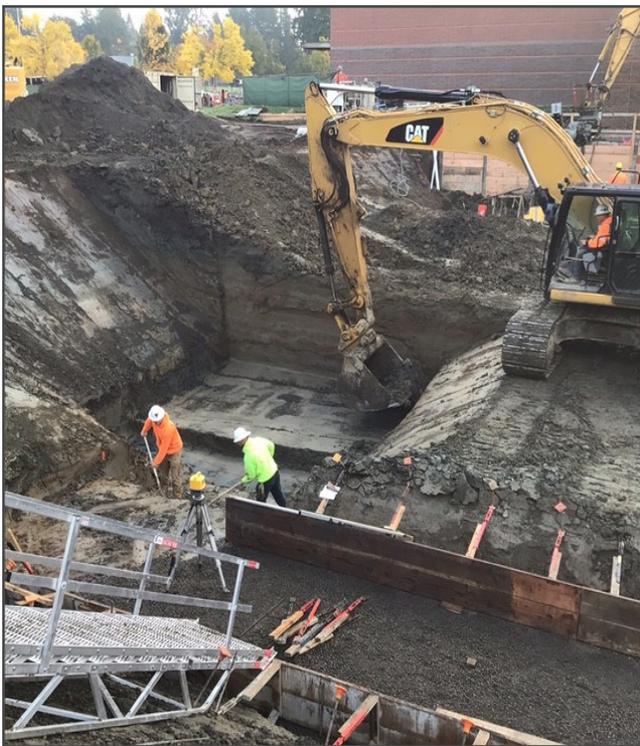
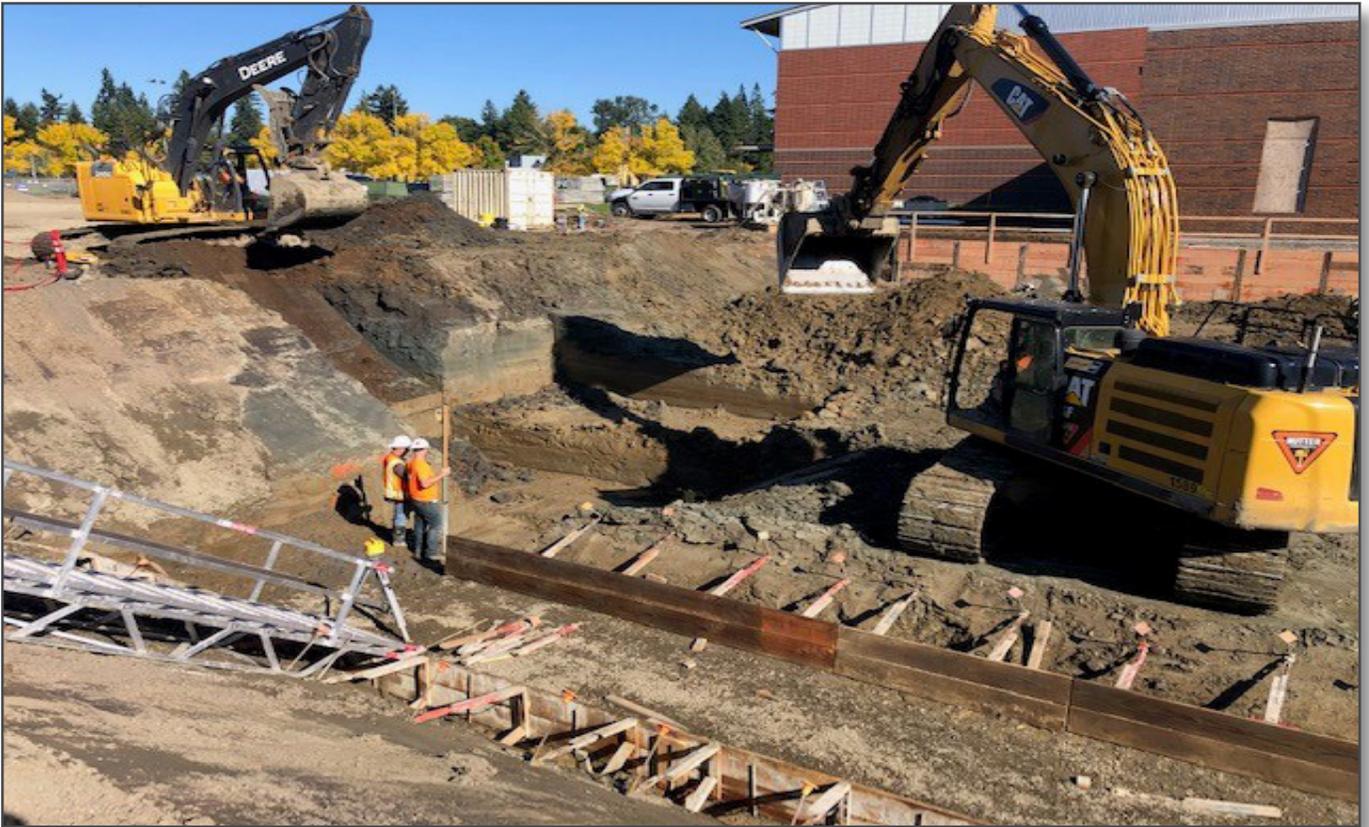
Upcoming Activities:

- Construction of new footings
- Demo work at the interface between new and existing building
- Procurement of construction material and major systems of the building



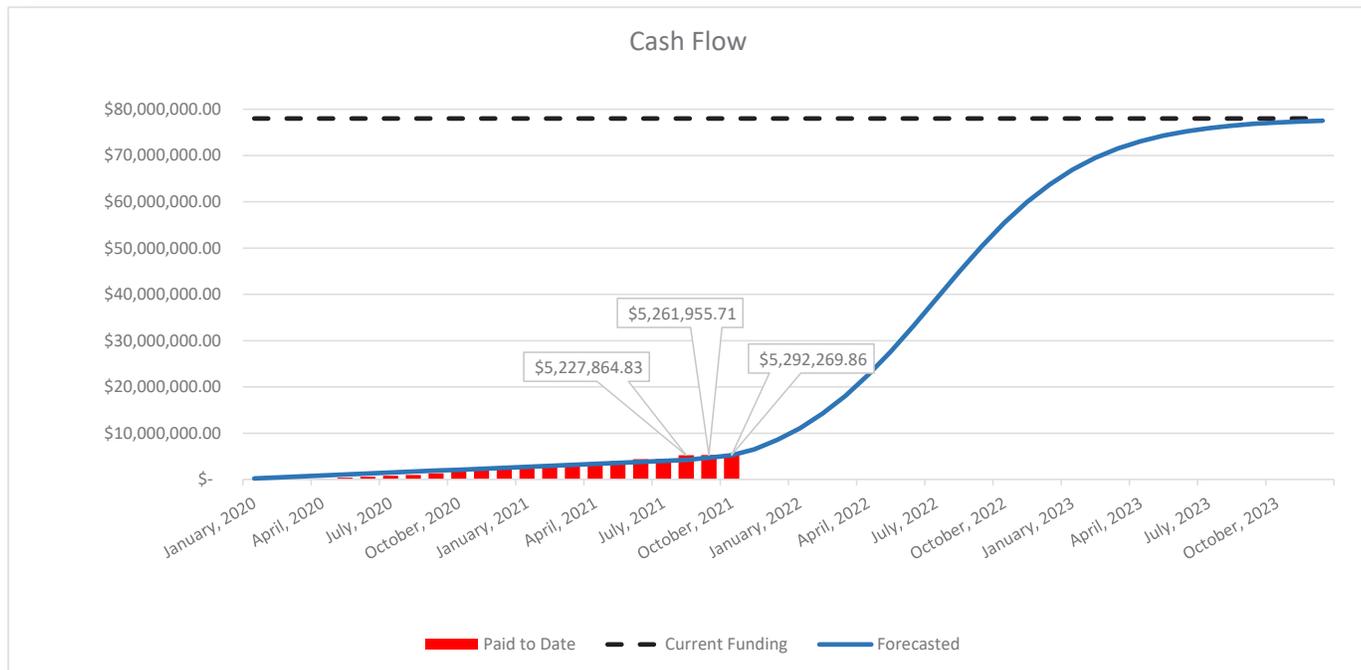
ADDITION & RENOVATION @ WHS

Q3 2021



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q3 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:

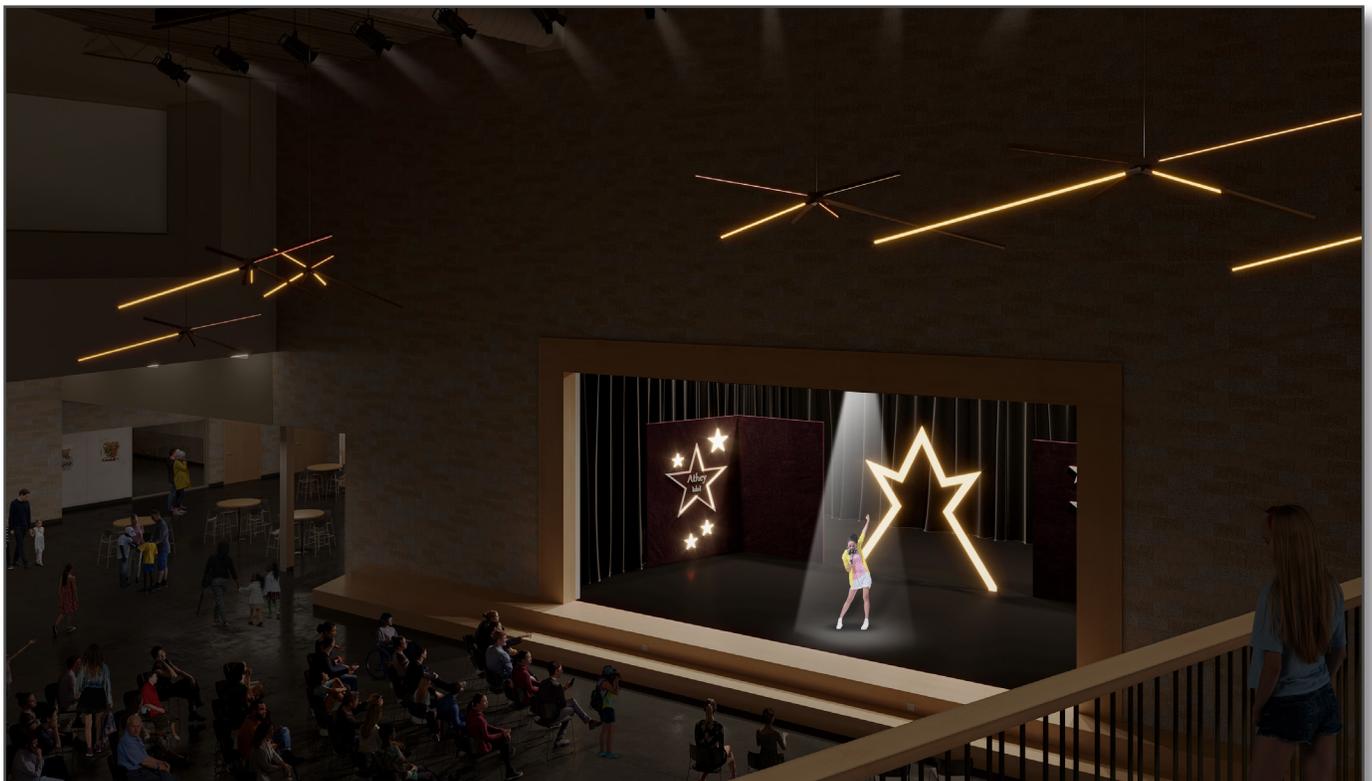
- City of West Linn Planning Commission approved the project with conditions in August
- Willamette Neighborhood Association appealed the Planning Commission decision
- Permit drawing set completed in July and submitted to the City of West Linn Building Department
- Advertisement to pre-qualify bidders sent to the DJC, qualifying method approved by the School Board
- Continued collaboration for the City’s portion of the right of way work along Willamette Falls Drive
- Furniture layouts and design meetings continue

Upcoming Activities:

- Contractor proposals due October 6th, review period October 7-15 and the list of qualified contractors released October 15th
- Advertise to bid the project October 20th with bids due December 8th
- City Council Meeting set for October 4th
- Final decision from West Linn City Council meeting

ATHEY CREEK MIDDLE SCHOOL @ DLR

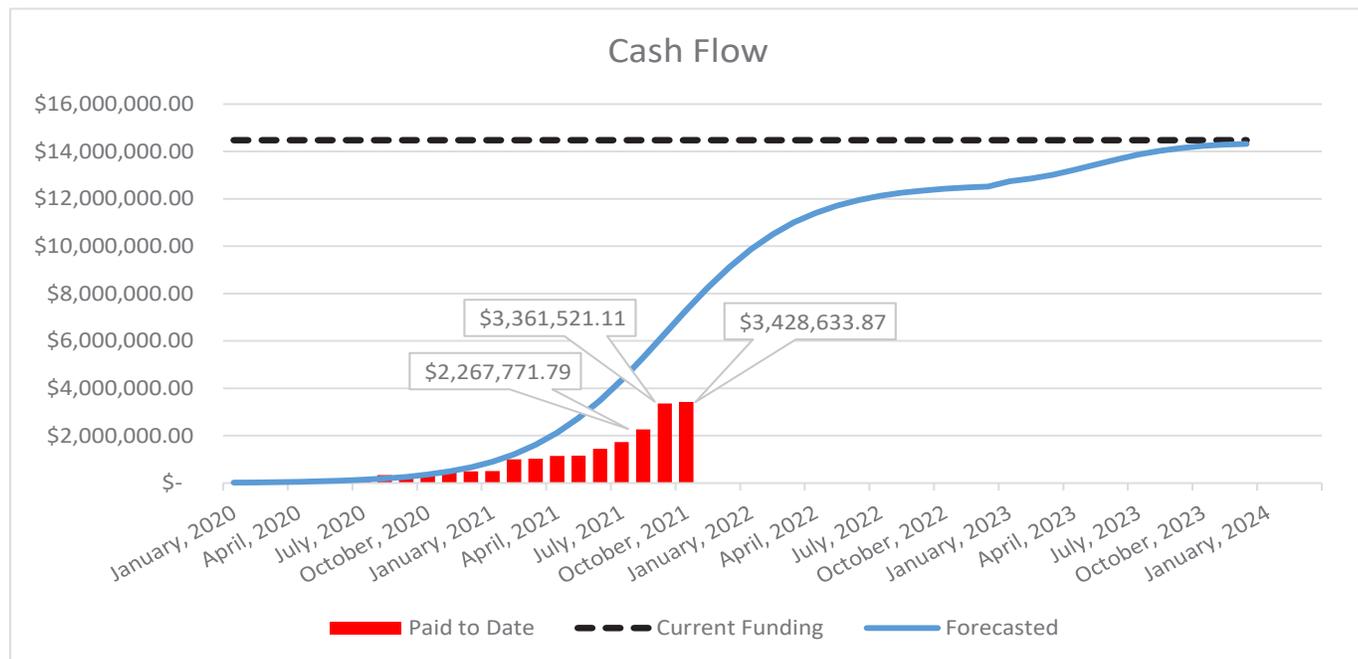
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THIRD OPTION HIGH SCHOOL

Q3 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:

- New MDF and IDF is complete
- Data rewire is approximately 70% complete, with the remainder to take place during phase 2 of the project
- New front entry plaza has begun construction, temporary access provided for school
- All structural steel on the new entry is complete and framing walls is underway

Upcoming Activities:

- Rough in for Mechanical, Electrical, and Plumbing to occur late October
- Roof installation
- Air handling unit replacement during Thanksgiving break
- Well system shutdown, cleaning and inspection and control system upgrades during Winter break

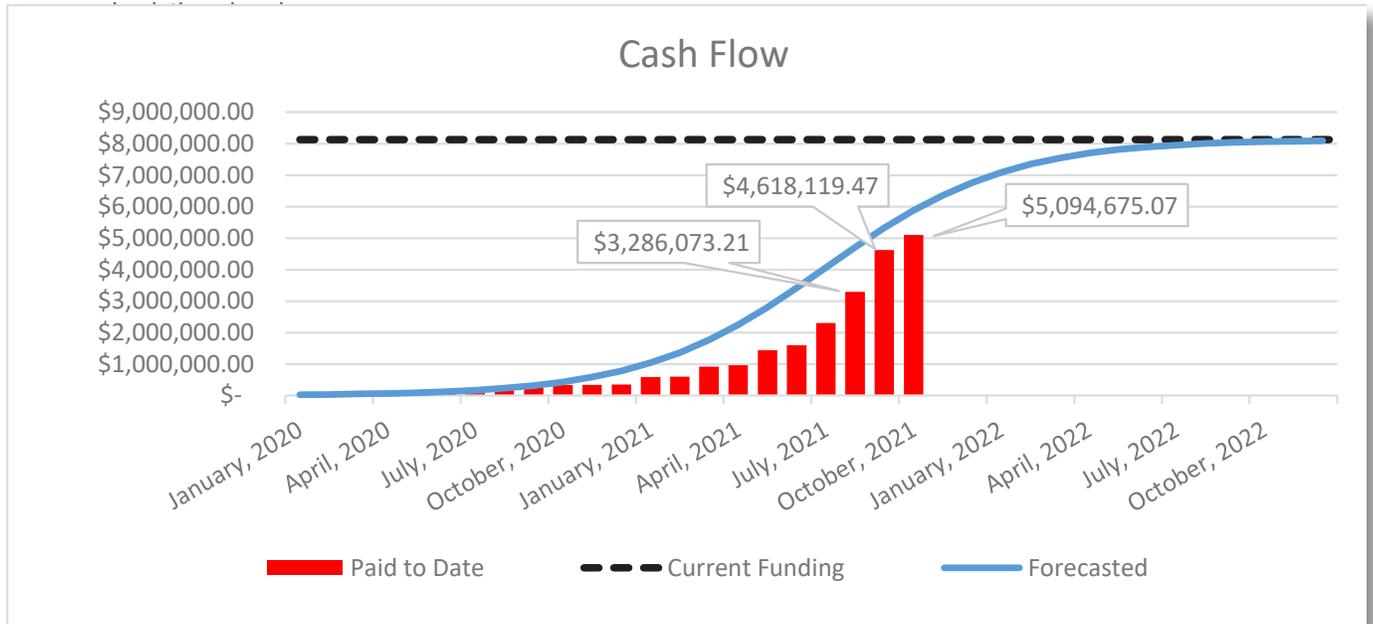
THIRD OPTION HIGH SCHOOL

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STADIUM & PARKING @ WLHS

Q3 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:

- Bus loop storm drain installation complete and opened on time for school
- Concrete stadium step installation complete, plaza work began in September
- New stadium seating was installed on the north side of the field
- Stadium field lighting was completed in September
- Working on contracting for a new fire alarm system for the stadium

Upcoming Activities:

- Stadium steel roof beams and columns arriving for install in October
- Parking lot asphalt scheduled for mid November
- Parking lot completion scheduled for early December
- New audio-visual system to be installed

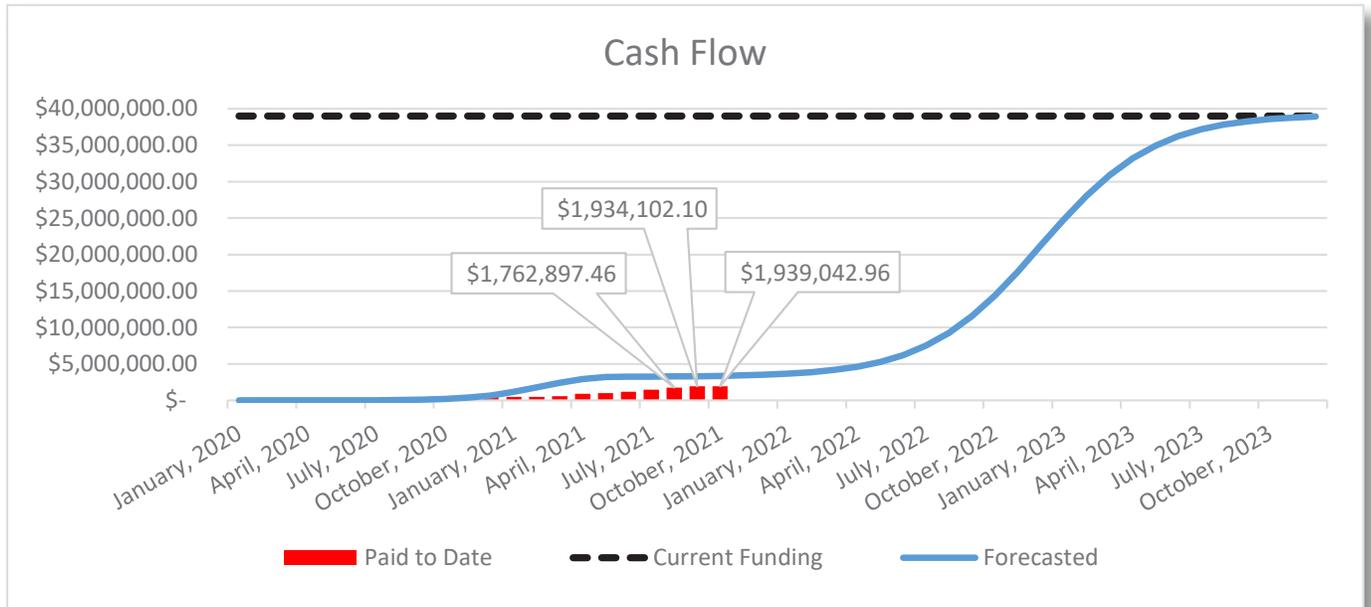
STADIUM & PARKING @ WLHS

Q3 2021



NEW PRIMARY SCHOOL @ FP

Q3 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:

- Proposals turned in for a Design Concept Competition between two architecture firms on the program
- Fencing being installed on new storage building site
- New storage building being framed and parking lot graded
- New water quality pond excavated and storm lines installed

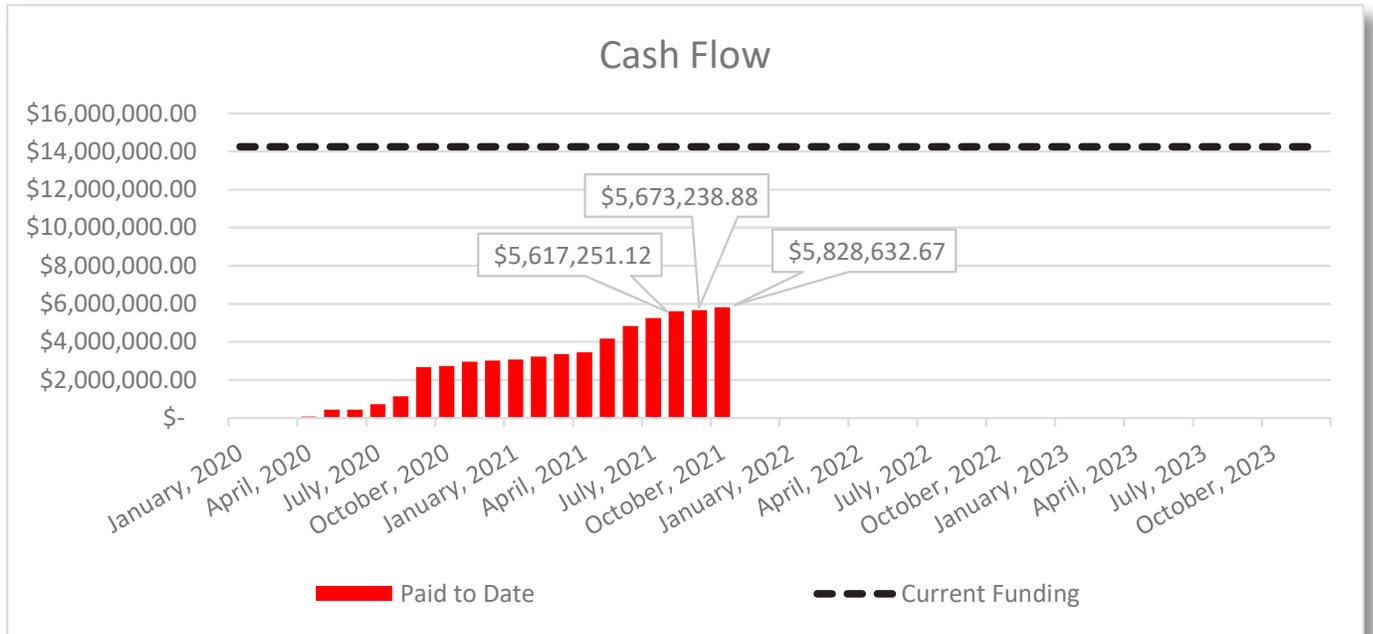
Upcoming Activities:

- New storage building construction continuing including parking lot, landscaping and more fencing
- Architecture proposals review and presentations. Firm selection Oct. 8th



LEARNING WITH TECHNOLOGY

Q3 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:

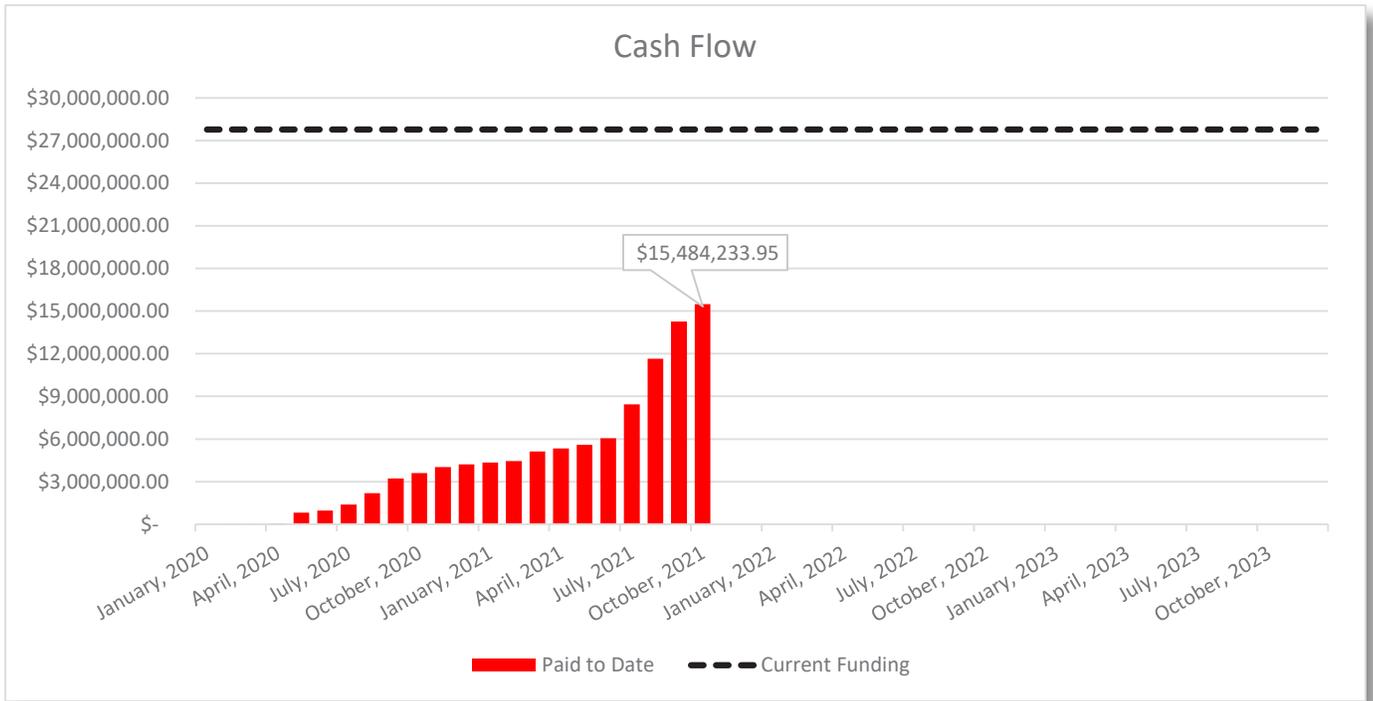
- Network electronics equipment installation launched
- Student and staff device purchase and setup

Upcoming Activities:

- Districtwide AV upgrades
- Student and staff devices purchase and setup
- Districtwide Wireless Upgrades

FACILITY IMPROVEMENTS

Q3 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.

Recent Activities:

- Classrooms opened
- Boilers are operating
- Office, makerspace and restrooms in process

Upcoming Activities:

- Take occupancy of the office in November
- Complete addition
- Complete Greenhouse



FACILITY IMPROVEMENTS

Q3 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.

Stafford has had all HVAC work completed and functioning, commissioning is underway, and the contractor is working on closeout items. At Willamette the storm drain along 12th Street is complete, classroom ventilators are installed and the front entry concrete is complete and railing has been installed.

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.

Bolton currently has temporary ventilation, cooling and heating installed at some classrooms while the contractor waits for the delayed HVAC units. The units that have arrived have been installed and the contractor is working on punchlist items. Cedaroak Park has all mechanical equipment installed and functioning and the exterior painting is underway.

