

October 2022



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2022

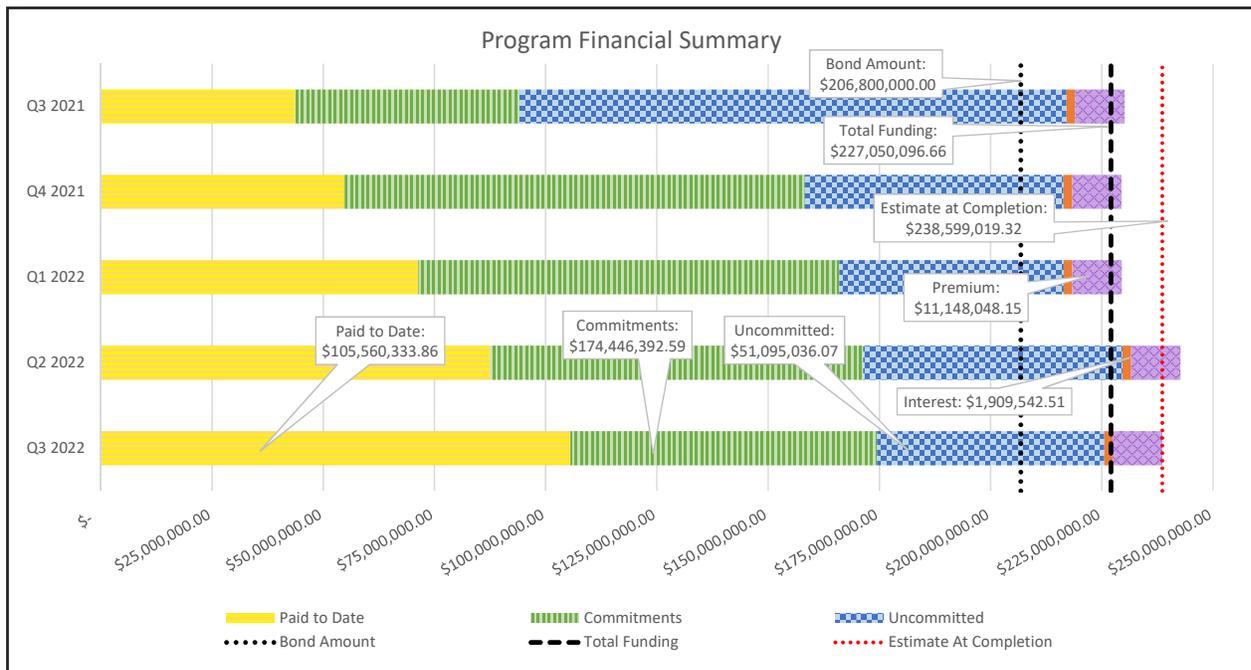
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# PROGRAM SUMMARY

Q3 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	34,541,648.63	21,303,682.39	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	73,667,161.77	28,337,260.13	79,657,363.85	1,657,363.85
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	12,615,094.32	11,702,963.30	14,173,320.32	(304,569.68)
Stadium & Parking @ WLHS	8,625,000.00	(499,528.83)	8,125,471.17	8,000,166.25	7,856,842.07	8,033,230.50	(92,240.67)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	7,682,779.01	4,182,126.97	50,007,401.33	11,007,401.33
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	10,627,568.25	8,496,363.93	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	20,395,192.38	19,982,643.09	27,060,583.83	(719,032.17)
Subtotals	206,800,000.00	12,576,040.55	219,376,040.55	167,529,610.61	101,861,881.88	230,924,963.21	11,548,922.66
Program	20,139,622.10	(12,465,565.99)	7,674,056.11	6,916,781.98	3,698,451.98	7,674,056.11	0.00
Grand Totals	226,939,622.10	110,474.56	227,050,096.66	174,446,392.59	105,560,333.86	238,599,019.32	11,548,922.66

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 77% of current funding, or \$174.4 million, has been committed
- \$18 million was spent this quarter for a total of \$105.5 million, just above 46.5% of current funding
- The program is on track to fulfill requirement to spend 85% of funds within 36 months of receipt
- The sale of remaining unsold bonds is on track for December 2022, in line with the original schedule
- Current estimates for projects include design and escalation contingencies
- The forecasted over/under for the program was reduced by more than \$4 million dollars but remains over as the current climate impacts construction; cost management work is ongoing
- The Bond Management Team is reviewing the financial impact of ongoing global events on the program budget. Fuel, labor and material cost increases are expected to impact upcoming bids and change orders
- The second estimate for the New Primary School has been received and still exceeds budget, but earlier value engineering was realized in this estimate and the work continues
- Facilities Improvements projects not yet started have been placed on hold
- Financial data current as of October 17, 2022
- Learning with Technology projects are underway, limited supply issues may impact certain improvements but will not impact school operations

## PROGRAM MARKETING & PARTICIPATION

Q3 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 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

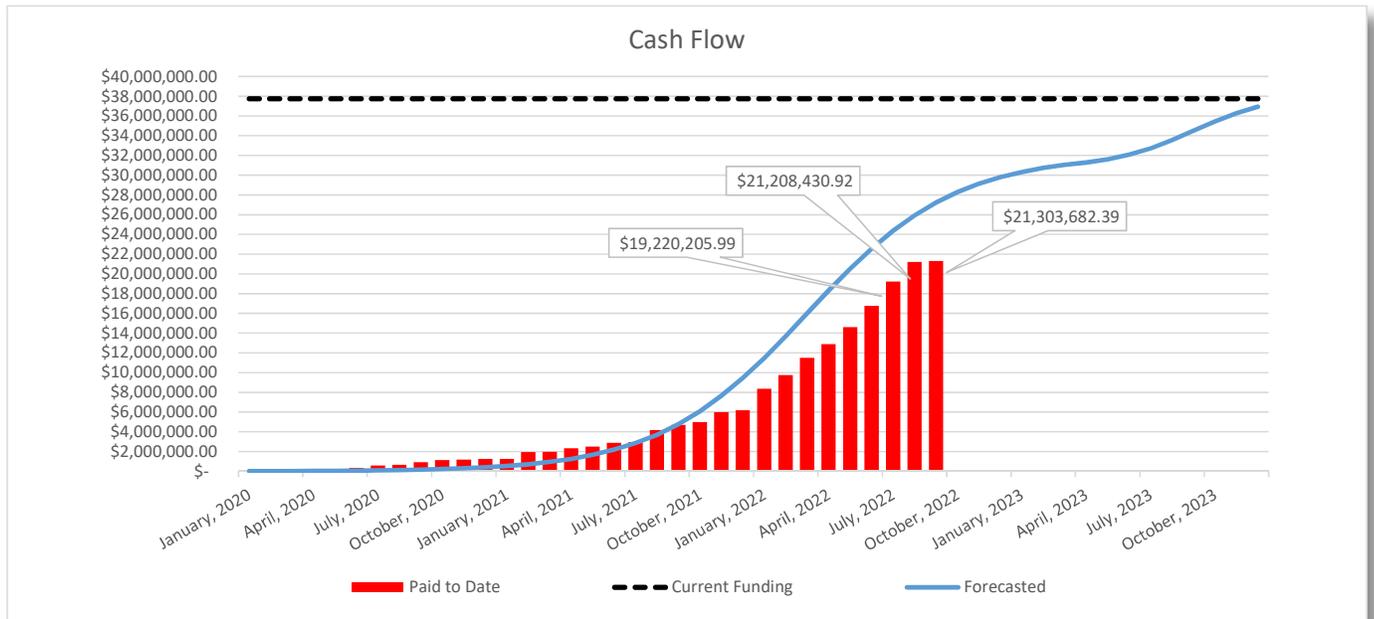
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

#### Riverside High School Project

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

# ADDITION & RENOVATION @ WHS

Q3 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 early 2023. Renovated spaces are expected to open Fall 2023.

### Recent Activities:

- Stair structures are complete
- Mechanical, Electrical and Plumbing rough-in is nearing completion
- Site concrete work is ongoing. North and south plaza work has begun
- New turf for the softball field has been laid and fence post installation is nearing completion
- Front entry work has been completed
- North parking lot is nearing completion
- Security upgrades to the existing buildings have been completed
- Sheetrock installation has begun and roofing work is nearing completion

### Upcoming Activities:

- Window framing work to begin
- AV wiring and device installation
- Lighting and control installation
- Wood architectural panelling installation in the auditorium to begin
- Building exterior metal cladding installation

# ADDITION & RENOVATION @ WHS

Q3 2022

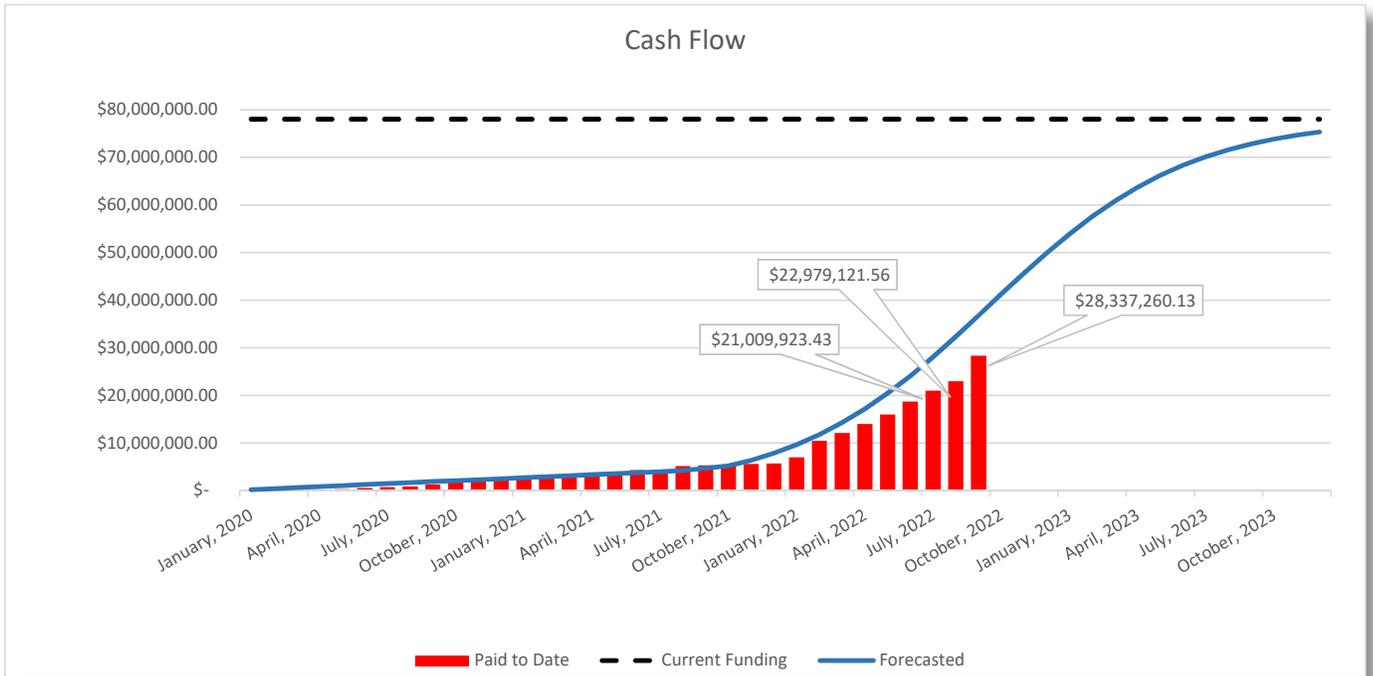


ADDITION & RENOVATION @ WHS  
Q3 2022



# ATHEY CREEK MIDDLE SCHOOL @ DLR

## Q3 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.

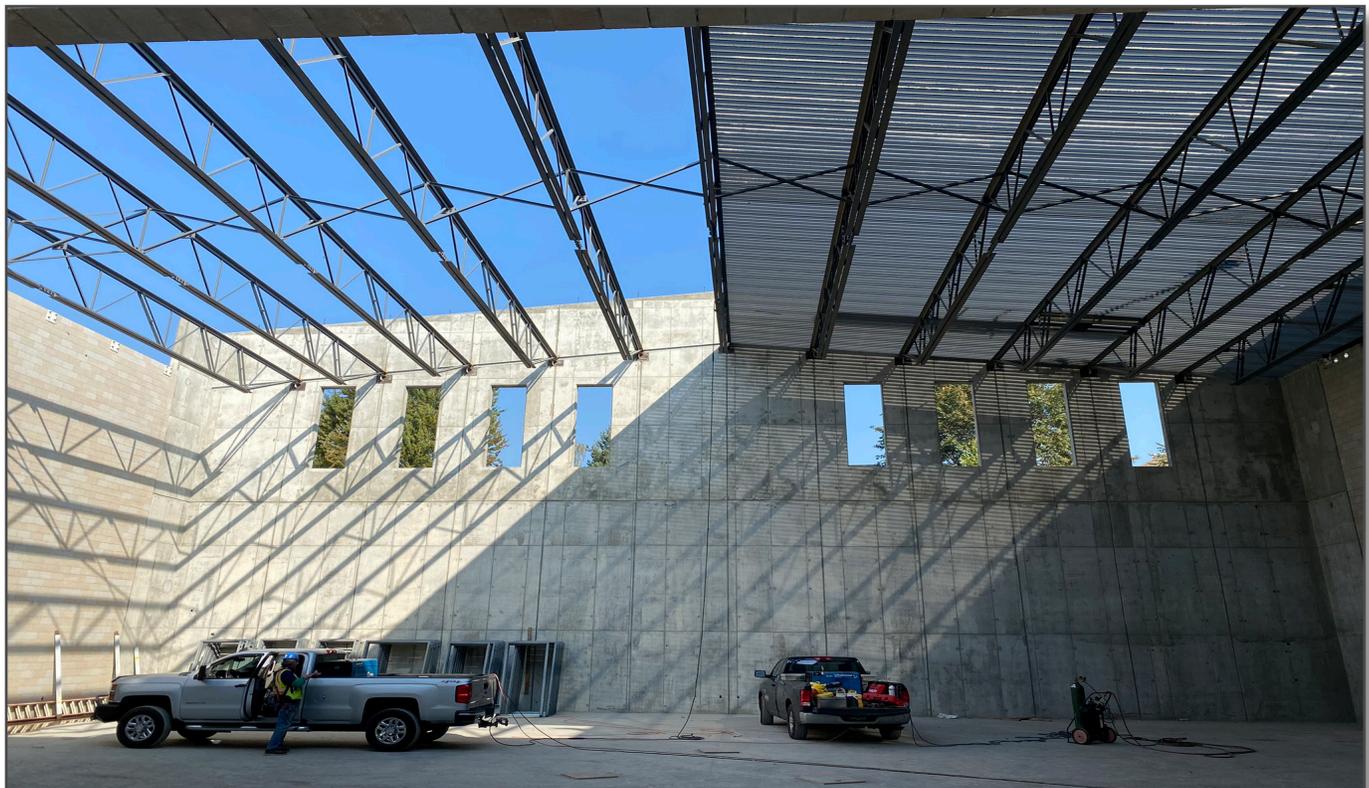
### Recent Activities:

- Final grading on the site bus entry, staff parking and track
- All first floor concrete slabs have been poured and block wall installation is continuing
- Steel is on site for portions of the building and is currently being installed. This includes steel beams, trusses and one set of stairs
- The steel decking above the locker rooms, which creates the floor for the auxillary gym, is installed
- The gym walls are complete including the highest, poured in place wall along Dollar Street
- Rough installation of plumbing and electrical work is continuing
- An offsite tour was held to view the fabrication of the precast concrete walls. Delivery and installation of the precast members is expected to start the end of October
- Tree removal along Willamette Falls Drive ocured in July. The remaining work is expected in February
- Work began on Dollar Street with all construction parking moving onto the site
- The water line extension at Dollar Street is complete and the storm line is in process. Curbs are expected to be installed in October

### Upcoming Activities:

- Precast concrete wall installation
- Steel erection in the classroom wings
- Temporary roof installation in certain sectors of the building
- Paving on Dollar Street is scheduled for early November while Brandon Place will commence after Dollar Street is complete

ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q3 2022

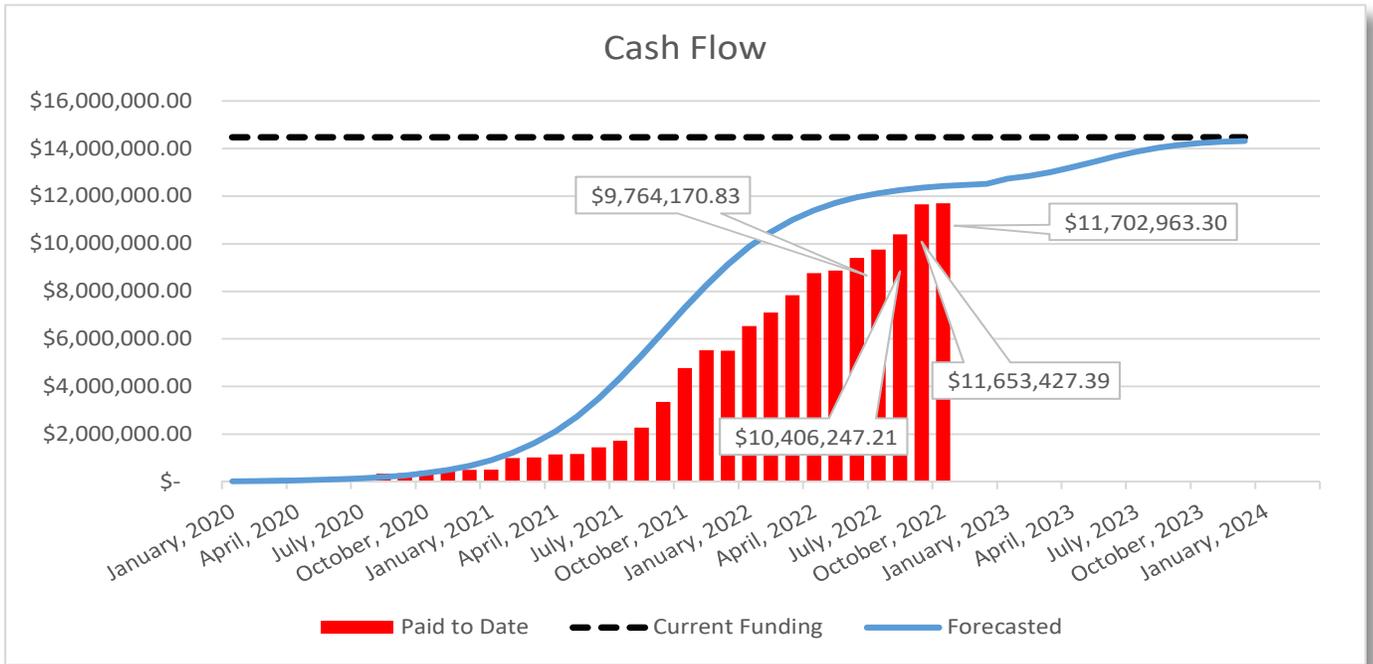


ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q3 2022



# RIVERSIDE HIGH SCHOOL

Q3 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, and kitchen equipment upgrades.

Construction is expected summer 2021 through summer 2023.

**Recent Activities:**

- Existing office space renovation is substantially complete
- Punch list progress
- Design for Summer 2023 phase

**Upcoming Activities:**

- Complete design for Summer 2023 phase
- Bid Summer 2023 phase
- Order furniture and supplies for Riverside High School

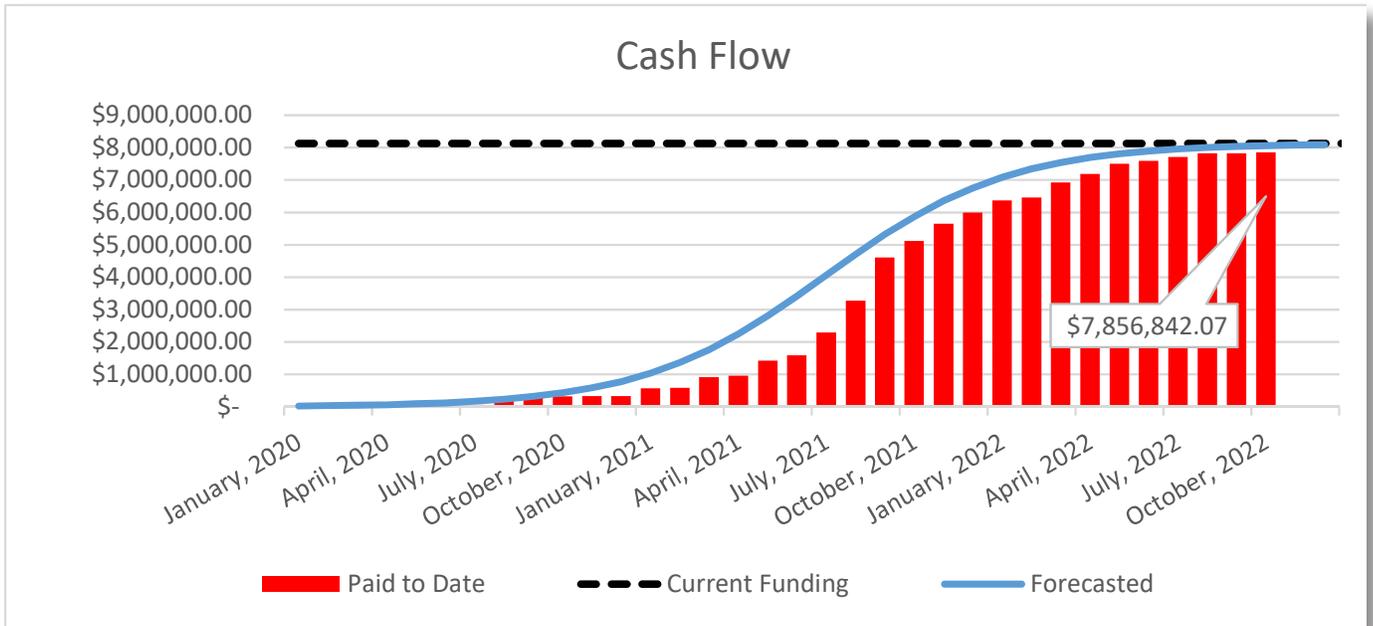
# RIVERSIDE HIGH SCHOOL

Q3 2022



# STADIUM & PARKING @ WLHS

Q3 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 substantially complete.

### Recent Activities:

- Final occupancy from the City of West Linn was received
- Stadium is open and being used for events
- The new AV system is fully functioning and being utilized for events

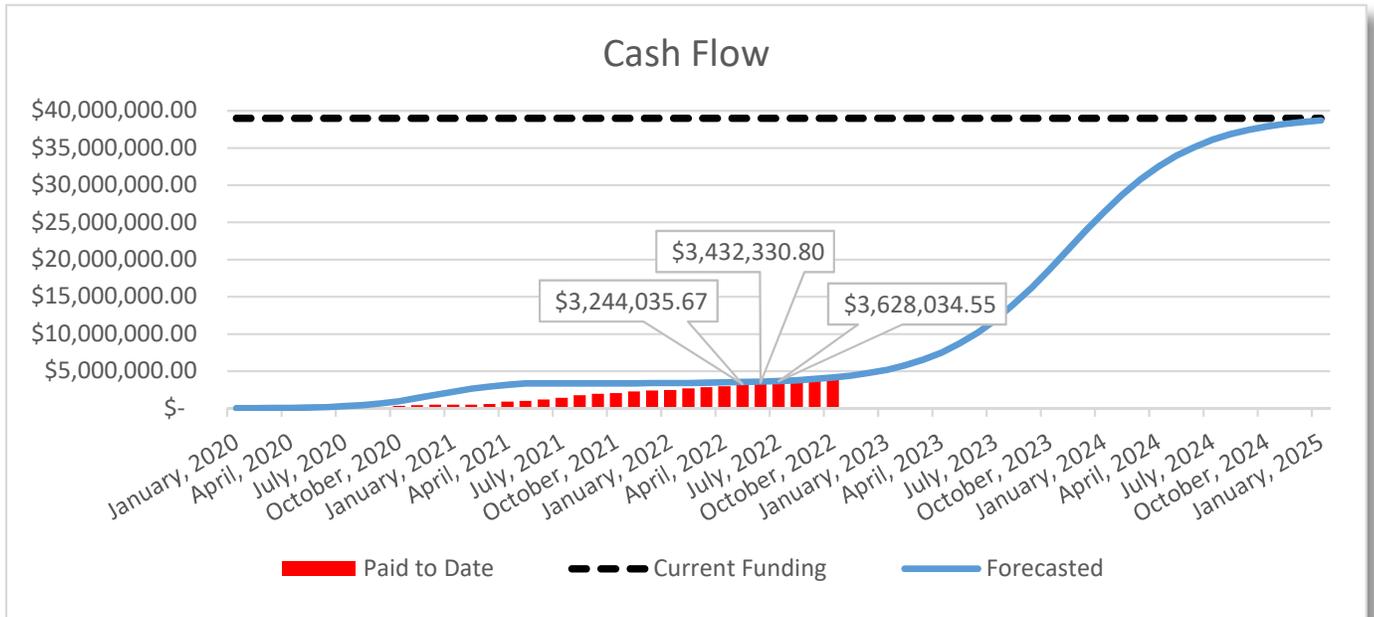
### Upcoming Activities:

- Concrete punch list items are expected to be completed during winter break



# NEW PRIMARY SCHOOL @ FP

## Q3 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.

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 summer 2024.

### Recent Activities:

- New School Design Development phase completed in early September
- Construction Document Design launched
- Post COVID-19 construction material availability/lead times have been assessed and a mock construction schedule was created to evaluate project timeline feasibility.
- Meetings with district staff, students and parents were held to elicit feedback regarding the design
- A second cost estimate has been received and value engineering efforts continue to reduce cost
- A community Open House was held in August
- The new storage building is open and being used by district staff

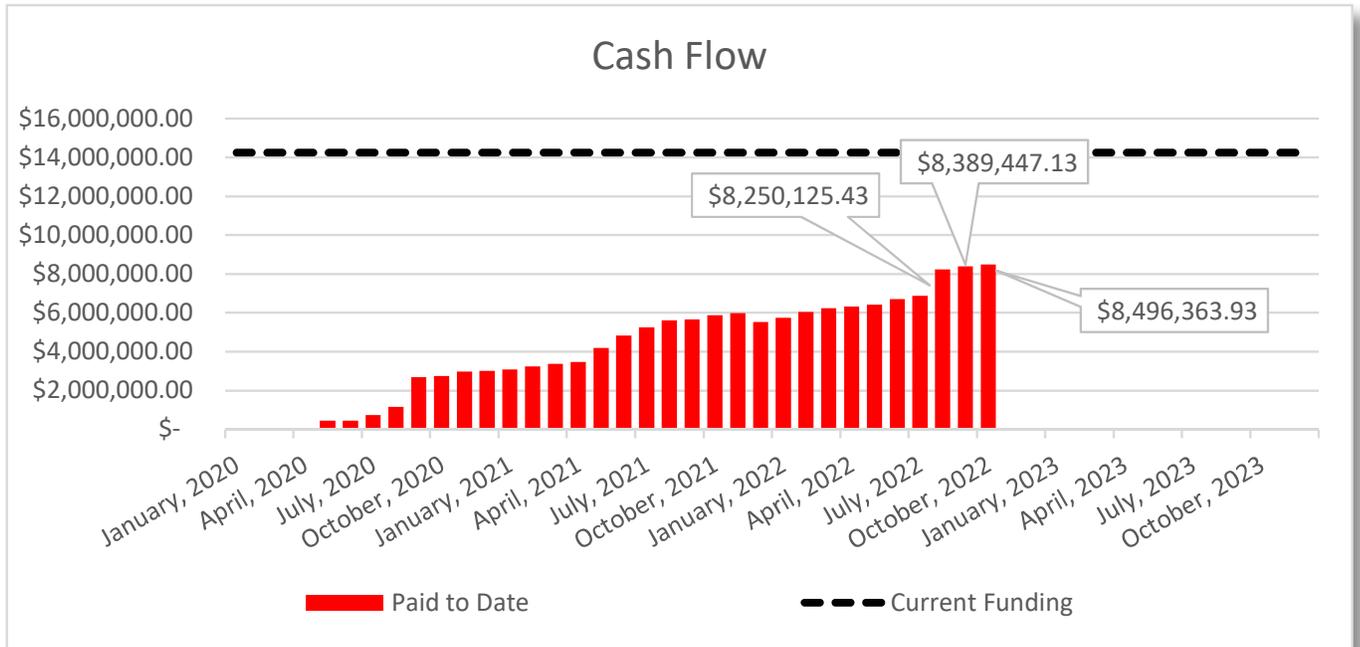
### Upcoming Activities:

- New School Construction Document Design phase meetings with district stakeholders and consultants
- General contractor qualifications process
- Submit for land use with the City of Wilsonville

# NEW PRIMARY SCHOOL @ FP

Q3 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:**

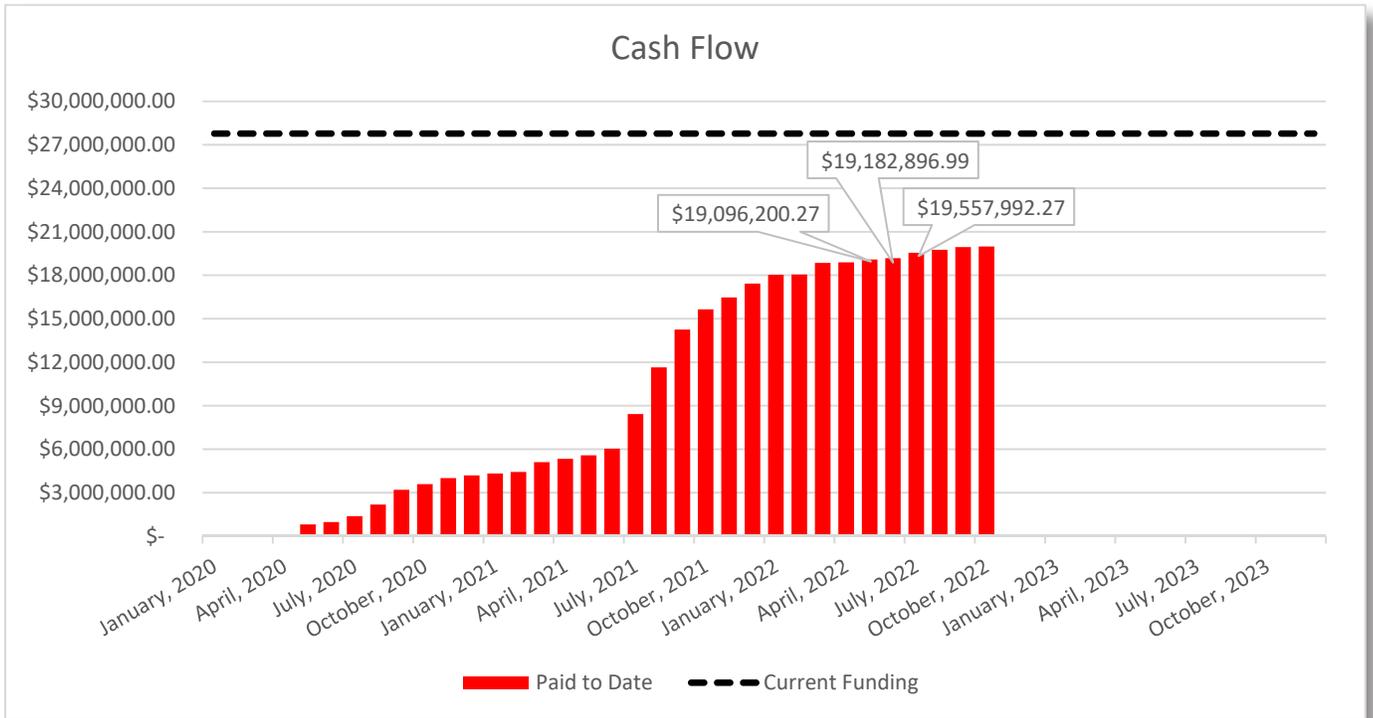
- Deployment of additional flat-screen Classroom Display Systems
- Orders placed for 3,500 Chromebooks to replace existing units at end of life
- Security updates across the district
- Re-wiring projects at Boeckman Creek and Stafford Primary Schools is complete

**Upcoming Activities:**

- Continuing updating end of life Chromebooks districtwide
- Printer Fleet replacement continues with supply chain issues
- Wifi updates have begun with delays due to supply chain issues

# FACILITY IMPROVEMENTS

Q3 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:**

- This project is complete

**Upcoming Activities:**

## FACILITY IMPROVEMENTS

Q3 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 is on hold.

### **19054.017 – Fire Sprinklers at Boeckman Creek Primary School**

**Project Status:**

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

This project is substantially complete. Final testing and addressing minor leaks in existing portions of the system will continue through the Fall, outside of school hours.

### **19057.009 – Recabling Project at Boeckman Creek and Stafford Primary Schools**

**Project Status:**

This project includes recabling to update to CAT 6 and 6A at both Boeckman Creek and Stafford Primary Schools.

This project is substantially complete.