

October 2023



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2023

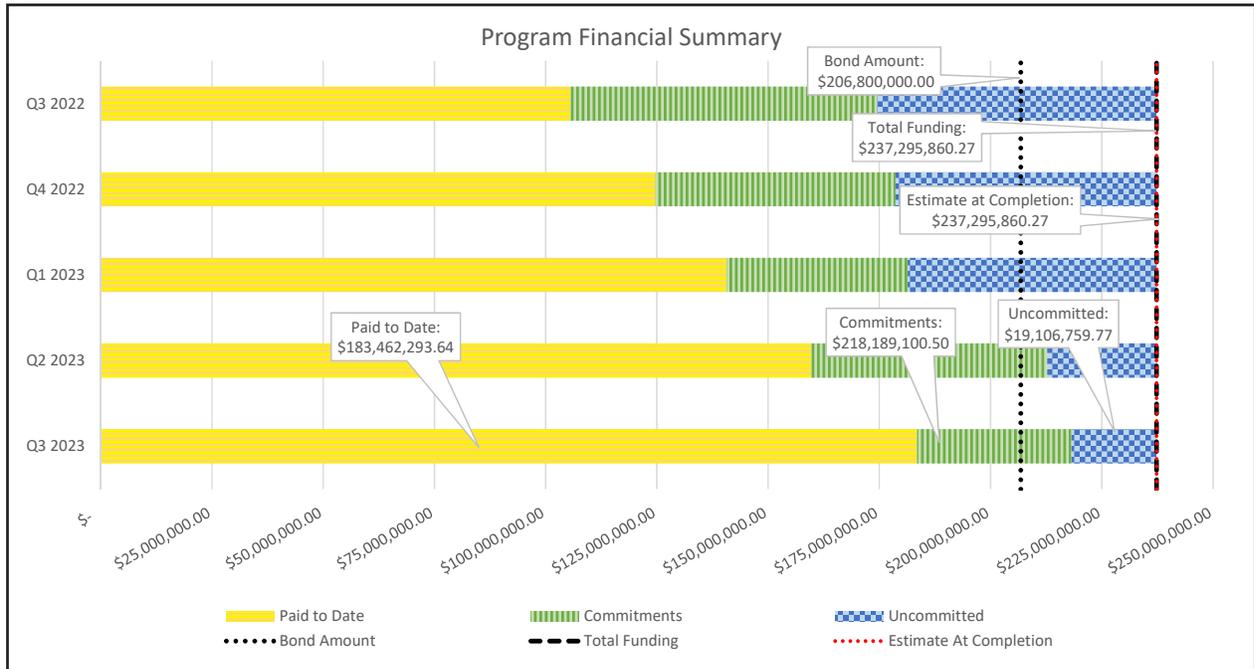
# TABLE OF CONTENTS

Q3 2023

1.	2019 CAPITAL BOND PROGRAM SUMMARY	1
2.	PROGRAM MARKETING & PARTICIPATION	2
3.	PROJECT STATUS / SCHEDULES	
	ADDITION & RENOVATION @ WHS	3
	ATHEY CREEK MIDDLE SCHOOL @ DLR	5
	RIVERSIDE HIGH SCHOOL	8
	NEW PRIMARY SCHOOL @ FP	10
	LEARNING WITH TECHNOLOGY	12
	FACILITY IMPROVEMENTS	13

# PROGRAM SUMMARY

Q3 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	10,173,063.38	38,643,063.38	37,876,949.35	36,801,150.02	38,643,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	77,262,778.65	72,609,303.72	80,000,000.00	0.00
Third Option High School	11,673,000.00	4,005,022.25	15,678,022.25	15,337,817.07	15,064,329.82	15,678,022.25	0.00
Stadium & Parking @ WLHS	8,625,000.00	(655,343.86)	7,969,656.14	7,969,656.14	7,967,588.47	7,969,656.14	0.00
New Primary School @ FP	39,000,000.00	5,999,537.22	44,999,537.22	38,700,398.86	14,993,329.44	44,999,537.22	0.00
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	12,031,763.37	10,202,071.61	14,250,000.00	0.00
Facility Improvements	26,032,000.00	833,652.98	26,865,652.98	21,280,160.67	20,876,012.02	26,865,652.98	0.00
Subtotals	206,800,000.00	21,605,931.97	228,405,931.97	210,459,524.11	178,313,785.10	228,405,931.97	0.00
Program	20,139,622.10	(11,249,693.80)	8,889,928.30	7,729,576.39	5,148,508.54	8,889,928.30	0.00
Grand Totals	226,939,622.10	10,356,238.17	237,295,860.27	218,189,100.50	183,462,293.64	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/>

- Nearly 92% of current funding, or \$218.1 million, has been committed
- Over \$23.7 million was spent this quarter for a total of \$183.4 million, over 77% of current funding
- The forecasted over/under for the program is balanced
- Program contingency transferred to support work at Wilsonville High School (\$300,000.00)
- Program contingency transferred to support work at Riverside High School (\$300,000.00)
- Financial data current as of October 16, 2023

## PROGRAM MARKETING & PARTICIPATION

Q3 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

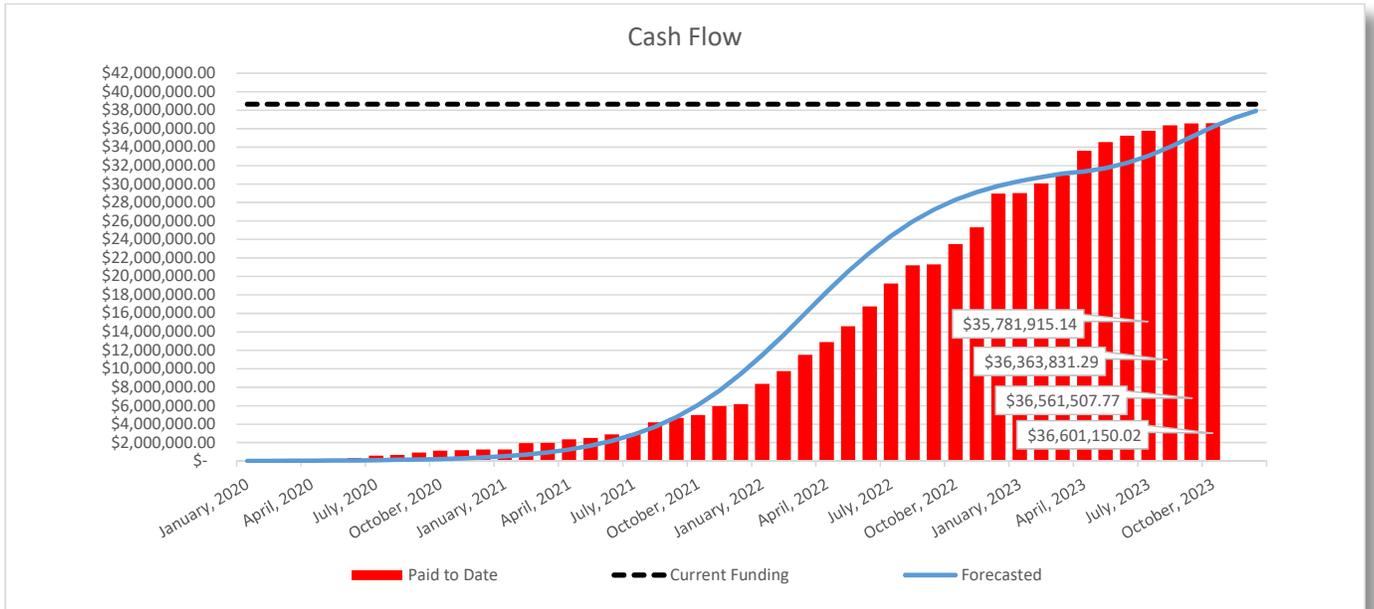
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

#### Riverside High School Project

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

# ADDITION & RENOVATION @ WHS

## Q3 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, which includes the Black Box and old theater conversion to CTE spaces is nearing completion
- Required firewall work is complete
- The technology hub is being used by the school
- Roof repairs are complete with flashing work nearing completion
- Final site plantings are complete
- Contractor punch work items being addressed

### Upcoming Activities:

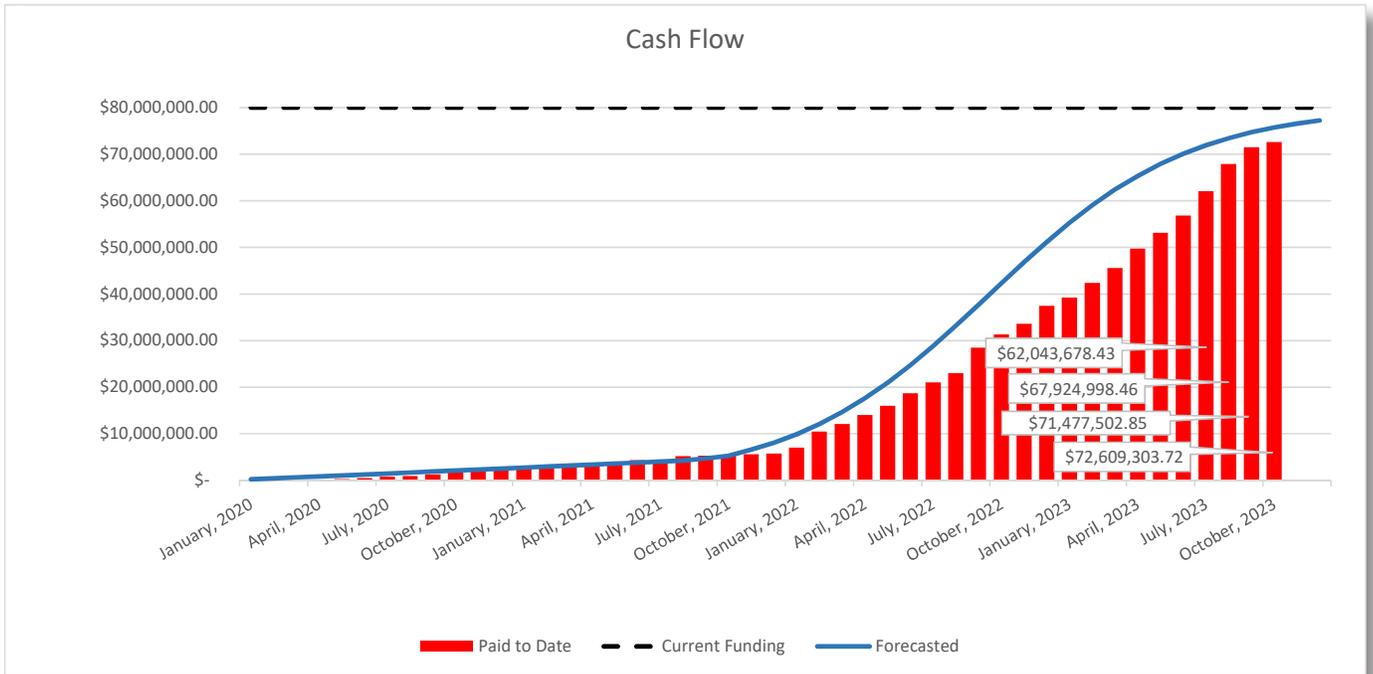
- Contractor punch list items continue
- Installation of exterior building signage
- Additional mechanical screen wall work

ADDITION & RENOVATION @ WHS  
Q3 2023



# ATHEY CREEK MIDDLE SCHOOL @ DLR

## Q3 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:

- Classes began as scheduled August 29th
- Staff was able to move in a week prior to school and get settled in the building
- Building mechanical and electrical systems are fully functioning including the kitchen
- Furniture was installed and is in use
- The auxiliary gym was opened two weeks into school and the main gym will open at the end of October
- The main parking lot and staff parking lot are complete with minor areas of planting still ongoing
- Bus drop off and pick up is functioning as intended
- A temporary access road was constructed to provide access from Brandon Place to Willamette Falls Drive
- The playground is fully functional and the turf field is slated to be complete at the end of October

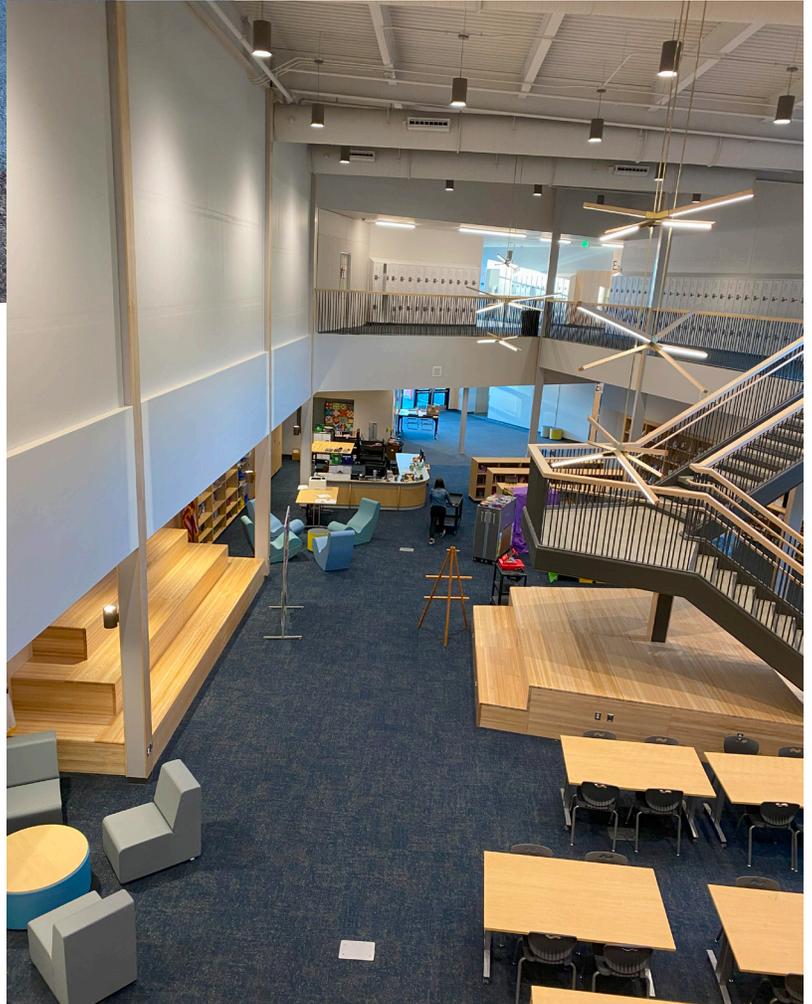
### Upcoming Activities:

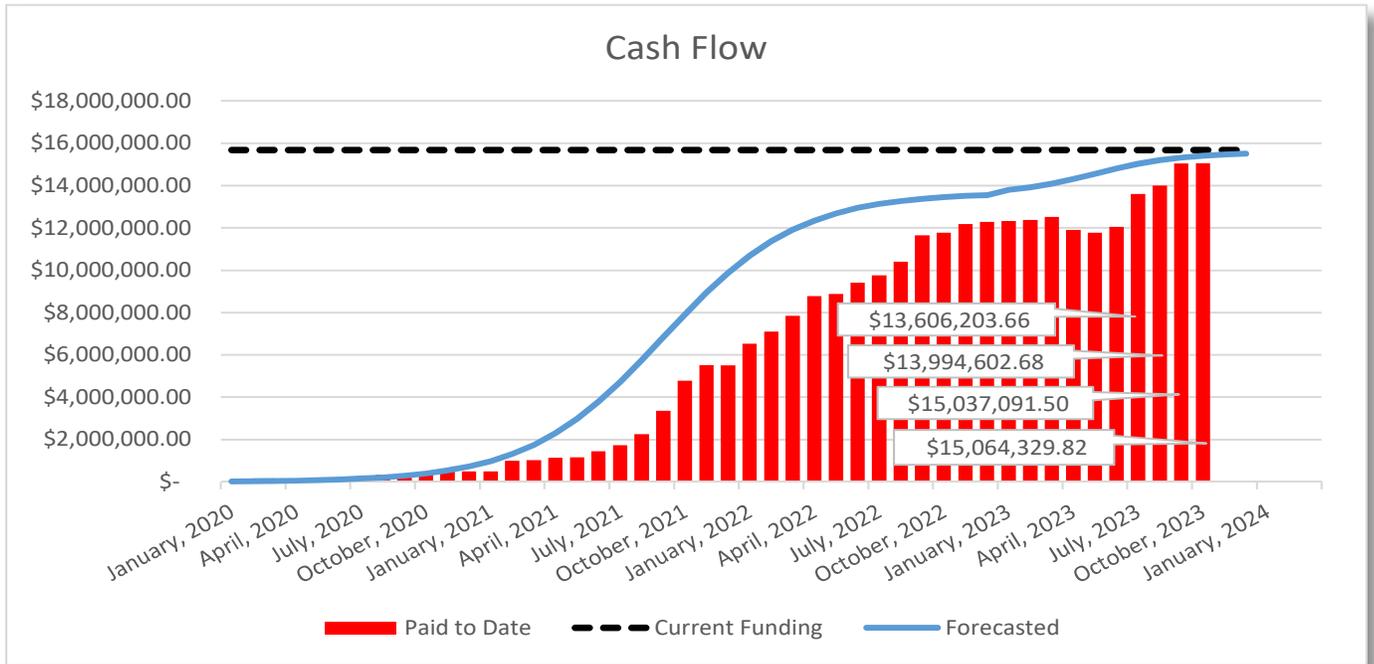
- Theater components have had on-going delays through the industry. The stage is anticipated to be complete in early to mid November
- Operations training of all building systems to occur in late October
- Roundabout construction is tentatively planned for early November

ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q3 2023



ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q3 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.

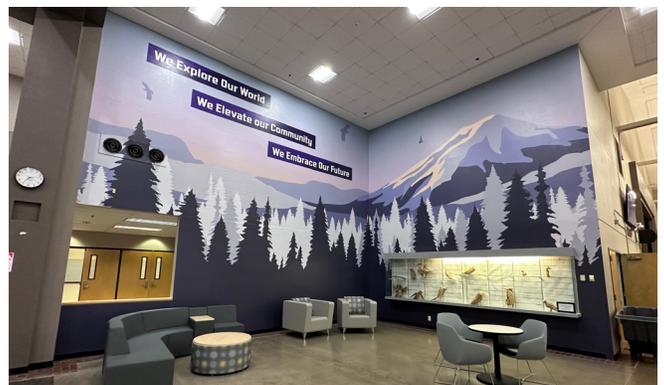
Construction is expected summer 2021 through summer 2023.

### Recent Activities:

- Project has reached substantial completion and is in closeout
- Furniture has arrived and is in use by the school
- Wall graphics installed
- Gym floor refinished and new bleachers installed
- ADA Ramp to the athletic field and track is complete

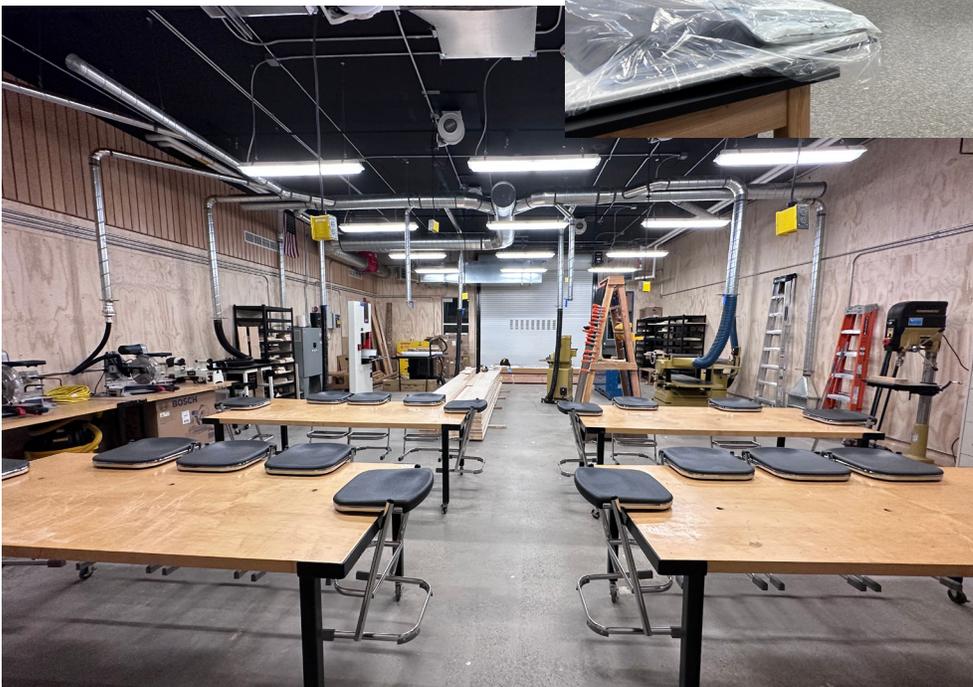
### Upcoming Activities:

- Contractor punch list closeout items nearing completion



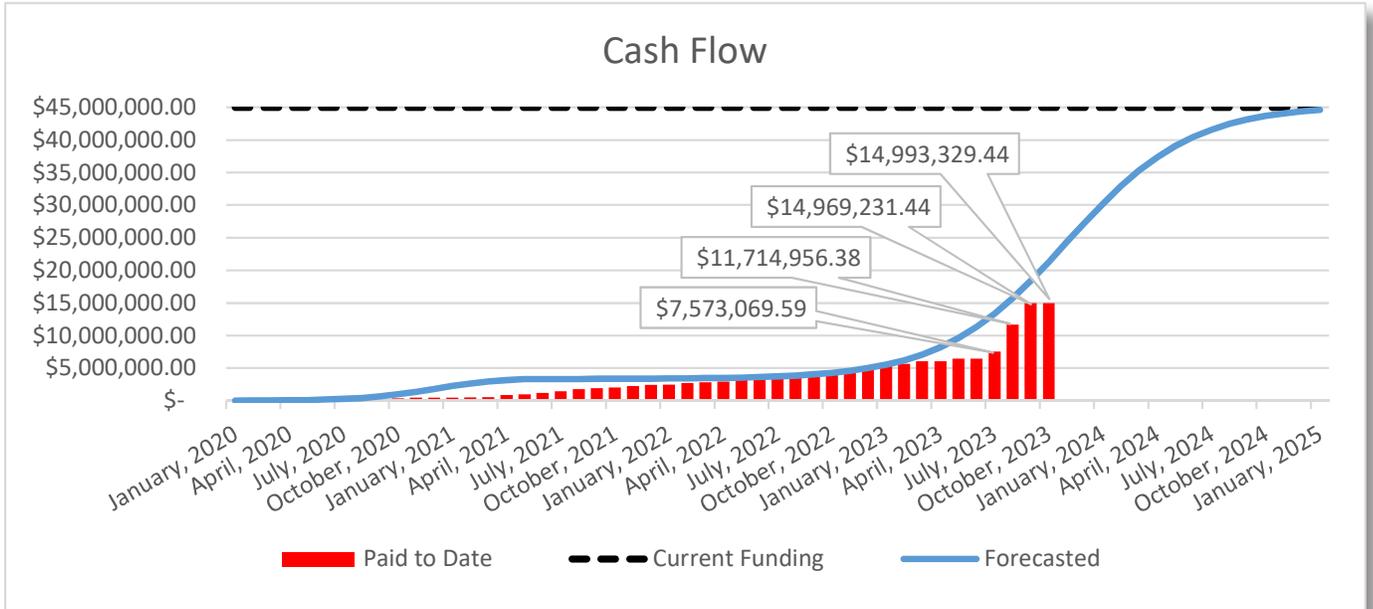
# RIVERSIDE HIGH SCHOOL

Q3 2023



# NEW PRIMARY SCHOOL @ FP

Q3 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:**

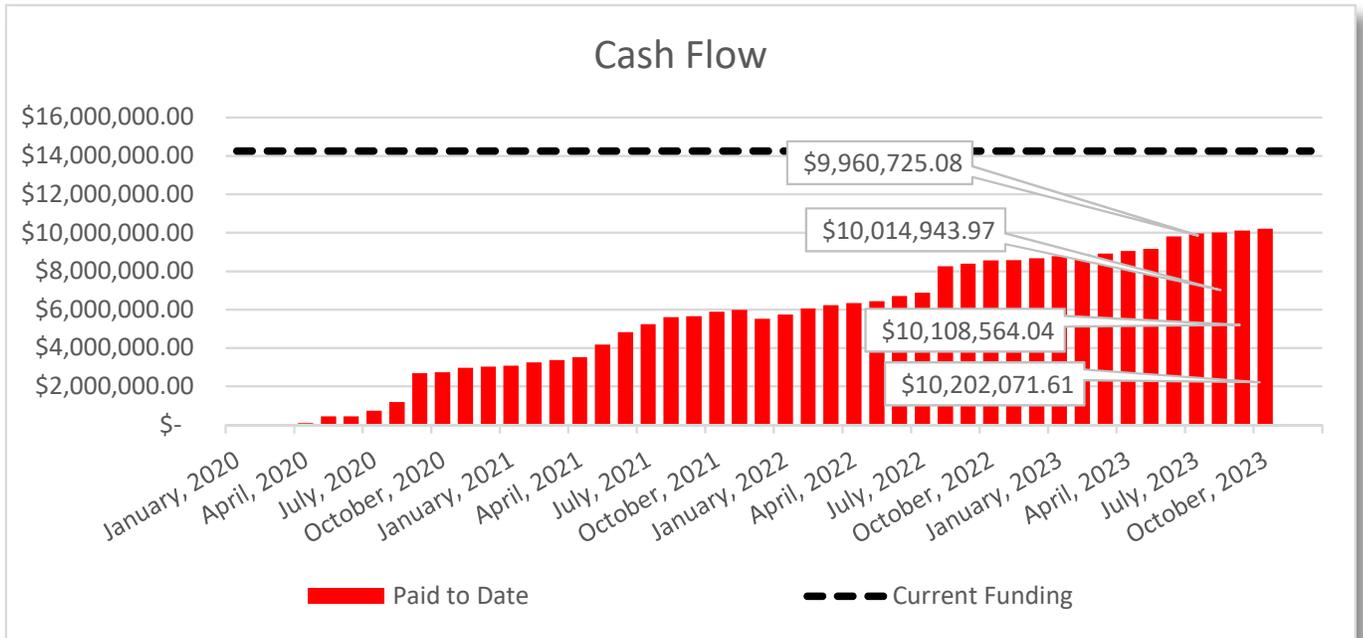
- The existing house and barns on the property were demolished and removed from the site
- Significant site grading occurred and the existing wells on site were decommissioned
- Erosion control and tree protection measures, such as hydroseed, silt fences and sediment ponds were implemented throughout the site
- Underground utilities have been installed and the buildings footings have been poured
- The first classroom sections framing has begun

**Upcoming Activities:**

- Work has begun on the street improvements for both Sherman Drive and Brisband Street. Connections for utilities to be completed in the coming weeks
- The installation of concrete floor slab, as well as wood-framed structure continues
- Coordination between the City of Wilsonville and the District continues for the construction of the school and the City's work on the Boeckman Road Corridor Improvements project

NEW PRIMARY SCHOOL @ FP  
Q3 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:**

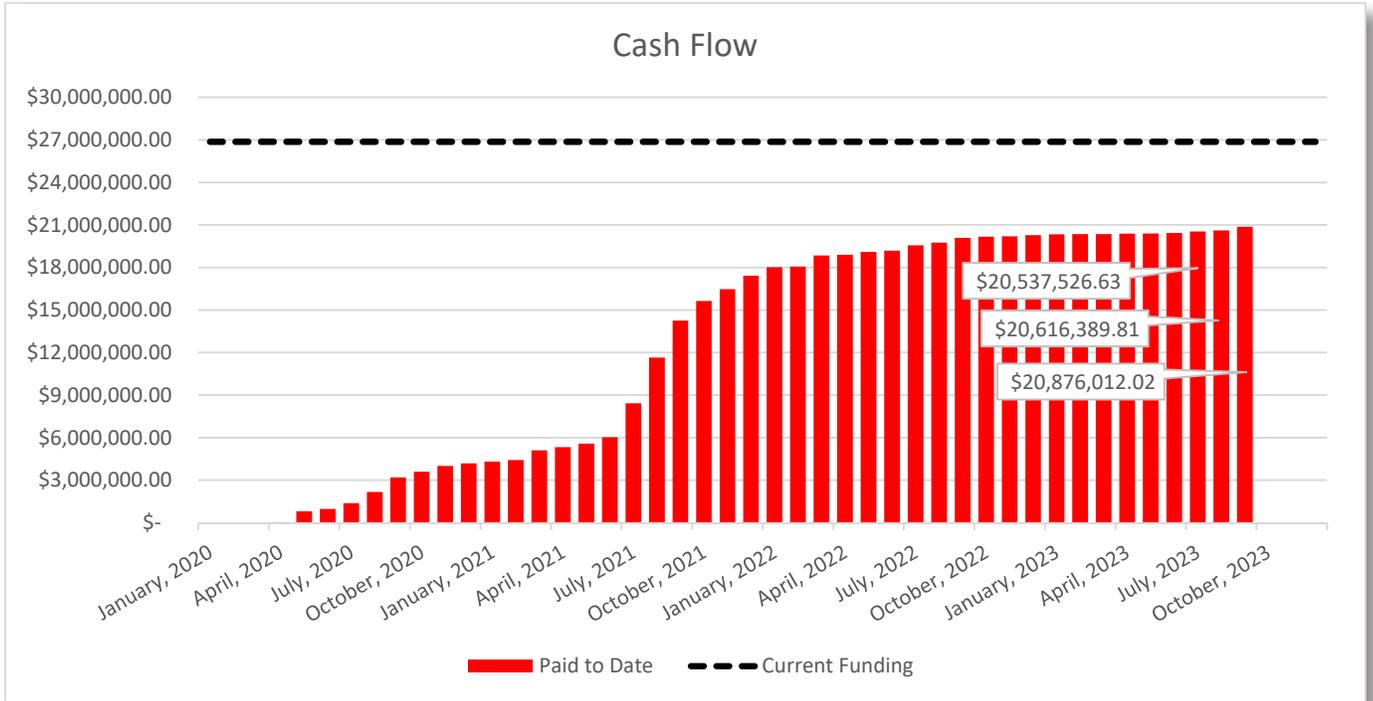
- Opened three new school locations Athey Creek, Riverside High and the Heumann Center with all networking, wifi, etc.
- Expanded digital signage

**Upcoming Activities:**

- Expanded digital signage across primary schools

# FACILITY IMPROVEMENTS

Q3 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:**

- Project has reached substantial completion and is in closeout



## **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 has reached substantial completion and is in closeout

**19029.007 – Boiler Replacement at Boones Ferry Primary School**

**Project Status:**

This project includes replacing the aging boilers with new energy efficient boilers.

**Recent Activities:**

- Project is in review and preparing to bid

**19061.020 – Rewiring at Willamette Primary School**

**Project Status:**

This project includes replacing all network cabling and relocating wiring closets.

**Recent Activities:**

- Project is in review and preparing to bid

**19063.001 – Security Hardware at West Linn High School**

**Project Status:**

This project includes improved classroom lockdown hardware capabilities, in line with those installed at all district schools.

**Recent Activities:**

- Project is in review and preparing to bid

**19064.021 – Track Replacement at Rosemont Ridge Middle School**

**Project Status:**

This project includes track resurfacing at Rosemont Ridge Middle School.

**Recent Activities:**

- Project is in review and preparing to bid