

January 2022



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q4 2021

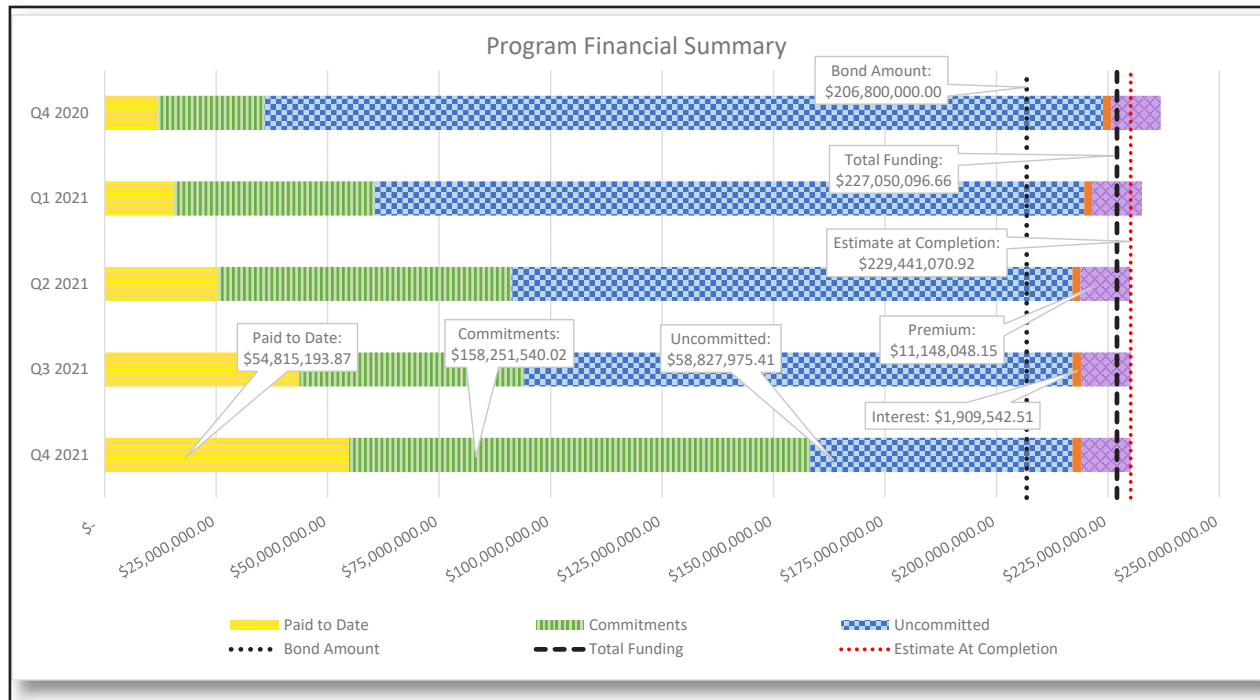
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# PROGRAM SUMMARY

Q4 2021



Bond Component	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved	Estimate At Completion	Forecasted Over/(Under)
Bond Component: 2. Addition & Renovation @ WHS	28,470,000.00	9,273,063.38	37,743,063.38	33,297,489.45	6,197,194.50	37,743,063.38	0.00
Bond Component: 3. New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	70,004,052.36	6,916,257.46	82,407,478.43	4,407,478.43
Bond Component: 4. Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	9,433,129.03	6,513,434.11	12,842,321.99	(1,635,568.01)
Bond Component: 5. Stadium & Parking @ WLHS	8,625,000.00	(499,528.83)	8,125,471.17	7,478,372.72	6,256,115.70	7,971,139.32	(154,331.85)
Bond Component: 6. New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	3,801,874.69	2,448,440.88	39,000,000.00	0.00
Bond Component: 7. Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	8,128,759.01	5,546,565.91	14,250,000.00	0.00
Bond Component: 8. Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	19,338,131.60	17,884,074.89	27,553,011.69	(226,604.31)
<b>Subtotal</b>	<b>206,800,000.00</b>	<b>12,576,040.55</b>	<b>219,376,040.55</b>	<b>151,481,808.86</b>	<b>51,762,083.45</b>	<b>221,767,014.81</b>	<b>2,390,974.26</b>
Bond Component: 1. Program	20,139,622.10	(12,465,565.99)	7,674,056.11	6,769,731.16	3,053,110.42	7,674,056.11	0.00
<b>Grand Totals</b>	<b>226,939,622.10</b>	<b>110,474.56</b>	<b>227,050,096.66</b>	<b>158,251,540.02</b>	<b>54,815,193.87</b>	<b>229,441,070.92</b>	<b>2,390,974.26</b>

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 70% of current funding, or \$158.2 million, has been committed
- \$54.8 million has been spent, just above 24% of current funding
- Current estimates for projects include design and escalation contingencies, as well as bid alternate scope
- The forecasted over/under for the program was reduced by another half million dollars this quarter
- The Bond Management Team remains confident in completing all bond projects within available funds
- Contract is executed for the new Athey Creek Middle School at Dollar Street
- Security and Heating Ventilation and Air Conditioning upgrades at four schools are complete
- Financial data current as of January 13, 2022
- Learning with Technology projects are underway and gearing up for summer 2022

# CONSULTANT SELECTION & PROGRAM MARKETING

Q4 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/NV5 - 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

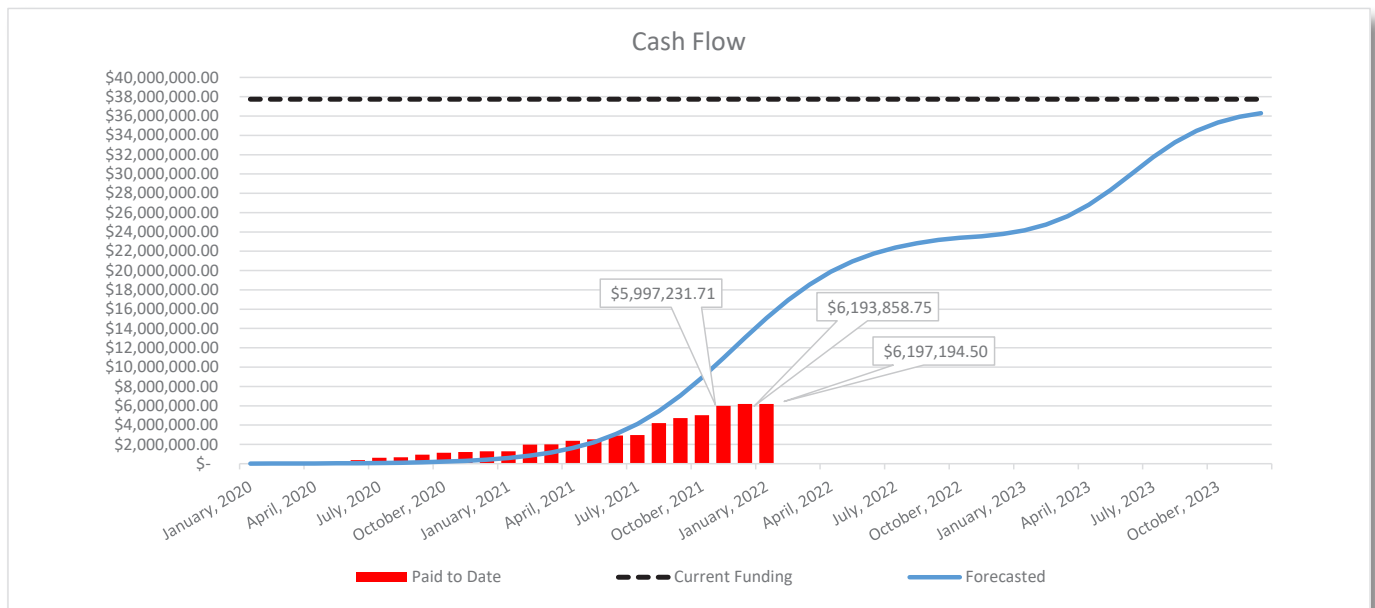
## Program Marketing:

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

### Q4 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:

- Sub grade foundations and walls are complete
- Basement slab is complete
- Phased sewer line relocation has begun
- Interior block wall erection has begun
- Single occupant restrooms walls are framed and Mechanical Electrical and Plumbing work is nearing completion
- New drama office framing has begun

#### Upcoming Activities:

- Basement back fill starting soon
- Shallow footings for shop and lobby walls
- Central core block walls will continue to rise along with concurrent Mechanical Electrical and Plumbing install
- Elevated stage deck concrete pour
- Auditorium house Mechanical Electrical and Plumbing underground install and slab prep work
- Preparatory work to facilitate upcoming summer building work

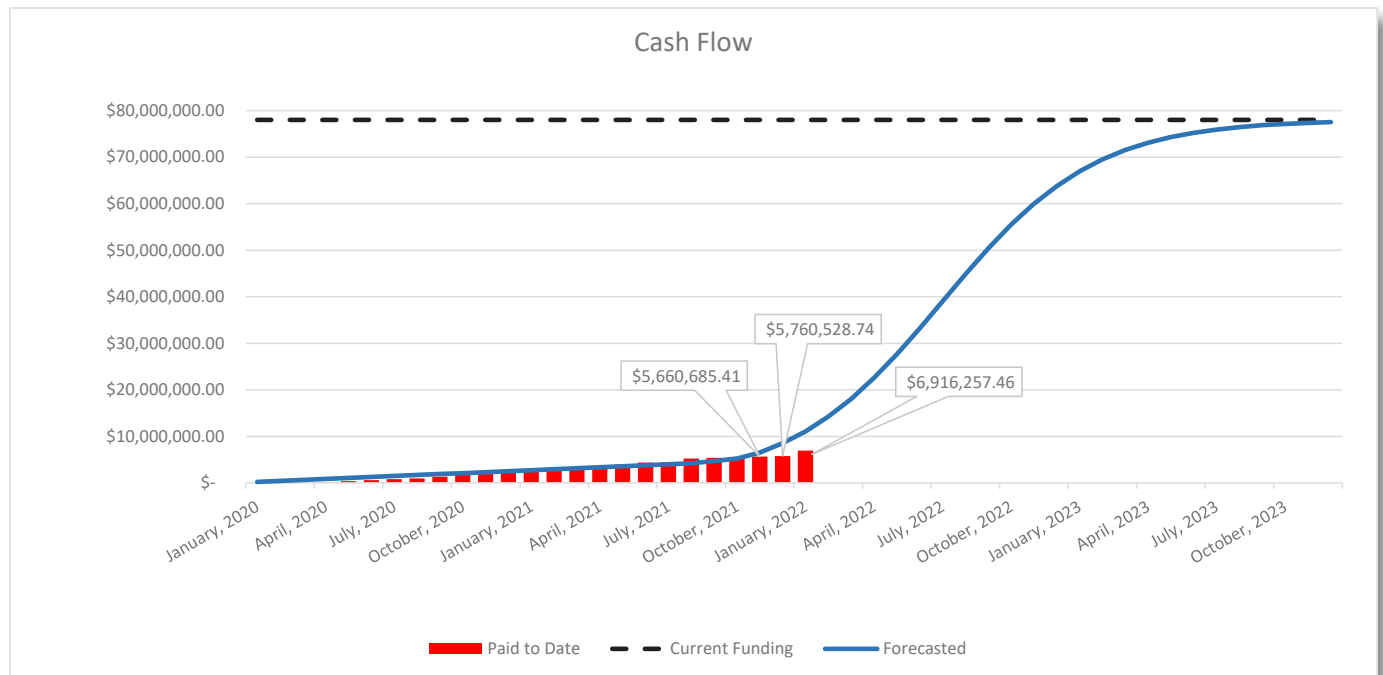
# ADDITION & RENOVATION @ WHS

Q4 2021



## ATHEY CREEK MIDDLE SCHOOL @ DLR

### Q4 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 Council confirmed the Planning Commissions approval and issued a notice of Final Decision
- The project has been appealed to LUBA (Land Use Board of Appeals)
- Harvesting of the overgrown Christmas tree farm occurred in early December
- Harvested trees have been sold to local mills for a variety of purposes including milled lumber and pulp
- The district has been meeting to determine best ways to repurpose harvested trees from the site in the project
- The City of West Linn has completed review for the Building Permit
- DEQ approved the 1200-C Erosion Control Permit
- General contractor bids were received. Emerick Construction was awarded the project with all alternates
- Continued collaboration with the City of West Linn for the right of way work along Willamette Falls Drive
- Furniture layouts and design meetings continue

#### Upcoming Activities:

- Public Improvement drawings will be submitted to the City in February 2022
- Procurement of long lead items will be addressed with the general contractor
- The contractor will be fully mobilizing and on site in Feb/March 2022
- The district submits documentation for the LUBA appeal

ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q4 2021



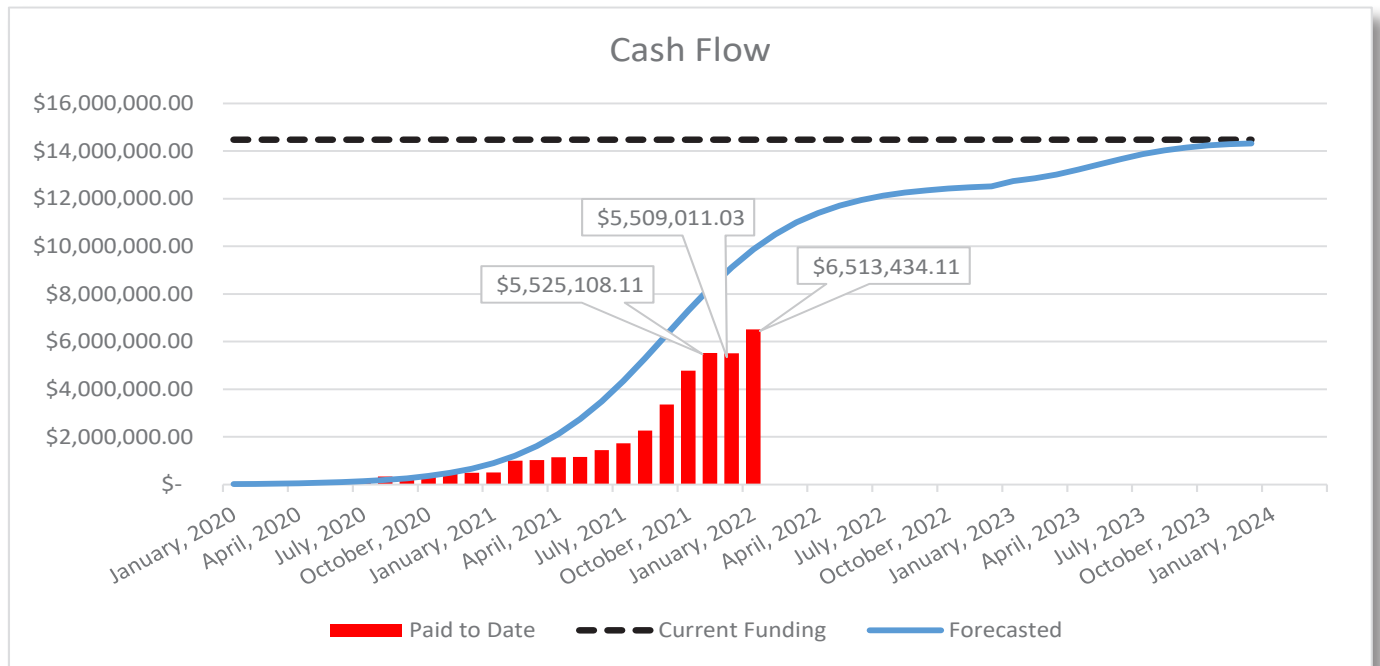
# ATHEY CREEK MIDDLE SCHOOL @ DLR

Q4 2021



## THIRD OPTION HIGH SCHOOL

### Q4 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 Addition roof is complete
- Brick facade nearing completion
- Interior walls are framed, covered and ready for paint
- Well system shutdown, cleaning and inspection and control system upgrades occurred

#### Upcoming Activities:

- Existing slope roof work continues
- Completion of interior finishes
- Furniture installation
- Renovation of existing office space starting up Spring 2022

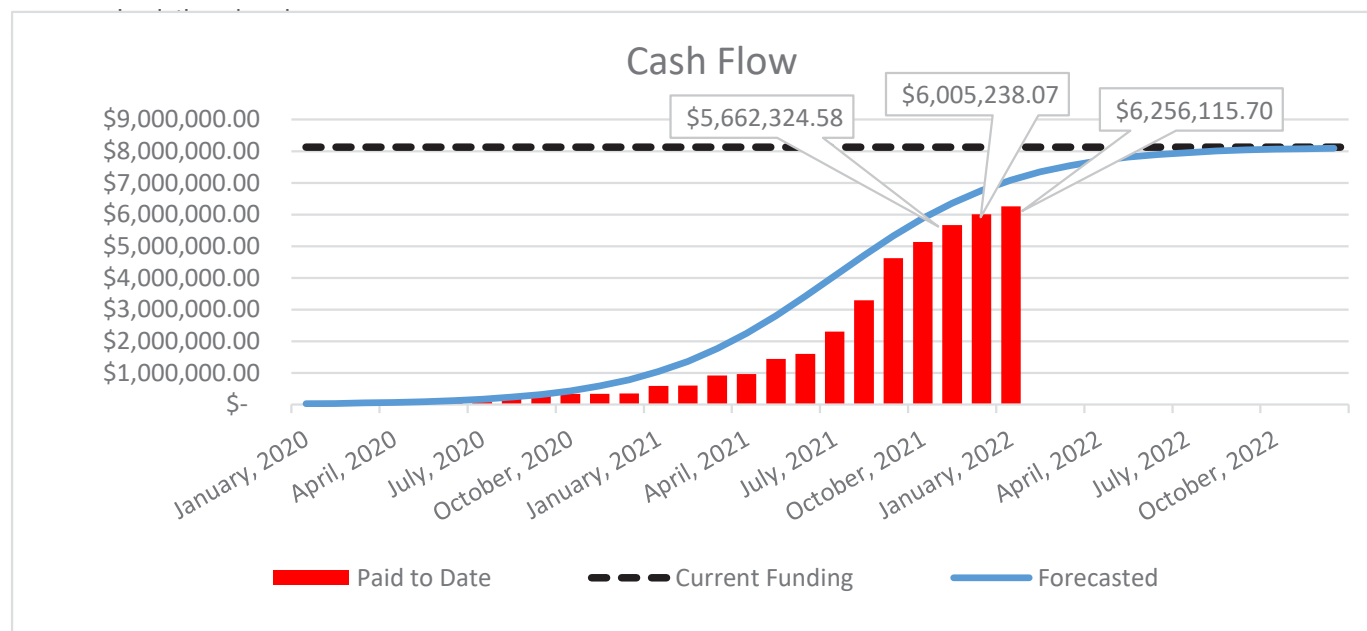
# THIRD OPTION HIGH SCHOOL

Q4 2021



## STADIUM & PARKING @ WLHS

Q4 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:

- Stadium roof structure is complete
- Concrete layout in the upper plaza continues and curved walls have been poured
- The new parking lot curbs, light pole bases, and irrigation is complete
- Storm drain detention system tanks in the upper plaza are complete
- New stadium seating is complete and handrail installation has begun
- Components for the new audio-visual system have arrived and are being installed

### Upcoming Activities:

- Paving of the new parking lot will occur when weather allows
- Storm drain tanks in the lower plaza
- The parking lot, stadium and upper plaza are anticipated to be turned over to the district at the end of February
- The contractor will be working with the City to obtain temporary occupancy

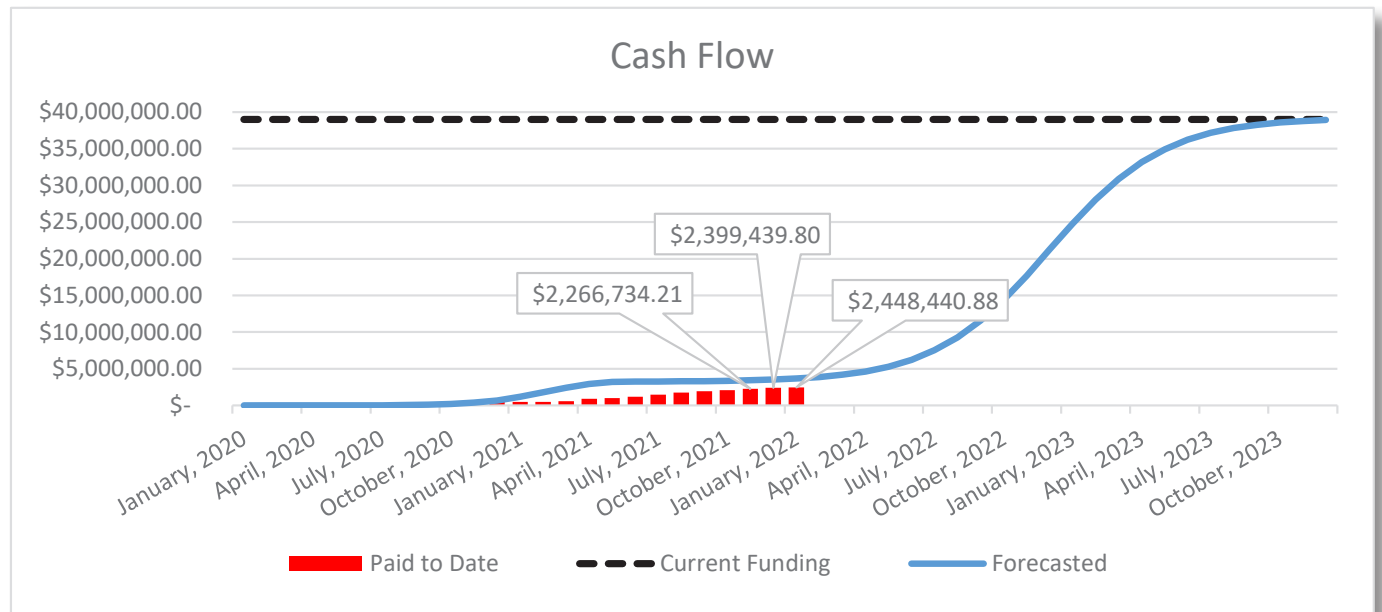
## STADIUM & PARKING @ WLHS

Q4 2021



## NEW PRIMARY SCHOOL @ FP

### Q4 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:

- Building framing and siding complete
- Building painting began
- Parking lot graded for paving

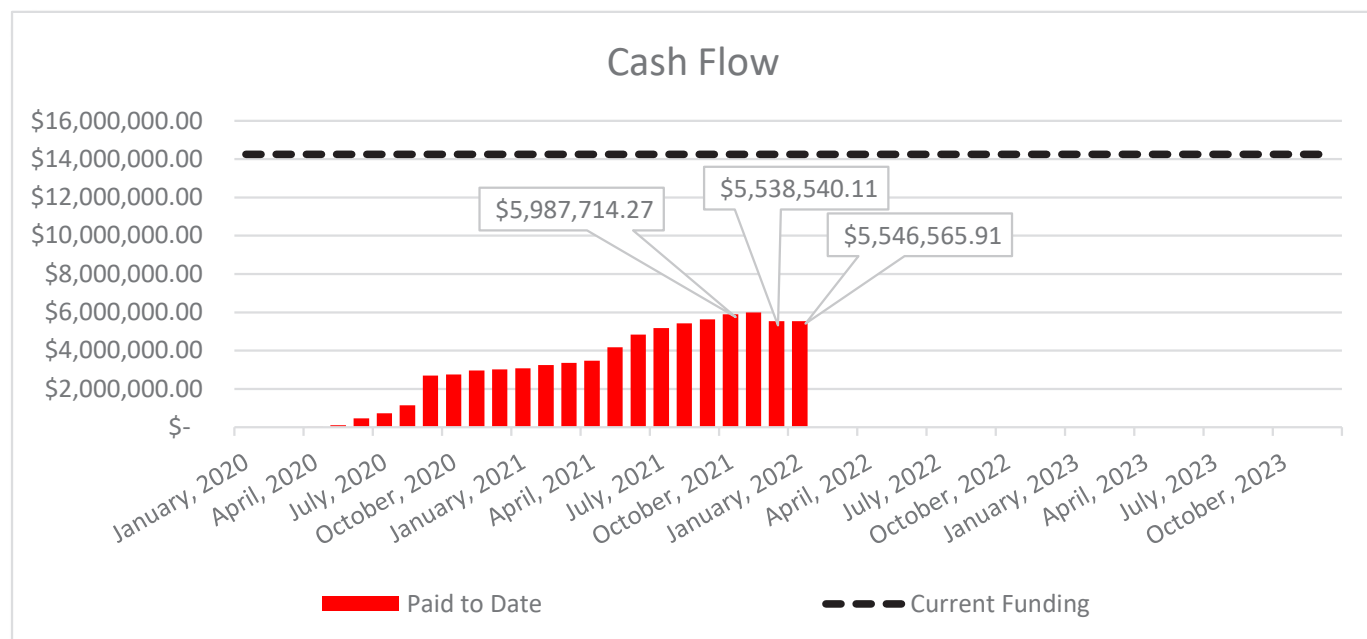
#### Upcoming Activities:

- Completion of the storage building and all related site work
- Pre-Design phase meetings begin with district stakeholders and consultants



## LEARNING WITH TECHNOLOGY

Q4 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:

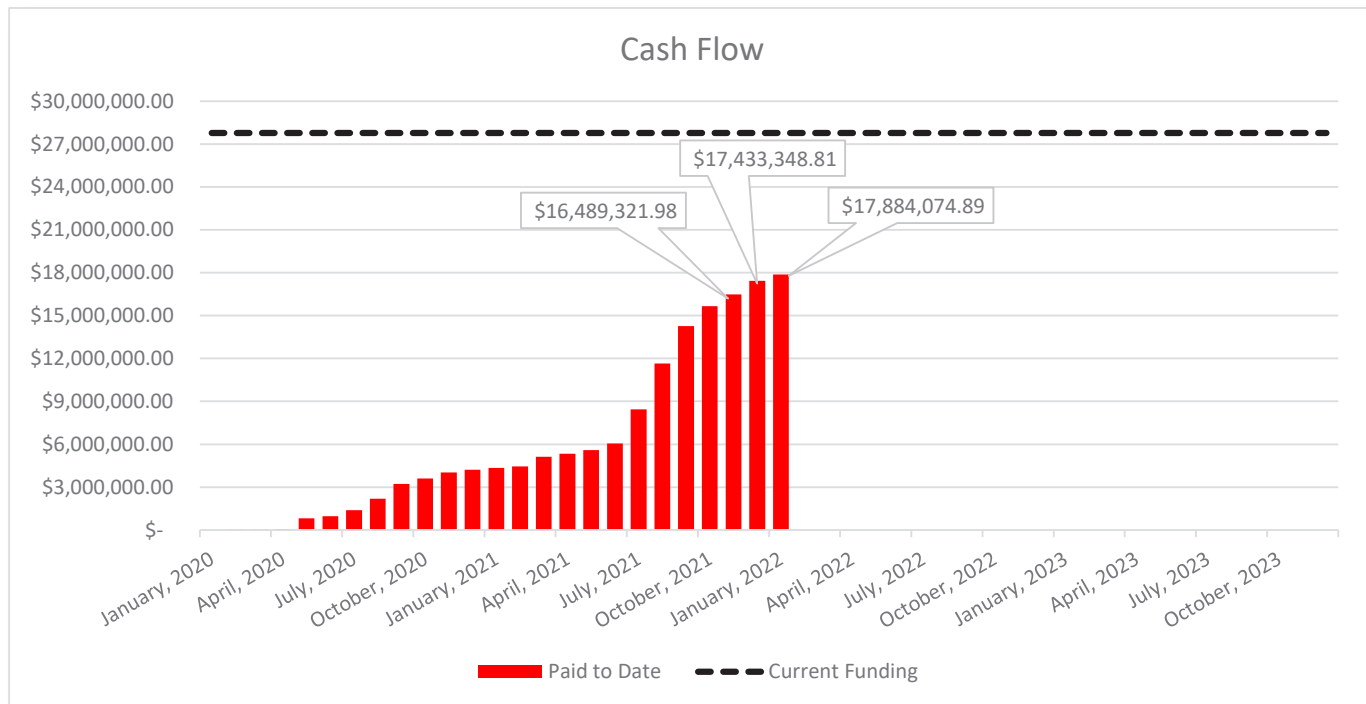
- Finishing the installation of new network electronics
- Starting printer fleet replacement
- Digital signage beginning
- E-Rate program reimbursements for technology purchases were received

### Upcoming Activities:

- WIFI update coming summer 2022
- Replacement of approximately 4,000 Chromebooks summer 2022
- Printer fleet replacement spring 2022

## FACILITY IMPROVEMENTS

Q4 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:**

- Office staff moved into newly constructed office space
- New Makerspace is complete and in use
- Addition is underway
- New single occupant gender neutral restrooms are complete

#### **Upcoming Activities:**

- Complete addition
- Finish punchlist in the main building



## FACILITY IMPROVEMENTS

Q4 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.

This project is complete

### **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.

This is complete

### **19053.017 – Roofing at Boeckman Creek Primary School**

#### **Project Status:**

This project includes a complete roof replacement at Boeckman Creek Primary School.

This project design is underway.

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

#### **Project Status:**

This project includes a complete fire sprinkler system replacement at Boeckman Creek Primary School.

This project design is underway.