

January 2024



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program
Quarterly Report

Q4 2023

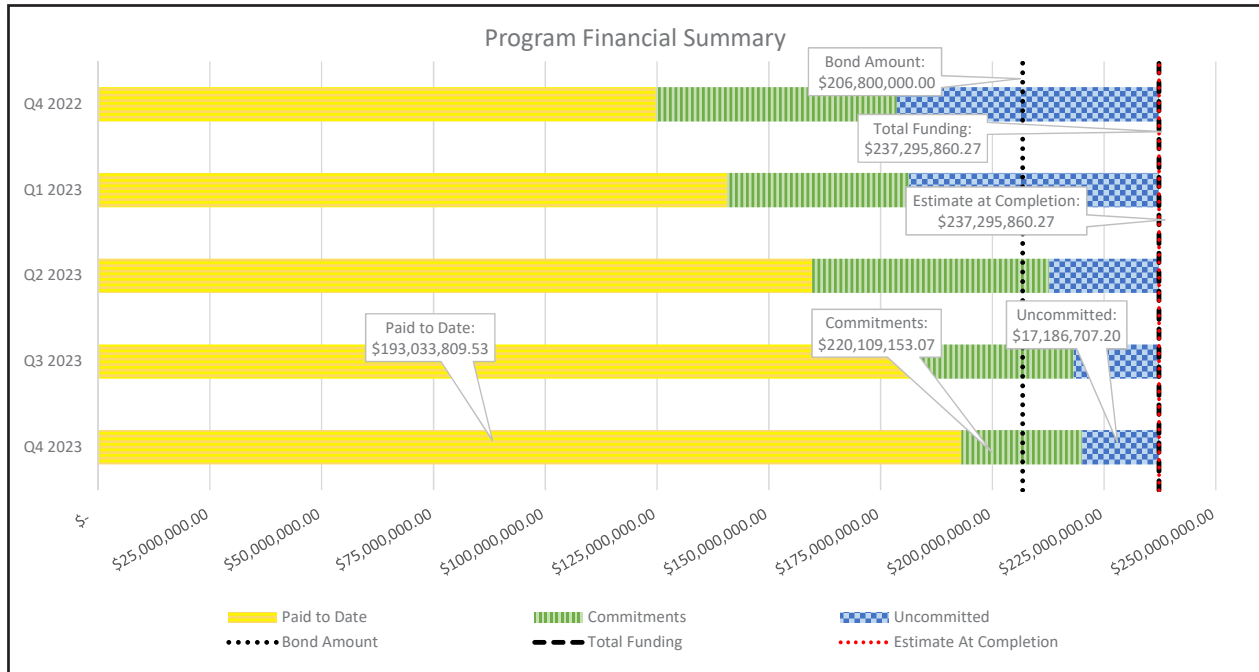
TABLE OF CONTENTS

Q4 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	9
	LEARNING WITH TECHNOLOGY	12
	FACILITY IMPROVEMENTS	13

PROGRAM SUMMARY

Q4 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	38,321,768.33	37,854,343.29	38,643,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	78,039,200.49	75,271,851.37	80,000,000.00	0.00
Third Option High School	11,673,000.00	4,005,022.25	15,678,022.25	15,510,527.76	15,369,391.07	15,678,022.25	0.00
Stadium & Parking @ WLHS	8,625,000.00	(657,411.53)	7,967,588.47	7,967,588.47	7,967,588.47	7,967,588.47	0.00
New Primary School @ FP	39,000,000.00	5,999,537.22	44,999,537.22	39,233,807.44	19,821,790.33	44,999,537.22	0.00
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	12,219,306.85	10,557,810.04	14,250,000.00	0.00
Facility Improvements	26,032,000.00	833,652.98	26,865,652.98	21,047,406.26	20,842,814.23	26,865,652.98	0.00
Subtotals	206,800,000.00	21,603,864.30	228,403,864.30	212,339,605.60	187,685,588.80	228,403,864.30	0.00
Program	20,139,622.10	(11,247,626.13)	8,891,995.97	7,769,547.47	5,348,220.73	8,891,995.97	0.00
Grand Totals	226,939,622.10	10,356,238.17	237,295,860.27	220,109,153.07	193,033,809.53	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 93% of current funding, or \$220.1 million, has been committed
- Nearly \$10 million was spent this quarter for a total of \$193 million, over 81% of current funding
- The forecasted over/under for the program is balanced
- New projects for summer 2024 have launched and are in the process of bidding
- Financial data current as of January 10, 2024

PROGRAM MARKETING & PARTICIPATION

Q4 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 \$8.2 million dollars or just over of 8% of minority-owned, disabled, veteran-owned women-owned or emerging small business contracts between five 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

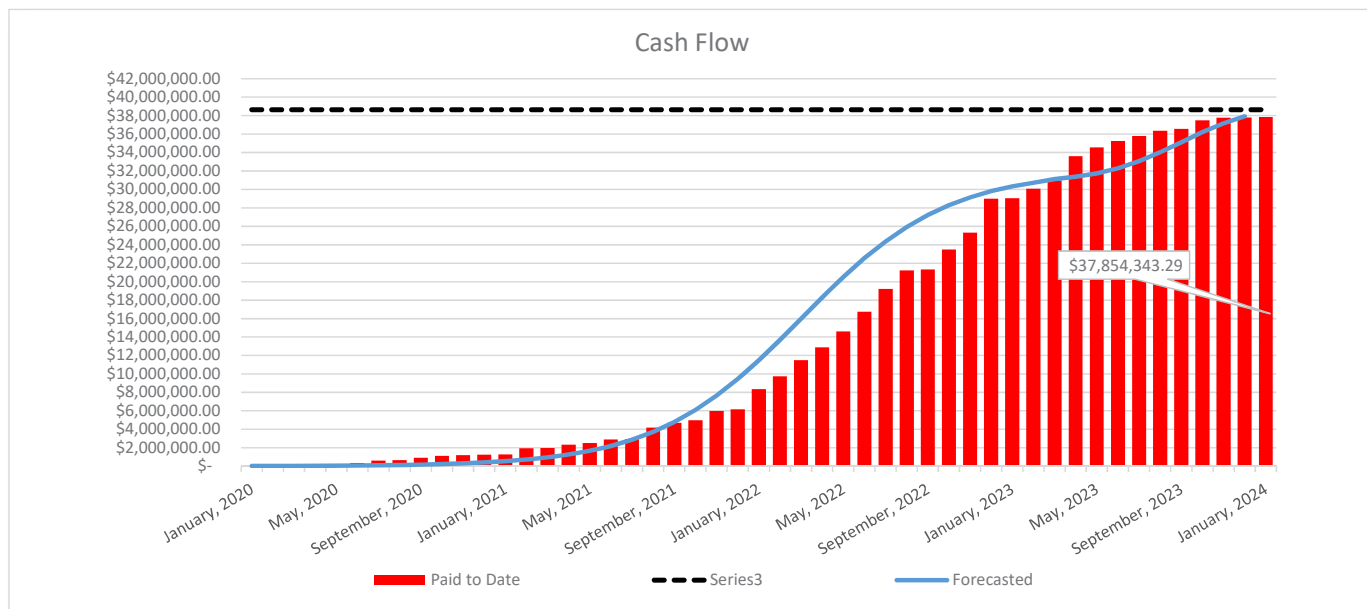
- General Contractor: Ross Builders
- \$133,323 - 2.1% of the contract

New Primary School at Frog Pond

- General Contractor: Emerick Construction
- \$2.1 Million - 7.8% of the contract

ADDITION & RENOVATION @ WHS

Q4 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.

All spaces are open and in use.

Recent Activities:

- Project is substantially complete
- Contractor punch work items being addressed
- Exterior building signage at north entry is complete

Upcoming Activities:

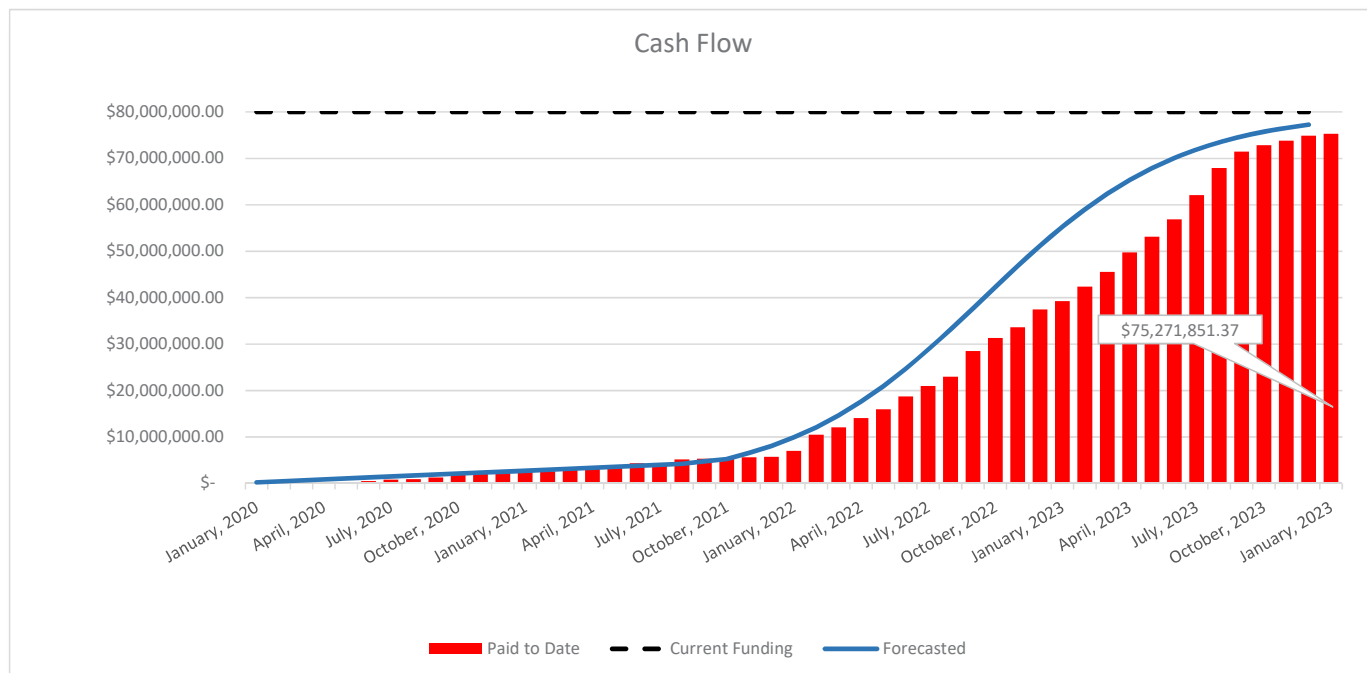
- Project closeout
- Installation of exterior building signage on south entry
- Additional mechanical screen wall work

ADDITION & RENOVATION @ WHS
Q4 2023



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q4 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.

Building and site are in use. Street work is underway.

Recent Activities:

- The temporary walls at the last classroom porch have been removed
- Staff trainings on building equipment and systems have been completed
- Both gyms are fully functioning and being used by the school as well as the community
- Stage lighting and AV system components have been installed. Final programming on both components are in the works
- Occupancy for the building has been received. Final occupancy for the entire project will be received upon completion of the public improvement work on Willamette Falls Drive
- The turf has been completed and the track is temporarily striped. Due to colder temps the track and long jump will be completed in the spring. Both the track and field are in use by the school and community
- Landscaping and irrigation are complete
- Work has begun on the roundabout at Fields Bridge and Willamette Falls Drive. The work is estimated to continue through February. The temporary access road continues to serve as access from Willamette Falls Drive to the school

Upcoming Activities:

- Punchlist items are continuing to be addressed
- Additional furniture orders are awaiting final delivery

ATHEY CREEK MIDDLE SCHOOL @ DLR
Q4 2023

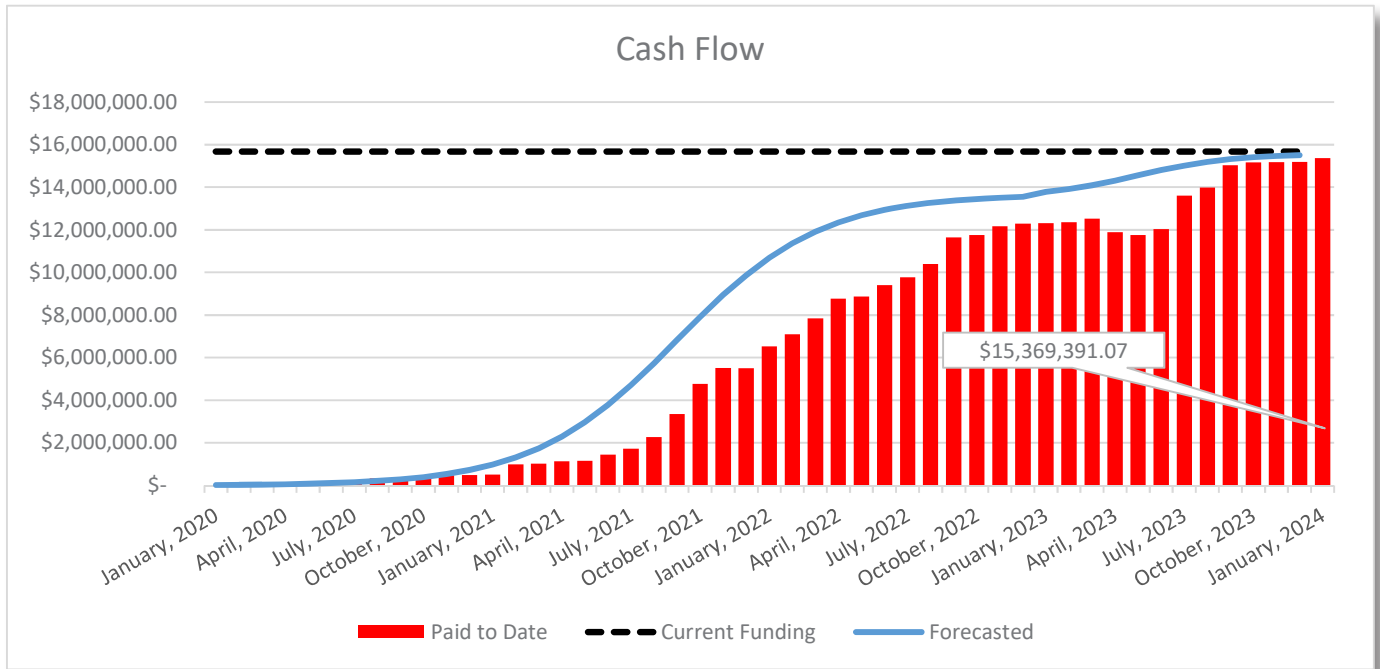


ATHEY CREEK MIDDLE SCHOOL @ DLR
Q4 2023



RIVERSIDE HIGH SCHOOL

Q4 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.

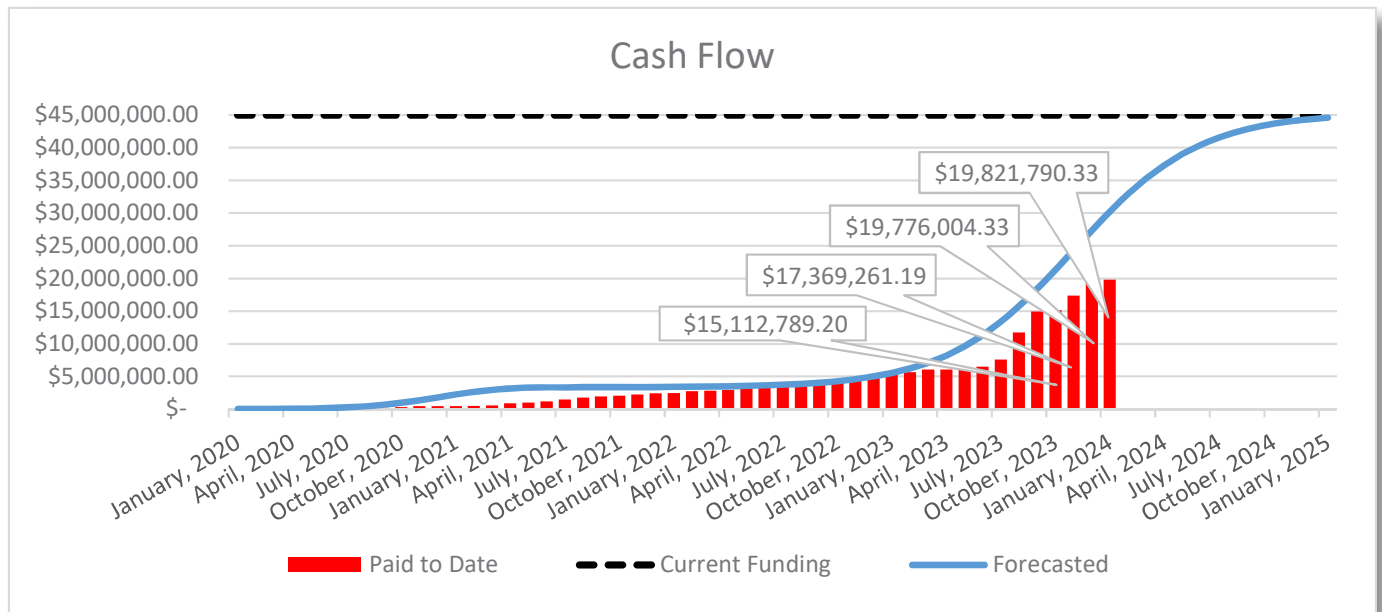
All spaces are open and in use.

Recent Activities:

- Project is complete

NEW PRIMARY SCHOOL @ FP

Q4 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:

- Framing continues with a substantial portion of the building largely complete. The entry vestibule, library, offices and many classrooms are fully framed
- Underground utility installation is underway with utility connections along Sherman Drive complete
- Installation of exterior finishes such as brick, waterproofing and windows has begun
- The entirety of the building's concrete floor slab is complete
- Plumbing, HVAC and electrical rough-ins have started in the classrooms and offices
- Installation of roofing is underway

Upcoming Activities:

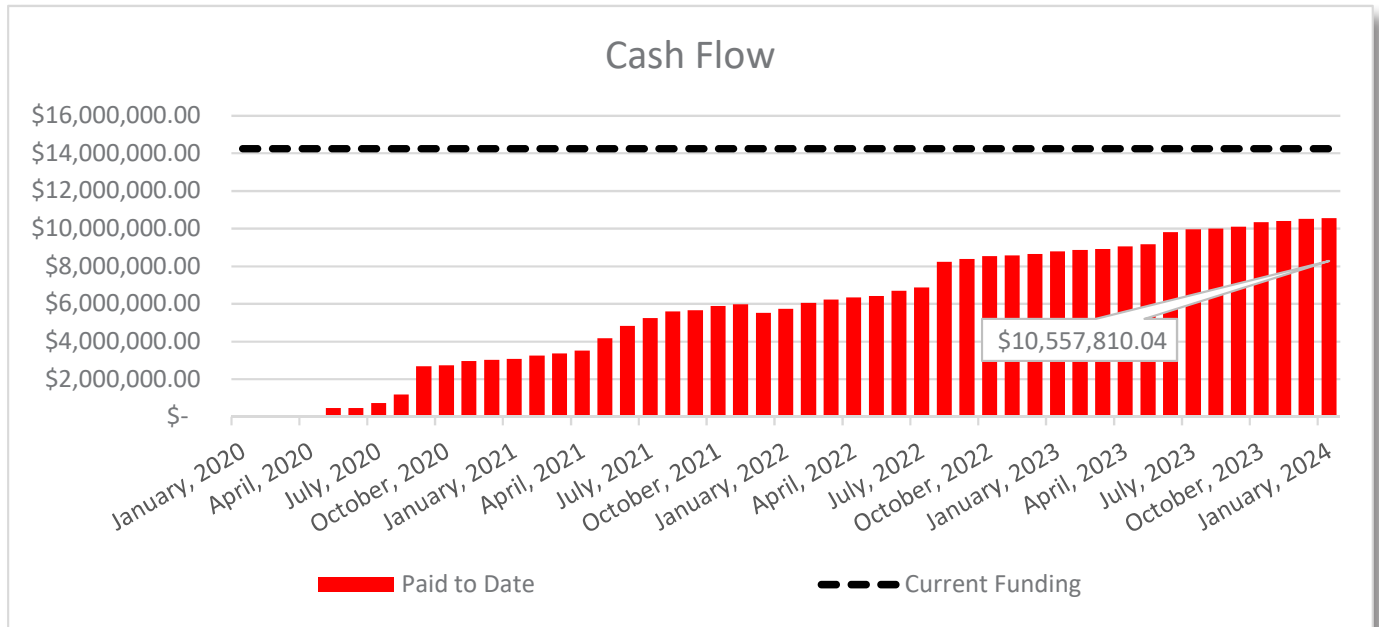
- Storm and sewer piping installation along the Brisband Street connection is expected to begin late January
- Remaining framing for gym, kitchen, music room and multi-purpose room
- Installation of plumbing, HVAC and electrical to follow remaining framing work
- Coordination between the City of Wilsonville 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
Q4 2023



NEW PRIMARY SCHOOL @ FP
Q4 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:

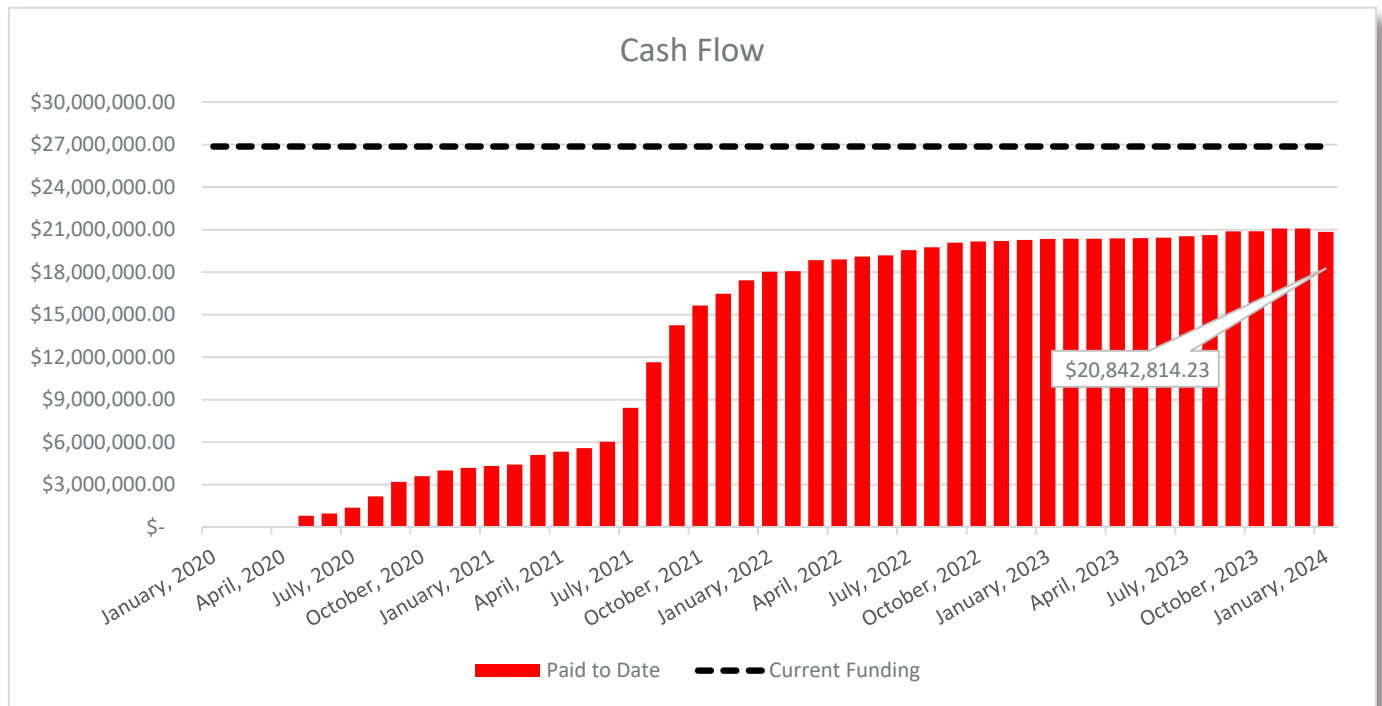
- Expanded digital signage

Upcoming Activities:

- Expanded digital signage
- Student and staff device replacement

FACILITY IMPROVEMENTS

Q4 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.

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 bids were received.
- Board approval was given for the low bidder Copper Mechanical to proceed
- Contract is out for signature

19061.020 – Rewiring at Willamette Primary School

Project Status:

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

Recent Activities:

- Project is out to bid. Bids are due January 11th.

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 out to bid. Bids are due January 24th.

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 for pricing