



West Linn – Wilsonville Schools

**Long Range Planning & Bond Oversight Committee Meeting
District Administration Building
Wednesday, April 19, 2023 6:00 PM**

Bond Oversight Committee Meeting

1. Call to Order: 6:05 PM

2. Roll Call	Mary Pettenger	Kirsten Wyatt, Board Liaison
	Alina Eglund	Kathy Ludwig, Superintendent
	Kim Jordan	Pat McGough, Chief Operations Officer
	Marina Cresswell	Remo Douglas, Bond Program Manager
	Parasa Chanramy	Amy Berger, Bond Coordinator
	Amy Paterson Sandie	Ellen Leventhal, Bond Accountant
	Ramiro Diaz	

3. Opening remarks: Board Liaison, Kirsten Wyatt, expressed appreciation to the Bond team on behalf of the Board for the work done on the bid process and award for the New Primary School at Frog Pond. Additionally, they recognized the thoughtful work done to allocate funds from the 2019 Bond and balance the program budget.

4. Quarterly Report: The 1st Quarter 2023 Report Financials
- The overall program summary shows nearly \$16 million spent this quarter. This raises the total spending to \$140.6 million paid as of April 13, 2023, just over 59% of current funding. Additionally, \$181.3 million has been committed in contracts, over 76% of the current budget.
 - Strong spending has resulted in a fulfillment of the requirement to spend 85% of the initial funds within 36 months of receipt.
 - Investments made this quarter resulted in over \$3.3 million in interest earnings, which have been added to the overall program budget. Last quarter, over \$6 million in premiums resulted from the Bond sale. These additional earnings were not forecasted in the budget nor is it ever assumed the district will receive any additional earnings until they're realized. These extra funds give the district the ability to maintain its high district standards.
 - Most significantly, the program as a whole is now balanced.

5. Frog Pond Project Spotlight

- Four bids for the New Starter Primary School were presented by general contractors on April 11, 2023. The Board authorized awarding the project to Emerick Construction Company on April 17 in the amount of

\$27,148,000.00. The price includes the construction of the new starter primary school plus four bid alternates and can be accommodated by the program budget. Accepted alternates include:

- i. Covered play structure
 - ii. Front canopy at Wellness Commons
 - iii. Interior wainscot
 - iv. Natural gas backup generator
- b. The first alternate, the covered play structure, allows for students to be protected from the elements while at recess. The canopy at the Wellness Commons will improve the covered area for parents waiting for students at pickup and bike racks. The interior wainscot will protect and extend the life of interior walls. The natural gas backup generator will allow uninterrupted power, heating, and digital access for a large portion of the school during a power outage event and could be a potential community resource. Natural gas generators help to build resilience; both in the schools and their associated communities. A program to replace the current diesel generators at the other schools could be built into future bonds. The fifth alternate first classroom edition is more than required under the bond and would take funds away from other projects. The starter school is designed so that porches can be added on incrementally to add anywhere from 2-12 additional classrooms. By the time the Frog Pond area is built out, the addition of the additional porches and classrooms could be part of a future Bond.
- c. The accepted base bid was much lower than the estimated value of \$28,606.20. This is due partly to the slow-down in the construction industry. Material prices have also dropped dramatically, and most significantly, lumber is back to pre-Covid pricing. And because the new primary school is a wood structure, the bid price benefited greatly from the materials price decrease.
- d. Other project budgets were put on hold until the bid came in. The favorable bid allowed not only for the ability to pay for the first four alternates but also increase the budget for Riverside High School as well as the districtwide facility projects that had been put on hold until the bid came in.
- e. Slides of the renderings of the new primary school were shown to the group. They showed simple, cost-saving repetitive design elements; a single story building nestled in the community with pairs of classrooms and connecting porches, a six-foot fence surrounding the site with locked gates during school hours, bioswales to manage storm water runoff, an open and airy floor plan with library, STEM and multi-purpose room designed for student engagement and learning, and accessibility for all abilities, both in indoor and outdoor areas.
- f. Member Questions:
- i. What were conversations like with the architects regarding expenses working on the primary school? Pat answered, by way of example, that they were told early on to limit what siding materials could be used on the exterior of the building to stay within budget and still fit the landscape while keeping an eye on

how the building will look to the neighbors. The original price for the Frog Pond project was very high but the design team worked really hard over the last year to bring down costs using commonly available materials in new and innovative ways.

- ii. What is the capacity of the new primary school? Currently the capacity is 250, similar to Bolton Primary, but could expand to 550 with a full build-out.
- iii. What is the possibility of preschool? Kathy answered that the school would start without a preschool and then see how enrollment changed. There is a plan for a preschool playground in the future.
- iv. Who is the firm that was awarded the project? Emerick Construction was the low bidder and they have worked on other projects in the District. They are currently working on the new Athey Creek Middle School project on Dollar Street and worked on the original north wing of West Linn High School.
- v. Will the school be LEED certified? Remo answered that it will be up to the level of certification but that the district is not paying for the certification plaque; the school will be sustainable, resilient, and efficient but not certified.

6. Other Project Updates

- a. **Riverside High School:** Conversion to the high school is moving forward as scheduled and plans for moving into the space are in place.
 - i. A member asked about enrollment numbers. Currently, there are approximately 100 9th and 10th grade students enrolled, and staffing is proceeding carefully and incrementally. There will be more accurate numbers in July at the next meeting.
 - ii. A member asked if RHS is optional for everyone. Yes, and while other schools are holding their numbers, they would be much larger without the third optional school. The smaller school setting and unique programs offered at RHS will be a draw. Once word of mouth gets out, the district is confident enrollment will increase.
- b. **New Athey Creek Middle School @ Dollar Street:** The building is well on its way to completion and on track with a completion date of mid-June. The move from the existing school is scheduled to begin in June and furniture and supplies are expected to be moved into the building in July. The team at Emerick is doing a fantastic job and confidence is high.
 - i. A member asked if the new Athey Creek is the first school with solar panels. The state requires 1% of project costs be used for alternative energy. Sunset and Meridian Creek have solar arrays plus Trillium Creek, Lowrie and the new Wilsonville HS auditorium will have them as well. Exposure to new technology and the importance of alternative energy is part of the design which builds the panels directly into the roof.
- c. **Wilsonville HS Addition:** Originally, the new auditorium was to open after Spring Break, but unforeseen issues with the roof have pushed the

timeline. Things are moving towards a successful conclusion and an expected opening by the end of the school year. The complete end of the project will occur over the summer after students depart the building due to restrictions of work in proximity to students. A lot of subtle safety and structural integrity issues will finish during this time. The president of the company is on site taking firsthand control to ensure a strong finish and a grand opening Fall 2023.

Adjourn BOC Meeting: 7:25 pm

Long Range Planning Committee Meeting:

1. Call to Order
2. The Board approved 5–0 the sale of property next to the Frog Pond site for a new Wilsonville City park on April 17th. The city passed the resolution to purchase on April 3rd. There is an appeal period for the sale through April 25th.
3. Member Terms Expiring: Seats 1 and 7 will expire at the end of June. The Board will announce the openings at their next meeting. These positions have no term limits and the current members are encouraged to apply, if they are interested in continuing to serve on this committee.
4. Keith Liden may be available to speak to the committee regarding projected growth in the area at the next LRPC meeting in July. The district will work to arrange this.

Adjourn LRPC Meeting: 7:30 pm

Next meeting: July 19, 2023



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting Administration Boardroom

Wednesday, April 19, 2023 6:00 PM

Agenda

Bond Oversight Committee Meeting

1. **6:00 p.m.** Call to Order
2. **6:00 p.m.** Roll Call

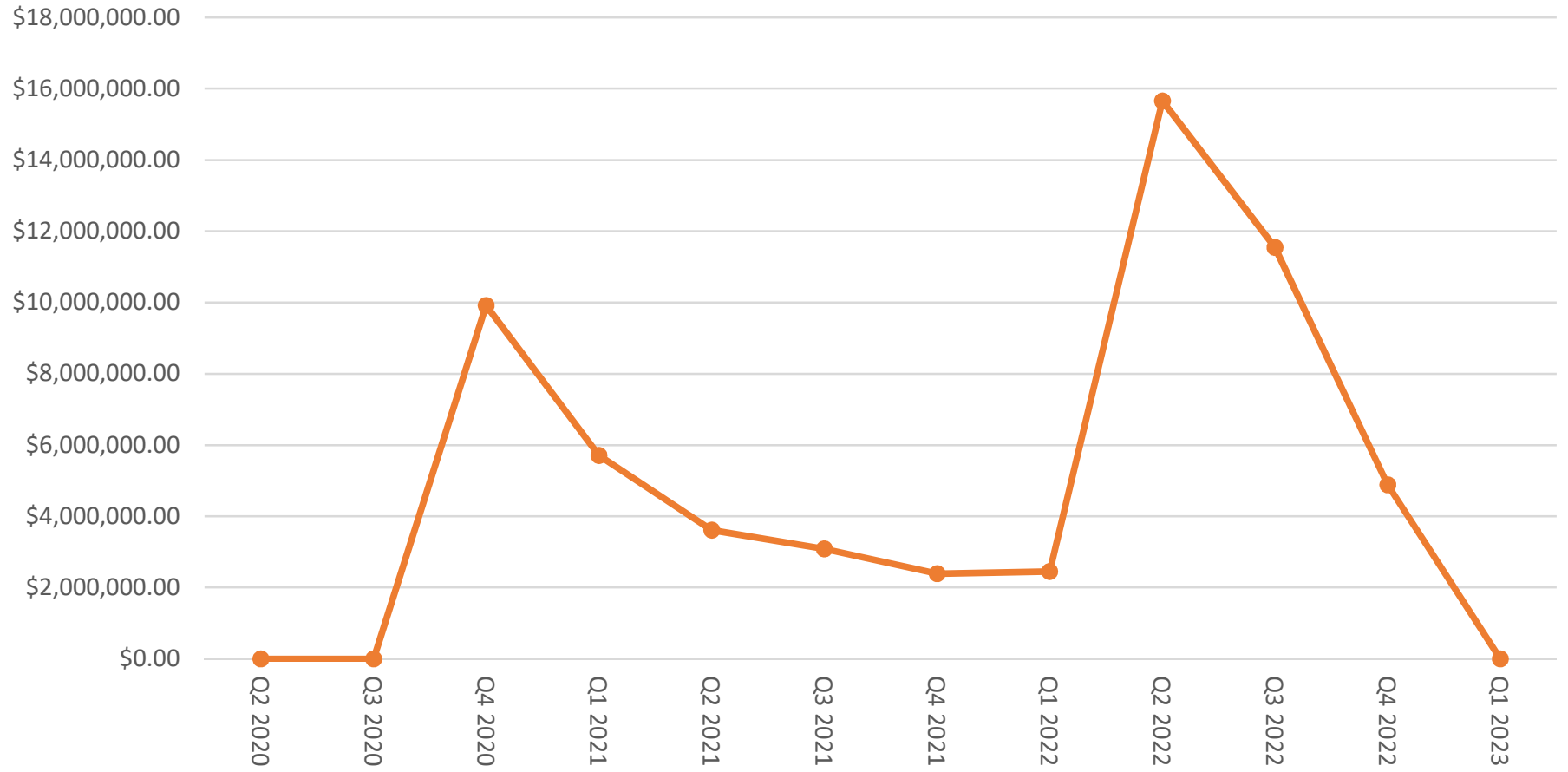
Mary Pettenger	Kirstin Wyatt, Board Liaison
Marina Cresswell	Kathy Ludwig, Superintendent
Alina Eglund	Pat McGough, Chief Operating Officer
Ramiro Diaz	Remo Douglas, Bond Program Manager
Parasa Chanramy	Amy Berger, Bond Coordinator
Kim Jordan	Ellen Leventhal, Bond Accountant
Amy Paterson Sandie	
3. **6:05 p.m.** Quarter 1, 2023 Report by Remo Douglas/Amy Berger
 - a. **6:05 p.m.** Financials
 - b. **6:25 p.m.** Frog Pond Project Spotlight
4. **6:50 p.m.** Adjourn BOC Meeting

Long Range Planning Committee Meeting

1. **6:50 p.m.** Call to Order
2. **6:50 p.m.** Member Terms Expiring by Pat McGough
3. **6:55 p.m.** Frog Pond Park Property Update by Pat McGough
4. **7:00 p.m.** Adjourn LRPC Meeting

Bond Component	Q3 2022 Budget	Budget Changes Increase/(Decrease)	Q4 2022 Budget	Budget Changes Increase/(Decrease)	Q1 2023 Budget
Addition & Renovation @ WHS	37,743,063.38	0.00	37,743,063.38	0.00	37,743,063.38
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	0.00	80,000,000.00
Riverside High School	14,477,890.00	0.00	14,477,890.00	500,132.25	14,978,022.25
Stadium & Parking @ WLHS	8,125,471.17	(92,240.67)	8,033,230.50	(63,574.36)	7,969,656.14
New Primary School @ FP	39,000,000.00	4,649,537.22	43,649,537.22	1,350,000.00	44,999,537.22
Learning with Technology	14,250,000.00	0.00	14,250,000.00	0.00	14,250,000.00
Facility Improvements	27,779,616.00	(1,895,321.13)	25,884,294.87	981,358.11	26,865,652.98
Subtotals	219,376,040.55	4,661,975.42	224,038,015.97	2,767,916.00	226,805,931.97
Program	7,674,056.11	2,201,214.43	9,875,270.54	614,657.76	10,489,928.30
Grand Totals	227,050,096.66	6,863,189.85	233,913,286.51	3,382,573.76	237,295,860.27

2019 Capital Bond Program - Forecasted Over/(Under)



April 2023



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q1 2023

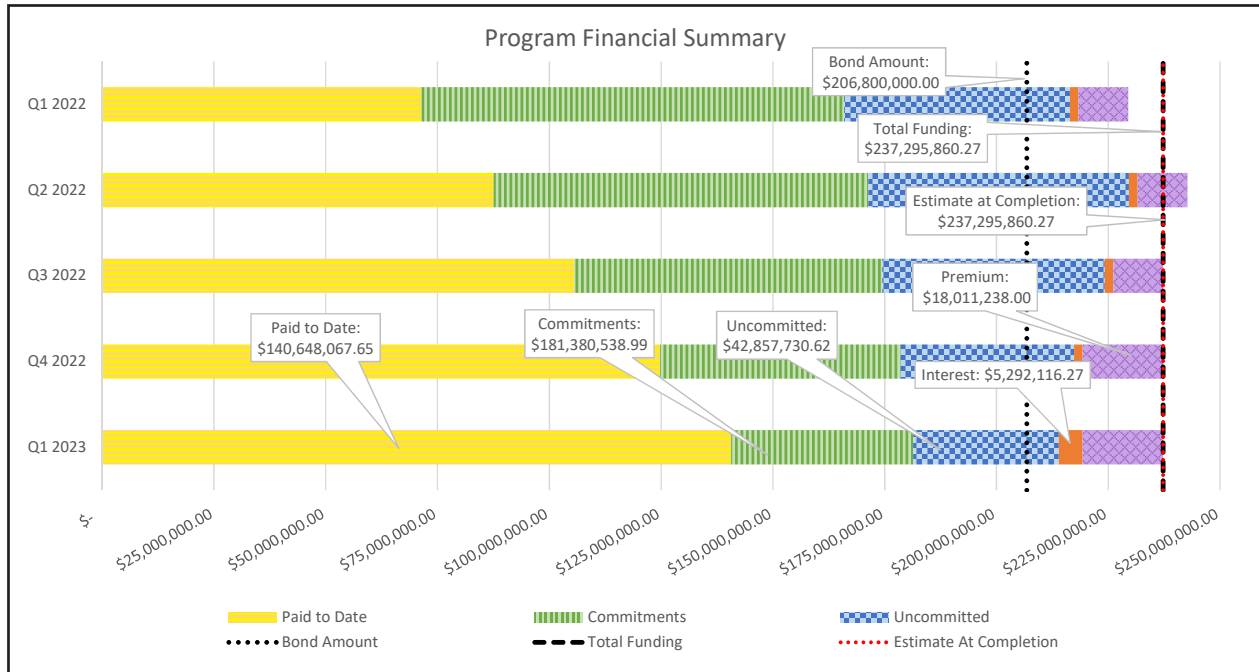
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PROGRAM SUMMARY

Q1 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	9,273,063.38	37,743,063.38	36,002,349.79	30,992,164.07	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	75,501,991.91	49,622,215.56	80,000,000.00	0.00
Third Option High School	11,673,000.00	3,305,022.25	14,978,022.25	14,647,081.32	12,526,575.33	14,978,022.25	0.00
Stadium & Parking @ WLHS	8,625,000.00	(655,343.86)	7,969,656.14	7,969,656.14	7,967,246.30	7,969,656.14	0.00
New Primary School @ FP	39,000,000.00	5,999,537.22	44,999,537.22	8,183,410.85	6,052,857.23	44,999,537.22	0.00
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	10,999,277.86	8,968,646.20	14,250,000.00	0.00
Facility Improvements	26,032,000.00	833,652.98	26,865,652.98	21,205,507.81	20,362,543.53	26,865,652.98	0.00
Subtotal	206,800,000.00	20,005,931.97	226,805,931.97	174,509,275.68	136,492,248.22	226,805,931.97	0.00
Program	20,139,622.10	(9,649,693.80)	10,489,928.30	6,871,263.31	4,155,819.43	10,489,928.30	0.00
Grand Totals	226,939,622.10	10,356,238.17	237,295,860.27	181,380,538.99	140,648,067.65	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/>

- Over 76% of current funding, or \$181.3 million, has been committed
- Nearly \$16 million was spent this quarter for a total of \$140.6 million, just over 59% of current funding
- The program fulfilled the requirement to spend 85% of funds within 36 months of receipt.
- Investments made this quarter have resulted in over \$3.3 million in additional interest earnings, which has been added to the overall program budget
- The forecasted over/under for the program is now balanced.
- The bids for the New Starter Primary School have been received and can be accommodated by the program budget.
- Financial data current as of April 13, 2023

PROGRAM MARKETING & PARTICIPATION

Q1 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

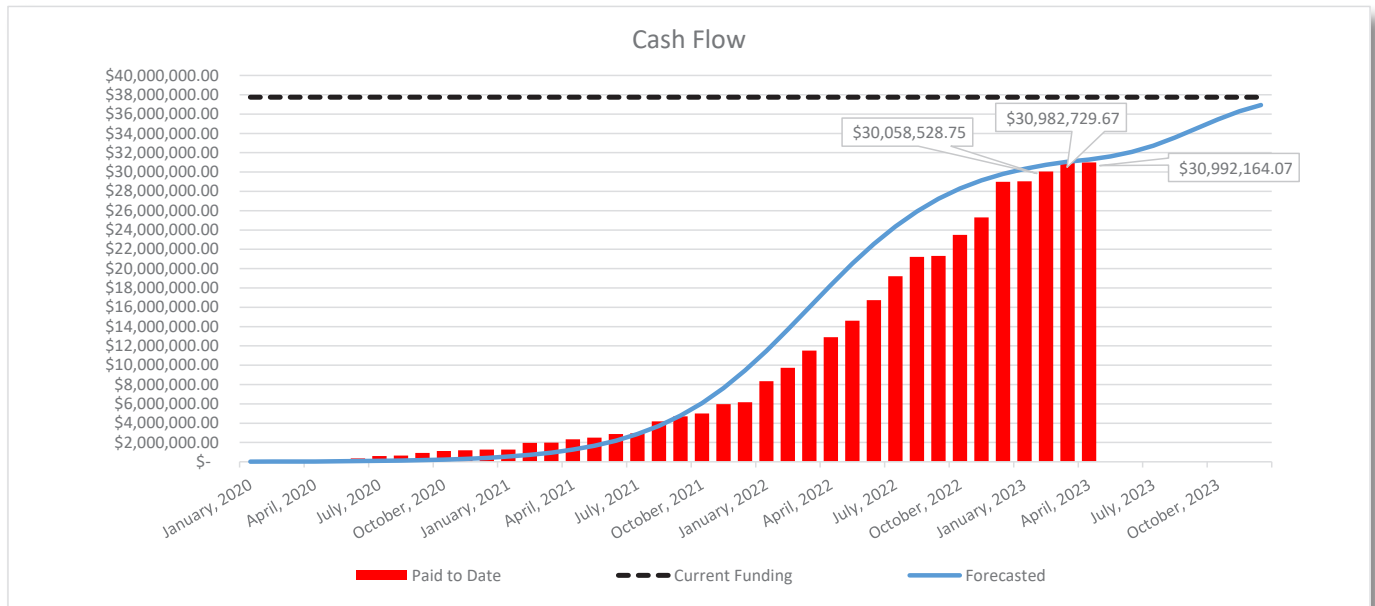
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

Riverside High School Project

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

ADDITION & RENOVATION @ WHS

Q1 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:

- Softball field is open and in use.
- Auditorium architectural finishes are nearing completion
- Final installation theatrical AV and lighting systems is underway
- Theatrical seating installation is complete
- Stage rigging is complete
- Building exterior metal cladding continues
- Utilities are complete and operational
- Drive loop complete
- Window installation nearing completion
- Stage wood floor installation is complete

Upcoming Activities:

- Installation of acoustical treatments final install waiting on manufacturing delays
- Completion of site plantings to continue
- Black Box Theater conversion to CTE space to occur over the summer
- Remedial floor and roof work to occur over the summer

ADDITION & RENOVATION @ WHS

Q1 2023



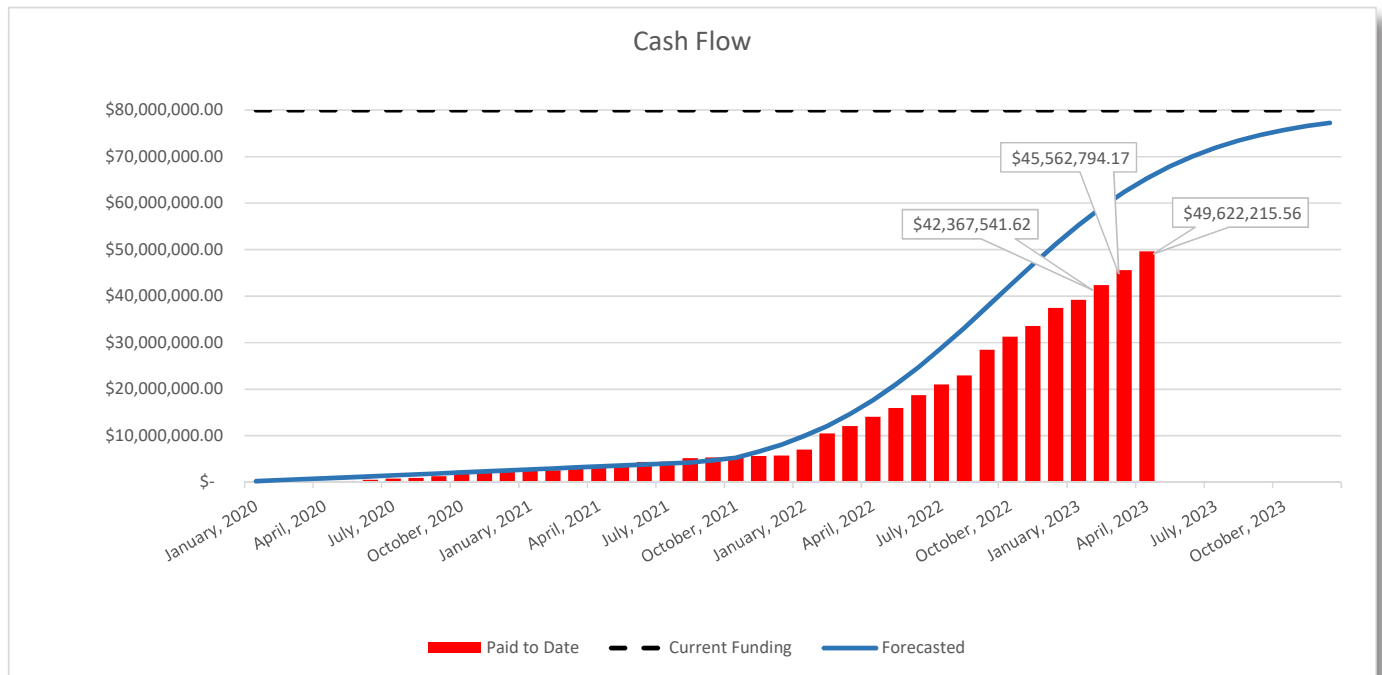
ADDITION & RENOVATION @ WHS

Q1 2023



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 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:

- Structural steel erection is complete including covered entry areas and bus canopies. Bus canopies will be finalized with translucent solar panels in the spring.
- Interior metal stud framing is nearly complete, with drywall installation beginning in selected areas
- The temporary roof has been completed, with the exception of the large expansion join area between the commons and classroom wings. Final roof installation is occurring as weather permits.
- Major plumbing, HVAC and Electrical components are being installed including electrical switchgear, boilers, terminal units and rooftop mechanical units.
- Exterior window frame installation is in progress and will frame the main entry to the building.
- The City of West Linn assigned the new address: 2110 Brandon Place
- Water line installation on Willamette Falls Drive is complete and retaining wall installation on the north side of Willamette Falls Drive is in progress
- New curbs are installed on the new Brandon Place extension, and the intersection of Brandon Place and Dollar Street is being prepped for final asphalt.
- The moving company was hired and Athey Creek staff have begun packing for the move this summer
- Elevator installation has begun.

Upcoming Activities:

- Final paving on Dollar Street was delayed due to weather but is anticipated to occur in April
- Reconstruction of the West entry to Fields Bridge Park and continued work on the North side of Willamette Falls Drive including new street lights, bike paths, and sidewalks.
- Interior finish work will commence in the building this spring including drywall, casework, tiling and paint
- Parking lots and track work to commence later in the spring
- Permanent power will be installed to the building in April

ATHEY CREEK MIDDLE SCHOOL @ DLR
Q1 2023

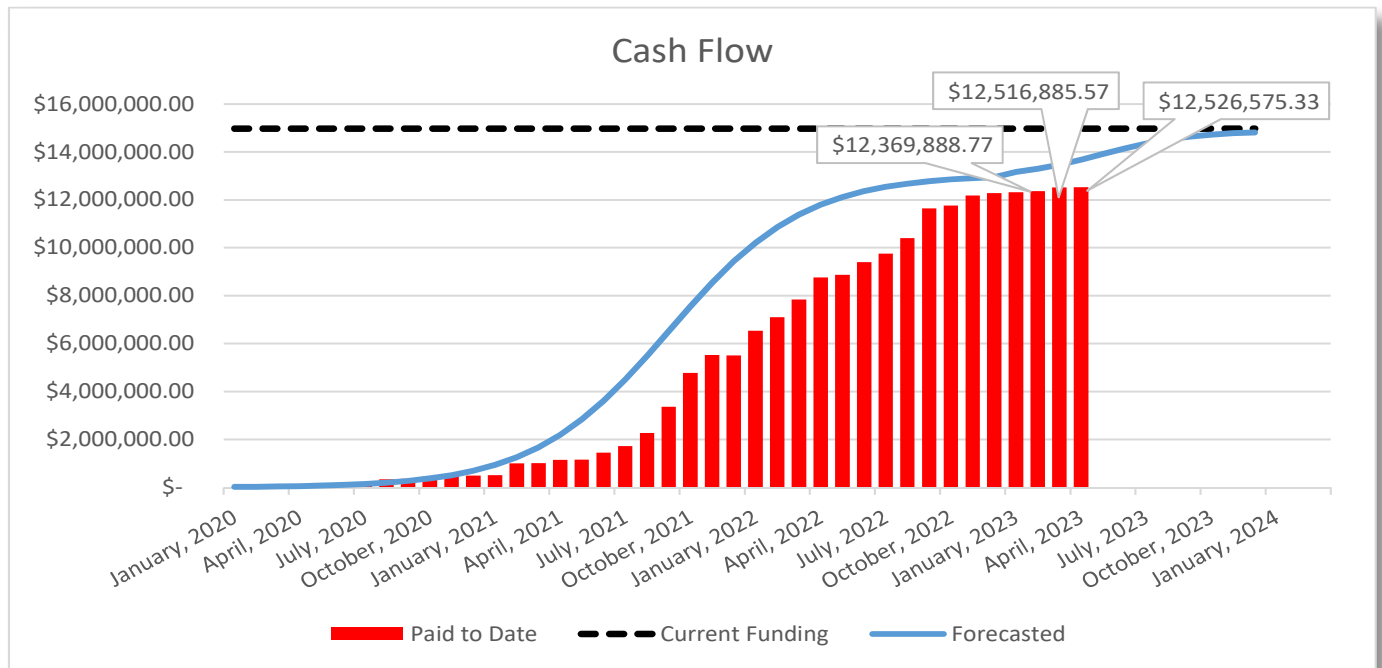


ATHEY CREEK MIDDLE SCHOOL @ DLR
Q1 2023



RIVERSIDE HIGH SCHOOL

Q1 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:

- Office remodel punchlist work is 99% complete
- The renovation for Summer 2023 work to convert spaces to the new high school has been bid and a contract has been awarded
- Partial furniture orders placed for new high school spaces

Upcoming Activities:

- Office remodel final punchlist items to be complete
- Empty current Athey Creek Middle School and begin renovation Summer 2023 for school fall 2023
- Continue to order equipment, furniture and supplies for Riverside High School

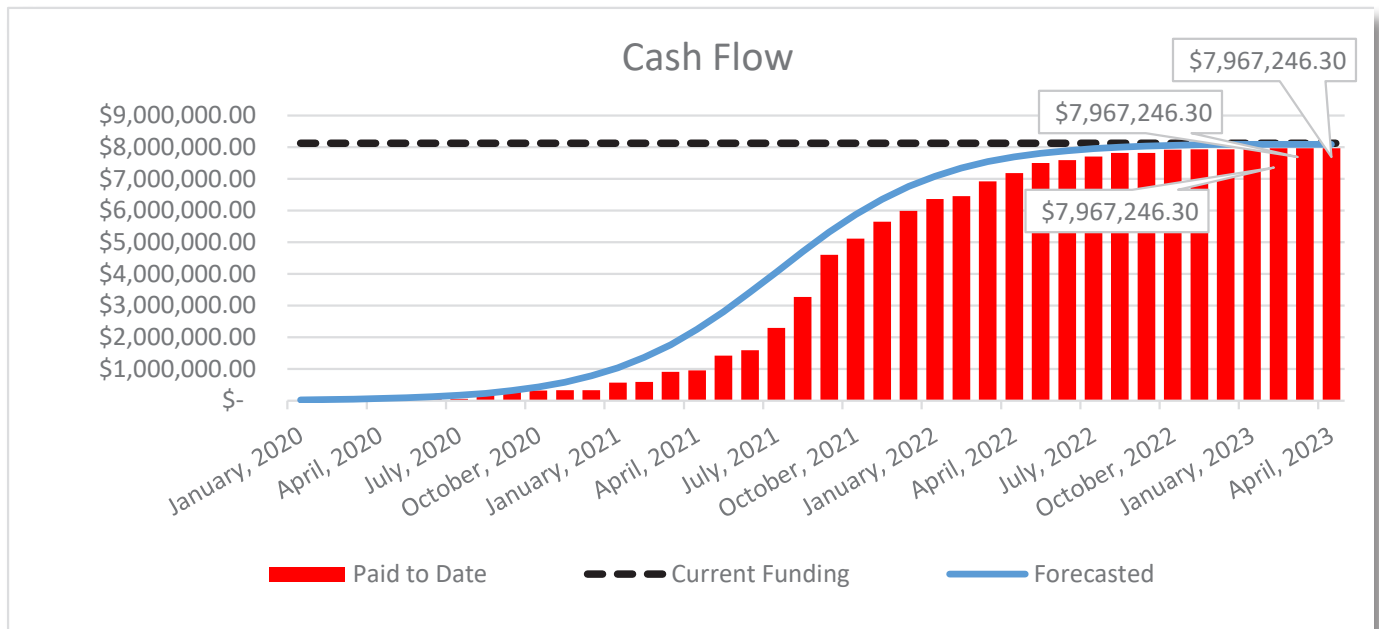
RIVERSIDE HIGH SCHOOL

Q1 2023



STADIUM & PARKING @ WLHS

Q1 2023



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.

Recent Activities:

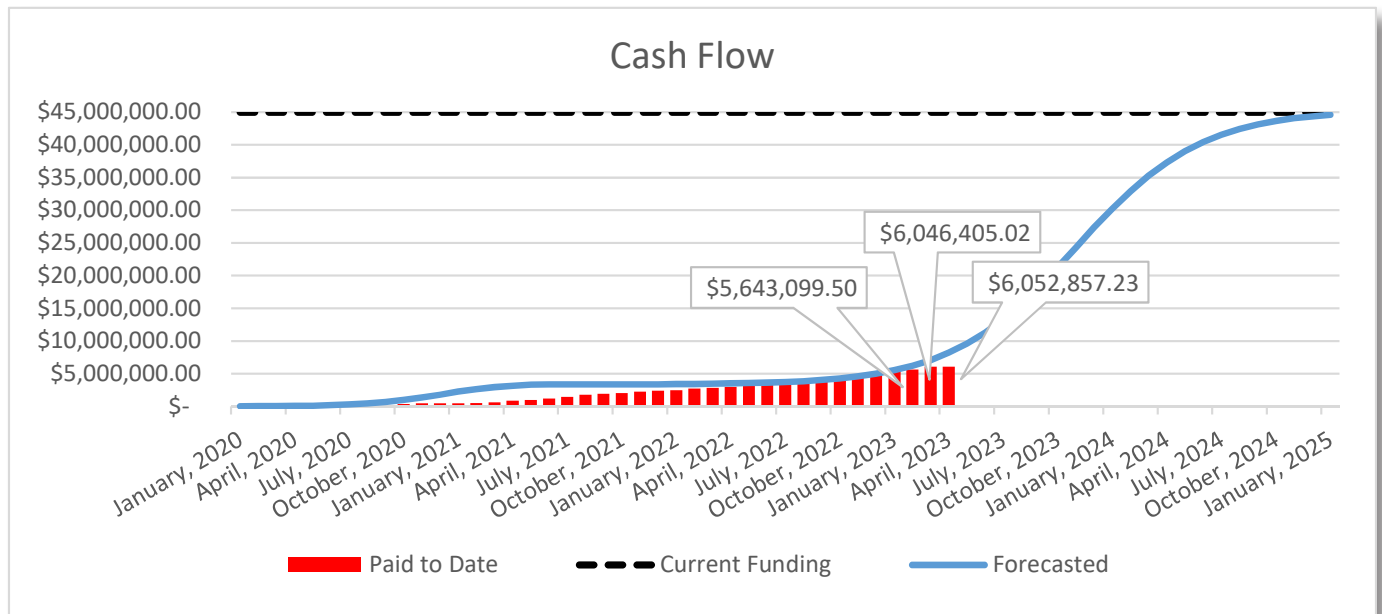
- Project is complete

Upcoming Activities:



NEW PRIMARY SCHOOL @ FP

Q1 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 project was granted land use approval at the City of Wilsonville Development Review Board April 10th
- An Abatement package was bid and a contract has been executed for abatement of the existing house on the property
- Project bids were received on April 11th

Upcoming Activities:

- The project will go to the school board on April 17th for contractor approval
- Continued coordination between the City of Wilsonville and the district for the school work and the city's work on the Boeckman Road Corridor Improvements project.
- Abatement of the existing house to occur in May
- Construction start is anticipated in June

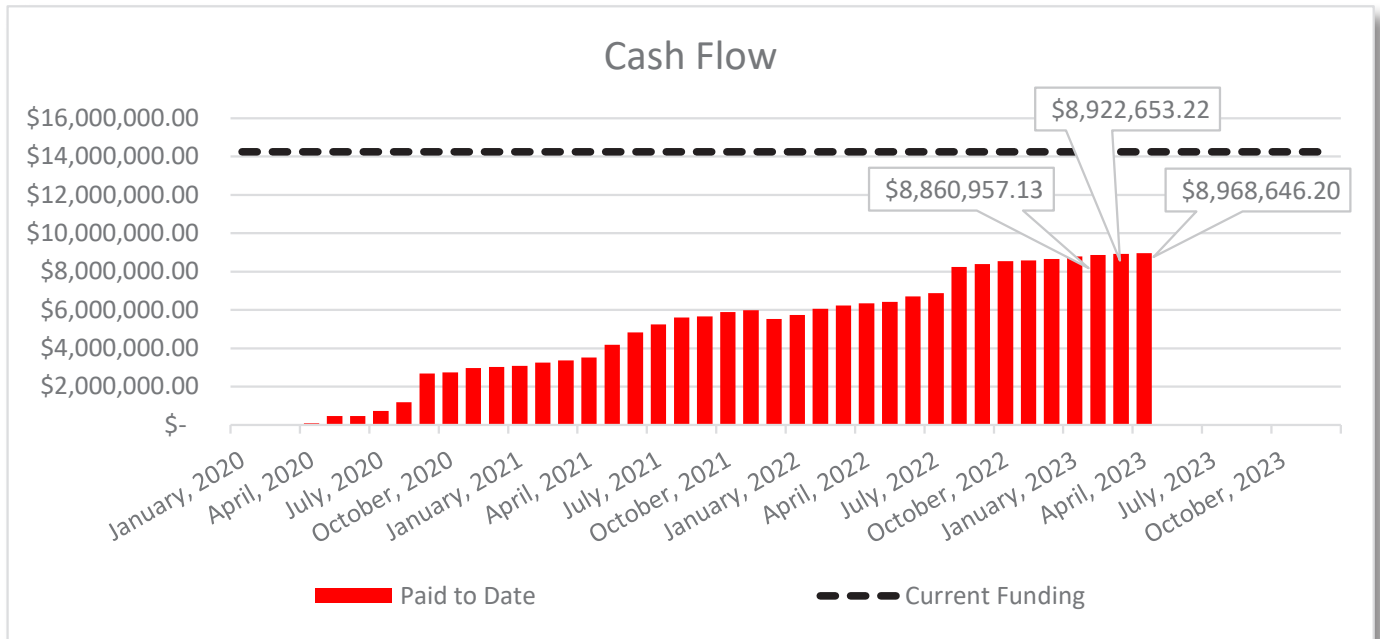
NEW PRIMARY SCHOOL @ FP

Q1 2023



LEARNING WITH TECHNOLOGY

Q1 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:

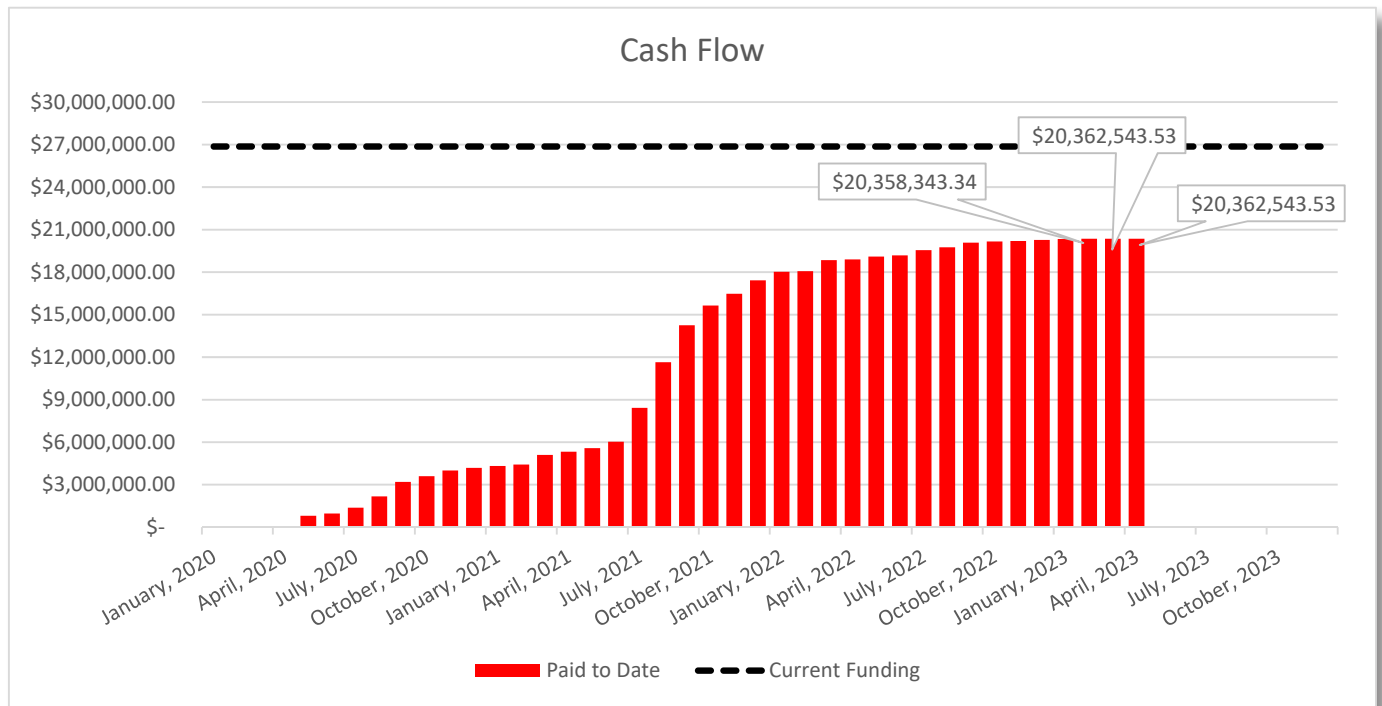
- Security updates across the district
- Additional intercom enhancements
- Implementation of additional digital signage

Upcoming Activities:

- Aquisition of technology needs at new schools, Athey Creek and Riverside High
- Aquisition of Chromebooks around the district
- Purchase of additional presentation systems
- Wifi updates will continues

FACILITY IMPROVEMENTS

Q1 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 pages 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:

- This project bid and has an executed contract in place

Upcoming Activities:

- Work to begin summer 2023

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:

- This project bid and has an executed contract in place

Upcoming Activities:

- Work to begin summer 2023