



West Linn – Wilsonville Schools

**Long Range Planning & Bond Oversight Committee Meeting
West Linn High School
Wednesday, July 20, 2022 6:00 PM**

Bond Oversight Committee Meeting

1. Call to Order 6:05 PM

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

3. Quarterly Report: The 2nd Quarter 2022 Report:

- a. The overall program summary shows \$16.2 million has been spent this quarter for a total of \$87.5 million paid to date as of July 14, 2022. Additionally, \$171.3 million has been committed in contracts, over 75 % of the current budget.
- b. The budget picture shows \$15.6 million over at the end of quarter two. While this forecast is serious, it needs to be looked at in relation to where the new primary school at Frog Pond project is currently, based upon initial floor plans and contingencies plus the economic climate. However, if the estimate for the new primary school is excluded, the overall program budget is closer to \$2.3 million over, in comparison with the \$2.4 million overage at the end of quarter 1. The current economic climate, global events, supply-chain issues and labor shortages are all contributing to the complexity of predicting project costs.
- c. A committee member requested clarification from the ballot language for the bond. The ballot clearly stated that the intent is to build a new primary school in Wilsonville and that is the district's responsibility to voters. However, the primary school project will be reviewed for value engineering opportunities that allow for a quality facility while at the same time reducing costs.
- d. Projects not already in progress or not related to safety and security have been postponed pending favorable estimates or bids for the new primary school project.
- e. The district is working hard to find reimbursement funds where possible, including energy efficiency reimbursement programs, electronics savings,

and the tree harvesting from the new Athey Creek Middle School for a total of over \$1.5 million received by the District thus far.

- f. The Wilsonville High School auditorium addition is underway. Current expenditures have been below the projected curve due to the nature of the extensive technical finish work that goes in towards the end of the project. The auditorium addition is projected to be complete in January, 2023, at which time the existing auditorium will close for renovation into 2023.
- g. The winter start for the new Athey Creek Middle School at the Dollar Street property in West Linn was challenging for the early earthwork-heavy portion of the project. The contractor is taking advantage of the warm summer weather to make steady progress. The project is well ahead of similar projects in the prior bond program. Precast concrete walls will be used for much of the building exterior. They are being assembled off site and can be erected much more quickly than traditional framing. A committee member asked about delays on Willamette Falls Drive for the next few months during this building phase. The contractor is working and managing traffic diligently, but traffic delays are inherent to this work. The street work includes the City of West Linn portion on the park side of Willamette Falls Drive, as well as the District part on the school side of the road. The District was glad to have the opportunity to partner with the City to complete the full street in a cost effective manner. The district is developing the furniture order and expects to place the order in the fall. By ordering this furniture early, as well as other new school furniture needs, the district hopes to utilize price locking and insure furniture is available when the school doors open, keeping in mind supply chain and product availability issues. Additionally, the harvested lumber on the Dollar Street site will be used as benches, shelving, and other amenities. The lumber is also being stored by the District for when the school is ready for final finishes.
- h. Riverside High School (current ACMS): The new office addition in front is complete and now includes a secure entry system. Currently, the old office space is being converted into a new student hub space. This Winter, bids will be taken to further convert the building into the new high school in summer 2023. This phase will support the career pathways of Health Occupations, Business and Marketing, and Construction and Architecture. Next summer will also include the relocation of ACMS to the new middle school facility, and the move-in for Riverside High School. A committee member asked what would happen if the school doesn't open on time. The planning for this has been years in the making and the new middle school is ahead of schedule, so the opening is not a concern at this time.
- i. Stadium Renovation and Parking Lot at West Linn High School: the project is in its final stages. Of note, enough stadium seating has been added to accommodate all students, and 100 parking spaces were added to help relieve parking issues. A series of sweeping ramps along the Skyline Drive slope for ADA compliance and aesthetic appeal. This project will be completed under budget.
- j. New primary school at Frog Pond: Currently at the midpoint of design, with the floor plan starting to come together. A community open house was held in the Spring and a community survey produced approximately 50 responses, which were given to the design team to review. In

collaboration with the City of Wilsonville, a second open house will be held at the end of August at which point a series of renderings will be posted publicly. The drawings will be ready for the next estimate in roughly 8 weeks, and will potentially be available at the next bond oversight committee meeting.

- k. Learning with Technology: Involves completely rewiring the networks for many schools, as well as core electronics, phones, Wi-Fi and more. There has an emphasis on procuring technology early such as phones, TVs, computers, and Wi-Fi devices to avoid delays. Some items may arrive late this summer, but it will not impact school operations.
 - l. Facility improvements: The renovation at Inza Wood MS is in closeout. This summer the work includes replacing sprinklers at Boeckman Creek Primary, and the re-cabling project at Boeckman Creek and Stafford Primary (updating network cables).
 - m. The district is working towards the sale of unsold bonds in October with financial and legal advisors. Roughly \$147 million in bonds were sold in February 2020; the remainder are expected to be sold this Fall. Uncertainty in the market can be a boon because school bonds are considered stable investments. However, the district is not counting on a market premium from the sale due to market volatility.
4. Tour of Wilsonville High School Auditorium Project: The group toured the Wilsonville High School Auditorium to see the current state of the project.
- a. The committee viewed the new bus lane, parking lot, and sidewalk areas. The buses will exit separately from cars, providing less traffic back-up. There will be a net gain of around 20 parking spaces, as well as the potential for an extra row of parking in the future.
 - b. The interior of the auditorium construction was toured including the new north and south lobby areas, scene shop, and connection to the existing building.
 - c. The number of seats in the auditorium are the same as West Linn HS with diverse accessible seating opportunities, through ramps and elevators.
 - d. There are areas and intention for art display throughout the common areas of the addition.
5. Project Expert interest: New members were told about the opportunity to become “project experts” if they were interested. This gives the committee members a chance to engage with the project team, attend design meetings, and tour sites if interested.

Adjourn BOC Meeting: 7:53 PM

Long Range Planning Committee Meeting

1. District Property:
 - a. Oppenlander: The Bond measure in the City of West Linn passed. While negotiations between the District and the City are still an option, there has been no communication at this time. Litigation is moving forward, but it is a lengthy process. It is unlikely that there will be any updates before the end of the year.
 - b. Frog Pond – City of Wilsonville Park:

The District and the City of Wilsonville have initiated the first conversations about their acquisition of approximately 2.5 acres of the Frog Pond site for a city park. A meeting is scheduled for late July with District and City staff. The discussion will include how much of the property is needed for the park and to define the scope of work for a joint appraisal. Additionally, the City and the District will discuss potential shared use and cost-sharing of construction for site work. There is great potential for savings by developing both the school site and the park at the same time. A committee member asked about fencing and site security. Plans will be presented to the public at the end of August, including fencing.

A committee member asked if security measures would be added with this bond. The District directive is for our schools to be safe and welcoming while implementing security improvements. The District has been an early adopter in the state for emergency response and reunification training. Site reunification drills and safety meetings with area local law enforcement, TVF&R and school personnel provide confidence in how we can respond to emergency situations. A committee member asked if the new Frog Pond primary would have preschool. It is the intention for all District primary schools to have preschool, however, school enrollment and capacity needs sometimes make it not feasible. Frog Pond will be built with a preschool in mind for both classrooms and play area.

Adjourn: 8:11 PM
Next meeting: October 19, 2022



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting

Wilsonville High School

Wednesday, July 20, 2022 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
 - Marina Cresswell
 - Alina Eglund
 - Ramiro Diaz
 - Parasa Chanramy
 - Kim Jordan
 - Amy Paterson Sandie
 - Kirstin Wyatt, Board Liaison
 - Kathy Ludwig, Superintendent
 - Pat McGough, Chief Operating Officer
 - Remo Douglas, Bond Program Manager
 - Amy Berger, Bond Coordinator
 - Ellen Leventhal, Bond Accountant
3. **6:05 p.m.** Quarter 2 2022 Report by Remo Douglas/Amy Berger
 - a. **6:05 p.m.** Financials
4. **6:35 p.m.** Tour Wilsonville High School Auditorium Project
5. **7:15 p.m.** Project Experts by Remo Douglas/Amy Berger
6. **7:20 p.m.** Adjourn BOC Meeting

Long Range Planning Committee Meeting

1. **7:20 p.m.** Call to Order
2. **7:20 p.m.** District Property by Pat McGough
 - a. Oppenlander
 - b. Frog Pond Park
3. **7:35 p.m.** Adjourn LRPC Meeting



West Linn – Wilsonville Schools

To: Kathy Ludwig, Superintendent
Pat McGough, Chief Operating Officer

From: Remo Douglas, Capital Construction Program Manager

Date: July 12, 2022

Subject: 2019 Capital Bond Program – Material Availability and Cost of Construction

The Bond Management Team has continued to monitor the impact of global events on material availability and the cost of construction. The first quarter of this year showed a modest increase in the “Estimate at Completion” or estimated cost of the program. This was the first increase since the fourth quarter of 2020, when initial project estimates were received. Rising fuel prices, ongoing supply chain disruption and labor shortages continue to drive up the cost of construction. The second quarter report reflects the initial conceptual estimate for the New Primary School in Wilsonville project, which is considerably over budget.

Fuel prices have a direct impact on the cost of shipping all materials as well as running and maintaining construction equipment. The labor shortage is also driving up the cost of shipping as well as construction labor more generally, and is impacting the manufacturing of materials. Hundreds of thousands of US construction jobs remain unfilled. This is expected to be exacerbated by federal legislation creating hundreds of thousands of construction jobs and requiring large quantities of material. Supply chain disruptions not only impact material cost but require increased logistical planning to ensure product availability, increasing overhead costs.

Construction program management is essentially an exercise in risk management. For public owners, such risk is covered by reserving funds in contingency. Typically, as work is completed the outstanding risk on a project is reduced. For instance, completion of earthwork reduces the risk of encountering soft soils that require special treatment to support improvements. The risk associated with the economic climate has acted to counter much of the reduced risk on active projects.

The first conceptual estimate for the New Primary School in Wilsonville project has been received. After reconciling the estimate and performing initial value engineering exercises, the project is still estimated to be significantly over budget. The estimated cost per square foot is considerably higher than the new middle school as a direct result of these factors.

It is important to recall that initial project estimates are deliberately conservative, with substantial contingency funds held due to the schematic nature of the drawings. Furthermore, results for a recent elementary school bid in Oregon were well below the estimate. These factors, in addition to diligent work in the coming months are expected to reduce the Estimate at Completion for the New Primary School. Despite this, the Bond Management Team no longer expects to be able to complete all projects in the program with the funds currently available, if the current economic trends continue.

All Safety and Security projects along with projects currently underway are proceeding as planned. Other Facility Improvements projects have been placed on hold pending favorable bid results for the New Primary School in Wilsonville. The Bond Management Team takes the stewardship responsibility for bond funds most seriously, and will work to balance finding design efficiencies with delivering quality projects that fulfill the District’s mission.

July 2022



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q2 2022

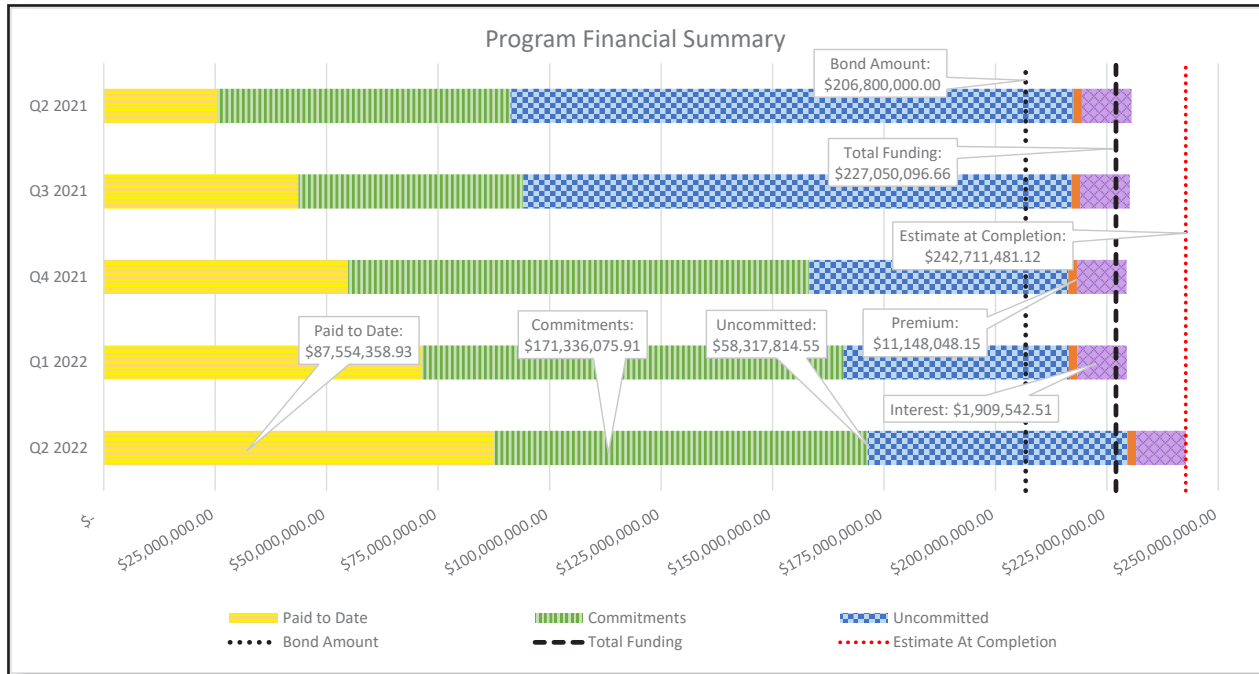
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PROGRAM SUMMARY

Q2 2022



	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	33,850,565.25	16,483,239.58	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	73,590,924.04	20,911,341.24	82,158,235.82	4,158,235.82
Riverside High School	11,673,000.00	2,804,890.00	14,477,890.00	10,848,204.39	9,410,072.16	13,859,581.04	(618,308.96)
Stadium & Parking @ WLHS	8,625,000.00	(499,528.83)	8,125,471.17	7,889,512.28	7,682,208.98	8,007,743.31	(117,727.86)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	7,545,519.17	3,462,962.09	52,325,967.99	13,325,967.99
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	10,418,448.55	6,753,274.76	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	20,279,850.73	19,343,631.48	26,692,833.47	(1,086,782.53)
Subtotal	206,800,000.00	12,576,040.55	219,376,040.55	164,423,024.41	84,046,730.29	235,037,425.01	15,661,384.46
Program	20,139,622.10	(12,465,565.99)	7,674,056.11	6,913,051.50	3,507,628.64	7,674,056.11	0.00
Grand Totals	226,939,622.10	110,474.56	227,050,096.66	171,336,075.91	87,554,358.93	242,711,481.12	15,661,384.46

Community members interested in keeping up with the bond program can sign up for for email updates through the District’s ListServ system at: <https://listserv.wlww.k12.or.us/self-service/>

- Over 75% of current funding, or \$171.3 million, has been committed
- \$16.2 million was spent this quarter for a total of \$87.5 million, just above 38.5% of current funding
- Current estimates for projects include design and escalation contingencies
- The forecasted over/under for the program remains over as the current climate impacts construction
- 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 initial conceptual estimate for the New Primary School has been received and exceeds budget, value engineering is underway and Facilities Improvements projects not yet started have been placed on hold
- Financial data current as of July 14, 2022
- Learning with Technology projects are underway, limited supply issues may impact certain improvements but will not impact school operations
- Additional reimbursement for energy projects received

PROGRAM MARKETING & PARTICIPATION

Q2 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 4 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

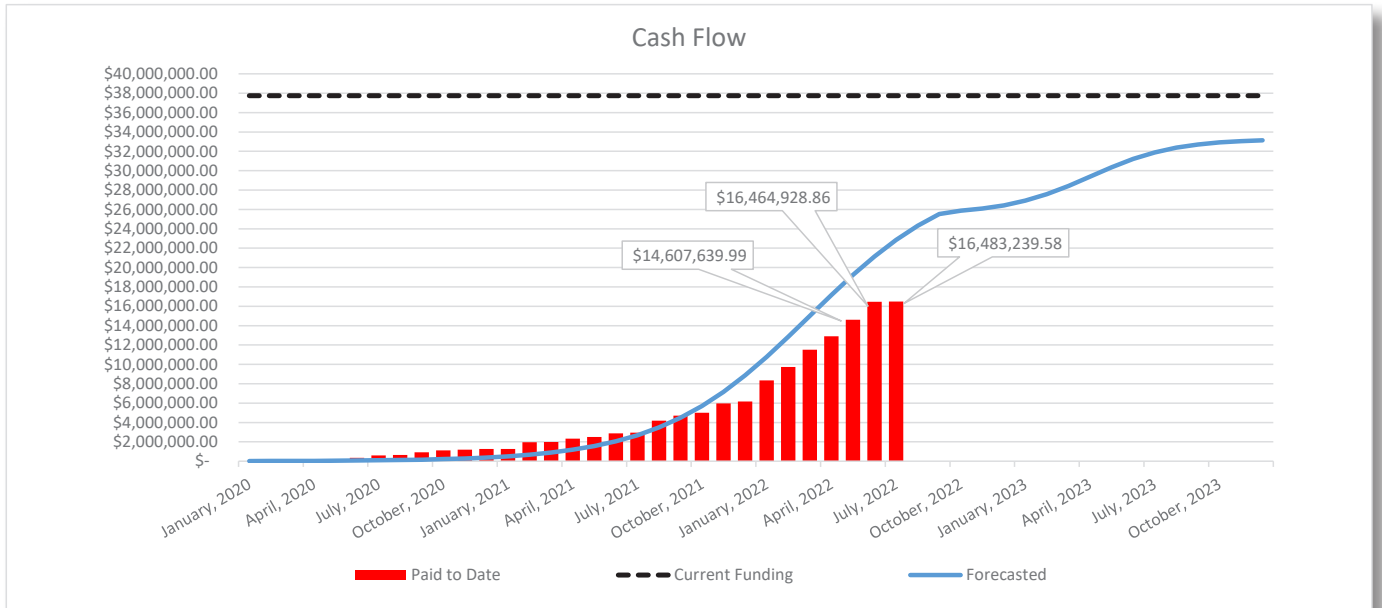
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

Riverside High School Project

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

ADDITION & RENOVATION @ WHS

Q2 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 January 2023. Renovated spaces are expected to open Fall 2023.

Recent Activities:

- Exterior brick is over 75% installed
- Mechanical, Electrical and Plumbing rough-in continues throughout. Inter building connections have begun
- Framing for the South lobby exterior wall has begun
- New sewer main relocated and installed
- Concessions stand re-roof is nearing completion
- Excavation for the artificial turf softball field has begun
- Musco light poles and light heads have been installed

Upcoming Activities:

- Internal stairwell steel
- Framing of the North lobby
- Completion of the concrete slabs
- Site access entry rework at school main entry
- North parking lot work to begin
- Security upgrades in existing building to start

ADDITION & RENOVATION @ WHS
Q2 2022

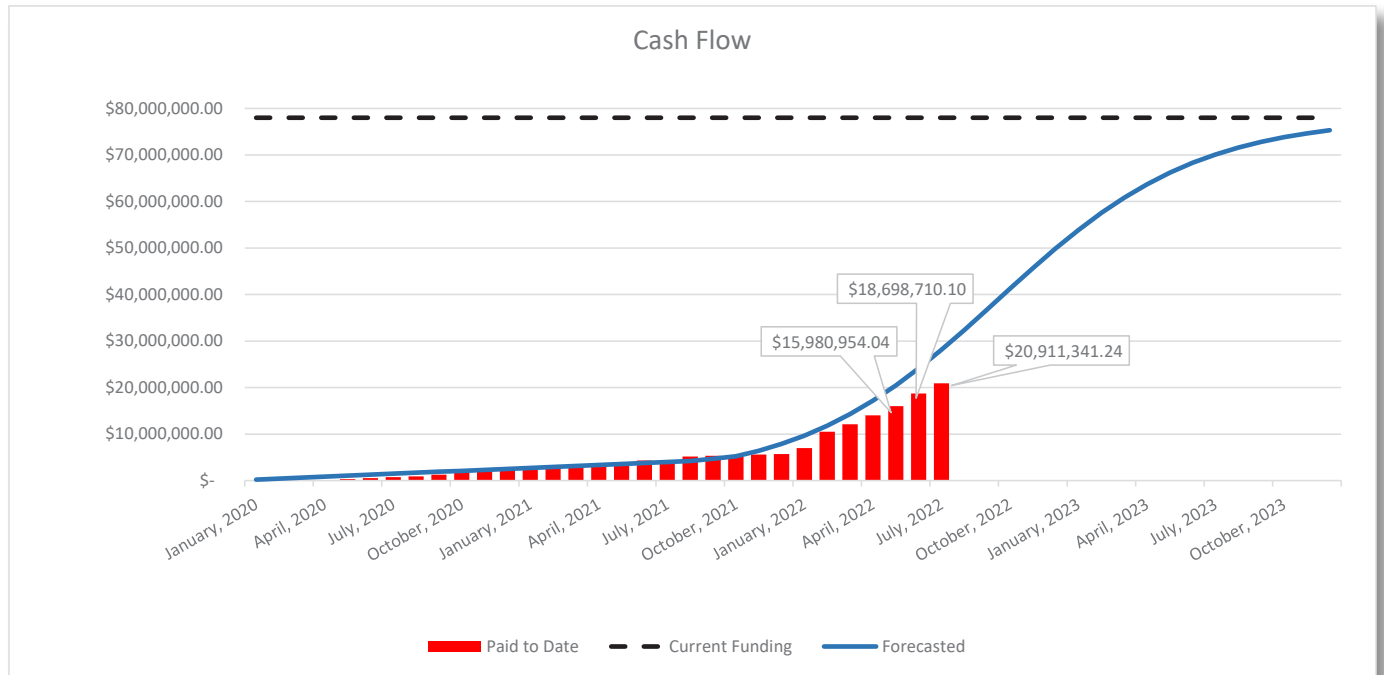


ADDITION & RENOVATION @ WHS
Q2 2022



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q2 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:

- Grading for the building and lower parking lot is largely complete
- The contractor fully mobilized to the site, using the lower parking area as staging for trailers and materials
- The gym was fully excavated below Dollar Street and other areas of the building have been formed
- Concrete pours have begun for structural footings
- The large retaining wall that is parallel to Dollar Street was formed and poured
- Underground utilities have been installed throughout the building footprint including conduit for electrical rooms, plumbing for restrooms as well as the main underground storm system
- Grading for the upper parking lot has begun
- The off-site permit for street work was approved by the City of West Linn
- The relocation of PGE power poles has been completed
- The appeal to the Land Use Board of Appeals decision was final April 18

Upcoming Activities:

- Work on the north side of Willamette Falls Drive expected to start in July
- Installation of interior CMU walls
- Procurement of long lead items continues
- Review of the furniture order to be finalized and an order is expected to be placed in the coming months

ATHEY CREEK MIDDLE SCHOOL @ DLR
Q2 2022



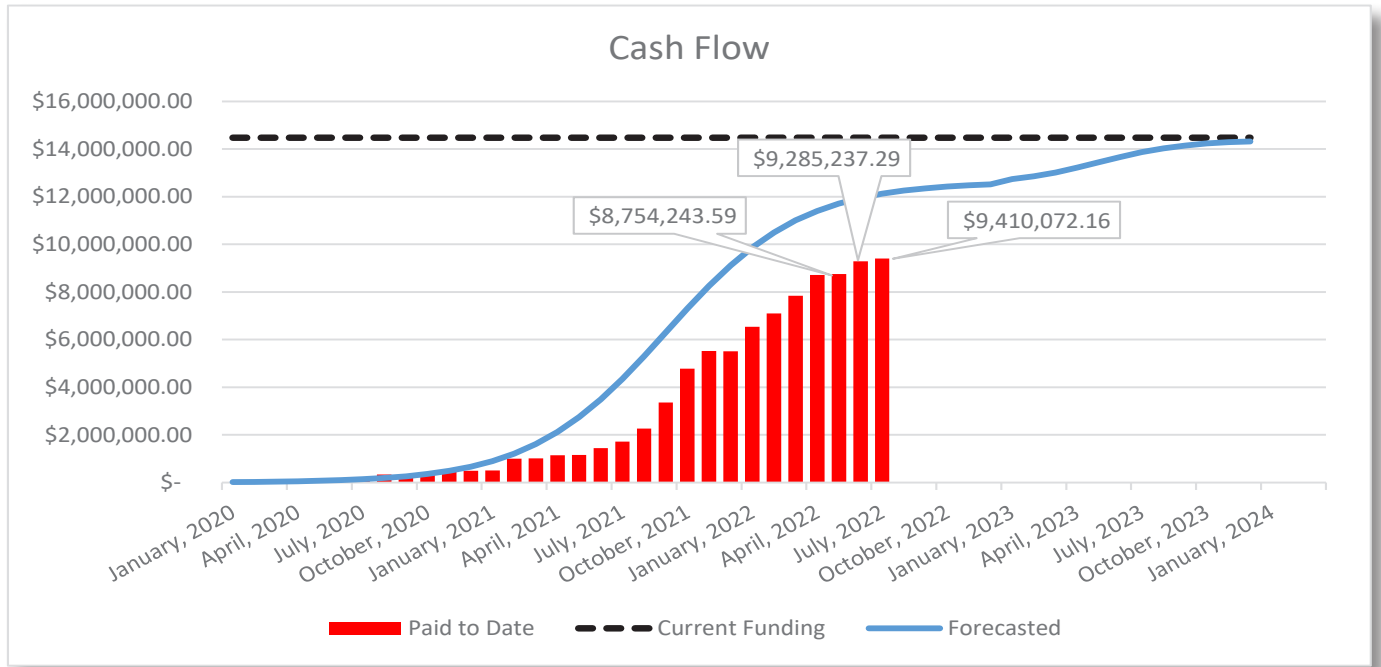
ATHEY CREEK MIDDLE SCHOOL @ DLR

Q2 2022



RIVERSIDE HIGH SCHOOL

Q2 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, kitchen equipment upgrades.

Construction is expected summer 2021 through summer 2023.

Recent Activities:

- Existing office space demolition is complete
- Currently framing in single occupant restrooms and conference rooms
- Mechanical, Electrical and Plumbing rough-in work has begun in the existing office space
- Science hall roof well work has begun
- Additional roof work and building envelope nearing completion
- Punch list work has begun on new office space

Upcoming Activities:

- Substantial completion of current construction is expected at the end of August 2022
- Design for final phase of work, scheduled for the construction summer of 2023

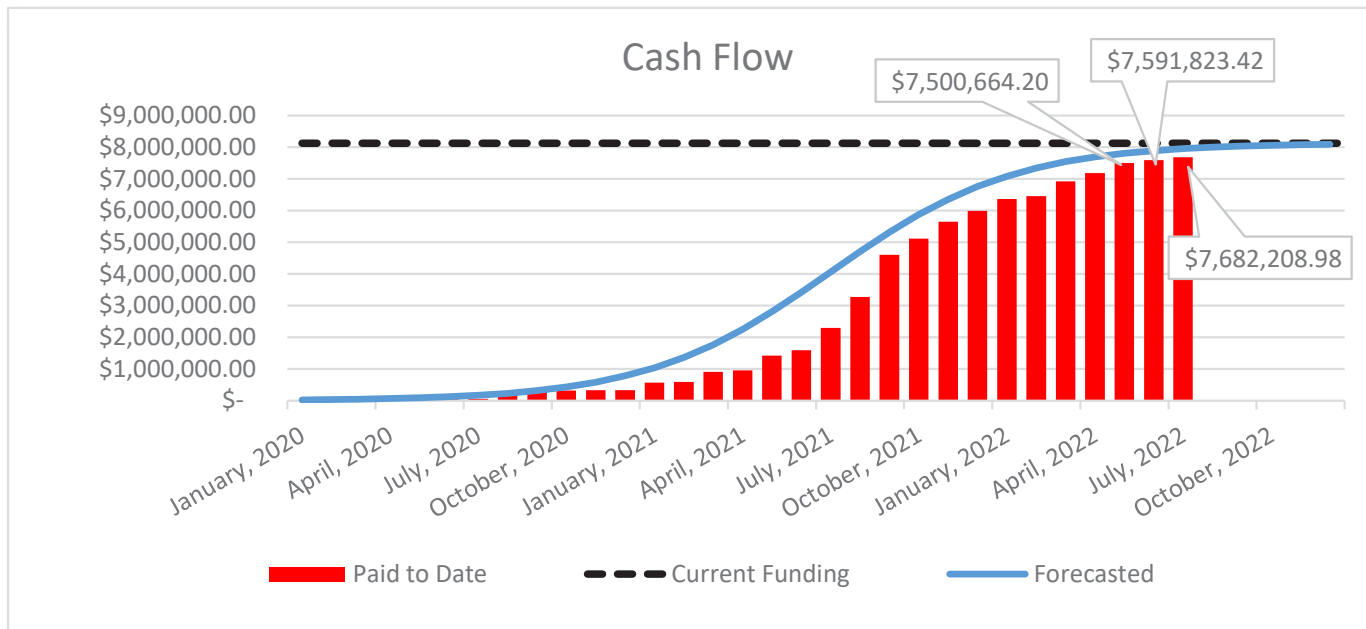


RIVERSIDE HIGH SCHOOL
Q2 2022



STADIUM & PARKING @ WLHS

Q2 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 expected to be complete in second quarter 2022.

Recent Activities:

- The new parking lot opened for use at the end of May
- All landscaping and bark installation is complete
- Concrete ramps were completed and opened for use in the Spring
- The concessions area has been completed and open for use
- The final concrete sections are completed as the contractor continues to work through the punch list
- The contractor is completing handrail installation at the ramps

Upcoming Activities:

- Final handrail installation and project closeout

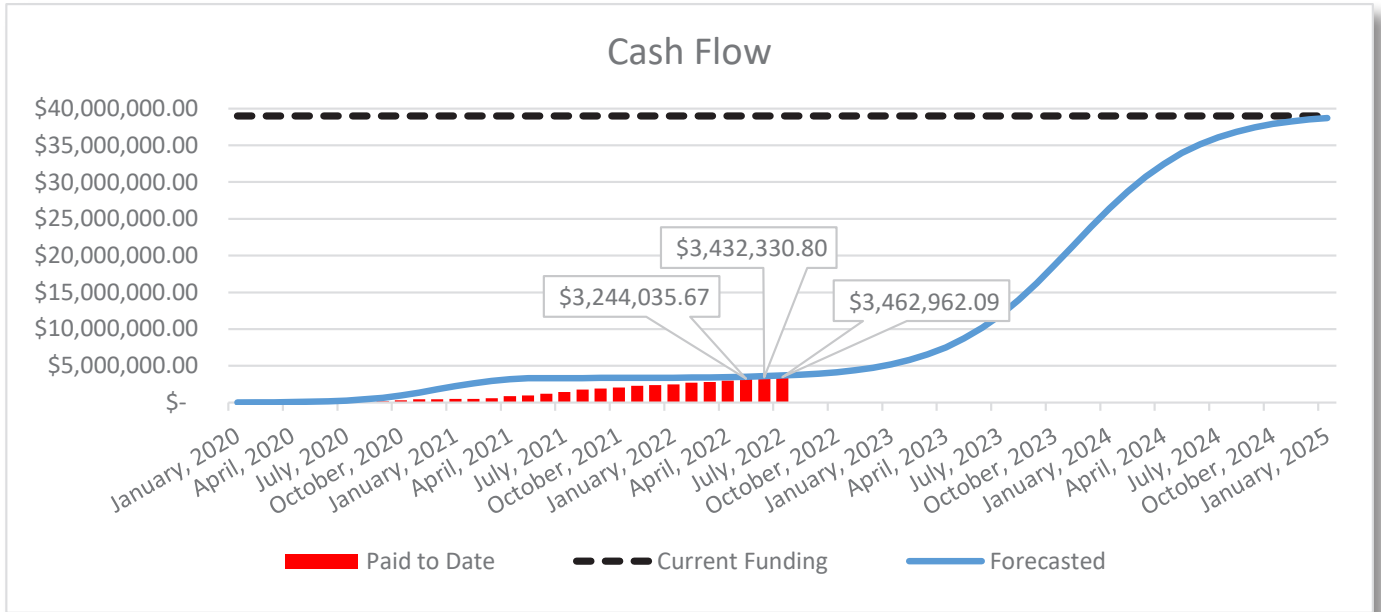
STADIUM & PARKING @ WLHS

Q2 2022



NEW PRIMARY SCHOOL @ FP

Q2 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.

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 Spring 2022.

Recent Activities:

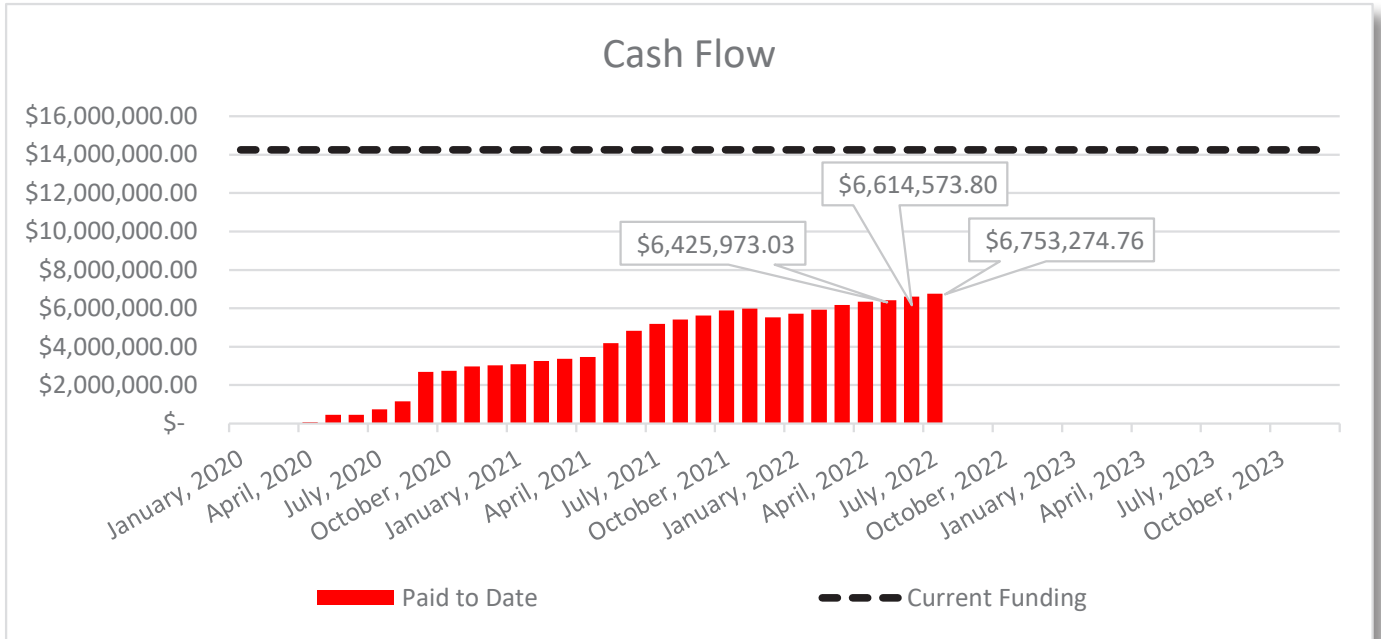
- New School Schematic Design phase began in mid March and wrapped up in early June. Design Development Design phase started Mid June and continues into September
- Geotechnical report was received with no significant concerns
- Meetings with district staff occurring to ensure design is developed with long term functionality in mind
- A preliminary cost estimate has been received, value engineering efforts will continue to reduce cost
- A community Open House was held in early April
- The new storage building is open and being used by district staff

Upcoming Activities:

- New School Design Development hase meetings continue with district stakeholders and consultants
- A second community Open House to be held late this summer

LEARNING WITH TECHNOLOGY

Q2 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:

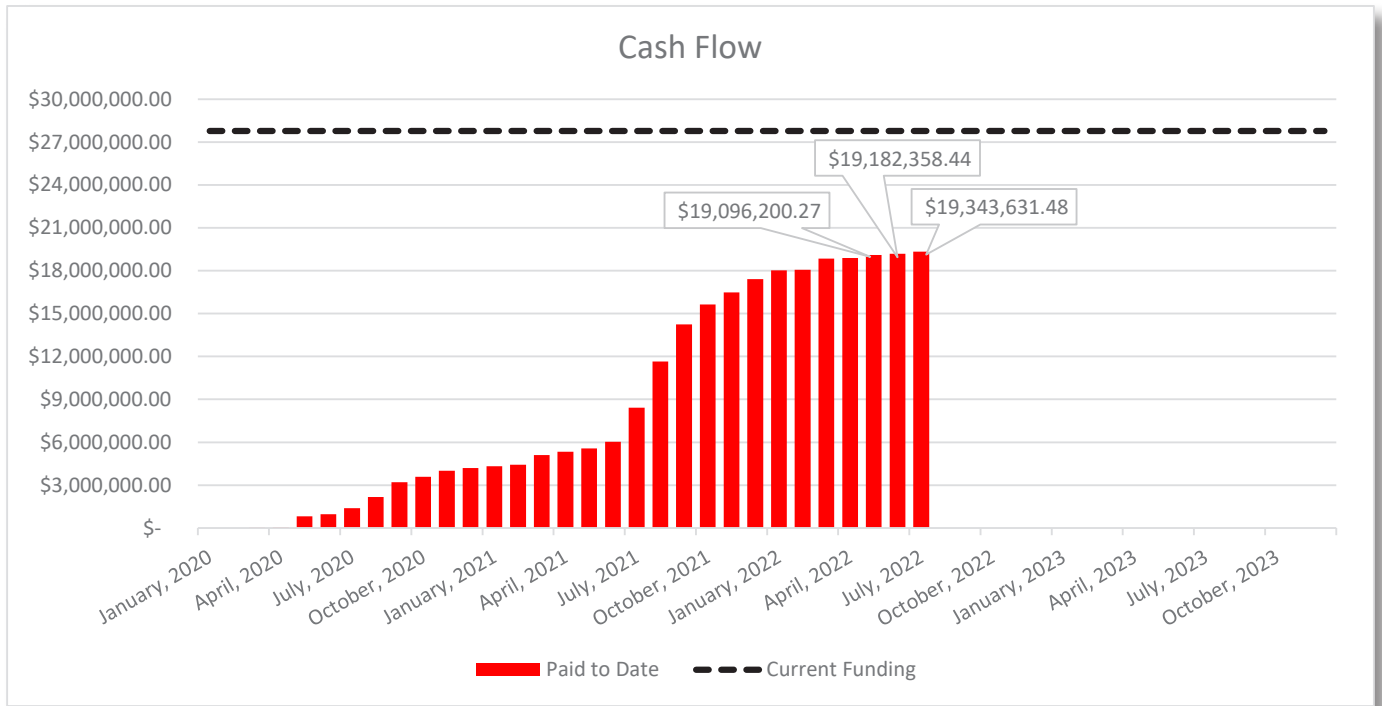
- Deployment of additional flat-screen Classroom Display Systems
- Orders placed for 3,500 Chromebooks to replace existing units at end of life
- Security updates across the district
- Re-wiring projects at Boeckman Creek and Stafford Primary Schools is underway

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

Q2 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:

- Digital street sign installed
- Final punchlist work is nearing completion, all construction fencing has been removed and the building has been turned over to the school

Upcoming Activities:

- Final payment and closeout

FACILITY IMPROVEMENTS

Q2 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 was bid and awarded to Brockamp & Jaeger Inc. Work started in late June after school was released for the summer. Work will continue through the summer and be done before the start of school. No material delays are expected as part of this project.

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 was bid and awarded to Brockamp & Jaeger Inc. Work started in late June after school was released for the summer. Work will continue through the summer and be done before the start of school. No material delays are expected as part of this project.