



## **West Linn – Wilsonville Schools**

**Long Range Planning & Bond Oversight Committee  
Meeting District Administration Building  
Wednesday, July 21, 2021 6:00 PM**

### **Long Range Planning Committee Meeting**

1. Call to Order 6:04 PM

2. Roll Call	<b>Mary Pettenger</b>	<b>Christy Thompson, Board Liaison</b>
	<b>Julie Miller</b>	<b>Kathy Ludwig, Superintendent</b>
	Julie Stone	<b>Pat McGough, Chief Operations Officer</b>
	Samy Nada	<b>Remo Douglas, Bond Program Manager</b>
	Parasa Chanramy	<b>Amy Berger, Bond Coordinator</b>

The Long Range Committee portion of the meeting will be the first agenda topic and will be much shorter than Bond Oversight portion, so tonight's meeting does not follow the order of the originally posted agenda. No exception was taken by committee members or community members in attendance.

3. District Signage: The district took the feedback from the last Long Range Planning Committee meeting about the district land signage and made the slight changes to the sign mockups. The mockups were presented to the committee and no objections were made. The Bond team has a summer intern who will be working in tandem with a project manager to getting the signs printed and installed.
  - a. A question was asked about the Oppenlander property status. Superintendent Ludwig noted that the district has not sold the property. Executive privilege allows private discussion regarding topics such as property sale, however the actual sale is in a public meeting and the community has the right to be involved in that. The City of West Linn released a statement last week on the property status.
    - “The West Linn City Council and West Linn – Wilsonville School Board are actively engage in discussions about a potential purchase of the Oppenlander Fields property on Rosemont Road. The purchase would require approval by West Linn voters, and a ballot date of May 2022 is currently planned in order to allow the community adequate time to discuss this issue once terms become public. The Council is committed to a robust public process and looks forward to being able to talk openly with the community very soon.”

4. At the next Long Range Planning Committee Meeting the committee will be asked to consider what information may be needed to study possible needs looking into the future of the district, in terms of property.
5. Committee Membership Update: Two member terms expired at the end of June 2021. The positions have been declared open and applications are being accepted until July 30<sup>th</sup>. The school board will appoint new members before the next LRPC Meeting. Kirstin Wyatt has been appointed board liaison and will be attending these meetings moving forward.

Adjourn LRPC Meeting: 6:20 PM

### **Bond Oversight Committee Meeting**

1. Covid Impacts on the Bond: A memo was handed out about how Covid has impacted the construction bond including how that impact has changed in the last month. Price increases and delays in shipping are starting to pop up regularly. The bond team is confident that the schools will open in time for school, however work might not be complete in all areas due to material delays. Everything will be safe and operable for school opening with finishing install work happening after school hours and during school breaks.
  - a. One example of a delay is door hardware. There will be schools that have new doors with our current door hardware being installed on the new doors until the new hardware arrives and can be installed. The district is committed to communicating to staff and community that the school will open on time and that safety will not be compromised.
  - b. High school parking was also discussed; West Linn High School should have all existing parking available, but the new lot won't be done in time for start of school as planned. The new lot will open later in the fall. WHS will lose spots for a year while construction of the new auditorium project is happening. The new parking for Wilsonville High School is slated to be complete in time for the start of the 2022 school year.
2. Quarterly Report: The 2<sup>nd</sup> Quarter 2021 Report:
  - a. The overall program summary shows over \$25.5 Million has been spent through July 16, 2021. Over \$91 million is committed in contracts thus far. The program is showing \$3.5 Million over budget at the end of the quarter as of current estimates and contract values. This is down another 2.2 Million from the end of last quarter. The bond team remains confident that the program will be completed within budget.
  - b. The overall program budget has increased over the original budget by just over \$110,000 due to interest earnings above what was originally scheduled for investments. A question was asked about the approved budget changes column, notably the over \$9 million increase in the Wilsonville High School Auditorium Addition project. Square footage for an auditorium is historically the most expensive square footage of any

school across the nation. This budget increase happened by taking money from other projects that experienced cost savings as well as adding premium and interest earnings. This added budget will cover the cost of the contract that was over the original estimate. The district has used two estimators on for large projects and while the district remains confident in their estimates the current market conditions are increasing costs rapidly.

- c. A question was asked about the drop in student enrollment and the needs for new schools and additions to existing buildings. Do we know if the students that were unenrolled come back in the fall? Superintendent Ludwig explained that the district is currently in a waiting period while parents plan for their students' future. Time will tell what enrollment will look like. At the next Long Range Planning Committee meeting the committee will begin to look at the long term enrollment and needs moving forward. The board has approved a budget with conservative numbers with the hopes more students enroll and the budget can improve. It is too soon to know what enrollment will look like in this district as well as across the state. There is no indication that any of the bond projects are not needed due to enrollment or COVID impacts. The Oregon Health Authority and/or the governor are always allowed to announce another update at any time prior to or after school starting. The need to build a new middle school at Dollar Street is to free up the existing Athey Creek Middle school site to allow for the third option high school with the long term district growth in mind as well as to vacate the city owned Art Tech building that the district occupied on lease.
- d. Wilsonville High School Auditorium Addition project bids came in end of June. The low bidder, Todd Construction is currently in talks with the school district to find lower cost opportunity to try and minimize impact to the school as well as save money. This will be helpful for the project as the bids came in over estimates. Parking at the high school will be impacted for the whole next school year. Contractor parking and construction staging will occupy the grass field north of the building and the existing JV softball field that will be converted to a turf field in summer 2022.
- e. New Athey Creek Middle School at Dollar Street had a planning commission hearing with the City of West Linn on July 7<sup>th</sup> and has been continued to August 4<sup>th</sup>. The August 4<sup>th</sup> meeting will be mostly city deliberations and not include public comment unless the Planning Commission opens the record. Over the last several weeks all correct forms and reports have been turned in, including a geotechnical report that was incorrectly turned into the city by the district. The outcomes possible are that the city may approve, approve with conditions, or deny the application. The district feels it is in a strong position to get an approval with conditions which the district will then address. If there were an appeal to decision the district will go through that process, just as Sunset Primary School did. As long as the process is approved, but appealed, the district can continue with the project at-risk. The city can only deny an application if the district does not meet city code to build. The district is confident it has met the requirements and will move forward. The biggest concerns about the site seem to be about traffic and general population

growth and tolling on 205. The district has made its case on those concerns as much as it relates to the Dollar Street site and the project. The Planning Commission asked good questions and are being thorough during this process. It is up to the Planning Commission to weight the merits of the district arguments.

- f. A question was asked about the district's decision regarding gender neutral restrooms. Superintendent Ludwig explained that both gender specific as well as gender neutral restrooms have been and are being incorporated into designs. At Inza R Wood Middle School the new restrooms by the gyms will be traditional restrooms and the restrooms in the middle of the school in an open area will be gender neutral and student only restrooms. They will include a handful of full height stalls and be in open areas with good visibility into the space with sinks outside the restroom stalls with multiple openings into the space. Keeping the restrooms in the center of building also helps students feel welcome and inclusive without the need to go to an inconvenient corner of the building to find the one restroom they feel comfortable using. The hope is to have the restrooms seem as inclusive as possible. However, this will not be the method used for public restrooms in new spaces such as Wilsonville High School Auditorium Addition lobby and West Linn High School Stadium. The Wilsonville High School Auditorium Addition lobby will have traditional gendered restrooms and the individual style restrooms, such as one might experience in a Starbucks that are a single occupant, gender neutral design.

3. As new members are appointed to the Long Range Planning Committee the committee will discuss the "project experts" piece of the Bond Oversight Committee and review what projects new members might be interested in. The Bond team will reach out to "project experts" to include them in design and construction process on their specific projects.

Adjourn: 7:52 PM

Next meeting: October 20, 2021



## West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting  
District Administration Building  
Wednesday, July 21, 2021 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                      Kathy Ludwig, Superintendent  
Julie Miller                              Pat McGough, Chief Operating Officer  
Julie Stone                                Remo Douglas, Bond Program Manager  
Samy Nada                                Amy Berger, Bond Coordinator  
Parasa Chanramy
3. **6:05 p.m.** Quarter 2 2021 Report by Remo Douglas/Amy Berger  
    a. **6:05 p.m.** Financials
4. **6:35 p.m.** Adjourn BOC Meeting

#### **Long Range Planning Committee Meeting**

1. **6:35 p.m.** Call to Order
2. **6:35 p.m.** District Site Signage by Remo Douglas/Pat McGough (Expected Outcome: Committee Reviews Recommendation, Takes Action)
3. **6:40 p.m.** Committee Membership Update by Pat McGough
4. **6:45 p.m.** Adjourn LRPC Meeting

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West Linn-Wilsonville  
School District  
Property

**WEST LINN  
WILSONVILLE  
SCHOOLS**

PHONE: 503-673-7995



**WWW.WLWV.K12.OR.US/PAGE/16560**

2'-0"



West Linn-Wilsonville  
School District  
Property

**PROPOSED SITE OF  
NEW ATHEY CREEK  
MIDDLE SCHOOL**

PHONE: 503-673-7995



**WWW.WLWV.K12.OR.US/PAGE/16560**

2'-0"



West Linn-Wilsonville  
School District  
Property

**FUTURE SITE OF  
NEW PRIMARY  
SCHOOL**

PHONE: 503-673-7995



**WWW.WLWV.K12.OR.US/PAGE/16560**

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## West Linn – Wilsonville Schools

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

From: Remo Douglas, Capital Construction Program Manager

Date: June 24<sup>th</sup>, 2021

Subject: Capital Projects – COVID-19 Schedule Impact

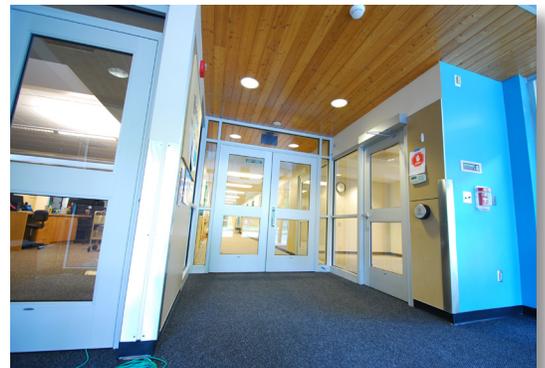
The Bond Management Team has received frequent questions regarding the impact of COVID-19 on capital projects. The team has been consistent in stating that while some impacts have been experienced, there has been no significant impact to the timely completion of the program. Through the month of May, we received occasional reports of material procurement problems. These have been addressed through project team coordination. Early product orders, the selection of alternative products and the creative adjustment of schedules has maintained end dates.

By mid-June this increased to several new issues per week. Impacted products include but are not limited to structural steel, storm drainage systems, roofing, insulation, mechanical equipment, electronics and even paint. The labor and specialty subcontractor shortage has exacerbated these problems by constraining opportunities to reorganize project schedules.

We have managed to mitigate the impacts of these changes to-date and will continue to address them as they arise. However, it is no longer practical to expect that all projects will be completed as scheduled. This is particularly true for summer-only projects that do not have the opportunity to adjust schedules around the delivery and installation of certain products.

Timely communication will be key in the event of delayed completion. We will be in contact with principals and assistant superintendents to ensure the safety of students and staff upon their return, and maintain as normal an operation as practically possible. It should be expected that staff at some schools will be unable to return to their buildings until the dates agreed to by contract, and that some work will be conducted during the day in the lead up to the return of students. As necessary we will also coordinate final work in the fall without impacting student learning. That work would likely include evening and weekend shifts.

July 2021



# WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q2 2021

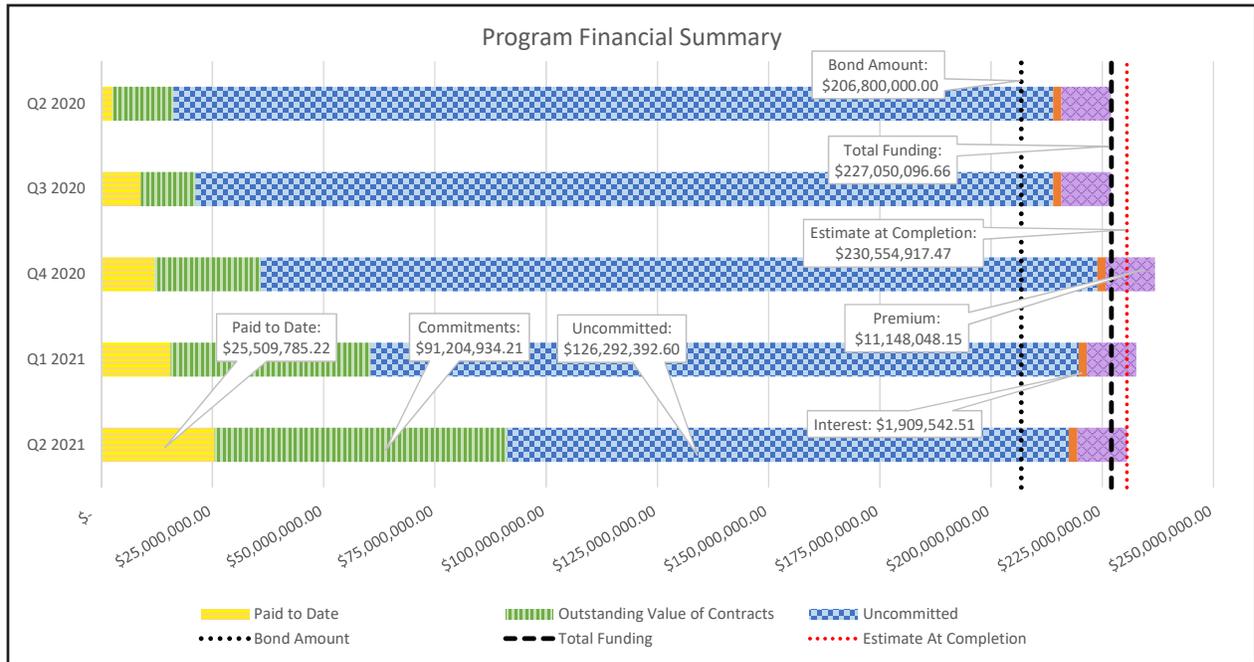
# TABLE OF CONTENTS

Q2 2021

1.	2019 CAPITAL BOND PROGRAM SUMMARY	1
2.	CONSULTANT SELECTION & PROGRAM MARKETING	2
3.	PROJECT STATUS / SCHEDULES	
	ADDITION & RENOVATION @ WHS	3
	ATHEY CREEK MIDDLE SCHOOL @ DLR	5
	THIRD OPTION HIGH SCHOOL	7
	STADIUM & PARKING @ WLHS	9
	NEW PRIMARY SCHOOL @ FP	11
	LEARNING WITH TECHNOLOGY	12
	FACILITY IMPROVEMENTS	13

# PROGRAM SUMMARY

Q2 2021



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	32,252,167.38	2,946,626.11	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0	78,000,000.00	8,306,421.19	4,412,201.64	84,229,240.92	6,229,240.92
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	8,384,169.47	1,458,033.96	12,127,131.72	(2,350,758.28)
Stadium & Parking @ WLHS	8,625,000.00	-499,528.83	8,125,471.17	6,631,611.59	2,185,834.01	8,125,471.17	0.00
New Primary School @ FP	39,000,000.00	0	39,000,000.00	3,226,856.45	1,211,139.84	39,000,000.00	0.00
Learning with Technology	15,000,000.00	-750,000.00	14,250,000.00	8,035,038.17	5,247,002.69	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	18,200,787.28	6,447,789.33	27,405,954.17	(373,661.83)
Subtotals	206,800,000.00	12,576,040.55	219,376,040.55	85,037,051.53	23,908,627.58	222,880,861.36	3,504,820.81
Program	20,139,622.10	-12,465,565.99	7,674,056.11	6,167,882.68	1,601,157.64	7,674,056.11	0.00
Grand Totals	226,939,622.10	110,474.56	227,050,096.66	91,204,934.21	25,509,785.22	230,554,917.47	3,504,820.81

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.wlvw.k12.or.us/self-service/>

- More than 40% of current funding, or \$91.2 million, has been committed
- \$25.5 million has been spent, nearly 11% of current funding
- Current estimates for projects include design and escalation contingencies, as well as bid alternate scope
- The Bond Management Team remain confident in completing all bond projects within available funds
- The 3rd Option High School project construction has started
- Security and HVAC upgrades at four schools are underway
- The forecasted over/under for the program was reduced by \$2.2 million. Bid results and progress on projects reduced financial risk for several projects, allowing funds to shift to cover the Wilsonville High School Auditorium Project
- Financial data current as of July 16, 2021
- Learning with Technology projects are underway
- Select Facility Improvement projects deferred until finaicla risk is reduced for major projects. Security and technology project will proceed as planned

# CONSULTANT SELECTION & PROGRAM MARKETING

Q2 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 - 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

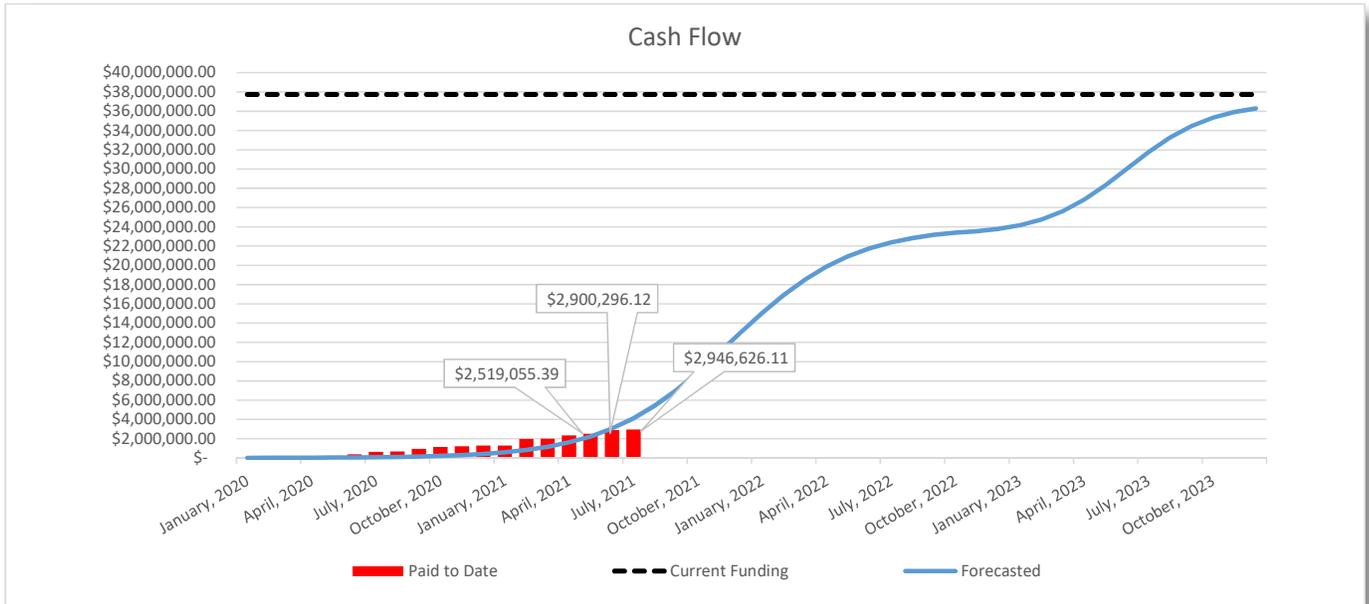
## Program Marketing:

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

Q2 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:

- Bids were received end of June
- Board approval to execute contract with low bidder, Todd Construction
- Construction contract value is \$27,834,000.00
- Value engineering continuing on the project
- First City of Wilsonville building permit review

### Upcoming Activities:

- Contractor mobilization to start early July
- Site work anticipated once permitting is done, end of July
- Front entry access expected to be restored prior to start of school



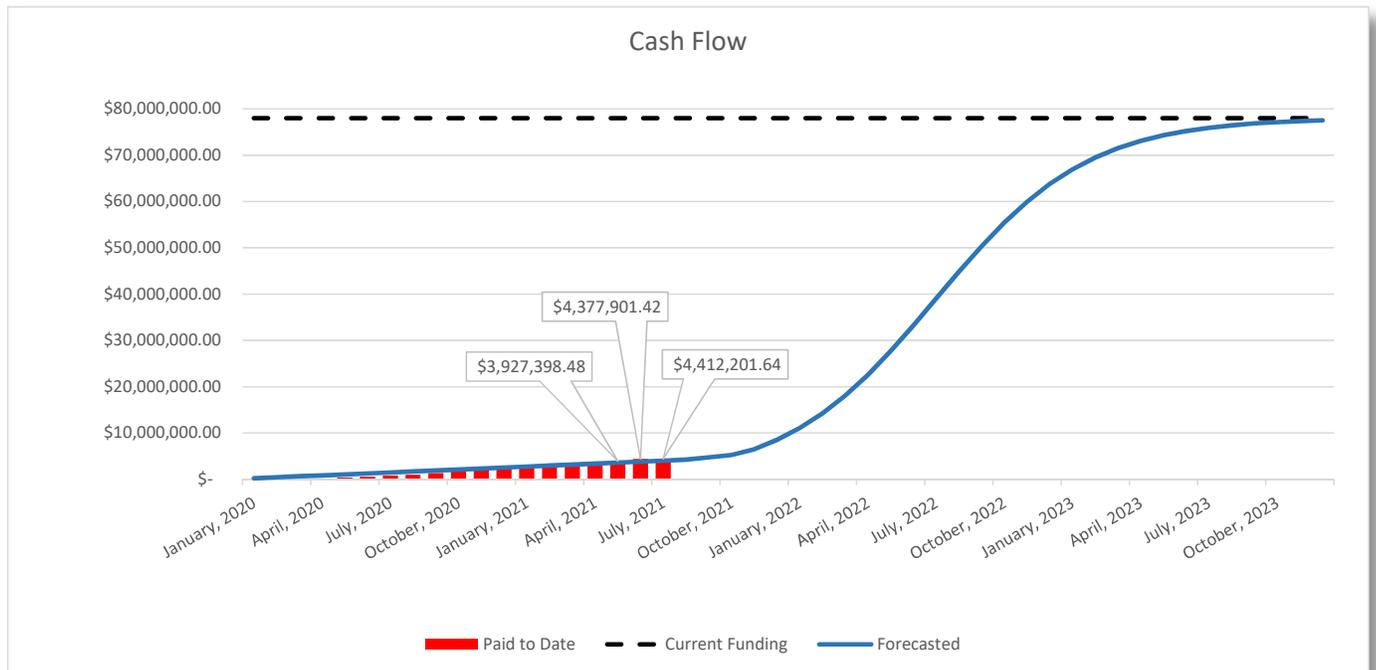
# ADDITION & RENOVATION @ WHS

Q2 2021



# ATHEY CREEK MIDDLE SCHOOL @ DLR

Q2 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:**

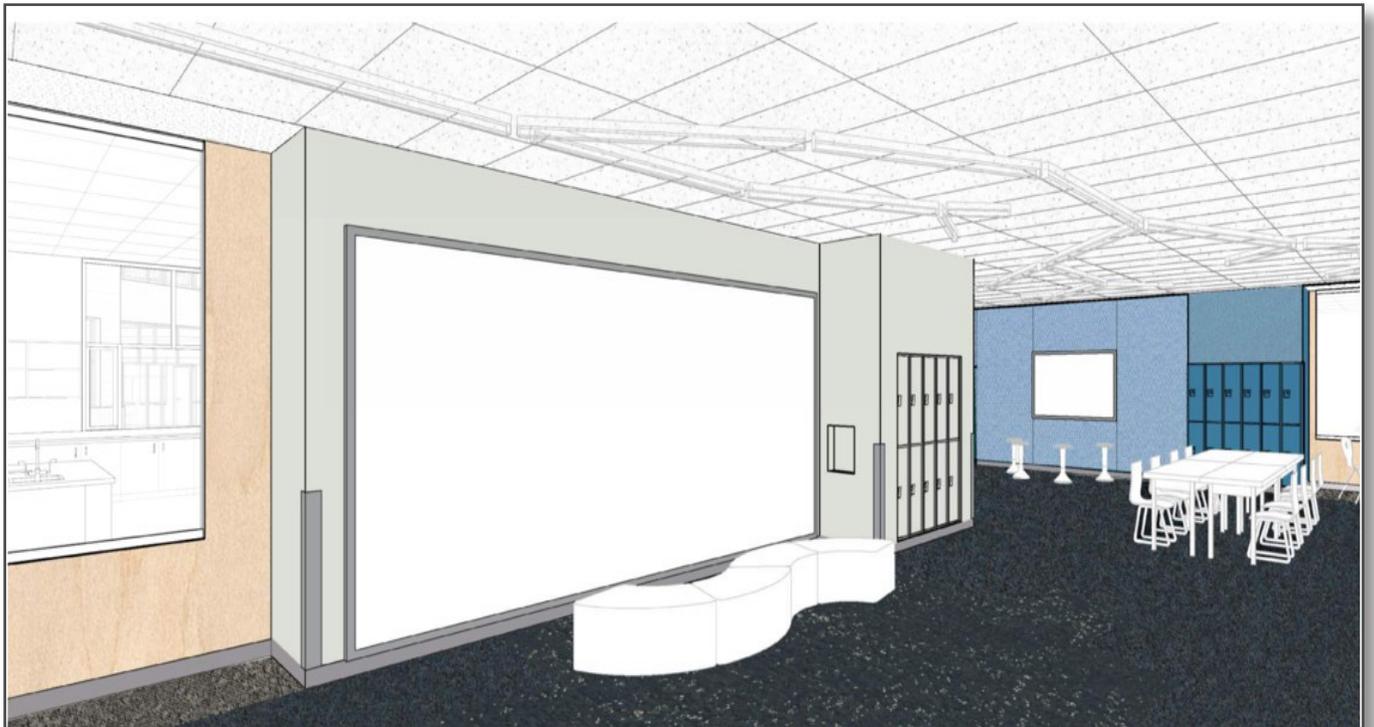
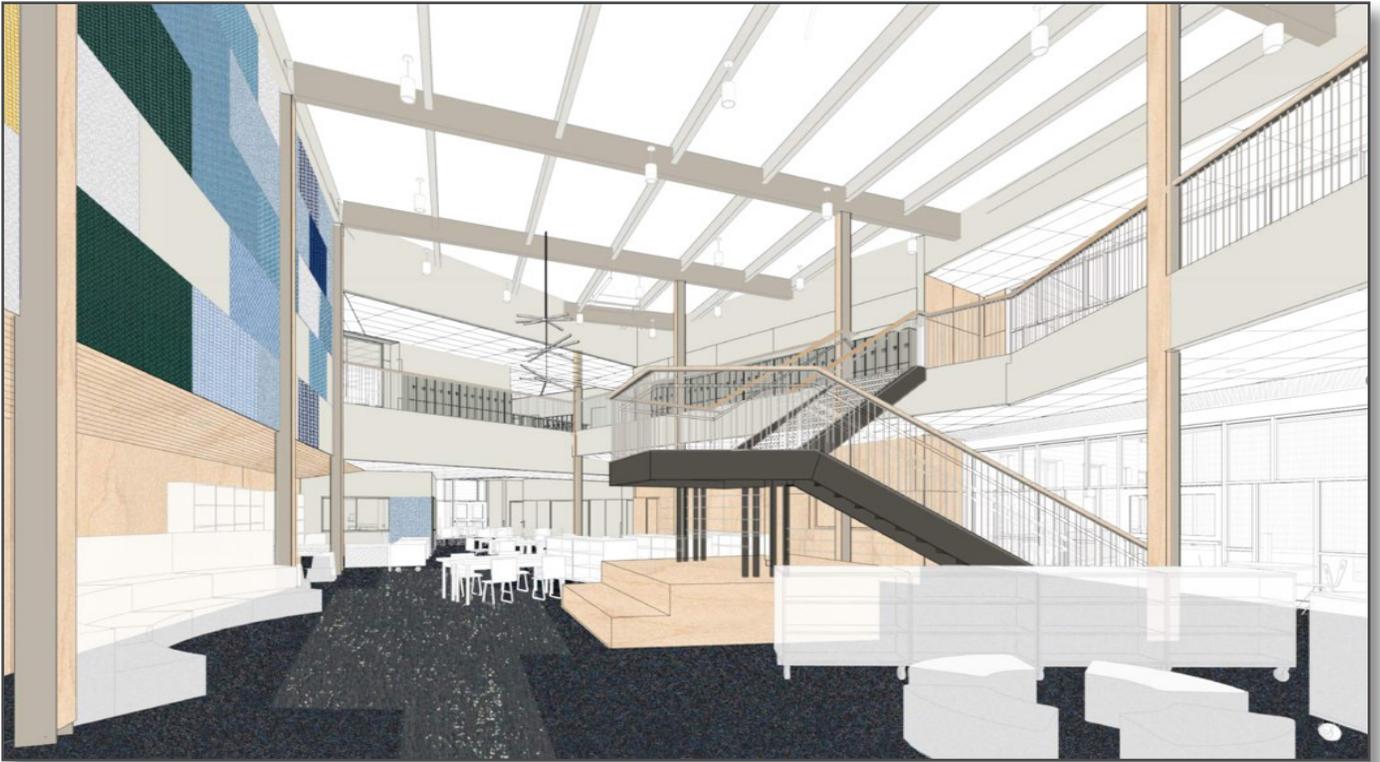
- Land Use Completeness memo received April 16th
- Project deemed incomplete with six conditions of approval noted
- All completeness items issued
- Design Review Mitigation with Operations Staff held in May
- Technology review sessions held with District IT staff including security, technology and AV Systems
- Interior color palette and finishes selected
- Furniture vendor selected
- Construction Document Phase estimate received
- Land Use Hearing held July 7, continued to August 4

**Upcoming Activities:**

- Construction Documents scheduled for completion in July
- Submitting for building permit in July
- Continued work with City of West Linn on Right of Way design

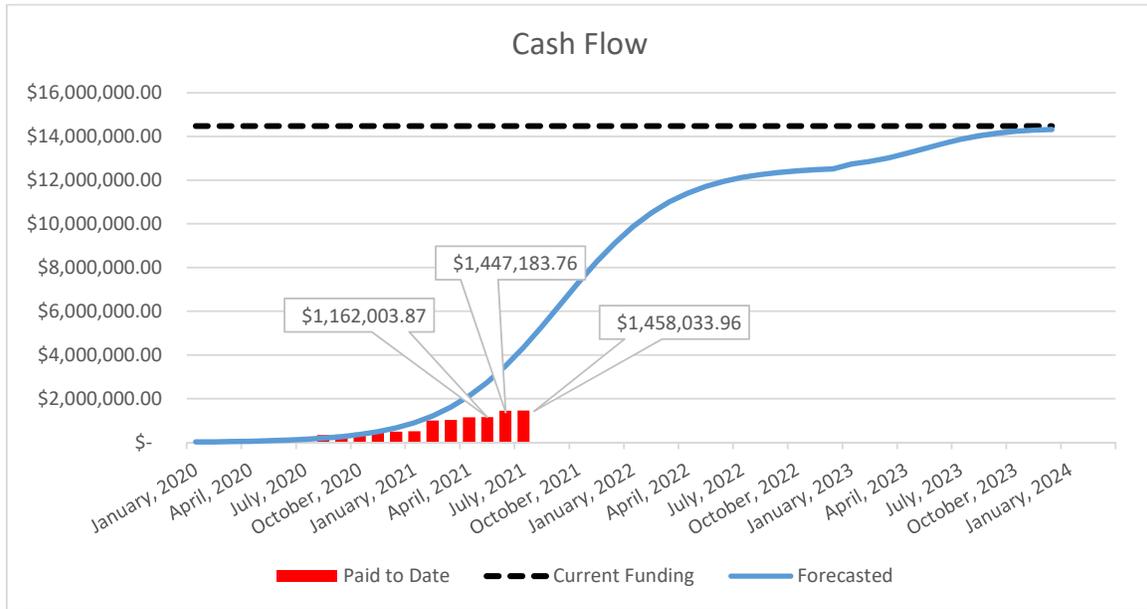
# ATHEY CREEK MIDDLE SCHOOL @ DLR

Q2 2021



# THIRD OPTION HIGH SCHOOL

Q2 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:

- Construction began June 25 after school released for the summer
- Demolition of the front entry, front drive, MDF (technology equipment) room and roof have begun
- Building is scheduled to be closed for the summer as construction takes place

### Upcoming Activities:

- Wall construction and outfitting of the remodeled MDF (technology equipment) and IDF (technology equipment) Rooms
- Data wire pulls throughout the entire building
- Well system shutdown, cleaning, inspection and control system upgrades
- Logistics planning between district and contractors

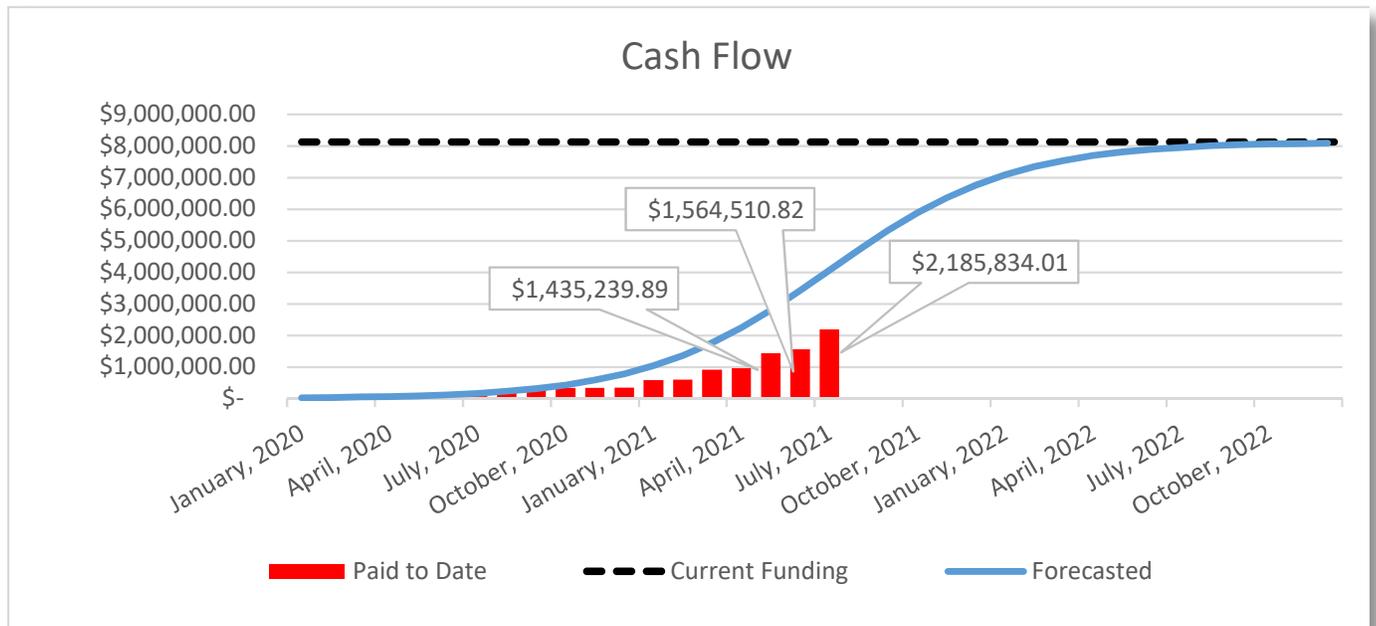
# THIRD OPTION HIGH SCHOOL

Q2 2021



# STADIUM & PARKING @ WLHS

Q2 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:

- Notice to proceed issued to contractor in April
- Contractor began early site mobilization late April
- Parking lot, plaza and stadium seating work began
- Storm drain work in the bus loop to began re-route the storm line
- Building permit received late June
- Work fully underway after release of school for the summer late June

### Upcoming Activities:

- Work on the corner of West A Street and Skyline scheduled for completion in July
- Added work in the bus loop scheduled for completion prior to start of school
- Stadium seating area scheduled for completion end of September
- Completion of the Parking lot and Plaza scheduled for October

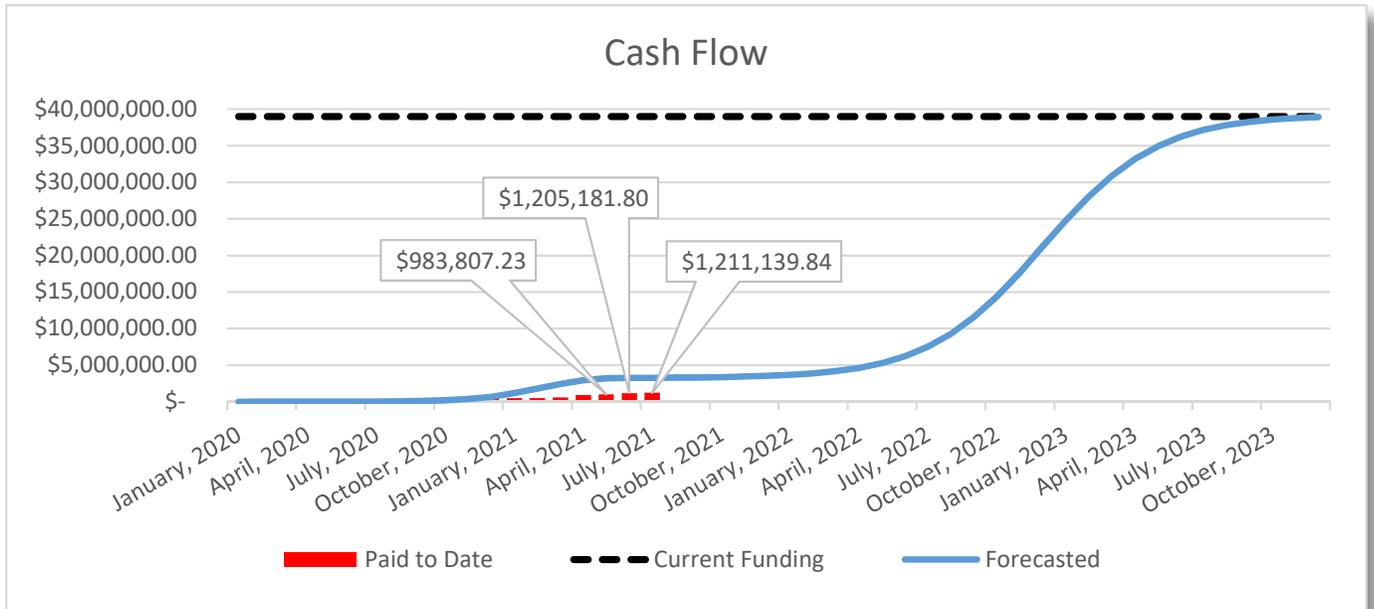
# STADIUM & PARKING @ WLHS

Q2 2021



# NEW PRIMARY SCHOOL @ FP

Q2 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:

- New storage building permit issued
- New storage building contractor solicitation complete and contract has been fully executed
- New storage building low bid below budget and estimate
- New storage building general contractor mobilized and onsite

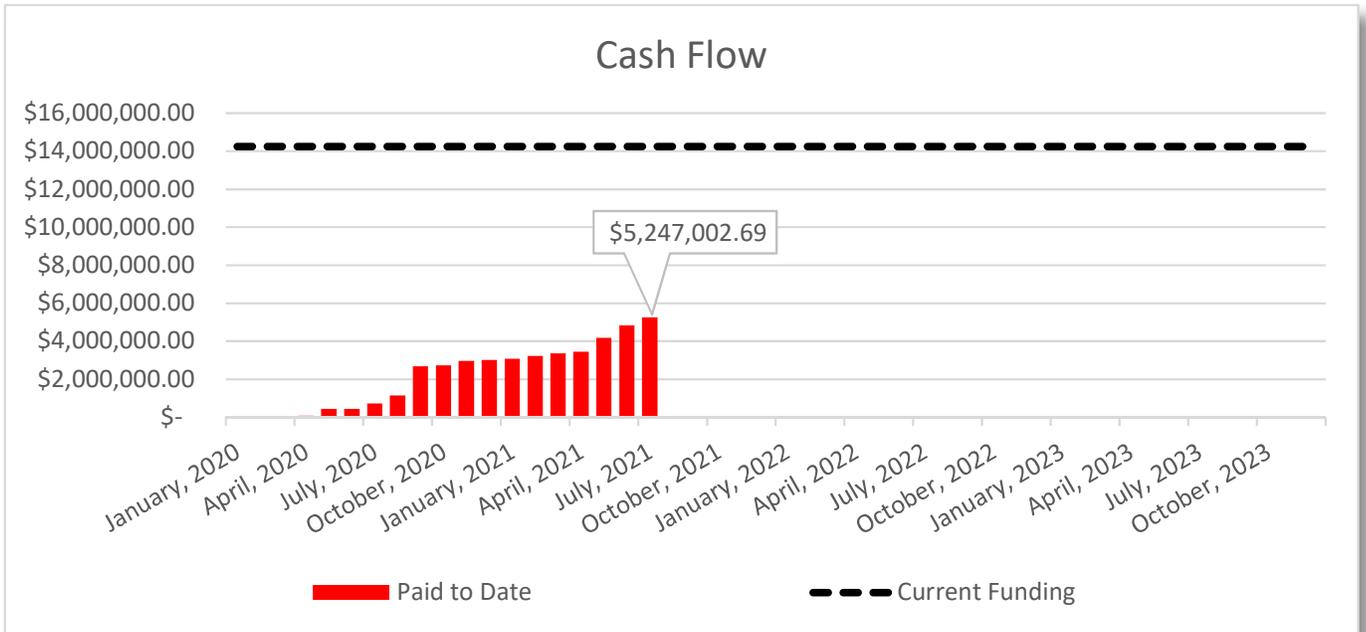
### Upcoming Activities:

- New storage building construction continuing through the summer



# LEARNING WITH TECHNOLOGY

Q2 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:

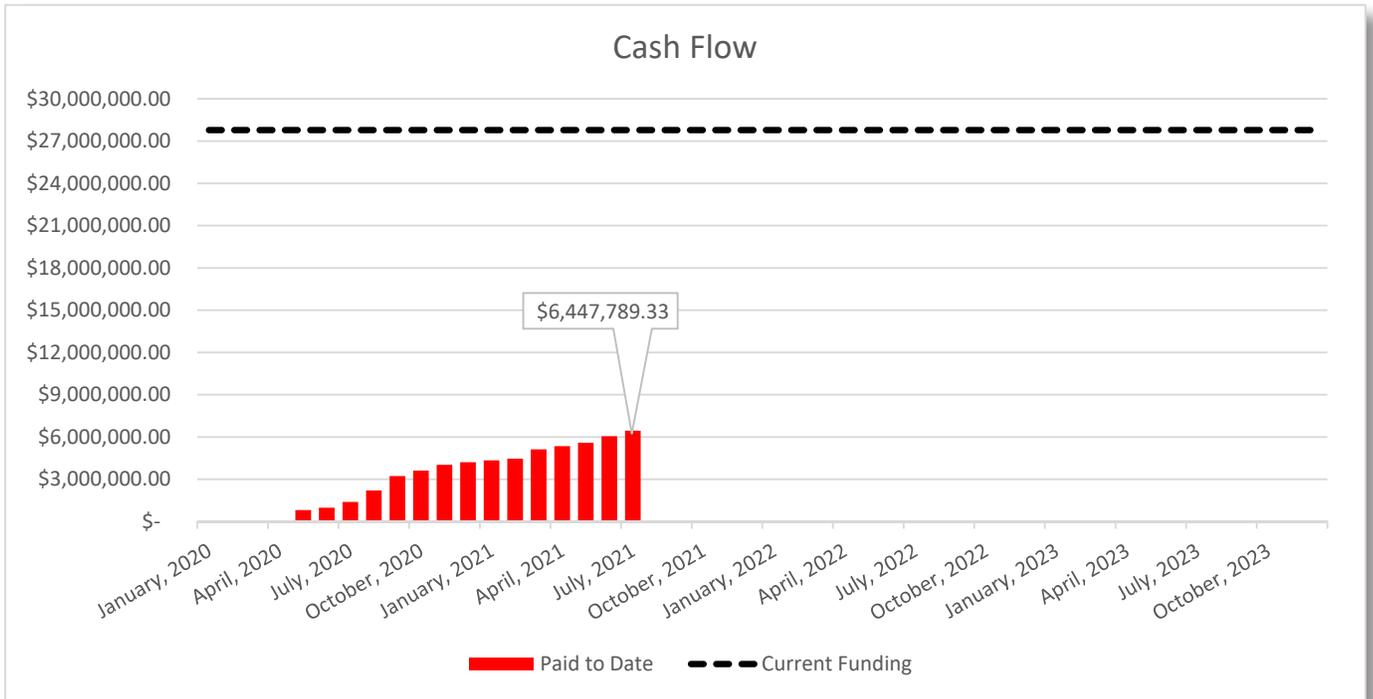
- Network electronics equipment purchases complete
- Network electronics equipment installation launched
- Student and staff device purchase and setup

### Upcoming Activities:

- Network electronics equipment installation completion
- Student and staff devices purchase and setup

# FACILITY IMPROVEMENTS

Q2 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.

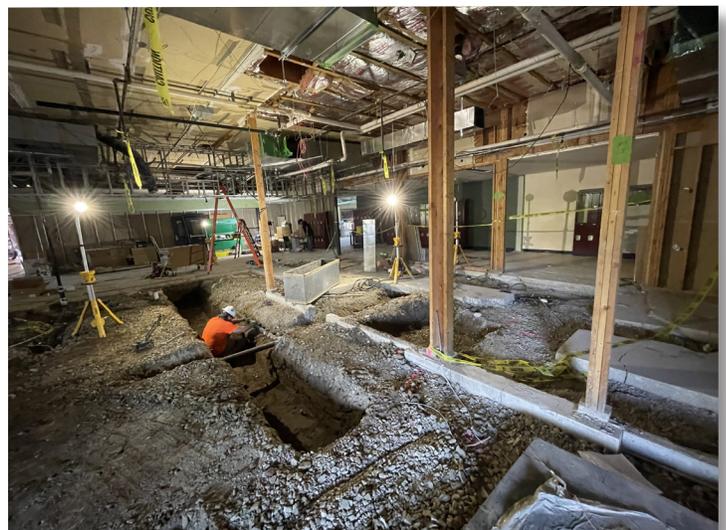
## 19034.011 – Renovation at Wood Middle School

### **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.

Contractor mobilization began early, utilizing after school hours. Contractor has focused attention on all interior school scope of work to ensure readiness for students return in the fall.

Areas currently being demolished include the old administration offices and classrooms on the Northeast side of the building. Classrooms on the Southwest side of the building have been demolished and are in plumbing, mechanical, and structure phases. Roof work above the main gym is in process including removing the old mechanical units and constructing a new roof diaphragm. Excavation is underway for the new restroom and concession addition as well as the new greenhouse.



## FACILITY IMPROVEMENTS

Q2 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.

Construction began at the end of June. Recent work at Stafford includes abatement at the kitchen, demolition for HVAC above classroom spaces and electrical and carpentry working on new rooftop units. At Willamette work at the front entry has begun as well as HVAC, controls and electrical demo inside. Storm drain work along 12th Street is underway.

### **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.

Construction began at the end of June. Recent work at Bolton includes electrical and HVAC demo as well as rough in carpentry for both upper and lower classrooms. Cedaroak exterior painting has begun and ductwork cleaning, water heater demo and plumbing getting underway.

