



## West Linn – Wilsonville Schools

Date: January 15, 2025

To: Long Range Planning Committee

From: Remo Douglas, Capital Construction Program Manager

Subject: Initial Project List with Estimates

### Project List

The mission of the Long Range Planning Committee is to estimate facility needs well into the future. There are many factors to consider when the LRPC makes recommendations to the School Board about which projects should be placed in the Capital Improvement Plan (CIP) and considered in any future Capital Bond. Major topics included preparation for the update of the 2019 Long Range Plan and seven Task Forces were assembled around these themes:

- Accessible Facilities
- Athletics and Recreation
- Facilities Equity and Stewardship
- Safe and Welcoming Schools
- Learning with Technology
- STEAM-CTE and Career Pathways
- Sustainable and Resilient Schools

Stakeholders for these Task Forces included students, parents, staff specialists, city representatives, community and industry leaders. Together, each has brought forward their recommendations for “ideal” facilities. While this exercise has great value in planning for long-term improvements to the educational program, all of the projects were not intended to be included in the update to the CIP, as it is neither practical nor affordable.

### Prioritization

To help the LRPC begin to prioritize the entire list, staff has placed all of the line items into one of three categories. Each of these categories generally break down into two broad themes:

- A. **Mission Critical:** those improvements that must be completed in the next bond
  - a. Systems in imminent failure that will interrupt the delivery of school activities. Examples are fire alarm systems that are obsolete and parts are no longer available; artificial turf



## West Linn – Wilsonville Schools

fields that are at the end of their life cycle and will not be safe for use; fire sprinkler systems exhibiting corrosion and roofs that are currently leaking and are also at the end of their life cycle. These items must be placed on any future General Obligation (GO) Bond.

- b. Safety and security items that have been identified in the audit performed by True North. These items include site fencing, secure entries and vestibules, cyber security and access control. While these projects will not interrupt the normal school activities, they are necessary to improve the safety and security of students and staff.
- B. **Mission Important:** those improvements that must be completed within a 5-10 year period
  - a. Systems that are expected to reach the end of their life cycle within a 5-10 year period. Examples include roofs that are currently 25 years old, fire alarms that are currently 20 years old, T-5 and T-8 light fixtures. Often parts are no longer manufactured or are prohibited by law from being sold in Oregon.
  - b. Space and site modifications that would improve the support for students. These include projects like spaces for Student Services Specialists, student sensory needs and self regulation. These programs can continue to operate, but would benefit from improvements.
- C. **Deferrable:** While these improvements are important, they are discretionary.
  - a. Systems that are expected to reach the end of their life cycle after ten or more years. Maintaining this list continues to keep the District aware of long term system replacement needs.
  - b. Major renovations or additions to expand programs or address facilities equity. Examples include learning neighborhoods (porches), dedicated maker spaces in every school, and expanded athletics spaces.

While staff has placed all of the line items into one of the three categories, the LRPC has the authority to recommend any project listed in any category to be placed in the CIP and ultimately in a future Capital Bond ballot initiative. The list is only intended to help the LRPC in organizing your priorities.

### Estimates:

The list of projects has been estimated by a third party professional estimating firm with input from licensed architects and engineers. As requested by the LRPC the projects are listed by site, though some projects have been grouped into a district wide category.

Each estimated value contemplates direct construction cost if the work were performed today. Below the project list is a series of calculations necessary to contemplate the total project cost. The additional factors include soft costs, CMGC, and escalation.



## West Linn – Wilsonville Schools

- **Soft costs** include permits, design, management, testing and other non-direct costs necessary to complete the project.
- **CMGC** stands for “construction manager general contractor”, which is an alternative contracting method that brings a general contractor onto the project during design. This method can have particular value on complex projects that involve a large amount of work in and around occupied buildings, or when a project owner lacks technical expertise in construction management.
- **Escalation** is effectively construction industry inflation. The cost of completing a project in four years will be higher than completing the same work today.

The initial estimated value of each category including soft costs and escalation is provided below:

- **A:** \$140-\$150 million
- **B:** \$70-\$80 million
- **C:** \$200+ million

### Past Bond Values:

The value of the prior three bond measures is listed below.

- **2008:** \$98,000,000.00
- **2014:** \$84,500,000.00
- **2019:** \$206,800,000.00

The total estimated value for all projects exceeds four hundred million dollars. While the Board and community supported the full project list in 2019, this was the exception to the rule. In the last 25 years, prior bond initiatives have recognized the need to prioritize projects due to economic realities.

### Conclusion:

Staff look forward to discussing the initial prioritization of projects in the next two LRPC meetings as we finalize the information to be presented for the bond summit event in March.