



West Linn – Wilsonville Schools

LONG RANGE PLANNING COMMITTEE

AGENDA

March 29, 2011

7:00 pm

1. Check-In
2. 1st Quarter 2011 Financial Summary Discussion
3. New School Bids Good News!
4. Capital Program Review Tim
 - a. Trillium Creek Primary
 - b. Lowrie Primary
 - c. CO-BO-ST Project
 - d. WLHS Baseball Improvement Project
 - e. Administration Building
5. Long Range Plan-Bond Cycle Tim (for David Lake) w/handout
6. Anything else?

Next LRPC Meeting: Tuesday, April 26, Operations Center




West Linn – Wilsonville Schools

To: Roger Woehl, Superintendent
School Board

From: Tim Woodley, Director of Operations

Date: March 14, 2011

Subject: **Trillium Creek Primary
Lowrie Primary
Bid Alternates**



Please accept this memo and the attached descriptive slides as a discussion of the alternate bid packages that are included for both new schools. The purpose of the alternates is to allow decision makers an opportunity to add value to the projects if they are affordable and in a combination that allows added student capacity in the right place, at the right time, across the district. It also allows the district to balance the bond program while fulfilling basic bond promises should actual construction costs be more than anticipated.

Alternate 1: East Classroom Wing- Add 3 classrooms and outdoor learning courtyard.

This alternate would provide full build out of the educational two-story section of the building. Base bid provides 15 classrooms or student capacity of 375 (25/clsm). The alternate provides 3 more classrooms for total capacity of 425 students.

Comment: The original intention for the new primary school in West Linn was a smaller school that could be phased to 500-students in the future. This alternate provides an incremental path to that goal and may be a very good immediate solution if the price is right and money is available. If selected, future choices about attendance boundaries and primary school usage would be enhanced. For the Wilsonville primary school, selecting this alternate has been seen as automatic.

Alternate 2: Kindergarten Wing-Add 5 classrooms, central porch, small kitchen and restrooms (8,362 sf); plus exterior kindergarten play area.

This alternate would provide a self-contained kindergarten/pre-school section to the main building. By choosing this alternate the student capacity would be increased by 125 students.

Comment: This is in essence a stand-alone kindergarten and/or preschool solution that may/may not have merit based on price, funding and future goals. As with Alternate 1, the Wilsonville primary school is programmed to accept this alternate but not at the West Linn school.

Department of Operations

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Location: 2755 SW Borland Road, Tualatin, Oregon 97062



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Alternates 1 and 2 will provide various options following bid opening for the school board to consider how to balance enrollment across the district. Staff will be fully prepared to discuss this using enrollment projections and demographics prior to bid award.

Alternate 3: Motorized Operable Windows-Replace fixed windows with motorized operable windows in Wellness Commons and Library.

This alternate provides added functionality and introduces natural ventilation for these two large spaces. The windows would open and close automatically on demand by the building HVAC system controls.

Comment: This "green" school would be enhanced if this alternate was selected. Automating passive building ventilation has great advantage for comfort and energy conservation. There is a cost however. This alternate allows decision making based on price and funding capacity.

Alternate 4: Covered Play Structure-Construct 61'x38' outdoor covered play area.

Base bid has no covered play. This alternate provides the typical covered play structure to the facility.

Comment: All of the district primary schools have covered play structures. However, many were built well after the school itself was built; and in some cases were funded by parent fundraisers. The Boones Ferry outdoor covered play areas were included in the original construction but were alternates at the time of bid. This provides the district some notion of the value and allows an independent decision based on total cost of the facility.

Alternate 5: Play Equipment-Provide and install outdoor play equipment and indoor climbing wall at Wellness Commons.

Base bid does not provide either of these features. The alternate provides an option to include these amenities with the facility.

Comment: This alternate allows the district to see the cost of these features and determine when/how they are included (or excluded) from the bid. If cost is an issue, these items could be purchased at a later date.

Alternate 6: Mobile Casework-Provide mobile casework in classrooms and library.

Base bid has a standard level of fixed casework throughout the building. This alternate provides an added level of flexible casework on wheels to fully furnish classrooms and the library. If not selected, some additional amount of casework will still need to be purchased by the district.

Comment: Mobile casework is the preferred option but may be at a premium. By having a contractor specify the cost, the district can make a cost-effective decision about how/when to purchase.

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Alternate 7: Roller shades-Replace base bid louver blinds with roller shades.

Base bid has horizontal louver blinds at all windows. This alternate replaces those with upgraded roller shades which are more effective and durable.

Comment: Roller shades cost more but are superior in performance and durability. This alternate is nothing more than a shopping tool for a decision based on purchasing power of general contractors.

Once bids are received for both schools, a decision-making matrix will be constructed to create various scenarios for all bidders based on any combination of base bid plus alternates. This will assist staff in preliminary assessment and recommendation as well as the Board in determining award of these two new schools on April 4th.

If you have questions please feel free to contact me. tim

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