

October 2020



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2020

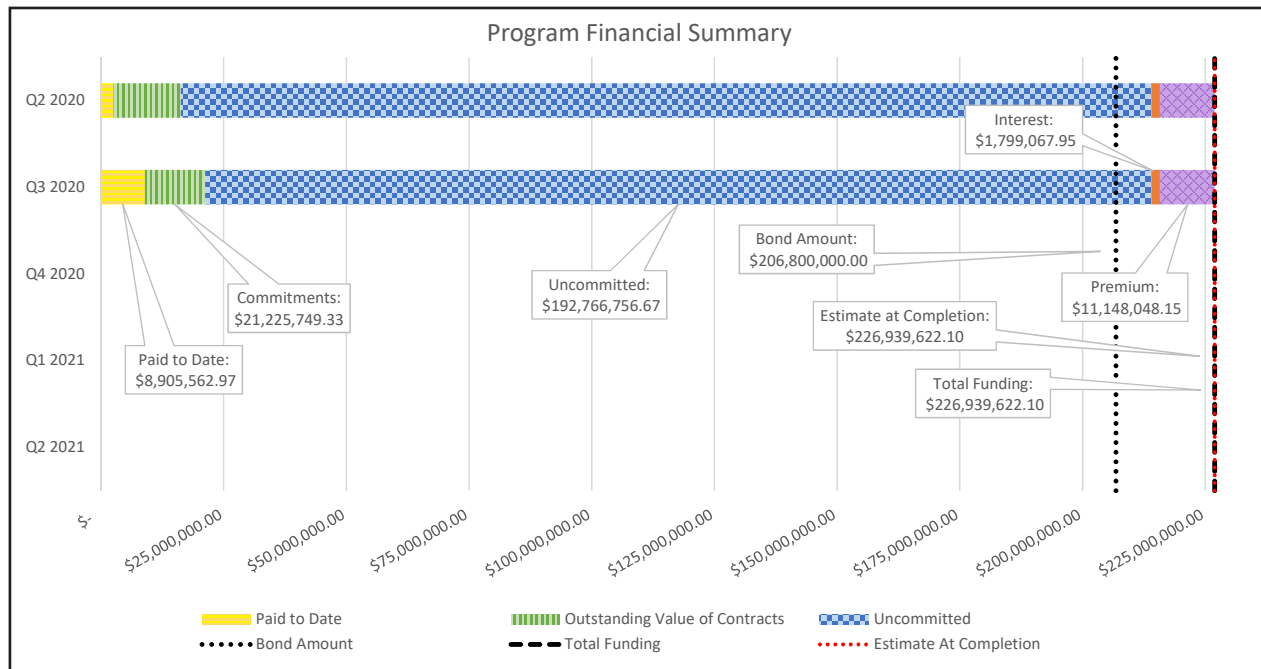
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# PROGRAM SUMMARY

Q3 2020



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	0.00	28,470,000.00	2,944,796.38	840,833.51	28,470,000.00	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	6,841,499.57	1,211,425.65	78,000,000.00	0.00
Third Option High School	11,673,000.00	2,504,890.00	14,177,890.00	1,604,177.70	376,729.34	14,177,890.00	0.00
Stadium & Parking @ WLHS	8,625,000.00	0.00	8,625,000.00	1,011,021.46	280,147.44	8,625,000.00	0.00
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	679,688.47	78,503.99	39,000,000.00	0.00
Learning with Technology	15,000,000.00	0.00	15,000,000.00	2,767,218.14	2,678,604.04	15,000,000.00	0.00
Facility Improvements	26,032,000.00	4,687,616.00	30,719,616.00	4,818,674.76	3,314,331.75	30,719,616.00	0.00
Subtotals	206,800,000.00	7,192,506.00	213,992,506.00	20,667,076.48	8,780,575.72	213,992,506.00	0.00
Program	20,139,622.10	-7,192,506.00	12,947,116.10	558,672.85	124,987.25	12,947,116.10	0.00
Grand Totals	226,939,622.10	0.00	226,939,622.10	21,225,749.33	8,905,562.97	226,939,622.10	0.00

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/>

- More than 9% of current funding, or \$21.2 million, has been committed.
- \$8.9 million has been spent, nearly 4% of current funding.
- Consultants selections are largely complete
- Numerous project designs are underway
- Security upgrades at five schools are substantially complete
- Learning with Technology projects are underway
- The program remains on schedule to meet targeted opening dates

## CONSULTANT SELECTION & PROGRAM MARKETING

Q3 2020

### 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

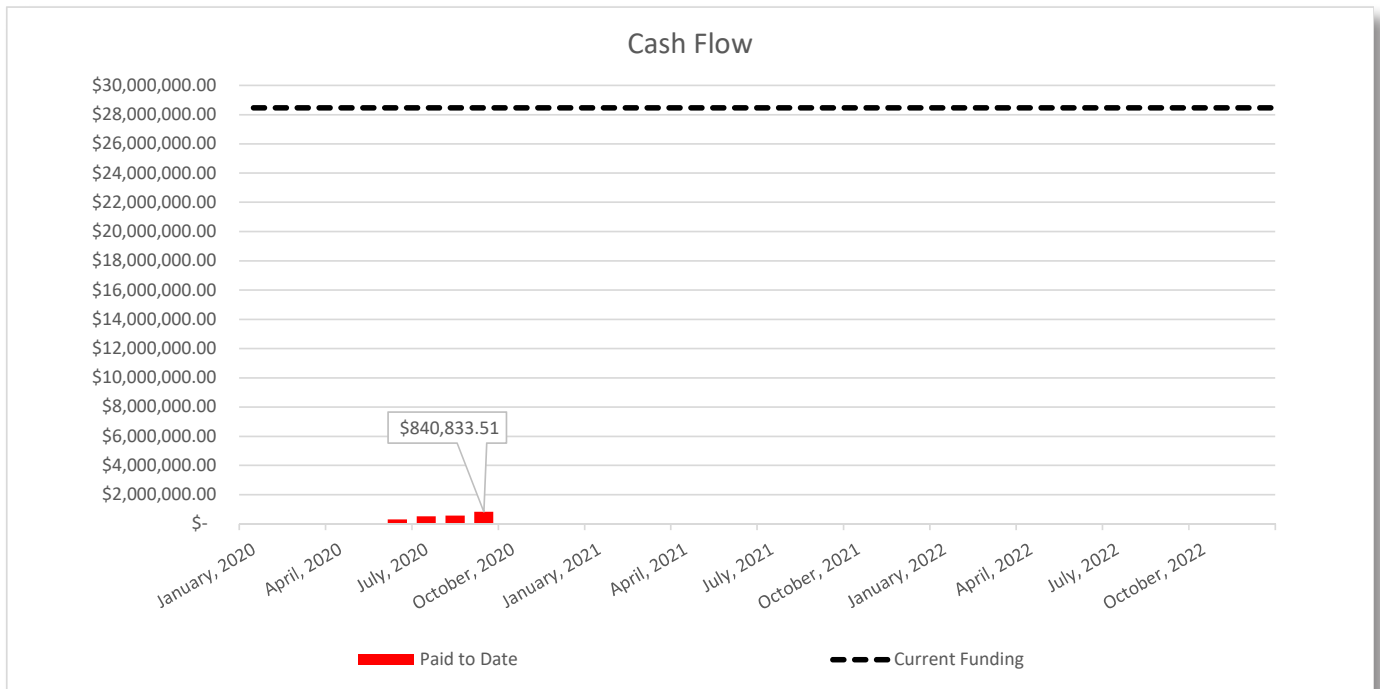
### Program Marketing:

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 has 33 followers.

## ADDITION & RENOVATION @ WHS

### Q3 2020



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.

#### Recent Activities:

- Design committee comprised of District and School leadership, staff, and community members met regularly
- First round of focus groups to discuss design details, including staff, students and community partners
- Wetland delineation report has been submitted to the state

#### Upcoming Activities:

- Design will move into Construction Document phase
- Second round of focus groups to discuss various aspects of the project, including staff, students and community partners
- Conditional Use Permit application



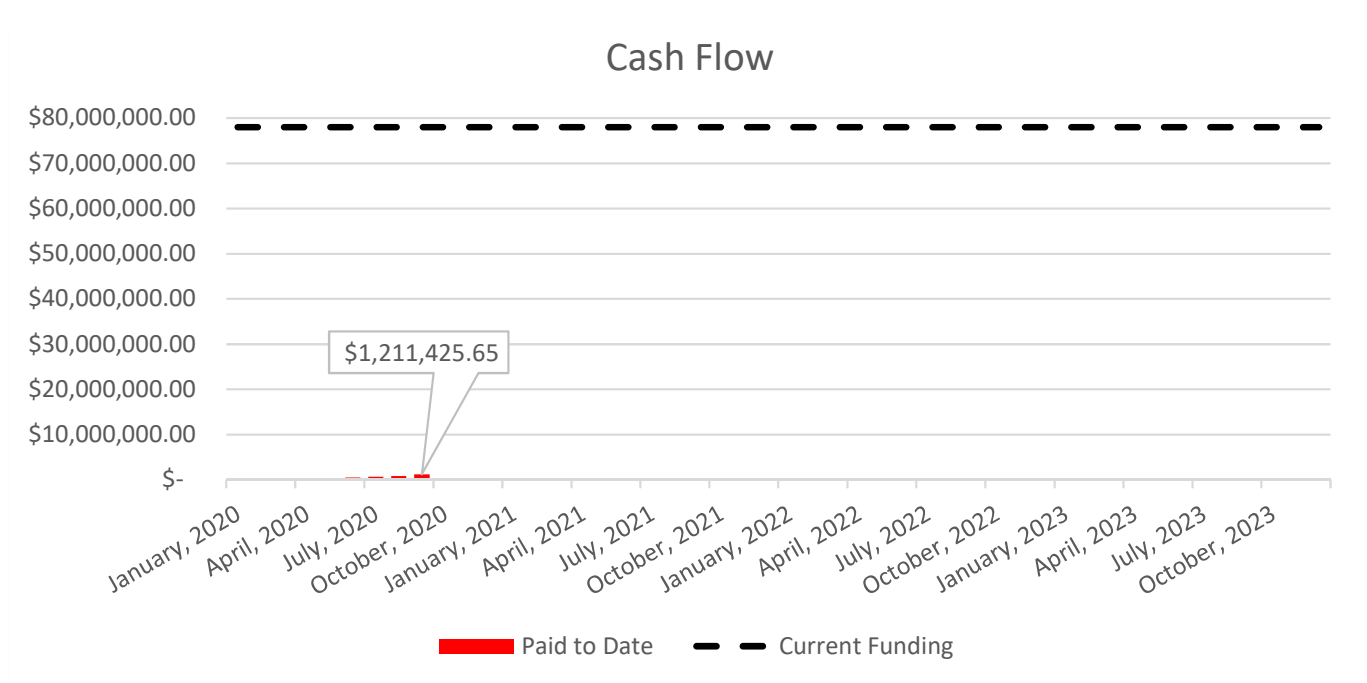
# ADDITION & RENOVATION @ WHS

Q3 2020



## NEW MIDDLE SCHOOL @ DLR

### Q3 2020



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:

- Design Development phase of design continued
- Technical reports continued to develop
- Constructability consultant selected
- Focus groups to discuss various aspects of the project, including staff and students

#### Upcoming Activities:

- Design Development phase completion
- Community meeting 4
- Posting of technical studies completed
- Focus groups to discuss various aspects of the project, including staff and students
- Land Use Application in early 2021

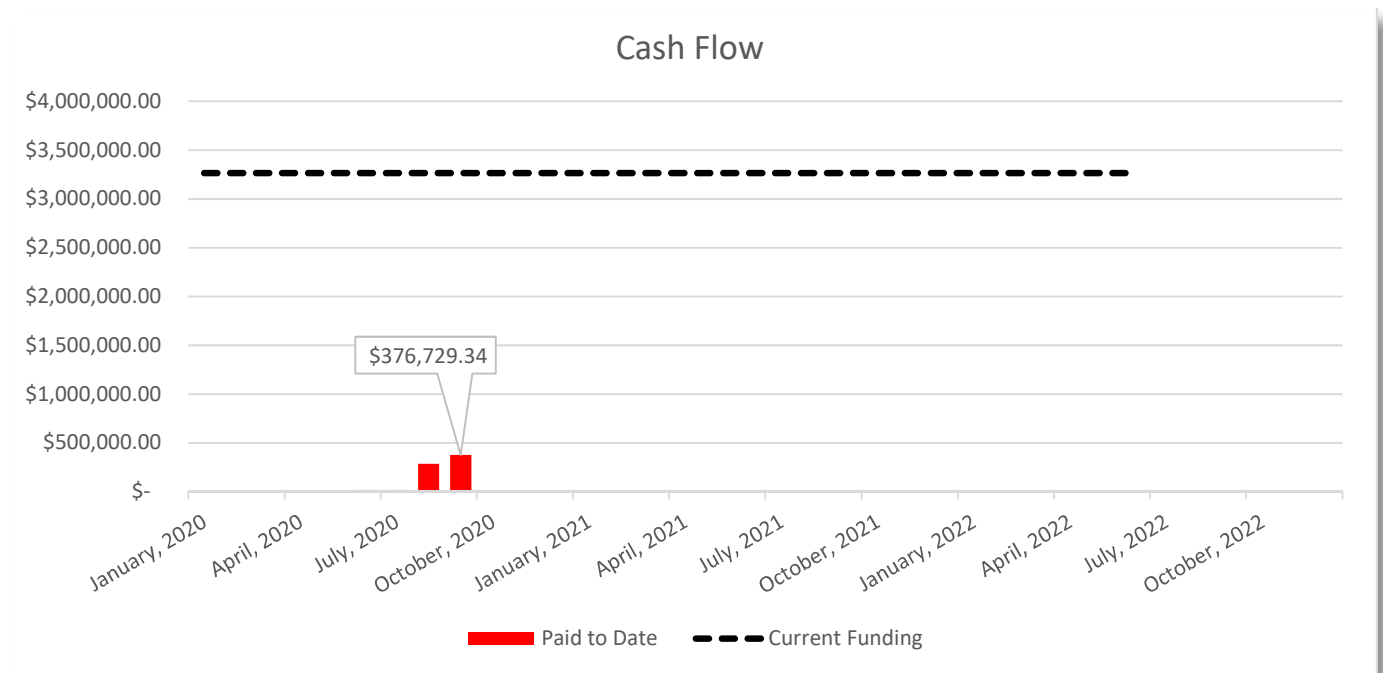
# NEW MIDDLE SCHOOL @ DLR

Q3 2020



## THIRD OPTION HIGH SCHOOL

### Q3 2020



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:

- Design committee comprised of District and School leadership met regularly
- Design is nearing completion of Design Development phase
- Land Use Application submitted to Clackamas County
- Presented design to Stafford Hamlet and CPO
- Focus groups to discuss design details, including staff and students

#### Upcoming Activities:

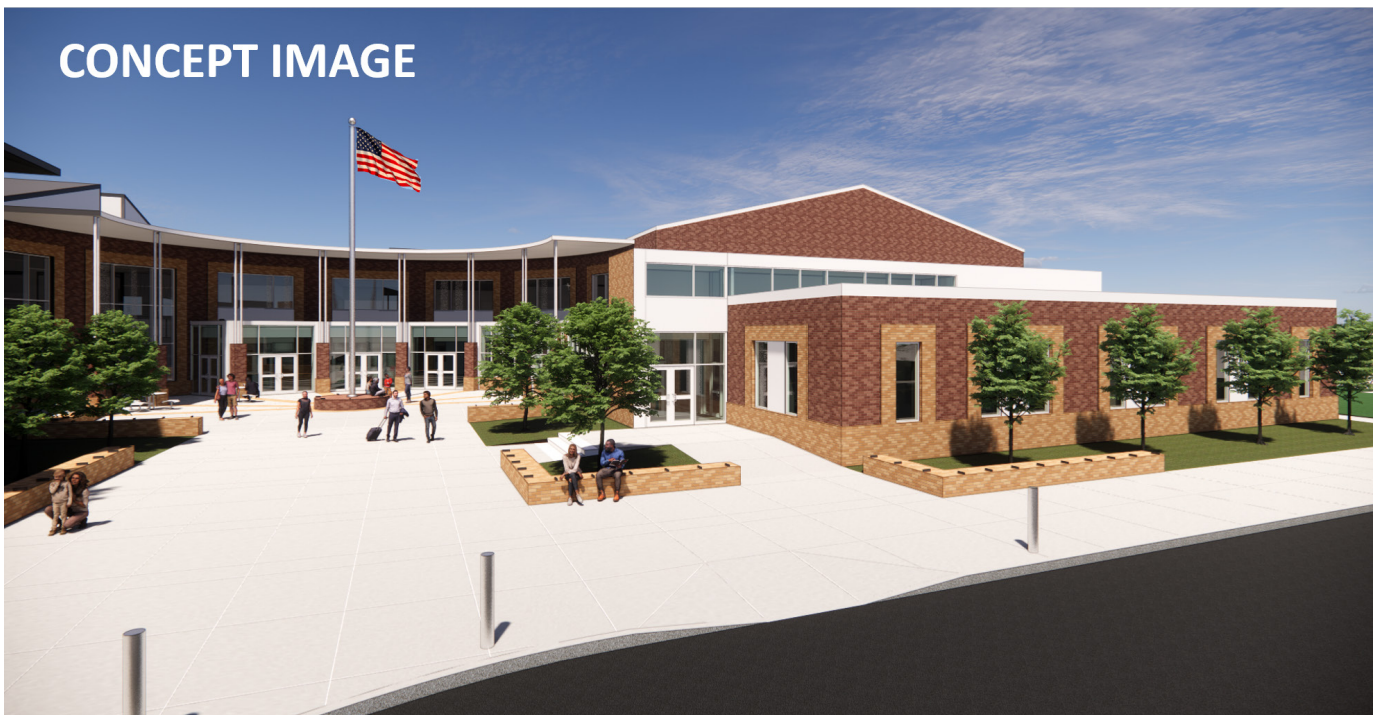
- Design will move into Construction Document phase
- Review design with Arts & Technology High School staff
- Design committee comprised of District and School leadership meet regularly

# THIRD OPTION HIGH SCHOOL

Q3 2020

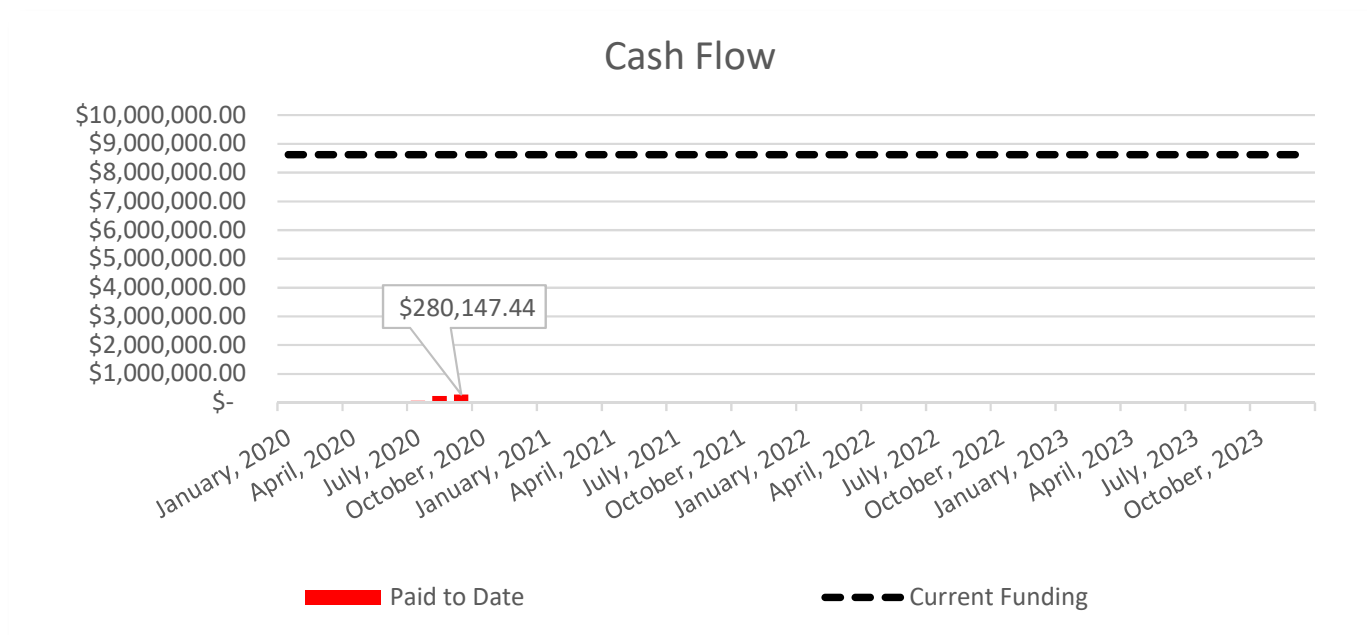


## CONCEPT IMAGE



## STADIUM & PARKING @ WLHS

### Q3 2020



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:

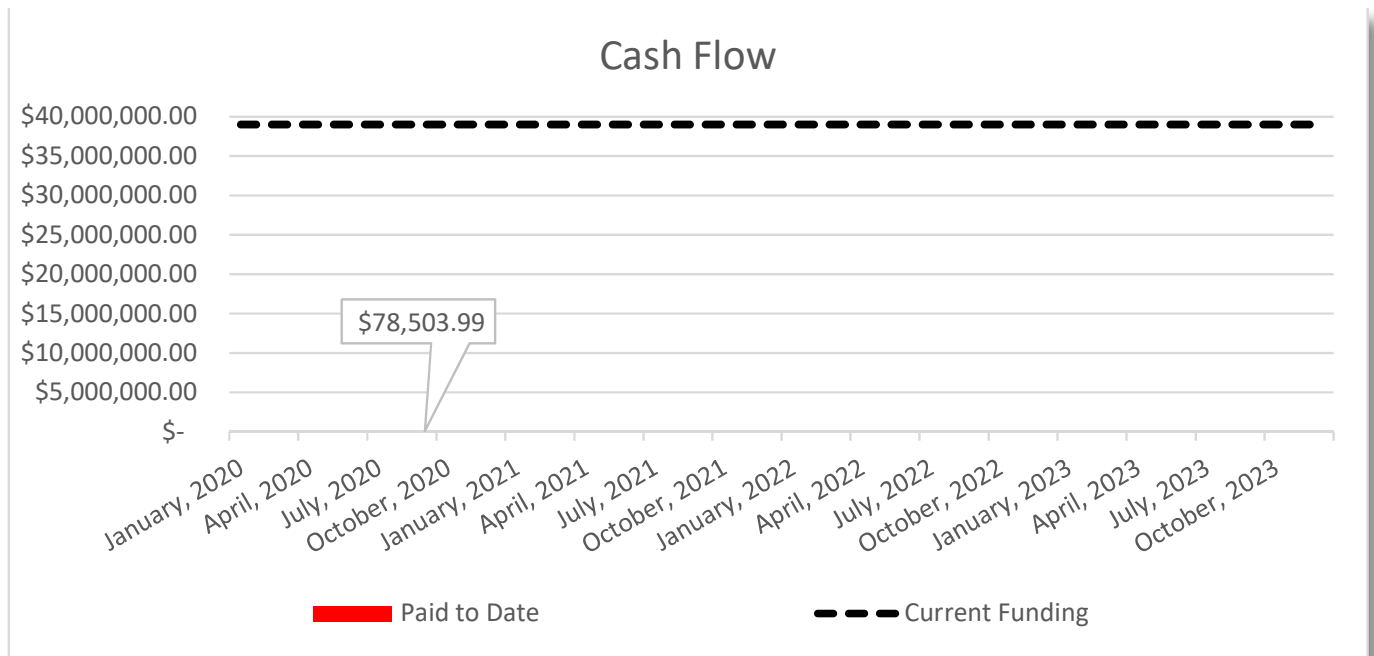
- Design committee comprised of District and School leadership, and community members met regularly
- Design presented at Community meetings July 15, 21 and 30, 2020
- Design Development phase of design complete
- Land Use Application Submitted to City

#### Upcoming Activities:

- Design committee comprised of District and School leadership, and community members meet regularly

## NEW PRIMARY SCHOOL @ FP

### Q3 2020



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 expected summer 2021.

#### Recent Activities:

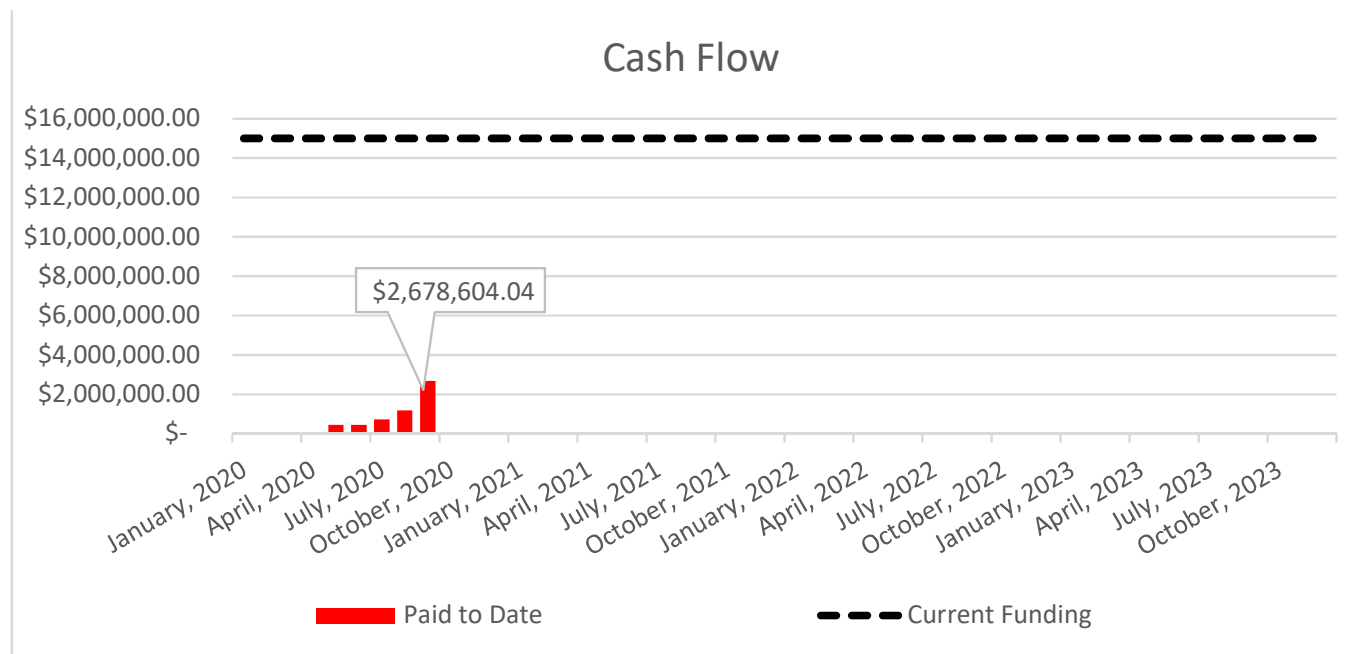
- Demolition of existing structures at the storage site is complete
- New storage building land use permit application submitted

#### Upcoming Activities:

- Environmental survey of the primary school site

## LEARNING WITH TECHNOLOGY

Q3 2020



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:

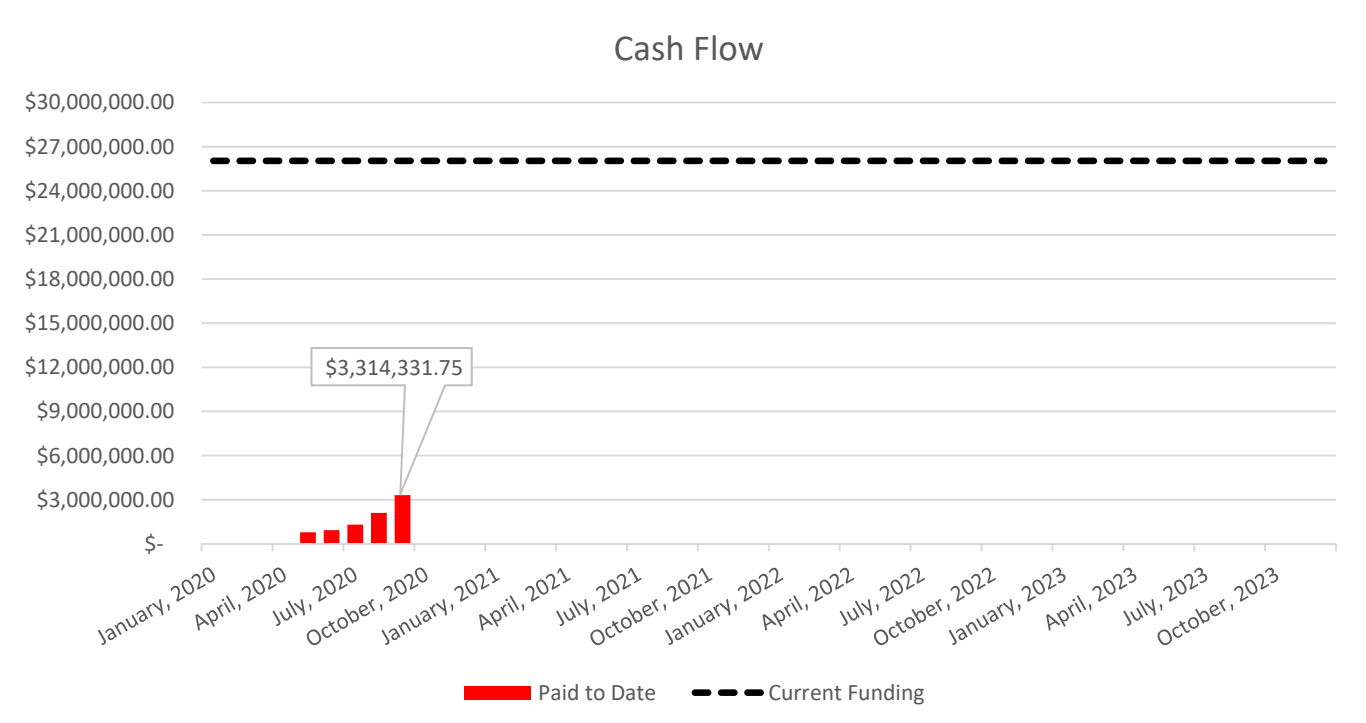
- Phone system installation and setup
- Student and staff device purchase and setup
- Server environment replacement

### Upcoming Activities:

- Student and staff device purchase and setup
- Preparation for 2021 projects

## FACILITY IMPROVEMENTS

Q3 2020



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 new classrooms and maker space. Energy efficiency upgrades, life cycle replacement and the addition of an educational greenhouse.

This project is scheduled for construction during the summer and fall 2021. The project is in the Design Development stage of design.

### **19042.019 Sports Field Relighting at Wilsonville High School**

#### **Project Status:**

Sports field lighting replacement for the stadium, baseball fields and three tennis courts. The varsity softball field has already received this upgrade, and the JV softball field will receive the upgrade as part of another project.

On site work is complete, closeout documentation underway.



## FACILITY IMPROVEMENTS

Q3 2020

### **19043.006 - Track Replacement at Athey Creek Middle School**

#### **Project Status:**

This project is complete.



### **19045.009 – Security @ BF, LW**

#### **Project Status:**

This project includes security upgrades at these two schools. The work has been design, bid and the work is underway. The work is substantially complete.

### **19044.009 – Security @ COP, RR, ST**

#### **Project Status:**

This project includes security upgrades at these three schools. The work has been design, bid and the work is underway. The work is substantially complete.



## FACILITY IMPROVEMENTS

Q3 2020

### **19046.004 – Flooring @ ST**

#### **Project Status:**

This project includes the abatement of existing flooring materials, and the installation of new carpet and vinyl flooring for classrooms and support spaces. The project is complete.

### **19048.009 – Mechanical @ WLHS, WM**

#### **Project Status:**

This project includes a boiler replacement at West Linn High School and the gym mechanical unit replacement at Willamette Primary School. This equipment was routinely failing and so immediate replacement is underway. The project is complete.

### **19048.009 – Renovations at Bolton Primary School and Cedaroak Park Primary School**

#### **Project Status:**

This project includes classroom air conditioning, security improvements and other life cycle replacement work. Design is currently underway with an expected construction start in summer 2021.

### **19049.009 – Renovations at Stafford Primary School and Willamette Primary School**

#### **Project Status:**

This project includes classroom air conditioning, security improvements and other life cycle replacement work. Design is currently underway with an expected construction start in summer 2021.