

April 2022



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q1 2022

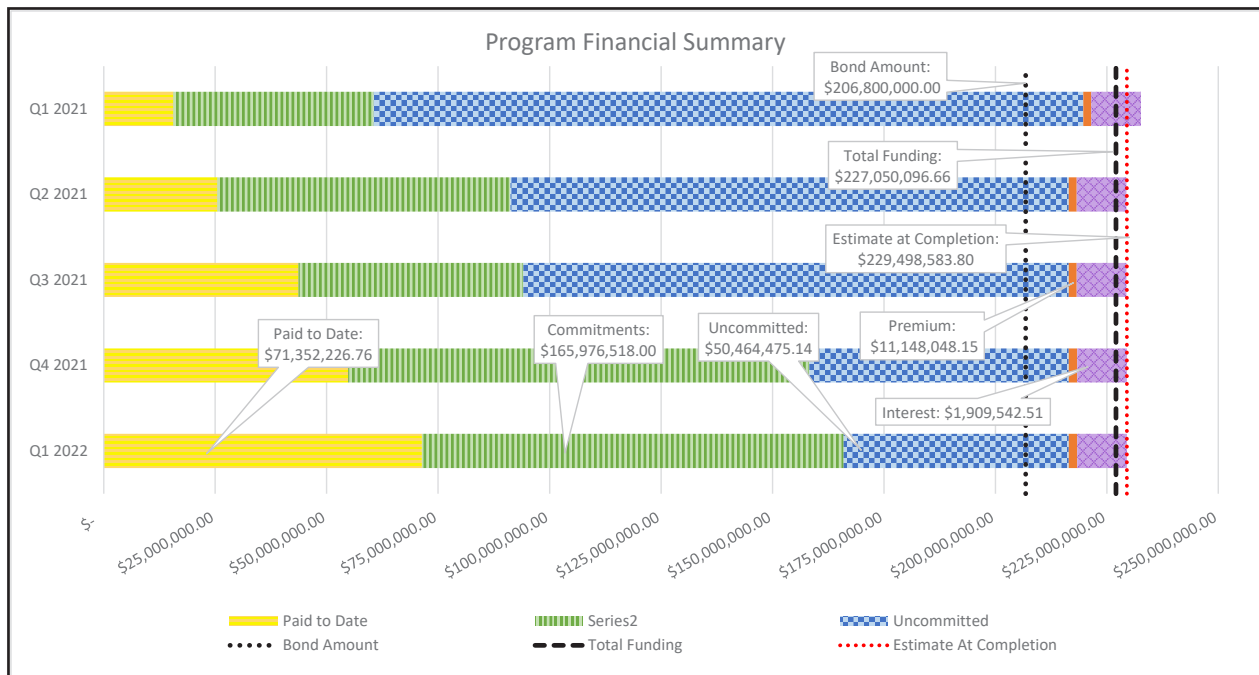
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# PROGRAM SUMMARY

Q1 2022



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	33,228,914.81	11,526,760.79	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	72,938,840.06	13,922,139.64	82,346,189.35	4,346,189.35
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	9,610,233.44	7,819,114.85	13,996,630.52	(481,259.48)
Stadium & Parking @ WLHS	8,625,000.00	(499,528.83)	8,125,471.17	7,762,481.93	7,171,209.96	8,039,849.78	(85,621.39)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	7,340,534.19	2,852,911.74	39,000,000.00	0.00
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	9,032,255.13	6,263,088.22	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	19,257,422.82	18,566,301.40	26,448,794.66	(1,330,821.34)
Subtotals	206,800,000.00	12,576,040.55	219,376,040.55	159,170,682.38	68,121,526.60	221,824,527.69	2,448,487.14
Program	20,139,622.10	(12,465,565.99)	7,674,056.11	6,805,835.62	3,230,700.16	7,674,056.11	0.00
Grand Total	226,939,622.10	110,474.56	227,050,096.66	165,976,518.00	71,352,226.76	229,498,583.80	2,448,487.14

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

- Over 73% of current funding, or \$165.9 million, has been committed
- \$71.3 million has been spent, just above 31% of current funding
- Current estimates for projects include design and escalation contingencies, as well as bid alternate scope
- 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 and material cost increases are expected to impact upcoming bids and change orders
- Design phases for the new Primary School in Wilsonville has begun
- Financial data current as of April 15, 2022
- Learning with Technology projects are underway and gearing up for summer 2022
- Additional reimbursement for energy projects received

# PROGRAM MARKETING & PARTICIPATION

Q1 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

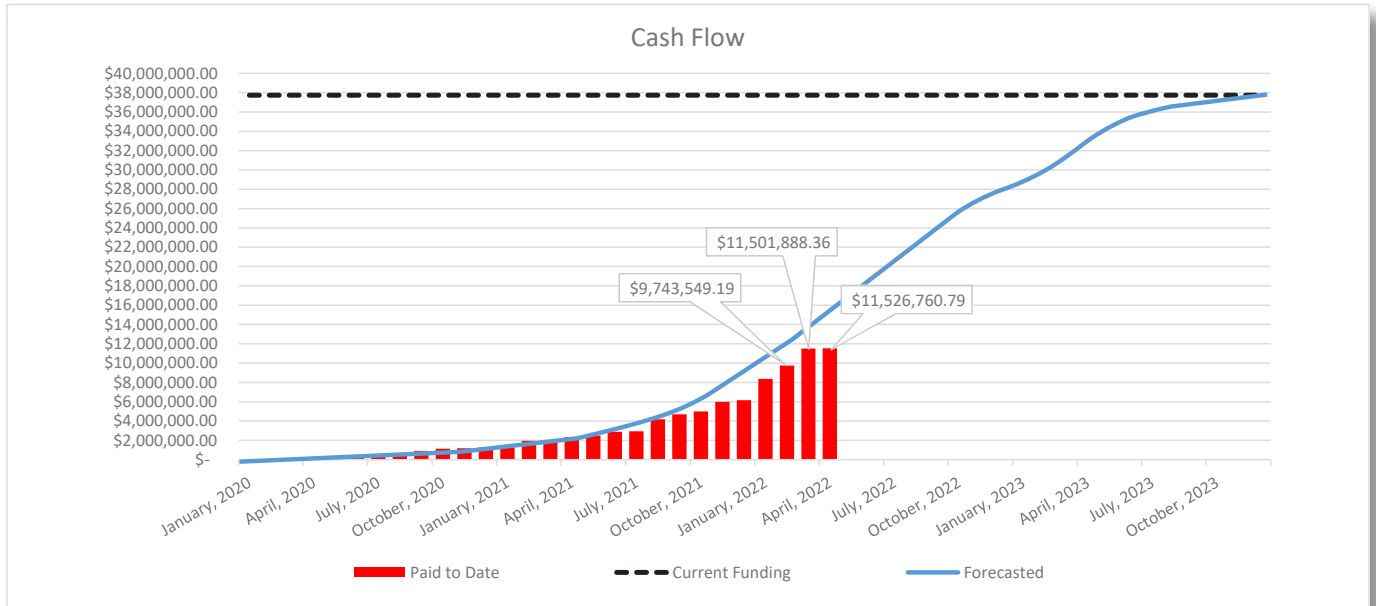
### Riverside High School Project

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



# ADDITION & RENOVATION @ WHS

## Q1 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:

- Main auditorium roof trusses are in place
- Catwalks are being installed
- Balcony steel is going in place
- Weather proofing is being applied to exterior face of the building
- Exploratory work for mechanical system connection to the new addition is taking place

### Upcoming Activities:

- Exterior brick to be installed
- Mechanical, electrical and plumbing in the new lobby restrooms
- Footings for both lobbies to be excavated and poured
- Installation of sewer main relocation



# ADDITION & RENOVATION @ WHS

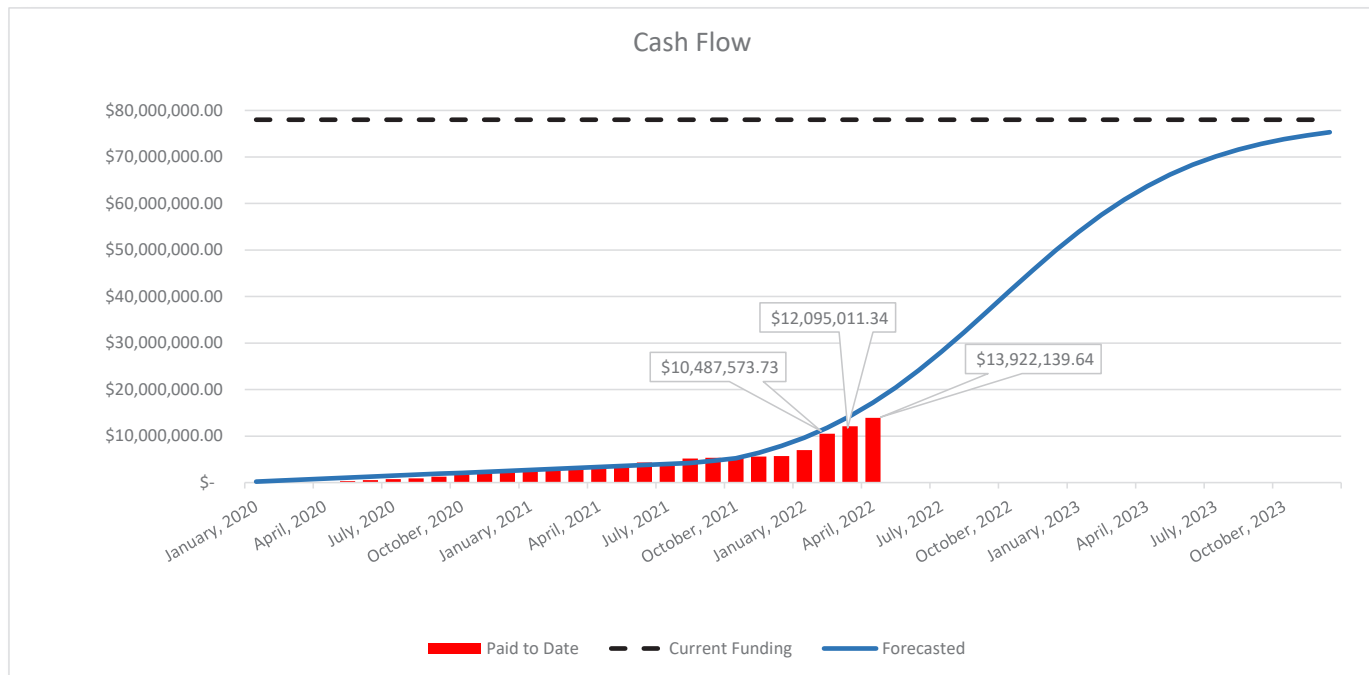
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# ATHEY CREEK MIDDLE SCHOOL @ DLR

## Q1 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:

- Construction commenced in January working on site clearing and access
- Building and Site permits have been approved by the City of West Linn
- The design team has been working on how to best utilize the lumber that was retained in December
- The district worked with the contractor to retain trees for use in the building entry design
- The contractor installed the main construction access road off Willamette Falls Drive
- Soil has been organized on site to allow it to be reused
- Cement treatment of the soil occurred in March. These treatments condition the soil to be utilized below the building foundation
- Public improvement drawings were submitted to the City of West Linn in February
- The appeal to the Land Use Board of Appeals was denied on all points. If not appealed, the decision will be final April 18
- Athey Creek staff was presented with the new school design

### Upcoming Activities:

- Cutting of grades will be in April which will define the building foundations
- Procurement of long lead items continues
- Review of the furniture order for the building will continue



# ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 2022

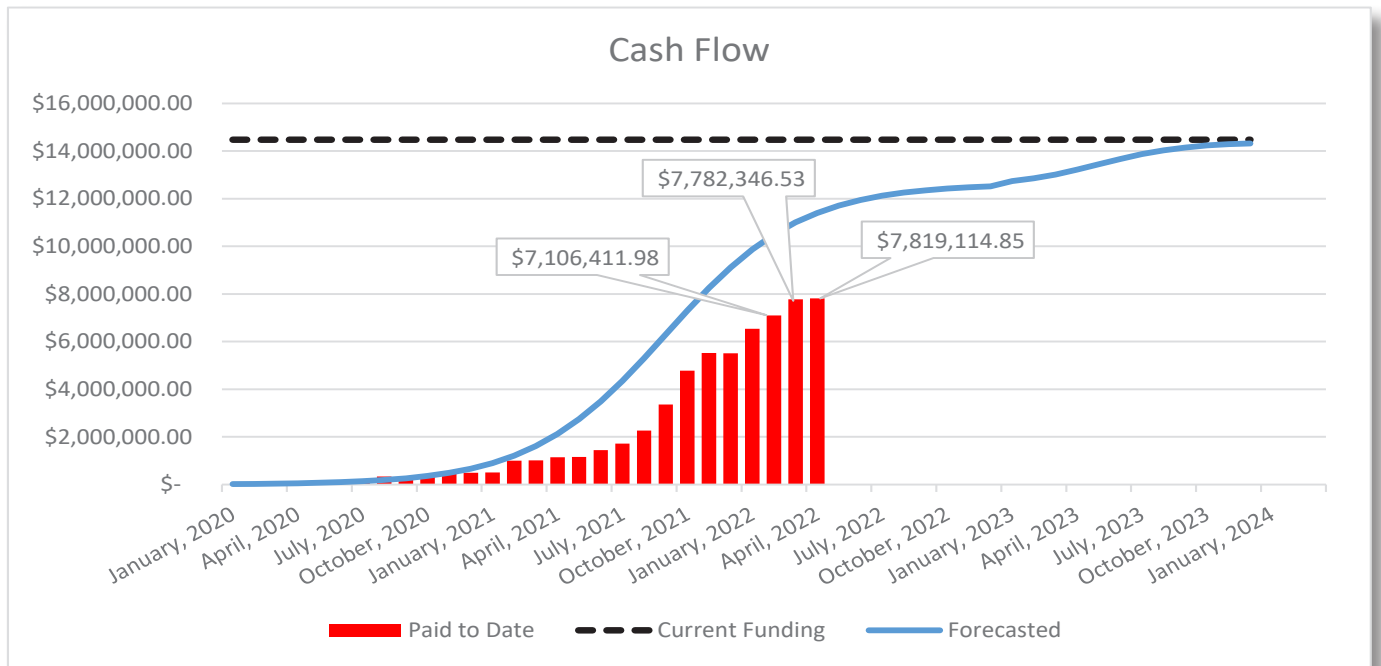




ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q1 2022







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:**

- Staff has moved into the new office space
- Commissioning of the mechanical systems is underway
- Existing office space demolition work is underway
- Concrete tile roof replacement is nearing completion

**Upcoming Activities:**

- Steel package installation for new mechanical unit over existing office space
- Completion of interior finishes
- Vestibule glass installation
- Continued work in the existing office space



# RIVERSIDE HIGH SCHOOL

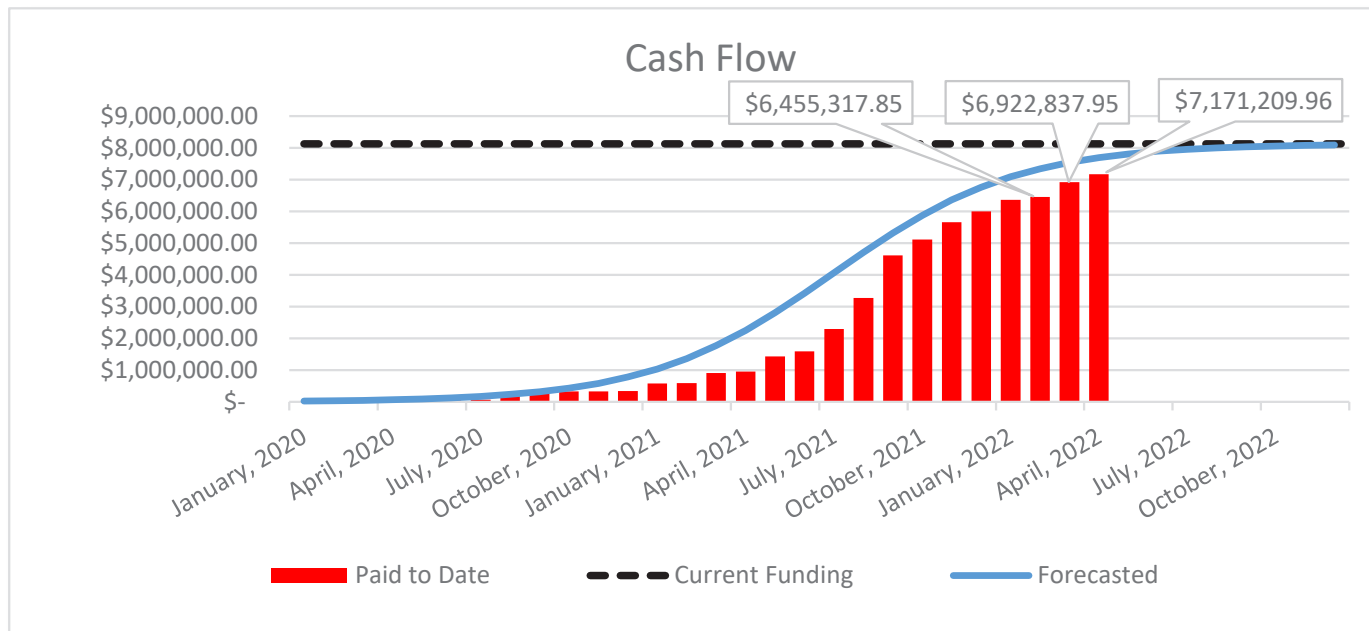
Q1 2022





# STADIUM & PARKING @ WLHS

Q1 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:

- Temporary Occupancy was received from the City of West Linn in March
- Concrete layout in the upper plaza continues and curved walls have been poured
- Landscape installation is in progress
- Drainage has been incorporated into the parking lot and paving is being scheduled
- New Audio Visual system is installed and press boxes are being used
- Games are being played on the field and the stadium seating is being used

### Upcoming Activities:

- Paving of the new parking lot is scheduled for April
- The connection of the new walking path to the crosswalk of the upper north lot continues
- Handrails, landscaping and items for final occupancy are in progress



# STADIUM & PARKING @ WLHS

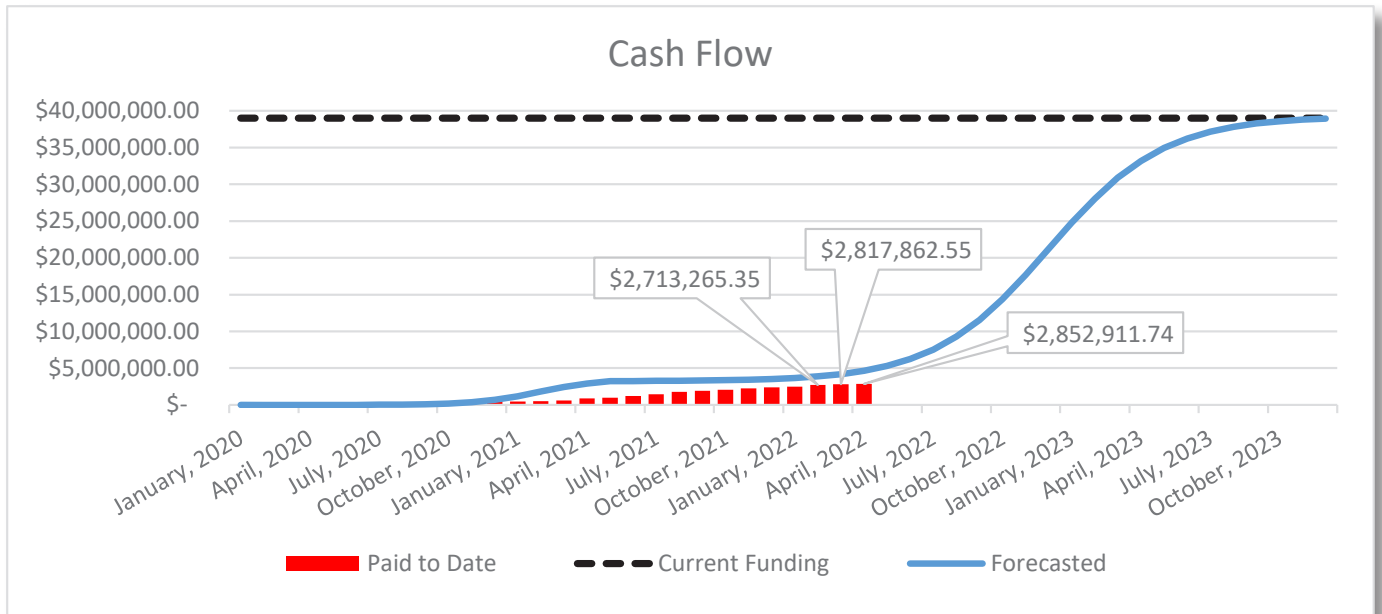
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# NEW PRIMARY SCHOOL @ FP

## Q1 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.

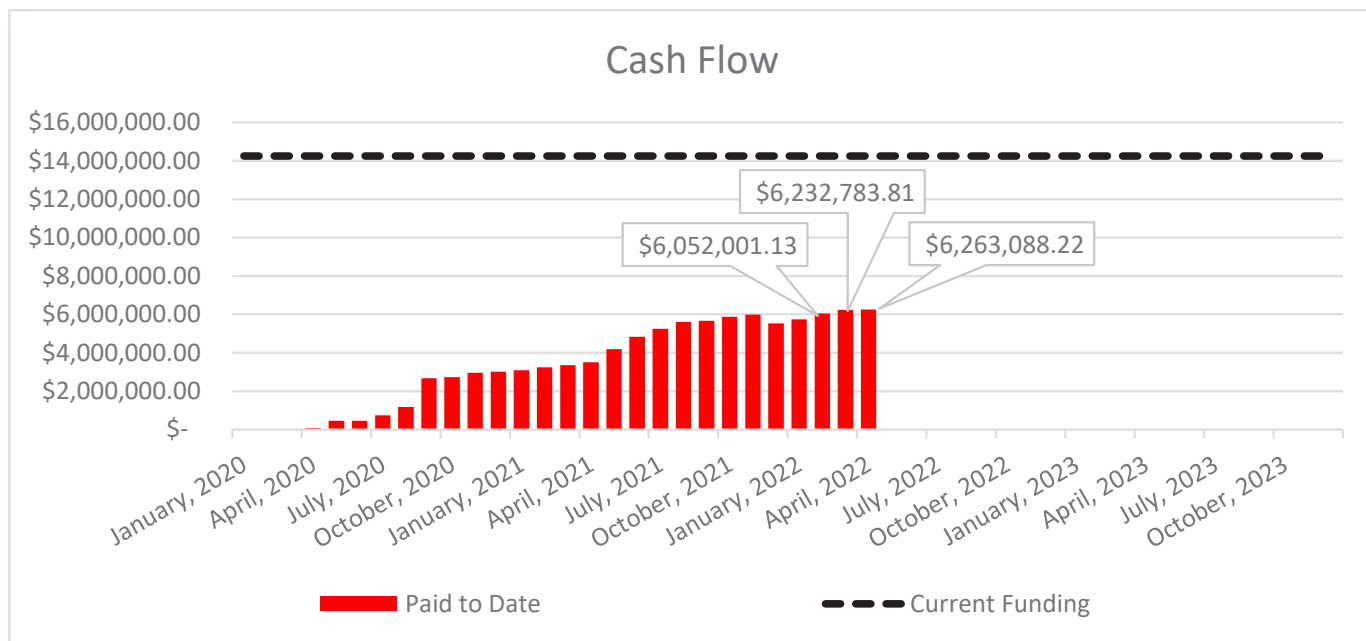
### Recent Activities:

- New School Pre-Design phase began in January and wrapped up in early March. Schematic Design phase started Mid March and continues into June
- Geotechnical engineers did site testing for the new school site and are in the process of drafting the geotechnical report
- The new storage building was completed and recieved temporary occupancy, full completion expected in late Spring

### Upcoming Activities:

- New School Schematic Design phase meetings continue with district stakeholders and consultants
- A community Open House for the new primary school to be held this Spring





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:

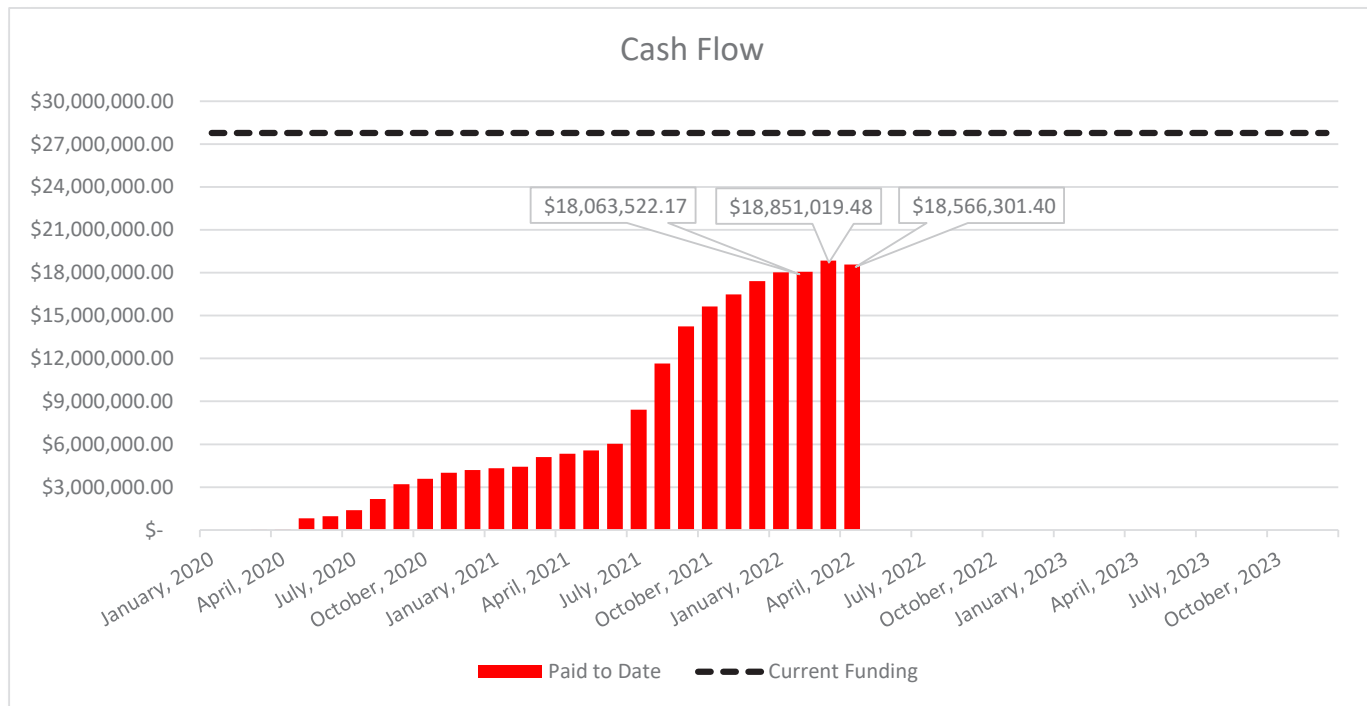
- Deployment of UPS equipment in wiring closets is nearing completion
- Prep for wiring projects at Boeckman Creek and Stafford Primary Schools for work this summer
- Digital signage projects at Rosemont Ridge, Meridian Creek and Inza Wood Middle Schools
- Printer fleet replacement has begun districtwide
- E-Rate program filing is up to date to support the update of the wifi scheduled for this summer

### Upcoming Activities:

- WIFI update coming summer 2022
- Replacement of approximately 4,000 Chromebooks summer 2022
- Wiring projects at Boeckman Creek and Stafford Primary Schools bids will be received in April, work to happen Summer 2022

# FACILITY IMPROVEMENTS

Q1 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:**

- Bathroom additions and concession stand work nearly complete
- Playground area open for student use

### **Upcoming Activities:**

- Complete addition
- Finish commissioning of mechanical equipment



## FACILITY IMPROVEMENTS

Q1 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 design is underway.

### **19054.017 – Fire Sprinklers at Boeckman Creek Park Primary School**

**Project Status:**

This project includes fire sprinkler main line replacement at Boeckman Creek Primary School.

This project is currently out to bid.