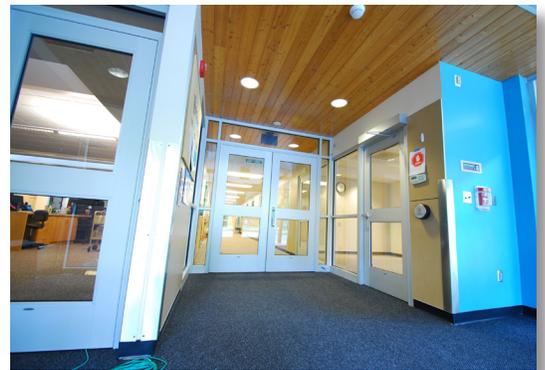


July 2021



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q2 2021

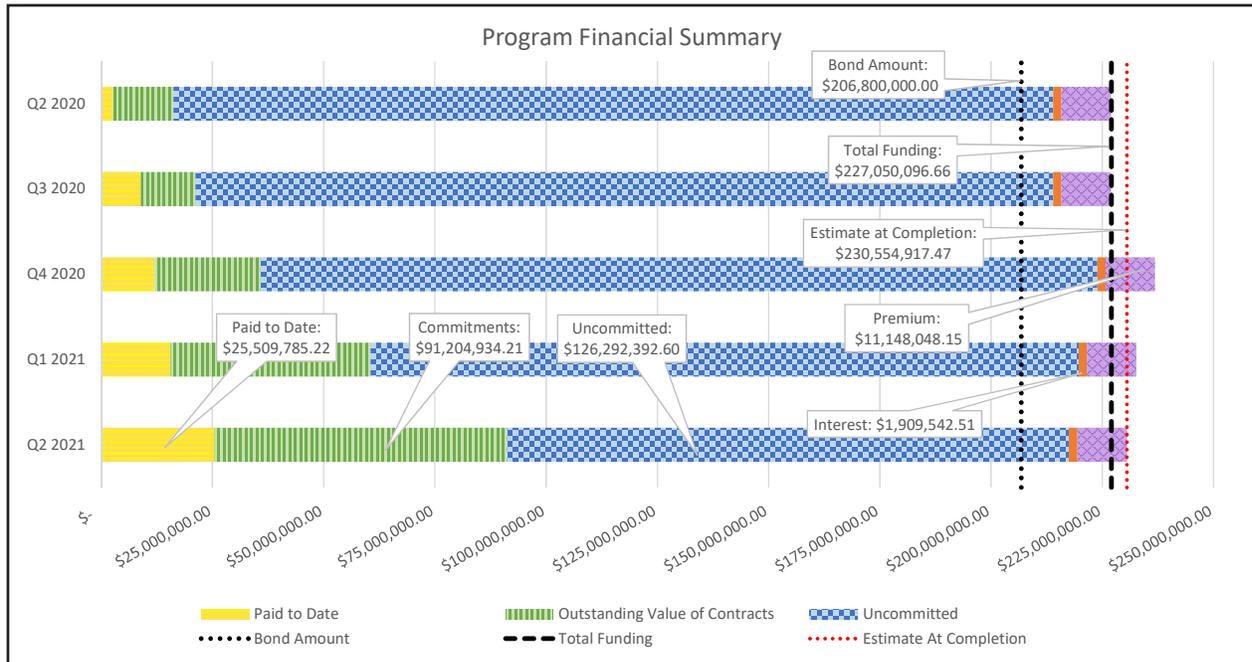
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PROGRAM SUMMARY

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

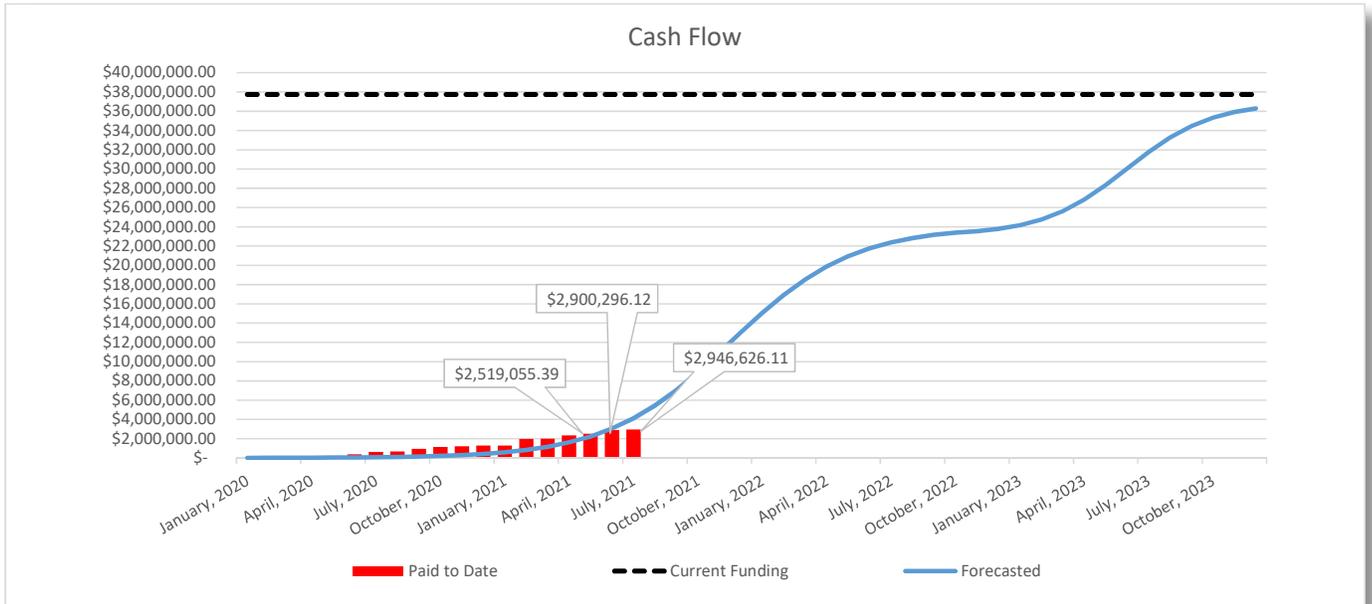
Program Marketing:

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



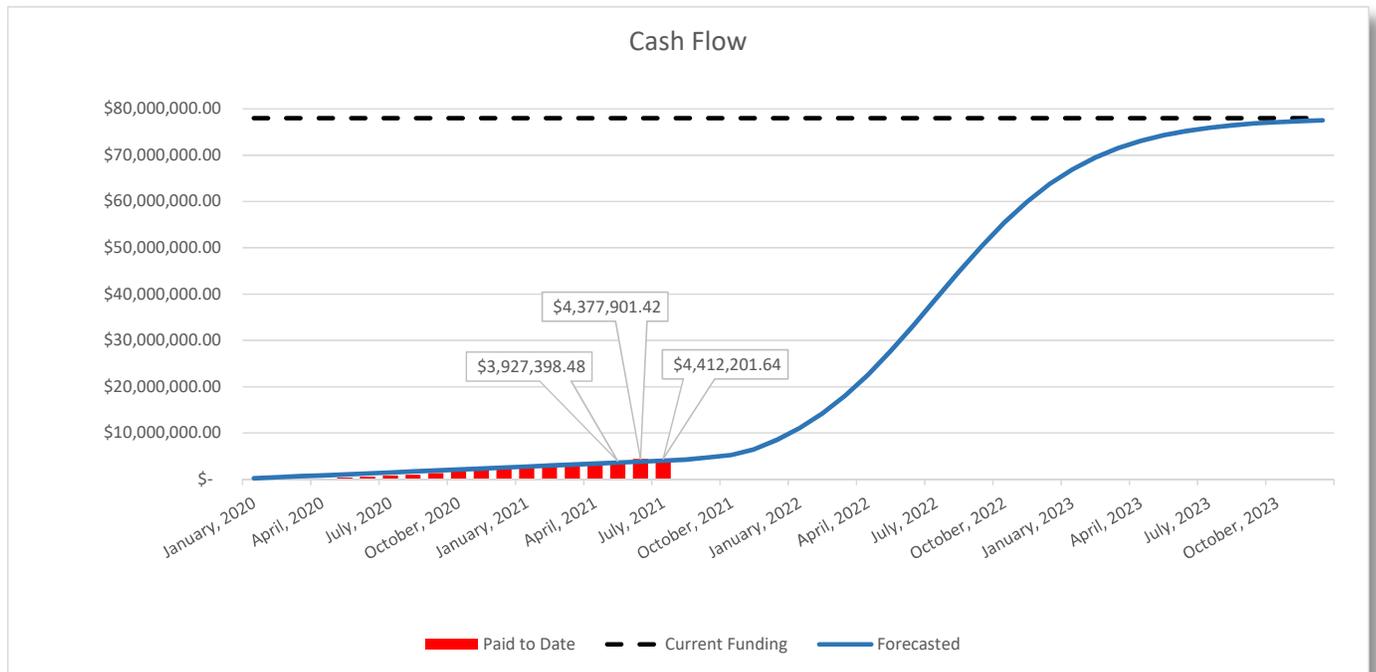
ADDITION & RENOVATION @ WHS

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:

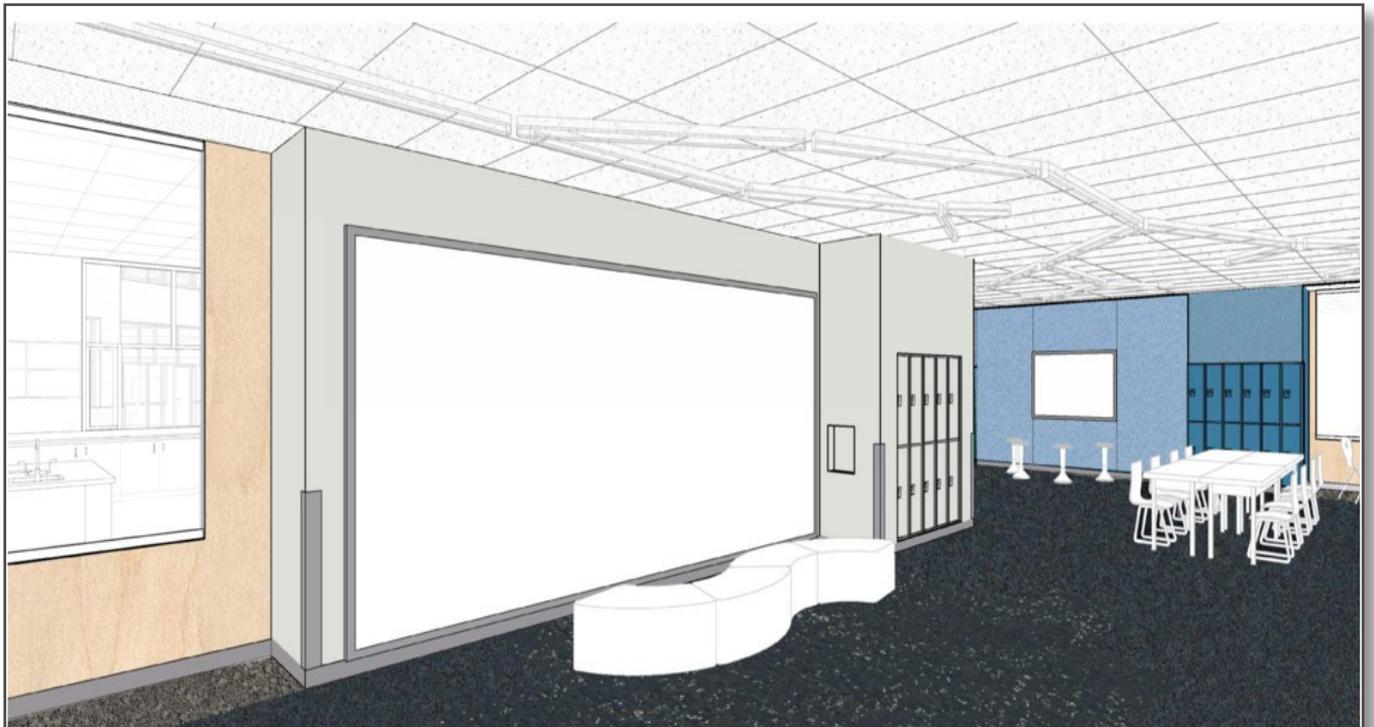
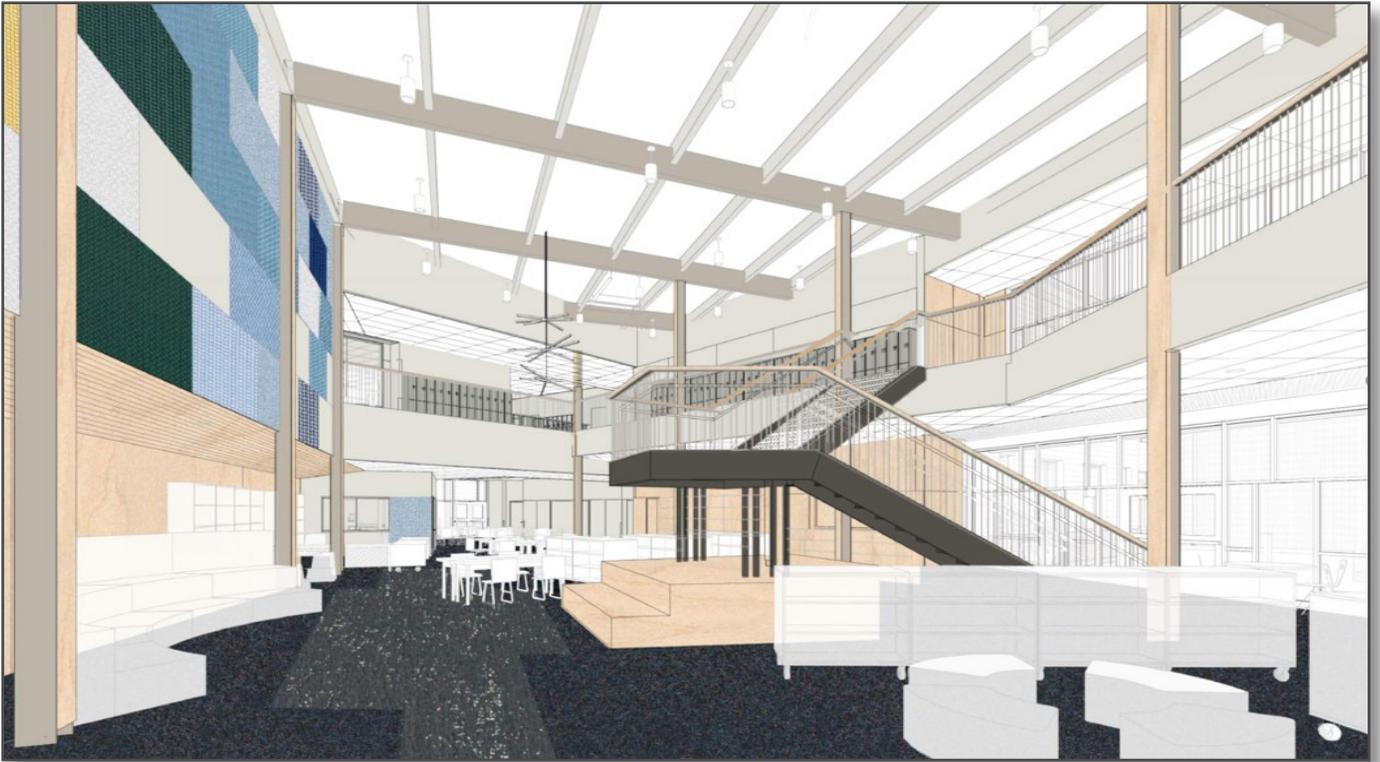
- Land Use Completeness memo received April 16th
- Project deemed incomplete with six conditions of approval noted
- All completeness items issued
- Design Review Mitigation with Operations Staff held in May
- Technology review sessions held with District IT staff including security, technology and AV 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

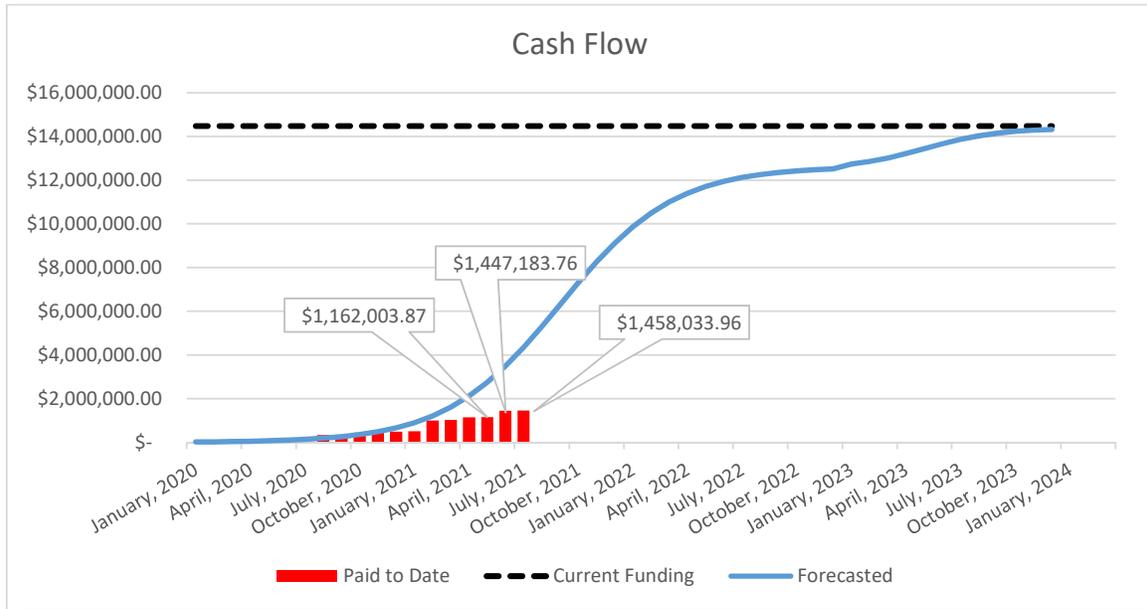
ATHEY CREEK MIDDLE SCHOOL @ DLR

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

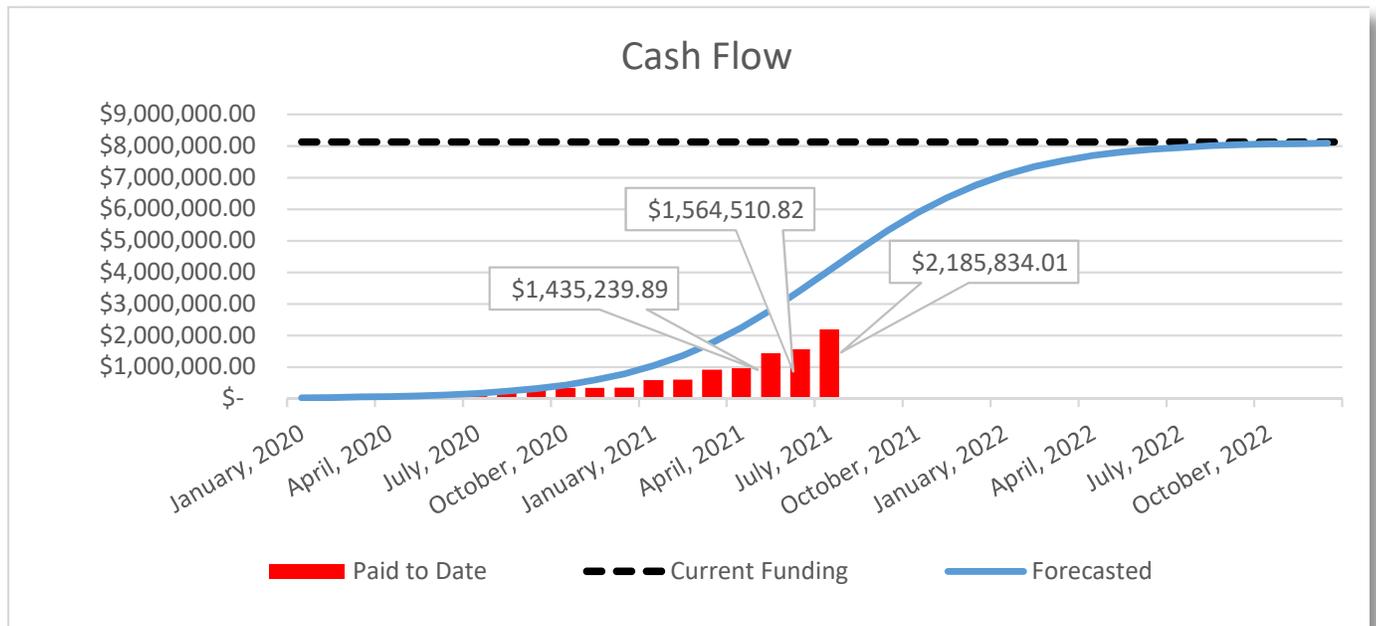
THIRD OPTION HIGH SCHOOL

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

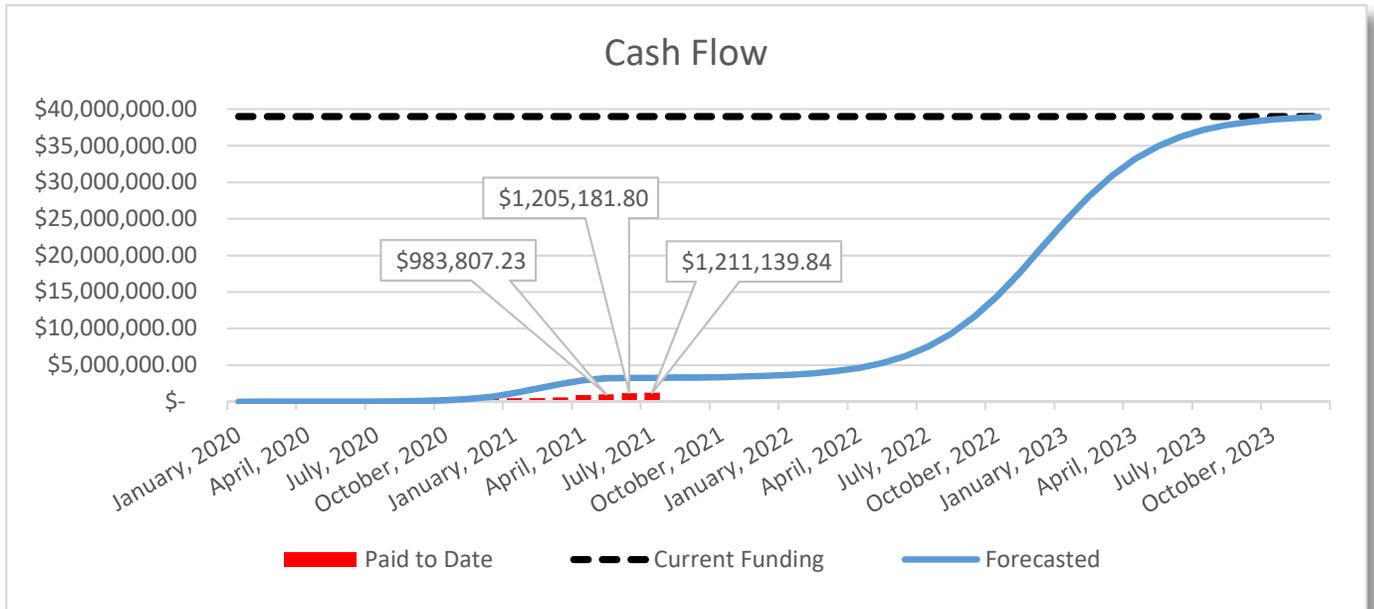
STADIUM & PARKING @ WLHS

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

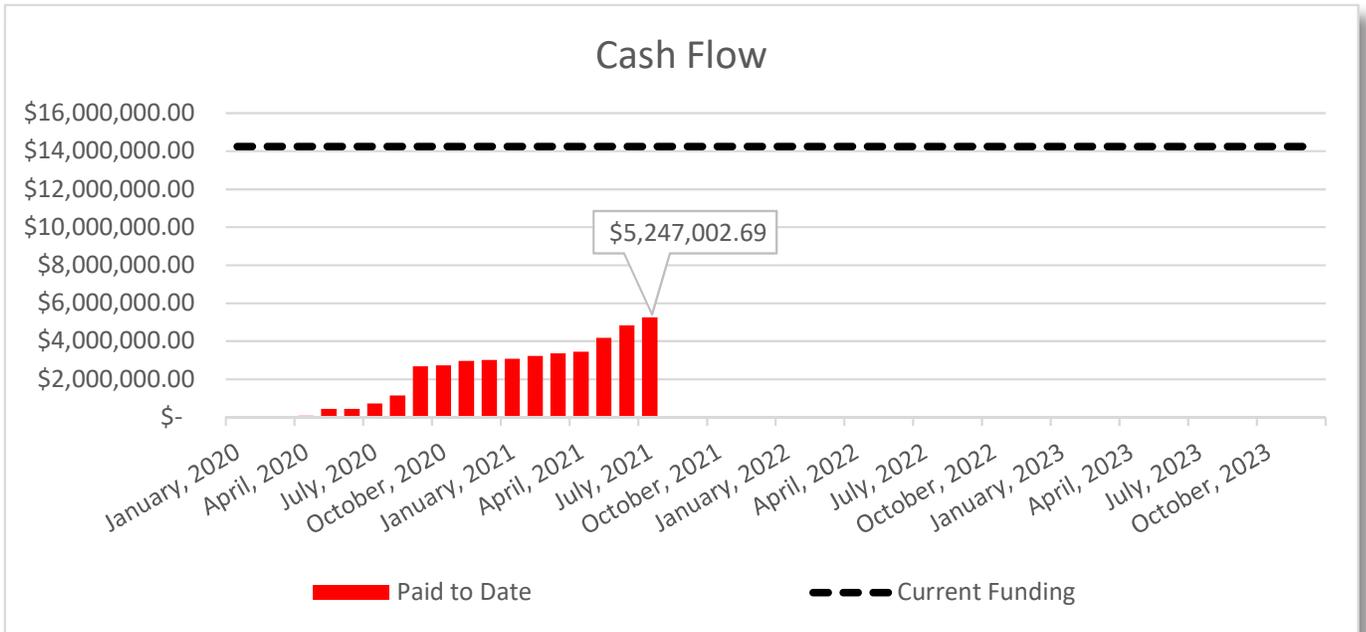
Upcoming Activities:

- 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:

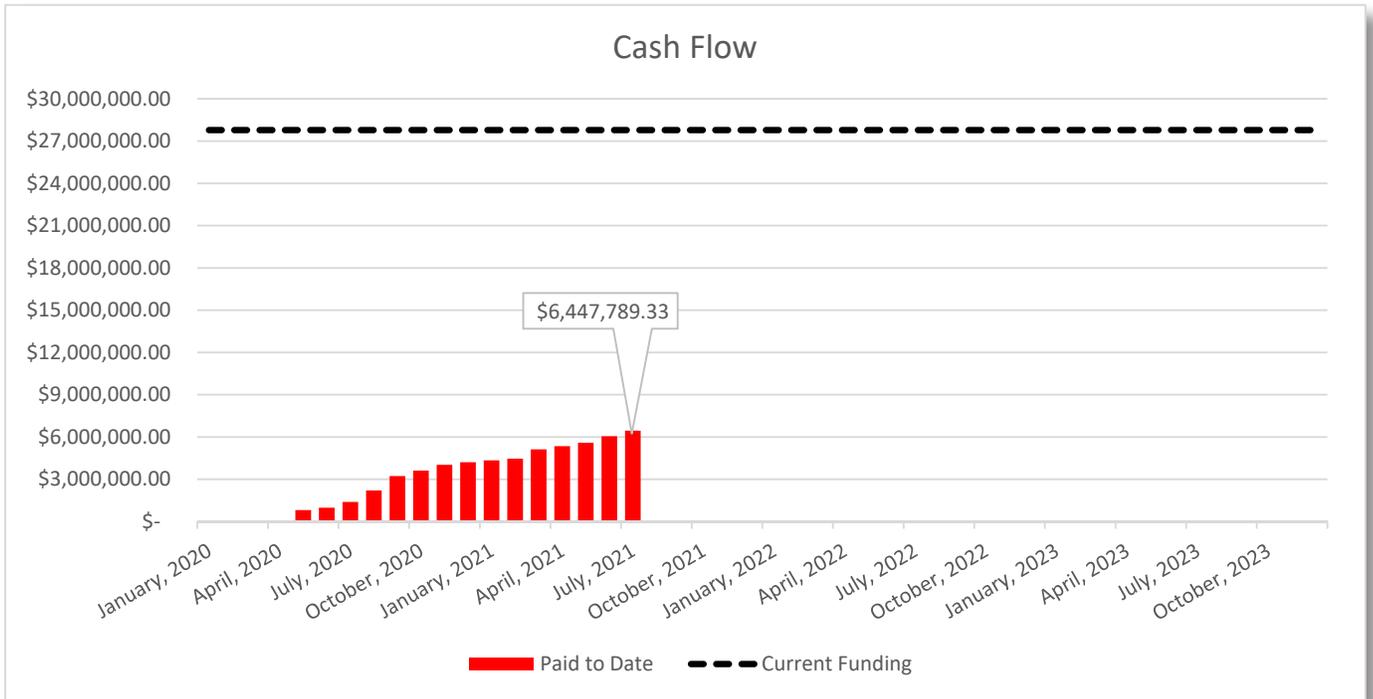
- Network electronics equipment purchases complete
- Network electronics equipment installation launched
- Student and staff device purchase and setup

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.

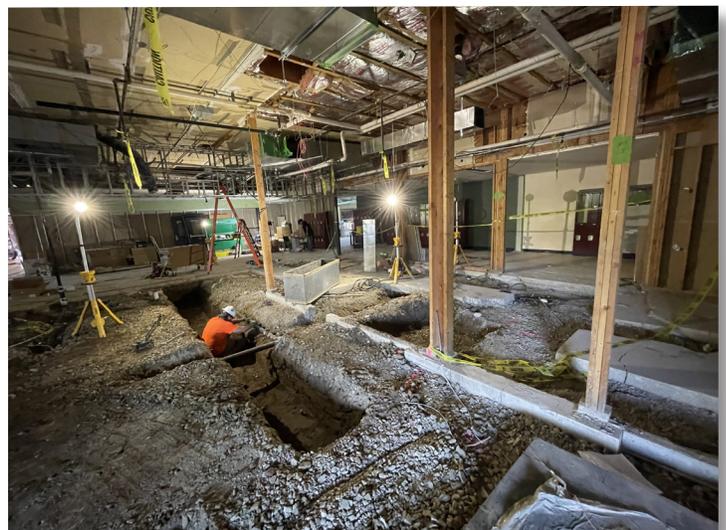
19034.011 – Renovation at Wood Middle School

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.

