

July 2022



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q2 2022

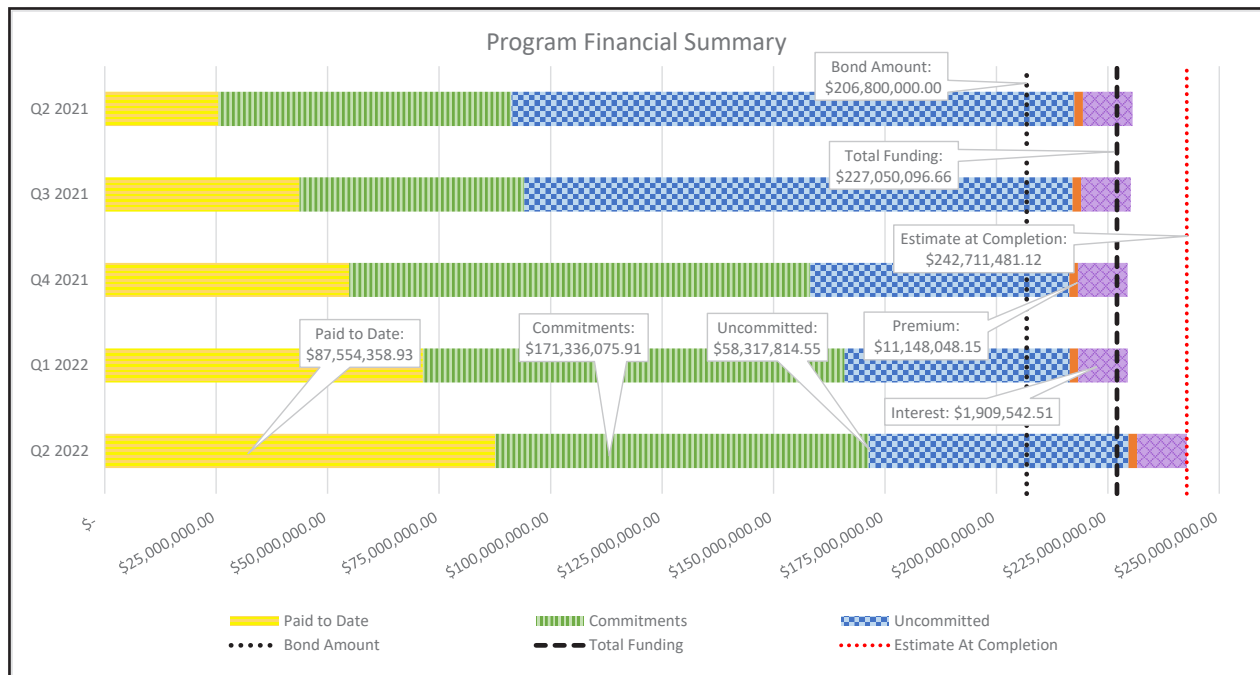
TABLE OF CONTENTS

Q2 2022

1.	2019 CAPITAL BOND PROGRAM SUMMARY	1
2.	PROGRAM MARKETING & PARTICIPATION	2
3.	PROJECT STATUS / SCHEDULES	
	ADDITION & RENOVATION @ WHS	3
	ATHEY CREEK MIDDLE SCHOOL @ DLR	6
	RIVERSIDE HIGH SCHOOL	9
	STADIUM & PARKING @ WLHS	11
	NEW PRIMARY SCHOOL @ FP	13
	LEARNING WITH TECHNOLOGY	14
	FACILITY IMPROVEMENTS	15

PROGRAM SUMMARY

Q2 2022



	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	33,850,565.25	16,483,239.58	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	73,590,924.04	20,911,341.24	82,158,235.82	4,158,235.82
Riverside High School	11,673,000.00	2,804,890.00	14,477,890.00	10,848,204.39	9,410,072.16	13,859,581.04	(618,308.96)
Stadium & Parking @ WLHS	8,625,000.00	(499,528.83)	8,125,471.17	7,889,512.28	7,682,208.98	8,007,743.31	(117,727.86)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	7,545,519.17	3,462,962.09	52,325,967.99	13,325,967.99
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	10,418,448.55	6,753,274.76	14,250,000.00	0.00
Facility Improvements	26,032,000.00	1,747,616.00	27,779,616.00	20,279,850.73	19,343,631.48	26,692,833.47	(1,086,782.53)
Subtotal	206,800,000.00	12,576,040.55	219,376,040.55	164,423,024.41	84,046,730.29	235,037,425.01	15,661,384.46
Program	20,139,622.10	(12,465,565.99)	7,674,056.11	6,913,051.50	3,507,628.64	7,674,056.11	0.00
Grand Totals	226,939,622.10	110,474.56	227,050,096.66	171,336,075.91	87,554,358.93	242,711,481.12	15,661,384.46

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 75% of current funding, or \$171.3 million, has been committed
- \$16.2 million was spent this quarter for a total of \$87.5 million, just above 38.5% of current funding
- Current estimates for projects include design and escalation contingencies
- 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, labor and material cost increases are expected to impact upcoming bids and change orders
- The initial conceptual estimate for the New Primary School has been received and exceeds budget, value engineering is underway and Facilities Improvements projects not yet started have been placed on hold
- Financial data current as of July 14, 2022
- Learning with Technology projects are underway, limited supply issues may impact certain improvements but will not impact school operations
- Additional reimbursement for energy projects received

PROGRAM MARKETING & PARTICIPATION

Q2 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

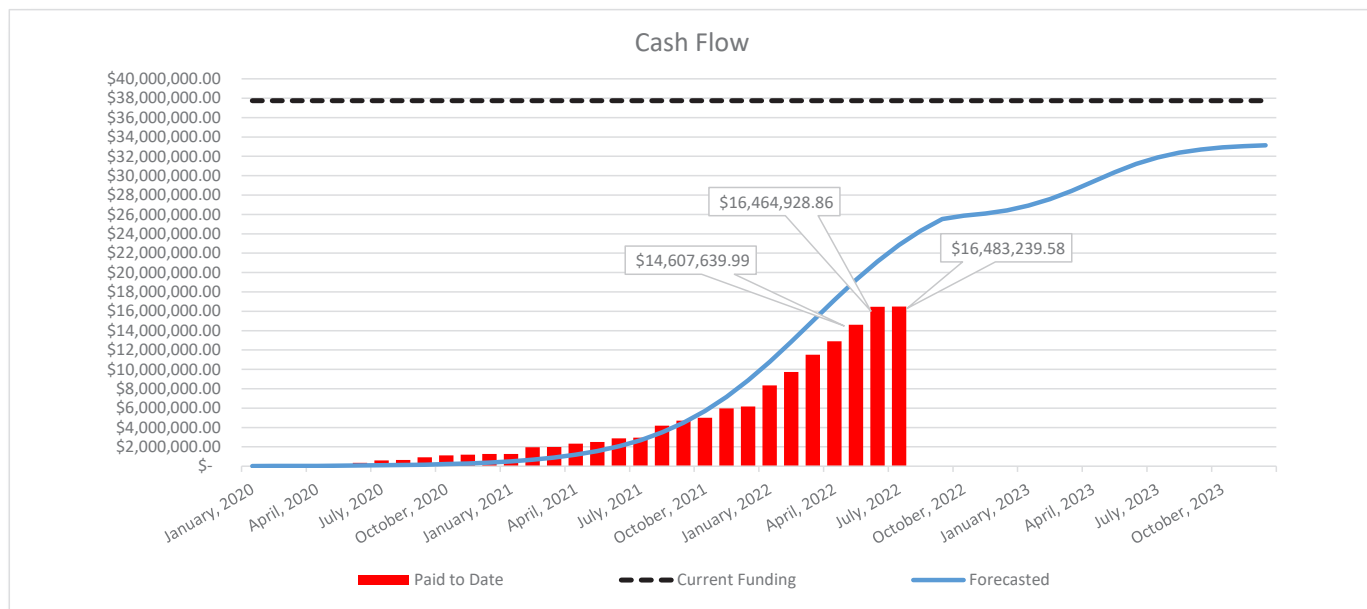
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

Riverside High School Project

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

ADDITION & RENOVATION @ WHS

Q2 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:

- Exterior brick is over 75% installed
- Mechanical, Electrical and Plumbing rough-in continues throughout. Inter building connections have begun
- Framing for the South lobby exterior wall has begun
- New sewer main relocated and installed
- Concessions stand re-roof is nearing completion
- Excavation for the artificial turf softball field has begun
- Musco light poles and light heads have been installed

Upcoming Activities:

- Internal stairwell steel
- Framing of the North lobby
- Completion of the concrete slabs
- Site access entry rework at school main entry
- North parking lot work to begin
- Security upgrades in existing building to start

ADDITION & RENOVATION @ WHS

Q2 2022



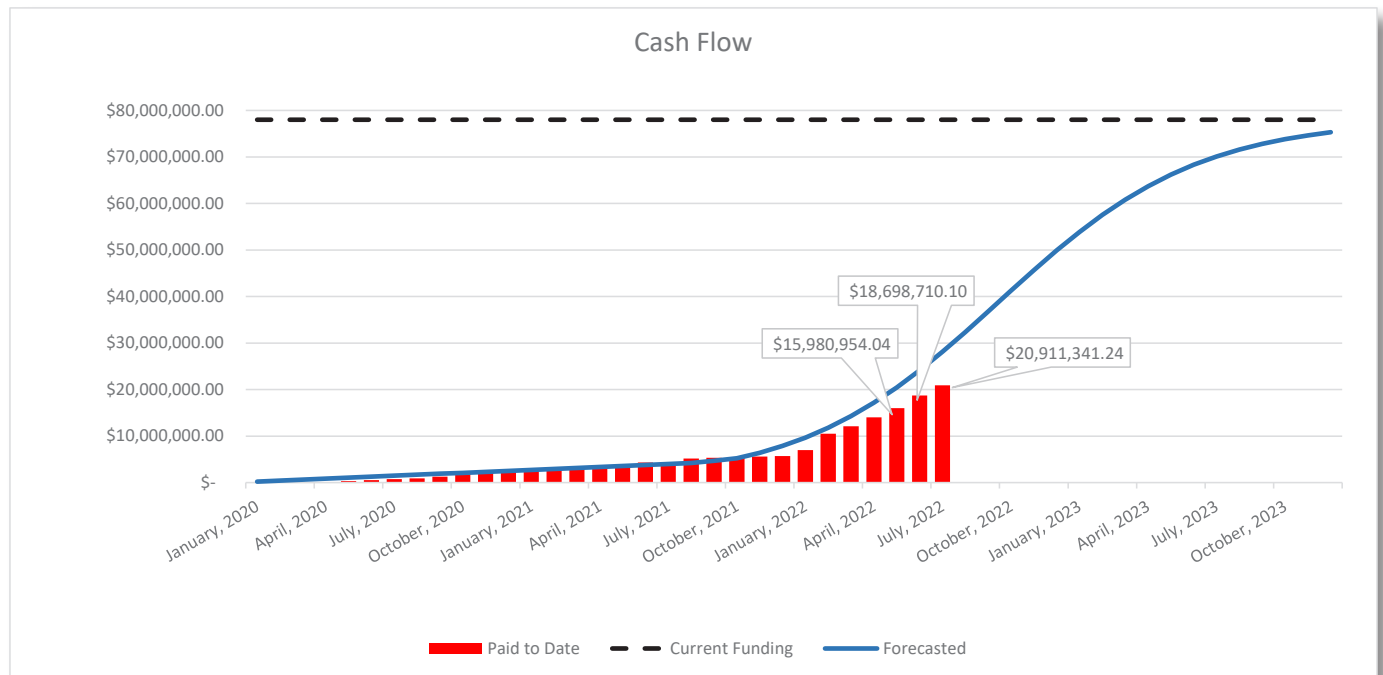
ADDITION & RENOVATION @ WHS

Q2 2022



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q2 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:

- Grading for the building and lower parking lot is largely complete
- The contractor fully mobilized to the site, using the lower parking area as staging for trailers and materials
- The gym was fully excavated below Dollar Street and other areas of the building have been formed
- Concrete pours have begun for structural footings
- The large retaining wall that is parallel to Dollar Street was formed and poured
- Underground utilities have been installed throughout the building footprint including conduit for electrical rooms, plumbing for restrooms as well as the main underground storm system
- Grading for the upper parking lot has begun
- The off-site permit for street work was approved by the City of West Linn
- The relocation of PGE power poles has been completed
- The appeal to the Land Use Board of Appeals decision was final April 18

Upcoming Activities:

- Work on the north side of Willamette Falls Drive expected to start in July
- Installation of interior CMU walls
- Procurement of long lead items continues
- Review of the furniture order to be finalized and an order is expected to be placed in the coming months

ATHEY CREEK MIDDLE SCHOOL @ DLR
Q2 2022



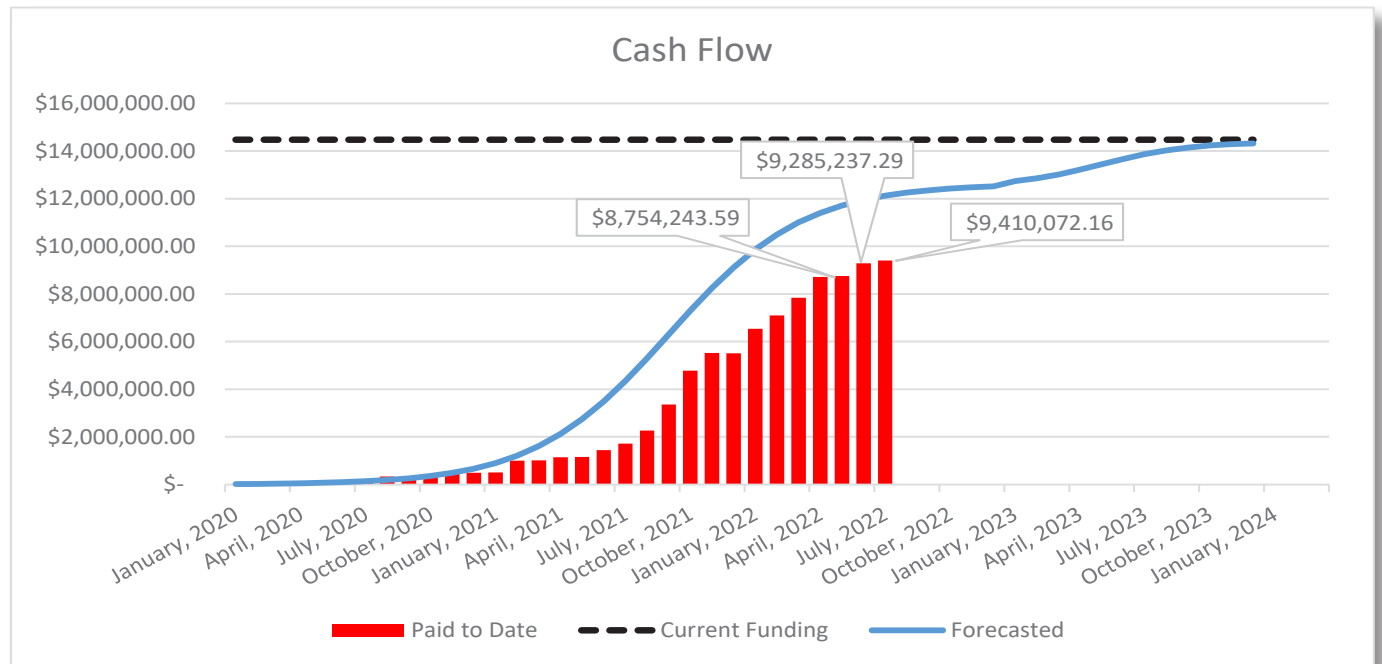
ATHEY CREEK MIDDLE SCHOOL @ DLR

Q2 2022



RIVERSIDE HIGH SCHOOL

Q2 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:

- Existing office space demolition is complete
- Currently framing in single occupant restrooms and conference rooms
- Mechanical, Electrical and Plumbing rough-in work has begun in the existing office space
- Science hall roof well work has begun
- Additional roof work and building envelope nearing completion
- Punch list work has begun on new office space

Upcoming Activities:

- Substantial completion of current construction is expected at the end of August 2022
- Design for final phase of work, scheduled for the construction summer of 2023



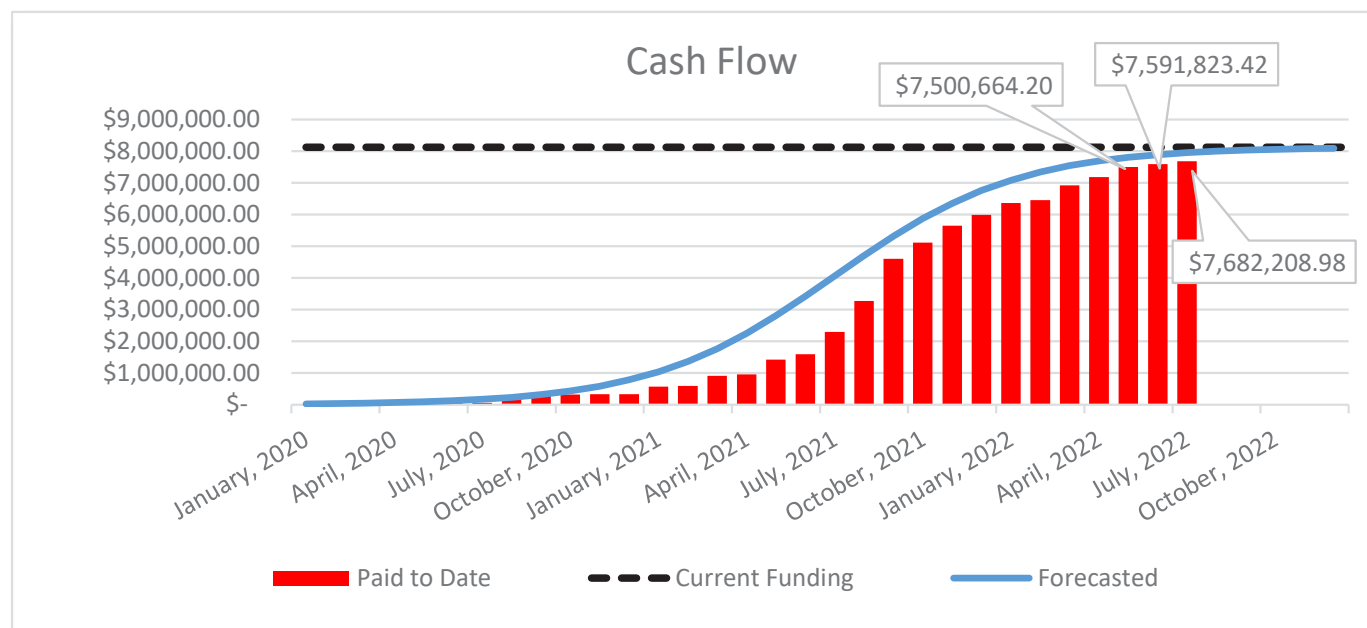
RIVERSIDE HIGH SCHOOL

Q2 2022



STADIUM & PARKING @ WLHS

Q2 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:

- The new parking lot opened for use at the end of May
- All landscaping and bark installation is complete
- Concrete ramps were completed and opened for use in the Spring
- The concessions area has been completed and open for use
- The final concrete sections are completed as the contractor continues to work through the punch list
- The contractor is completing handrail installation at the ramps

Upcoming Activities:

- Final handrail installation and project closeout

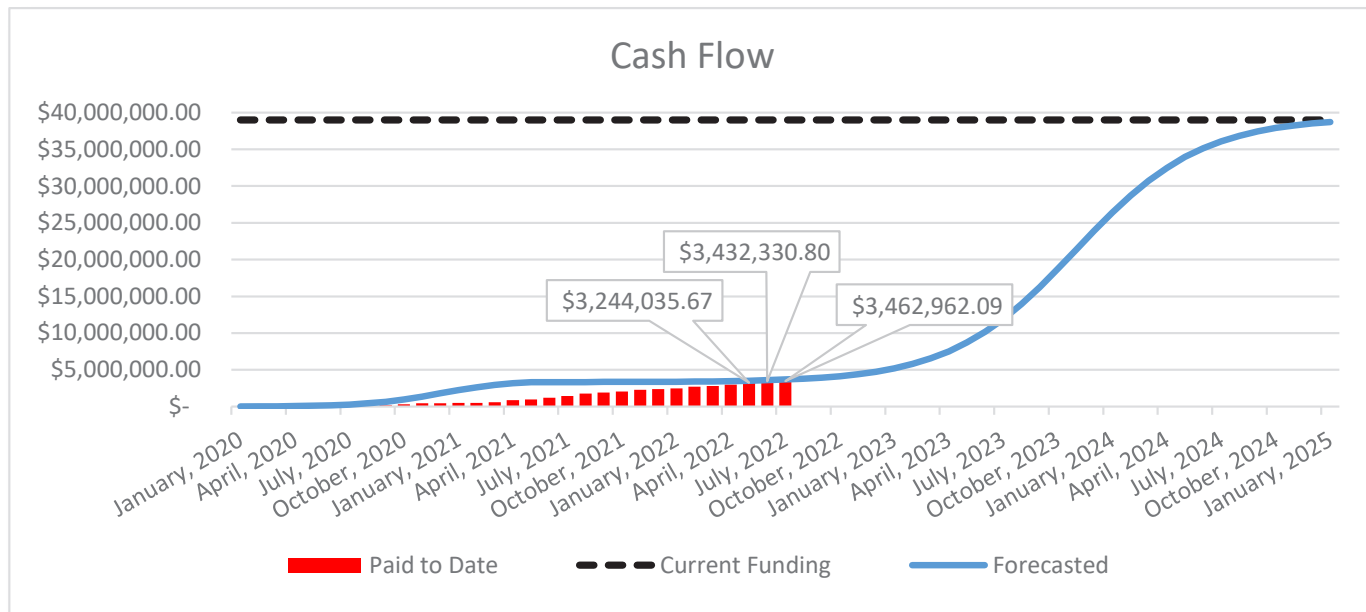
STADIUM & PARKING @ WLHS

Q2 2022



NEW PRIMARY SCHOOL @ FP

Q2 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:

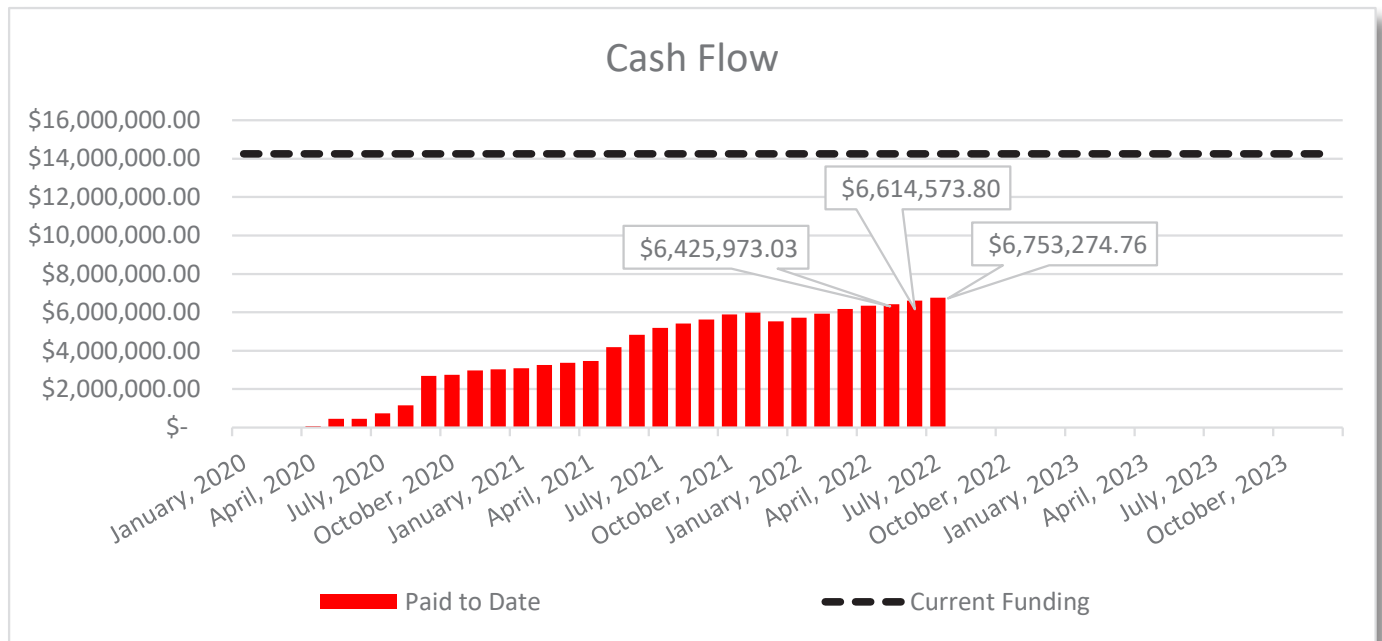
- New School Schematic Design phase began in mid March and wrapped up in early June. Design Development Design phase started Mid June and continues into September
- Geotechnical report was received with no significant concerns
- Meetings with district staff occurring to ensure design is developed with long term functionality in mind
- A preliminary cost estimate has been received, value engineering efforts will continue to reduce cost
- A community Open House was held in early April
- The new storage building is open and being used by district staff

Upcoming Activities:

- New School Design Development has meetings continue with district stakeholders and consultants
- A second community Open House to be held late this summer

LEARNING WITH TECHNOLOGY

Q2 2022



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:

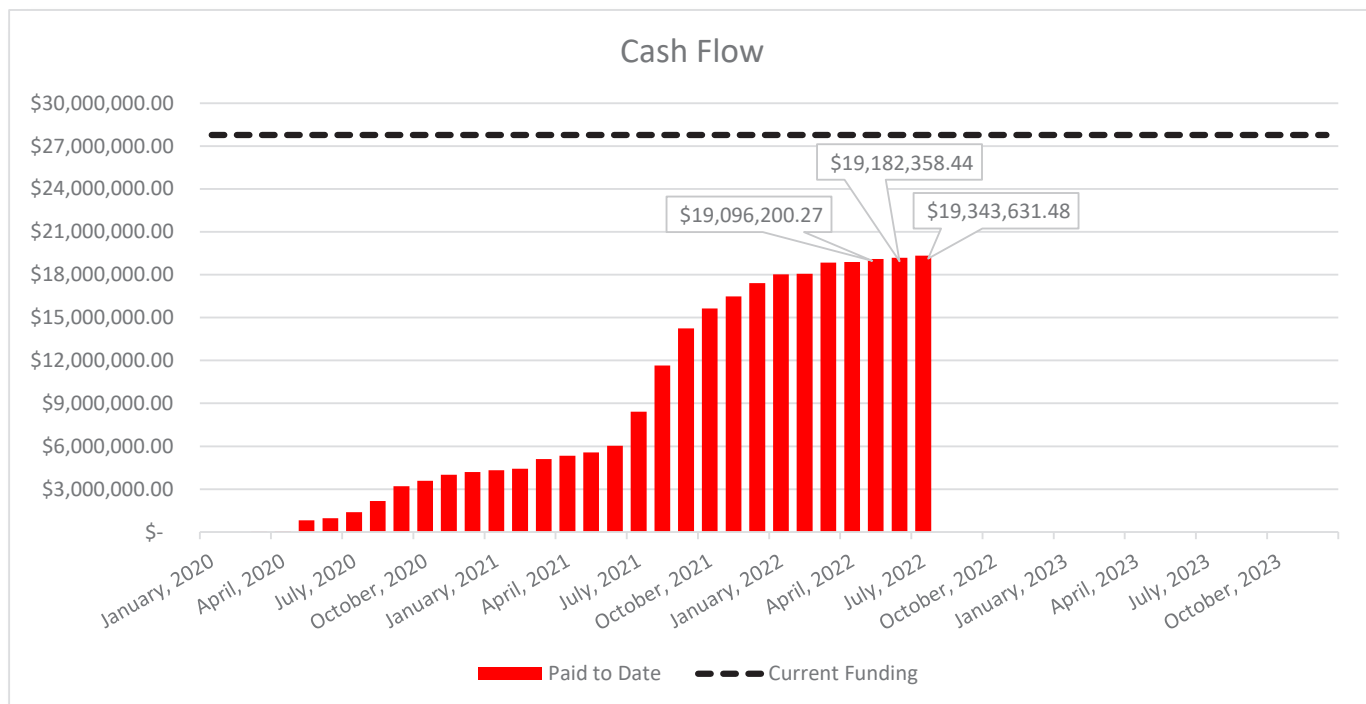
- Deployment of additional flat-screen Classroom Display Systems
- Orders placed for 3,500 Chromebooks to replace existing units at end of life
- Security updates across the district
- Re-wiring projects at Boeckman Creek and Stafford Primary Schools is underway

Upcoming Activities:

- Continuing updating end of life Chromebooks districtwide
- Printer Fleet replacement continues with supply chain issues
- Wifi updates have begun with delays due to supply chain issues

FACILITY IMPROVEMENTS

Q2 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:

- Digital street sign installed
- Final punchlist work is nearing completion, all construction fencing has been removed and the building has been turned over to the school

Upcoming Activities:

- Final payment and closeout

FACILITY IMPROVEMENTS

Q2 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 is on hold.

19054.017 – Fire Sprinklers at Boeckman Creek Primary School

Project Status:

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

This project was bid and awarded to Brockamp & Jaeger Inc. Work started in late June after school was released for the summer. Work will continue through the summer and be done before the start of school. No material delays are expected as part of this project.

19057.009 – Recabling Project at Boeckman Creek and Stafford Primary Schools

Project Status:

This project includes recabling to update to CAT 6 and 6A at both Boeckman Creek and Stafford Primary Schools.

This project was bid and awarded to Brockamp & Jaeger Inc. Work started in late June after school was released for the summer. Work will continue through the summer and be done before the start of school. No material delays are expected as part of this project.