

January 2021



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2020

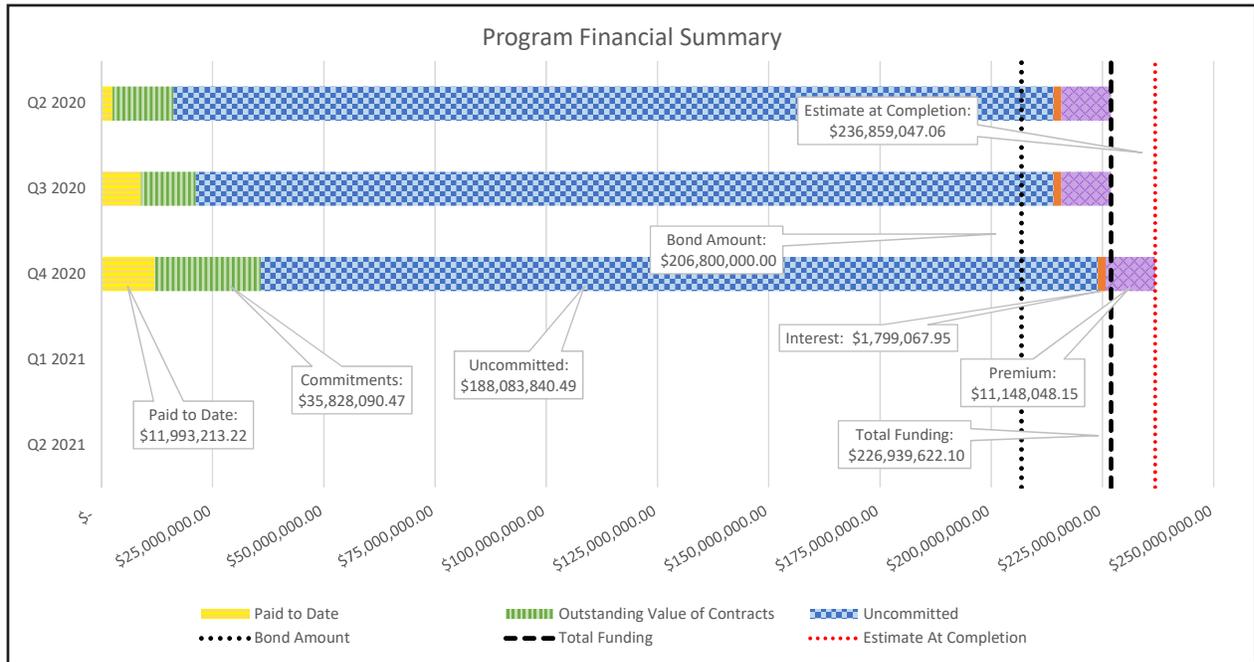
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PROGRAM SUMMARY

Q4 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	3,757,600.68	1,146,528.52	33,654,522.18	5,184,522.18
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	8,196,689.73	2,076,092.05	86,797,390.96	8,797,390.96
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	2,042,399.49	422,233.85	13,897,187.48	(580,702.52)
Stadium & Parking @ WLHS	8,625,000.00	0.00	8,625,000.00	1,124,500.87	316,034.04	9,024,201.87	399,201.87
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	1,993,552.30	338,317.67	39,000,000.00	0.00
Learning with Technology	15,000,000.00	0.00	15,000,000.00	6,560,542.05	3,024,791.49	15,000,000.00	0.00
Facility Improvements	26,032,000.00	4,387,616.00	30,419,616.00	6,090,843.03	4,110,871.52	31,305,589.95	885,973.95
Subtotals	206,800,000.00	7,192,506.00	213,992,506.00	29,766,128.15	11,434,869.14	228,678,892.44	14,686,386.44
Program	20,139,622.10	-7,192,506.00	12,947,116.10	6,061,962.32	558,344.08	8,180,154.62	(4,766,961.48)
Grand Totals	226,939,622.10	0.00	226,939,622.10	35,828,090.47	11,993,213.22	236,859,047.06	9,919,424.96

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 15.75% of current funding, or \$35.8 million, has been committed
- \$11.99 million has been spent, nearly 5.25% 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
- 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

Q4 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

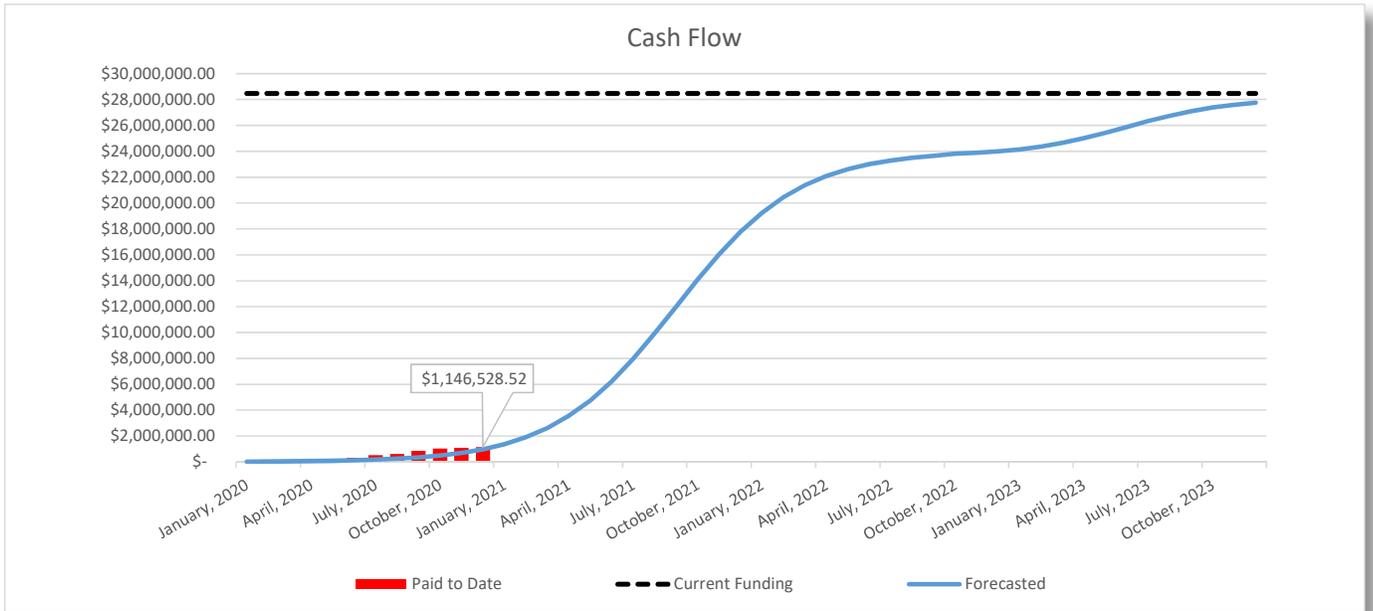
Program Marketing:

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 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, ORPIN, which includes notification to certified minority contractors.

ADDITION & RENOVATION @ WHS

Q4 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:

- Project design moved into Construction Document phase
- Continuation of focus groups to discuss design details, including staff, students and community partners
- Submitting for completeness review of Land Use Documentation

Upcoming Activities:

- General Contractor pre-qualification solicitation
- Virtual Community Meeting scheduled for February 2021
- Development of Construction Phasing and Logistics Plan



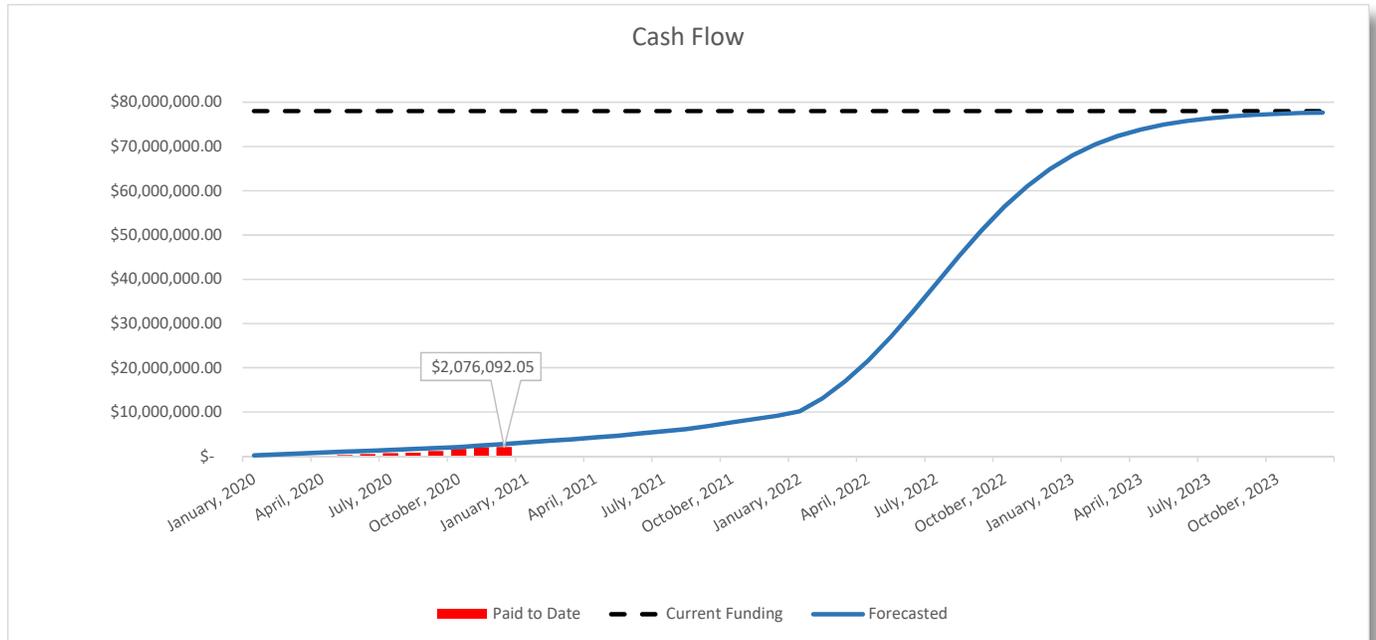
ADDITION & RENOVATION @ WHS

Q4 2020



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q4 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:

- Community Meetings #4 & #5 held virtually, including detailed Q&A sessions
- Traffic Study, Environmental Reports and Geotechnical Reports uploaded to bond website
- Right of Way Design developing in coordination with the City of West Linn
- Land Use Pre-Application Meeting held with the City of West Linn
- Focus groups to discuss various aspects of the project, including staff and students

Upcoming Activities:

- Community Meeting 6 to be held January 27th
- Design Development drawings to be completed end of January
- Construction Documents design phase to begin
- Land Use Application in early 2021

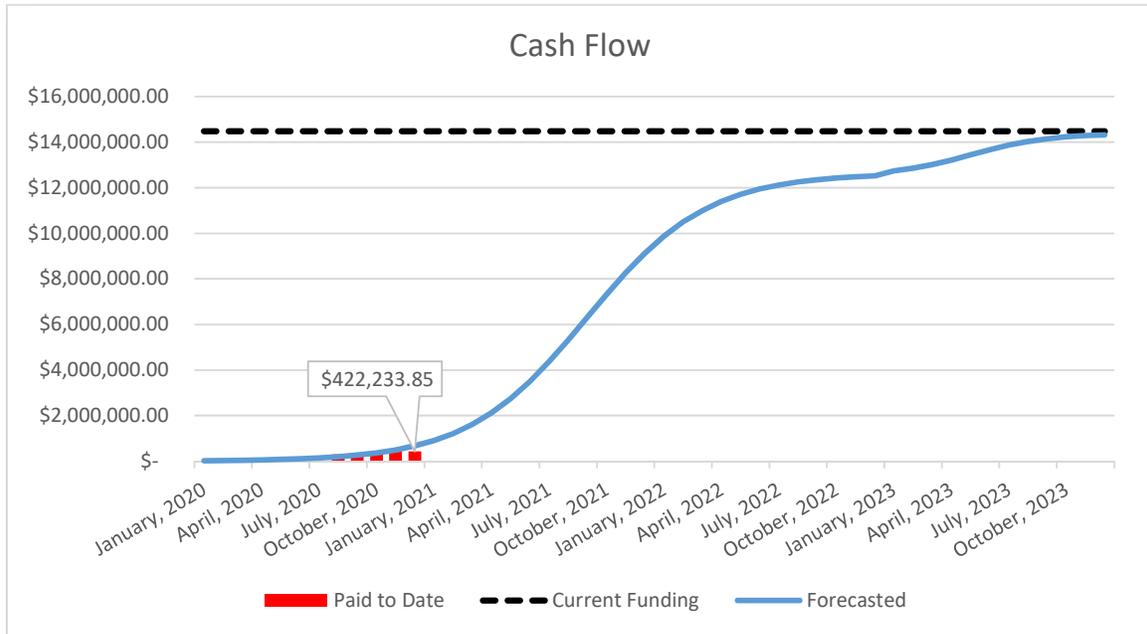
ATHEY CREEK MIDDLE SCHOOL @ DLR

Q4 2020



THIRD OPTION HIGH SCHOOL

Q4 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 moved into Construction Documentation phase
- Land Use Application submitted to Clackamas County
- Pre-qualifications solicitation complete with 10 pre-qualified bidders selected

Upcoming Activities:

- Construction phasing and logistics plan will be developed in conjunction with school administration
- Permitting process expected to start in mid-February
- Advertisement for Bid expected in February

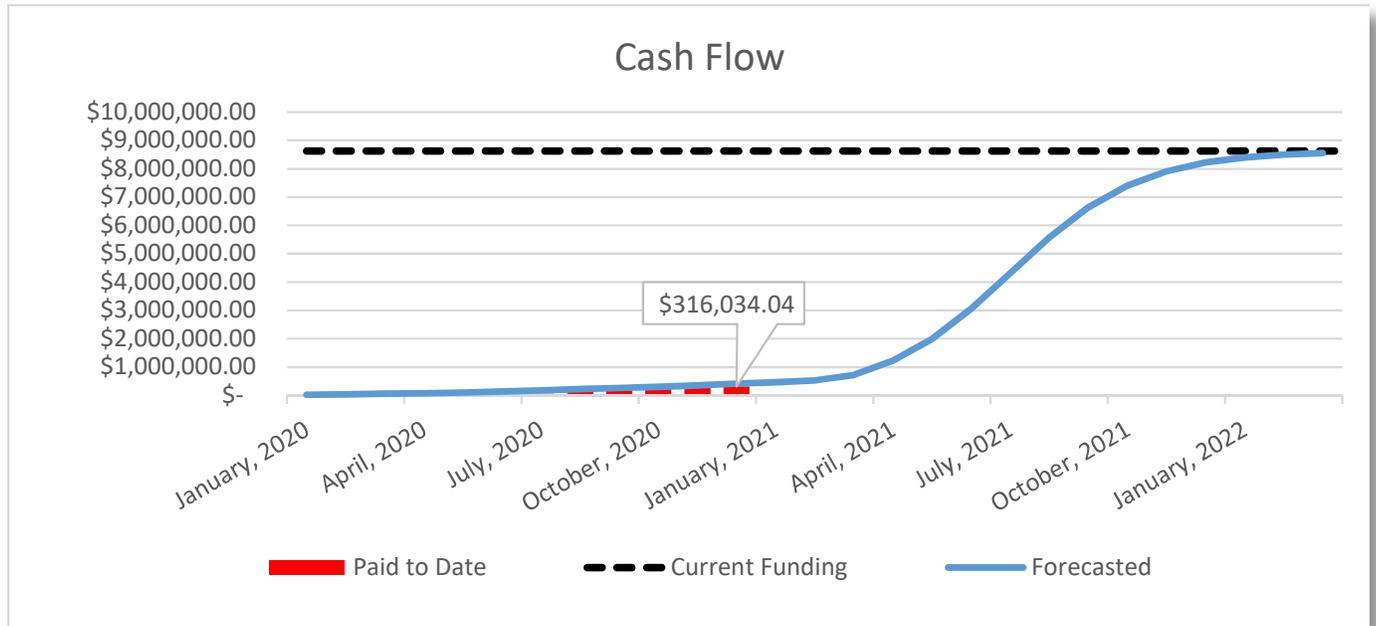
THIRD OPTION HIGH SCHOOL

Q4 2020



STADIUM & PARKING @ WLHS

Q4 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
- Land Use Application Submitted to City

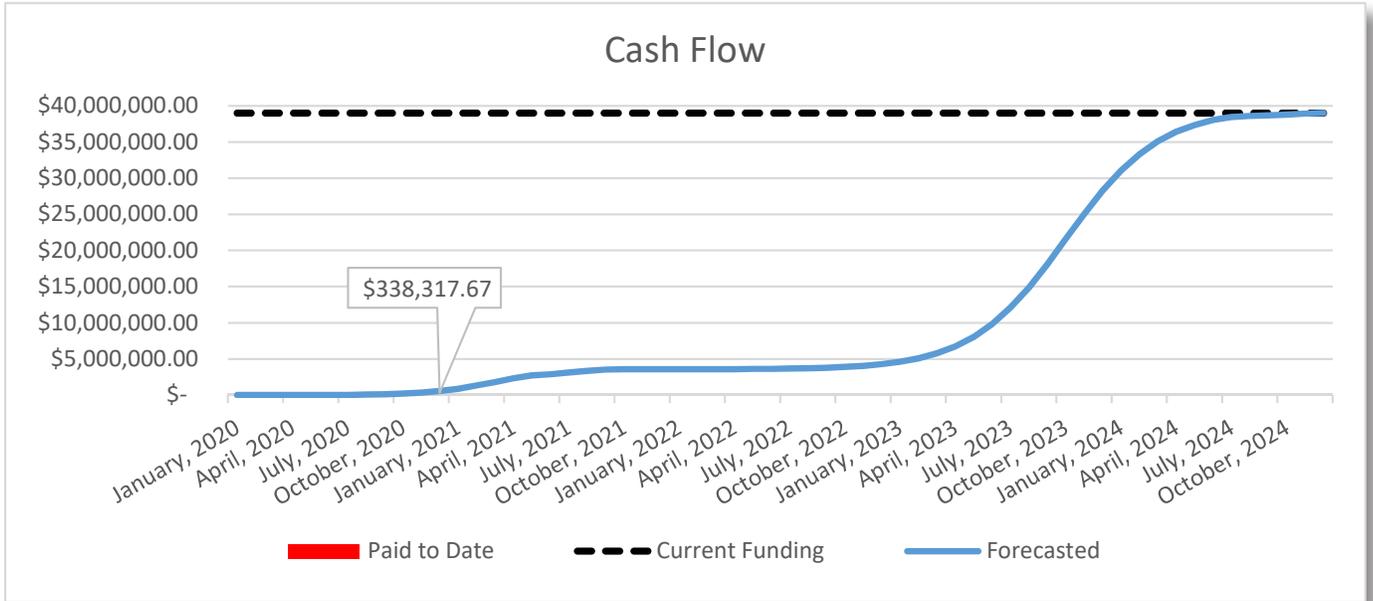
Upcoming Activities:

- Design committee comprised of District and School leadership, and community members meet regularly
- Construction Document Design Phase complete early February 2021
- Project out to bid February 2021



NEW PRIMARY SCHOOL @ FP

Q4 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:

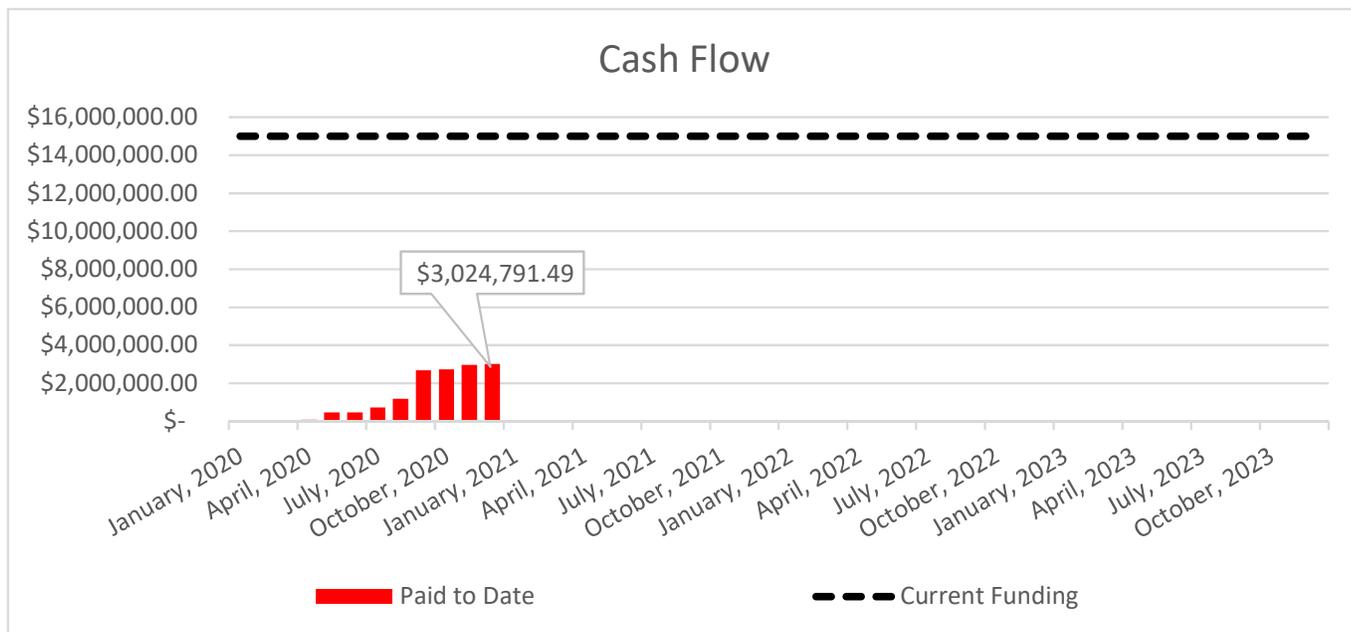
- New storage building Land Use CUP decision received
- New Storage building out to bid January 2021

Upcoming Activities:

- Environmental survey of existing structures on new primary school site
- Bids Due for new storage building late January 2021
- Construction of new storage building anticipated Spring 2021
- Develop logistics plan to ensure separation of construction and school activities

LEARNING WITH TECHNOLOGY

Q4 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:

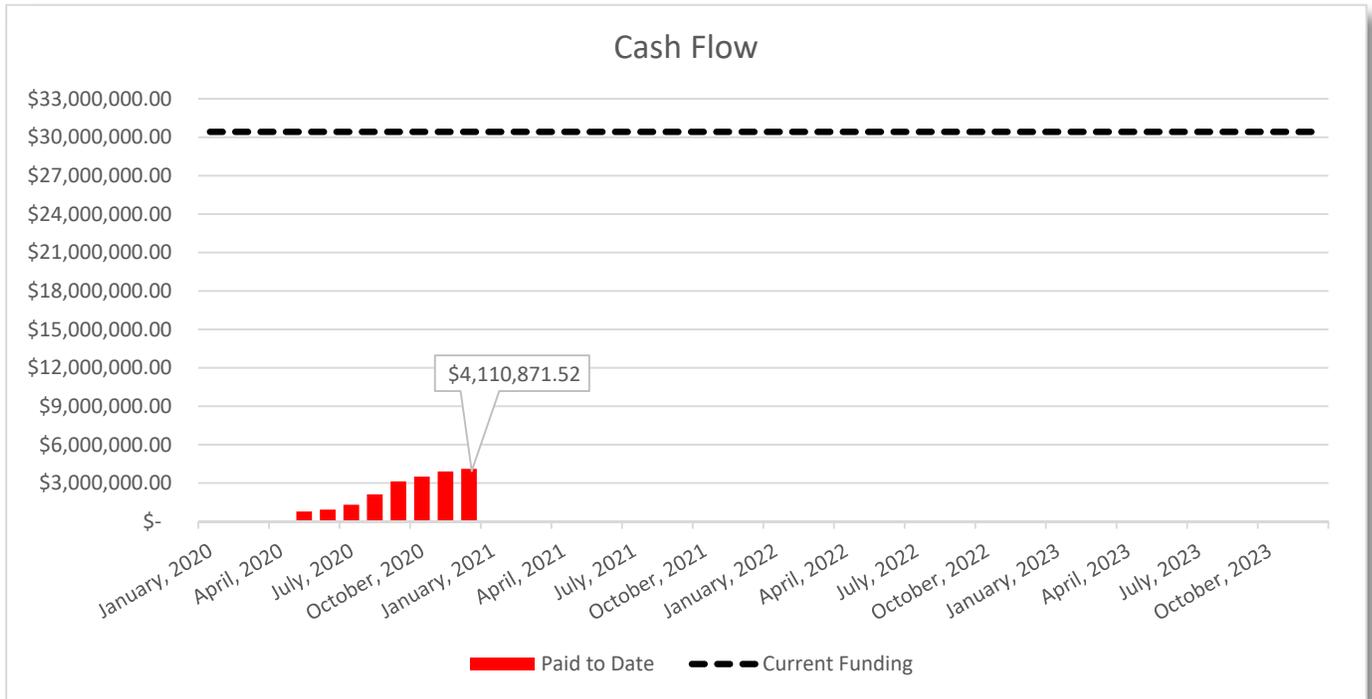
- Phone system installation and setup
- Student and staff device purchase and setup
- Server environment replacement

Upcoming Activities:

- Network electronics updates planning
- 2021 device replacement planning

FACILITY IMPROVEMENTS

Q4 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 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.

Project design has been completed and will go out for bid January 2021. Anticipated contract award February 2021 with construction activities planned during summer and fall 2021. Logistics planning to ensure separation of construction and school activities underway.



19042.019 Sports Field Relighting at Wilsonville High School

Project Status:

Project is complete.

FACILITY IMPROVEMENTS

Q4 2020

19045.009 – Security @ BF, LW

Project Status:

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



FACILITY IMPROVEMENTS

Q4 2020

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. Project will go out to bid late January with construction scheduled over 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. Also includes a new accessible and secure entry for Willamette Primary School. Project will go out to bid late January with construction scheduled over summer 2021.

