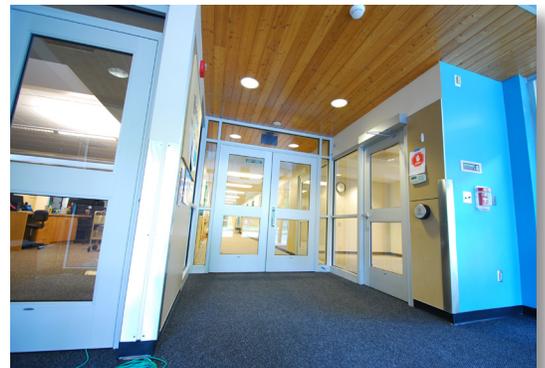


April 2021



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q1 2021

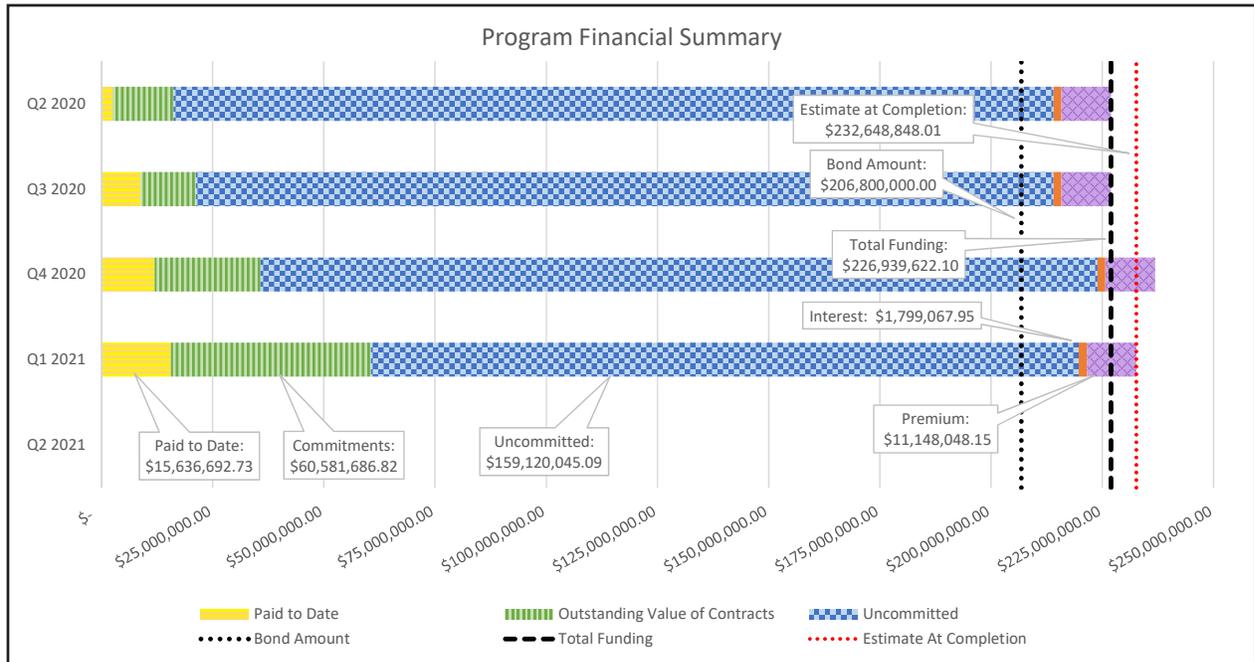
TABLE OF CONTENTS

Q1 2021

1.	2019 CAPITAL BOND PROGRAM SUMMARY	1
2.	CONSULTANT SELECTION & PROGRAM MARKETING	2
3.	PROJECT STATUS / SCHEDULES	
	ADDITION & RENOVATION @ WHS	3
	NEW MIDDLE SCHOOL @ DLR	5
	THIRD OPTION HIGH SCHOOL	7
	STADIUM & PARKING @ WLHS	9
	NEW PRIMARY SCHOOL @ FP	10
	LEARNING WITH TECHNOLOGY	11
	FACILITY IMPROVEMENTS	12

PROGRAM SUMMARY

Q1 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	0.00	28,470,000.00	4,004,370.40	1,827,097.76	33,675,860.90	5,205,860.90
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	8,232,008.93	2,453,048.58	84,194,624.16	6,194,624.16
Third Option High School	11,673,000.00	2,804,890.00	14,477,890.00	8,423,796.60	915,766.41	13,665,344.60	(812,545.40)
Stadium & Parking @ WLHS	8,625,000.00	0.00	8,625,000.00	6,473,965.73	883,401.08	8,486,997.73	(138,002.27)
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	3,743,452.79	511,659.10	39,000,000.00	0.00
Learning with Technology	15,000,000.00	0.00	15,000,000.00	6,809,031.42	3,419,746.60	15,000,000.00	0.00
Facility Improvements	26,032,000.00	4,387,616.00	30,419,616.00	16,821,496.02	4,885,151.19	30,419,616.00	0.00
Subtotals	206,800,000.00	7,192,506.00	213,992,506.00	54,508,121.89	14,895,870.72	224,442,443.39	10,449,937.39
Program	20,139,622.10	-7,192,506.00	12,947,116.10	6,073,564.93	740,822.01	8,206,404.62	(4,740,711.48)
Grand Totals	226,939,622.10	0.00	226,939,622.10	60,581,686.82	15,636,692.73	232,648,848.01	5,709,225.91

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 26.5% of current funding, or \$60.5 million, has been committed
- \$15.6 million has been spent, nearly 7% 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 projects have been bid and awarded
- Security and HVAC upgrades at four schools are gearing up for summer 2021
- Budget savings in select projects held for contingency and additional phases
- The forecasted over/under for the program was reduced by \$4.2 million
- Learning with Technology projects are underway
- Overall bids received were below budget and estimates

CONSULTANT SELECTION & PROGRAM MARKETING

Q1 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

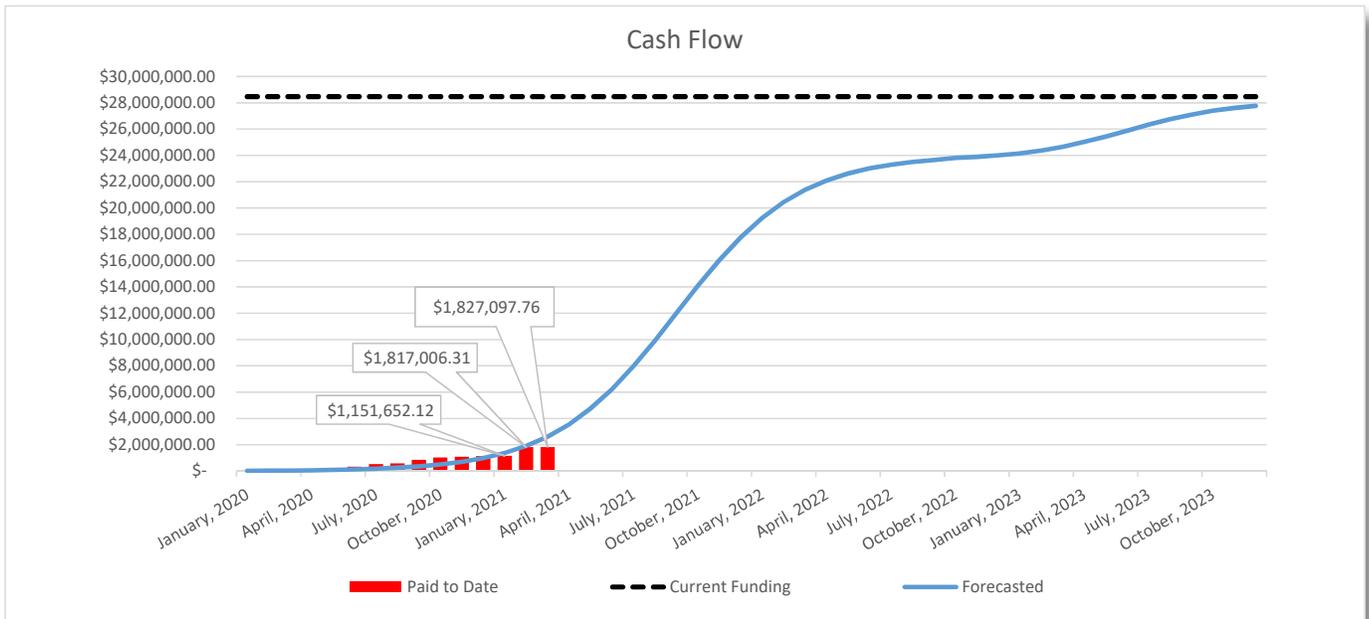
Program Marketing:

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, ORPIN, which includes notification to certified minority contractors. The district has started reaching out to Oregon Association of Minority Entrepreneurs (OAME) regarding additional opportunity to connect with minority contractors.

ADDITION & RENOVATION @ WHS

Q1 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:

- Construction Documents are approximately 65% complete and are currently under district review
- Continuation of focus groups to discuss design details, including staff, students and community partners
- Submitted for completeness review of Land Use Documentation
- Pre-Qualification bidding strategy findings presented to the School Board and approved

Upcoming Activities:

- General Contractor pre-qualification expected to launch in April
- Finalize logistics package for construction
- Final estimates expected in April
- General contractor bids expected in June with construction anticipated to start in August



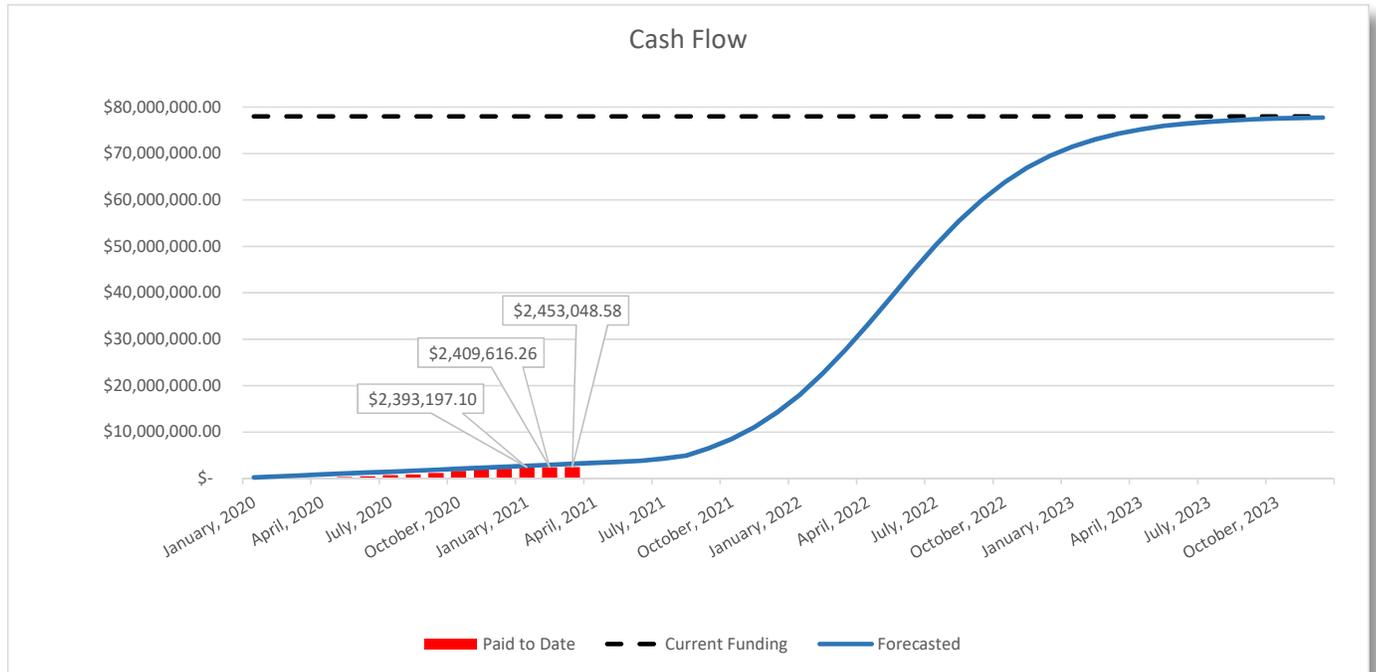
ADDITION & RENOVATION @ WHS

Q1 2021



ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 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:

- Community Meetings #6 held in January, including an extensive Q&A session
- Construction Document drawing phase launch
- Arborist report sent to the City Arborist in February
- Land Use submitted to the City in March for completeness review
- Continued meetings with the City to complete Right of Way Design
- Landscaping survey issued end of March asking for Community input
- Second round of focus groups held with Athey Creek staff, including a student survey
- Design Development Estimate received

Upcoming Activities:

- Land Use completeness review in April
- Planning Commission land use hearing expected by end of quarter
- Construction Documents scheduled for completion in July
- Permit Coordination with the City of West Linn
- Construction Documents Estimate expected in May
- On-going coordination with PGE regarding existing powerline conflicts

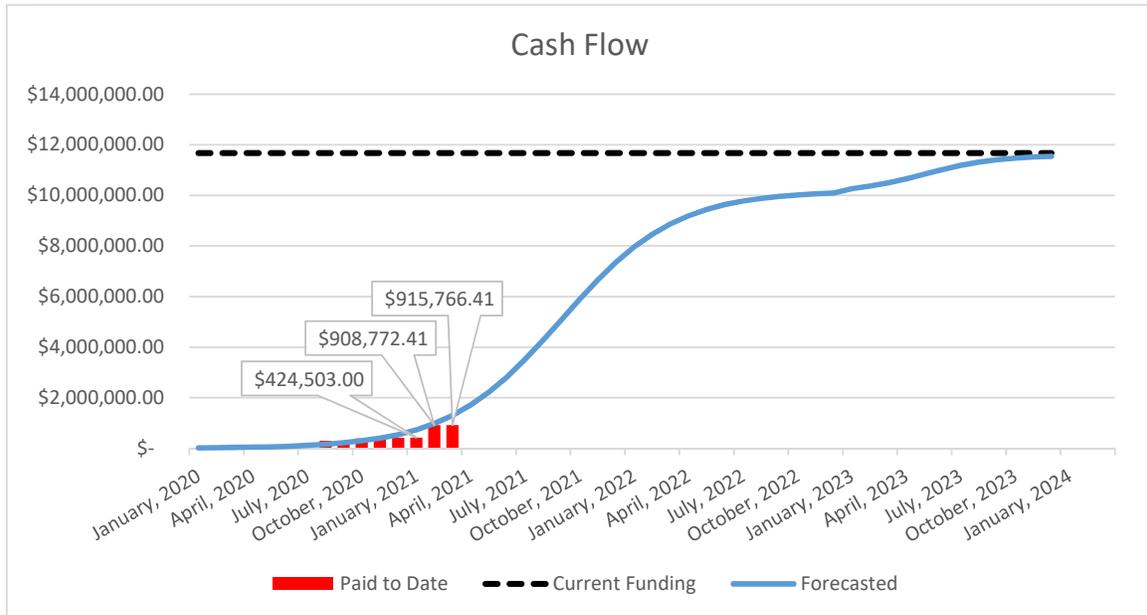
ATHEY CREEK MIDDLE SCHOOL @ DLR

Q1 2021



THIRD OPTION HIGH SCHOOL

Q1 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:

- Design phase has been completed
- Land Use Application approved contingent on development permits
- Building permit applications have been submitted to Clackamas County
- Contractor solicitation complete and contract has been fully executed
- Low bid below budget and estimate
- Board authorized selection of base bid and all but one additive alternate

Upcoming Activities:

- Construction anticipated to begin late June
- Logistics planning between school staff and administration and contractors

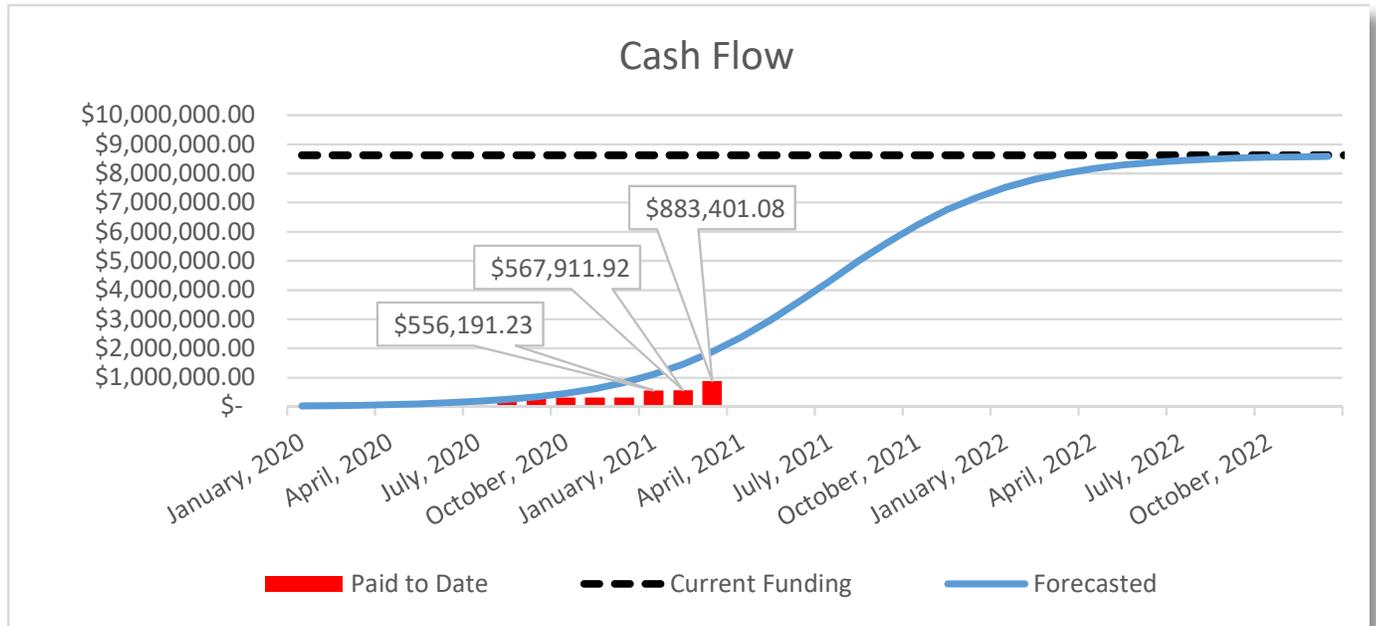
THIRD OPTION HIGH SCHOOL

Q1 2021



STADIUM & PARKING @ WLHS

Q1 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:

- Land Use Application approved, permit review in progress
- Contractor solicitation complete and contract has been fully executed
- Low bid below budget and estimate
- Board authorized selection of base bid and additive alternate #1 to build the full north parking addition

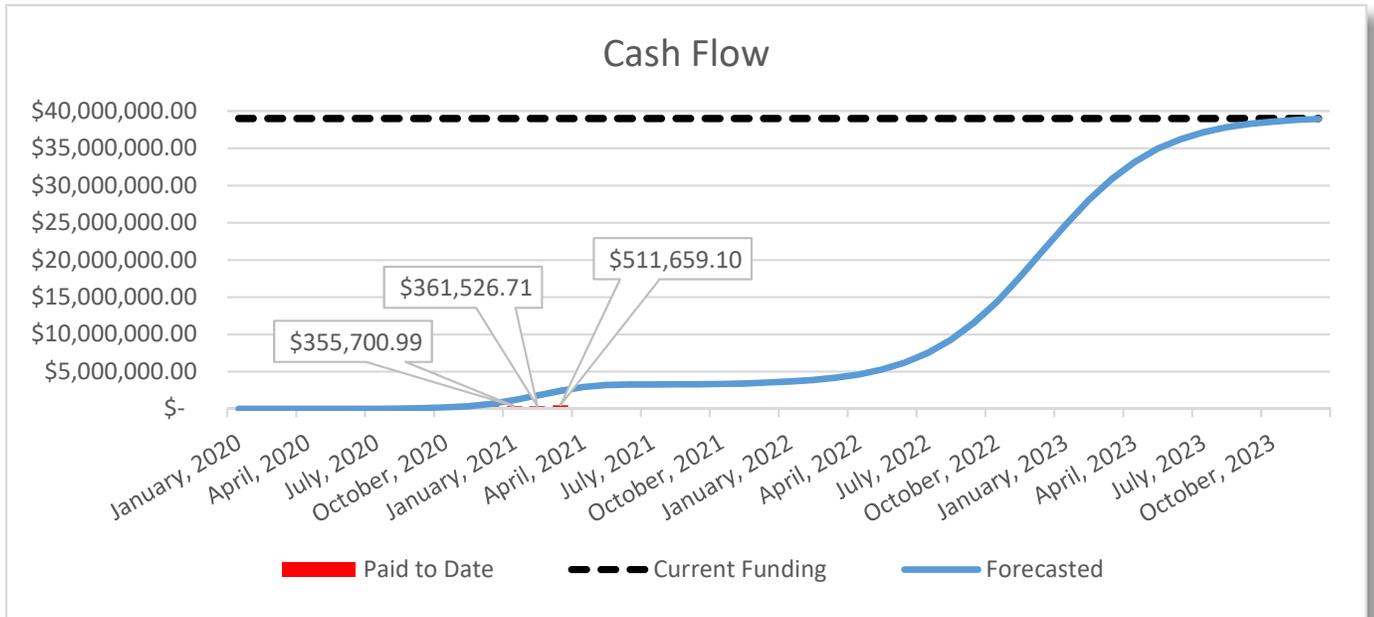
Upcoming Activities:

- Permit issuance
- Contractor mobilization and construction start



NEW PRIMARY SCHOOL @ FP

Q1 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:

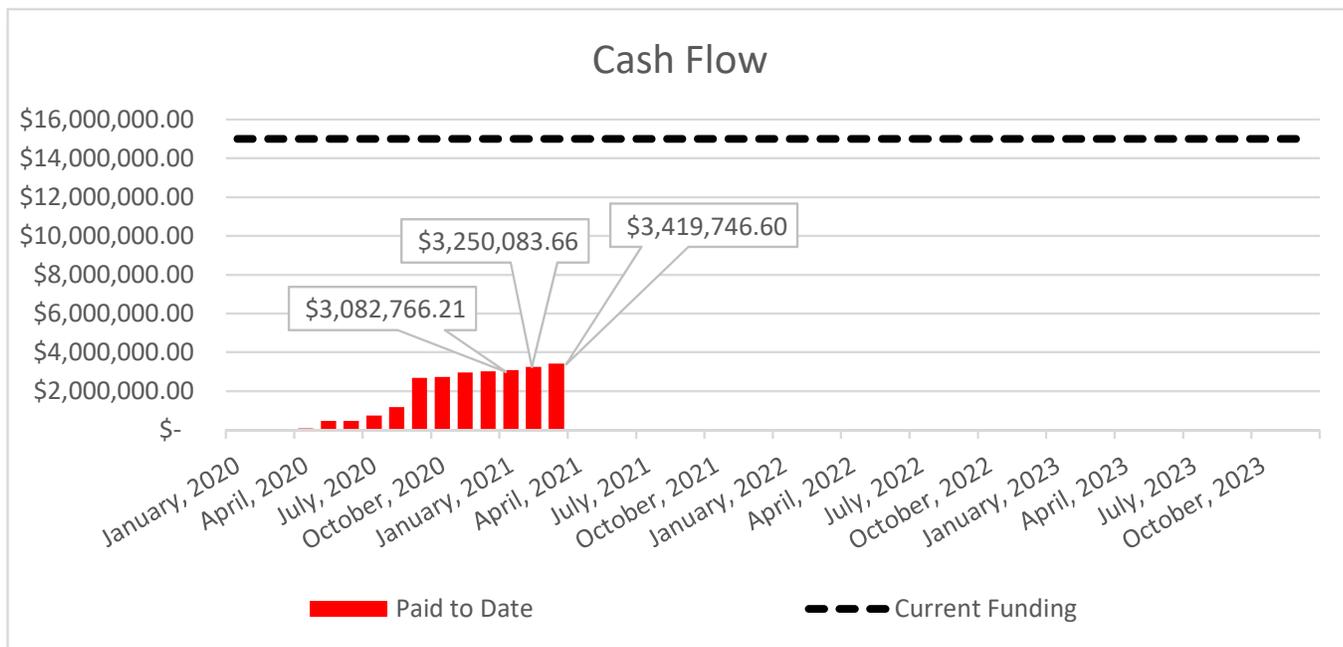
- New storage building permit issued
- New storage building contractor solicitation complete and contract has been fully executed
- New storage building low bid below budget and estimate
- New storage building general contractor mobilized and onsite

Upcoming Activities:

- New storage building construction continuing through the summer
- New storage building environmental survey of existing structures on the new primary school site in Wilsonville

LEARNING WITH TECHNOLOGY

Q1 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:

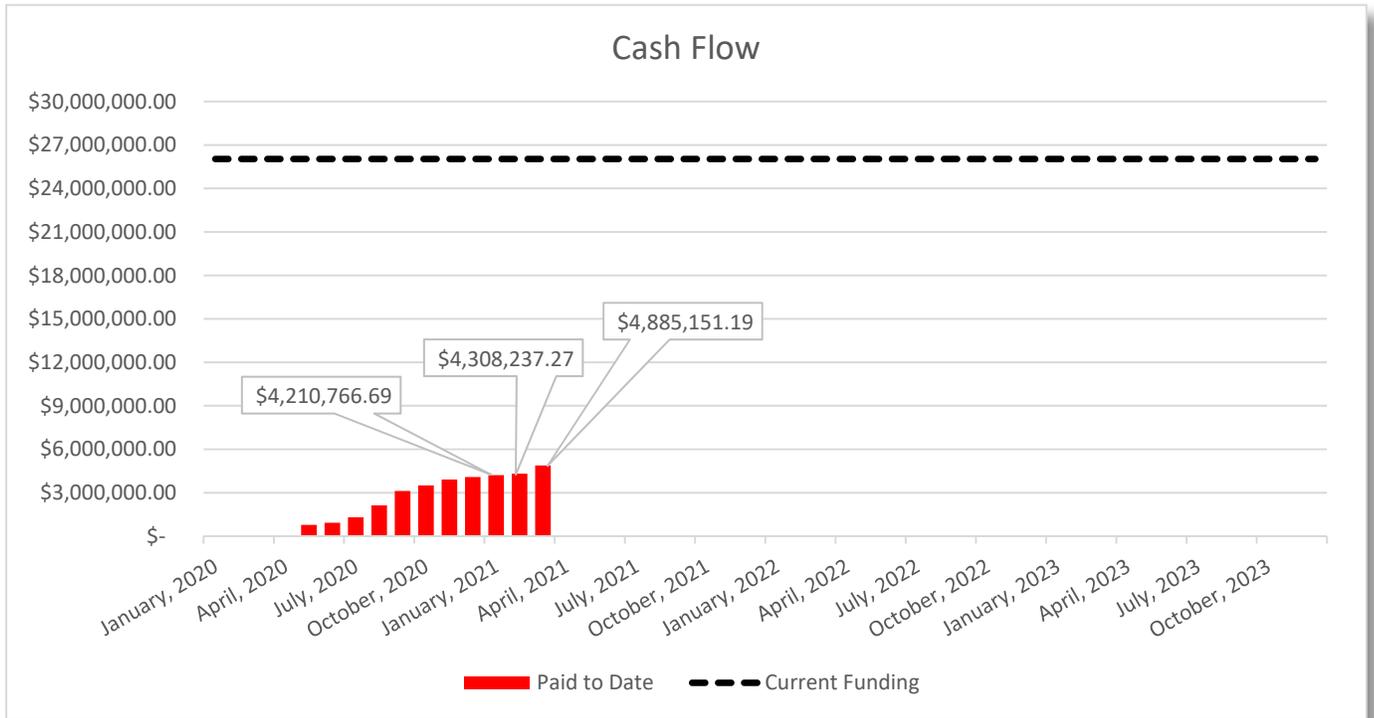
- Nearing completion of new clock system developments
- Currently working on intercom enhancements
- Student and staff device purchase and setup
- Server environment replacement
- Network electronics equipment purchase

Upcoming Activities:

- 2021 device replacement planning
- Network electronics installation

FACILITY IMPROVEMENTS

Q1 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.

Project has been advertised and awarded. Contractor mobilization is expected spring 2021. Logistics planning to ensure separation of construction and school activities underway.

- Low bid below budget and estimate
- Board authorized selection of all project scope



FACILITY IMPROVEMENTS

Q1 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.

The project was bid and a general contractor was awarded the project in February. The low bid was over budget but near the estimate. The School Board authorized selection of the base bid. This project is scheduled to start construction this summer.

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.

The project was bid and a general contractor was awarded the project in February. The low bid was over budget but near the estimate. The School Board authorized selection of the base bid. This project is scheduled to start construction this summer.

