

January 2023



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q4 2022

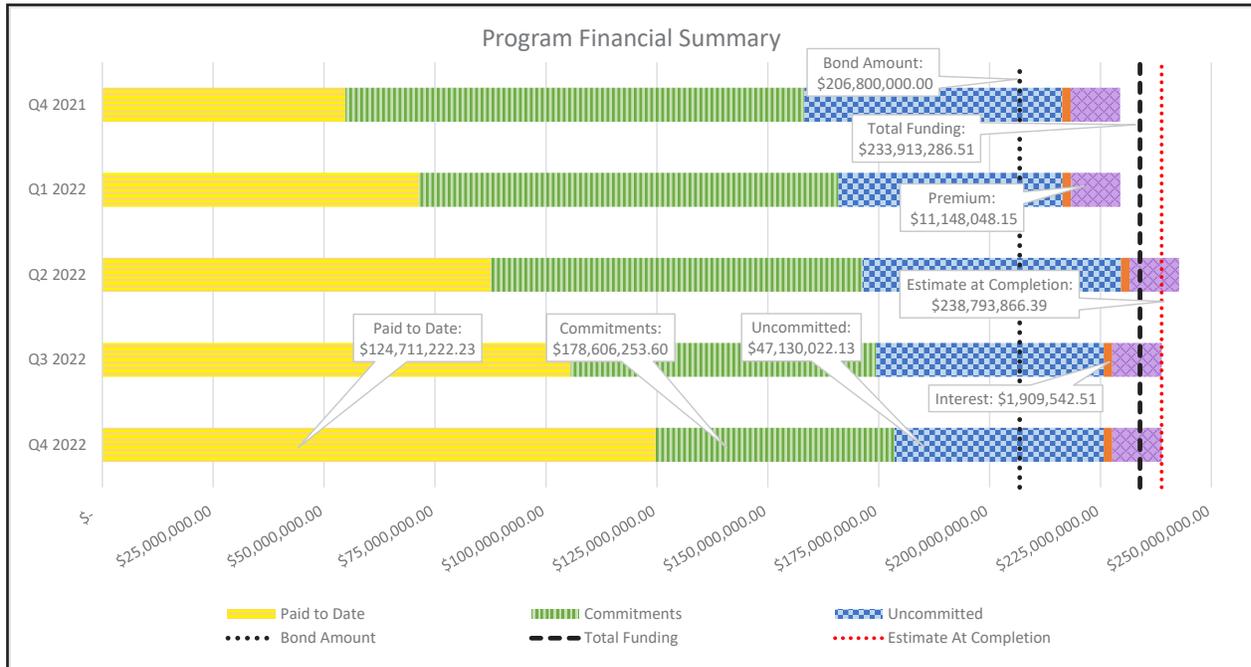
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# PROGRAM SUMMARY

Q4 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	34,969,347.81	29,000,820.77	37,743,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	74,881,486.33	37,507,511.06	80,000,000.00	0.00
Riverside High School	11,673,000.00	2,804,890.00	14,477,890.00	14,409,152.88	12,309,249.75	14,032,270.40	(445,619.60)
Stadium & Parking @ WLHS	8,625,000.00	(591,769.50)	8,033,230.50	8,000,166.25	7,930,246.22	8,033,230.50	0.00
New Primary School @ FP	39,000,000.00	4,649,537.22	43,649,537.22	7,765,186.17	5,029,821.97	48,975,736.70	5,326,199.48
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	10,875,079.45	8,718,376.39	14,250,000.00	0.00
Facility Improvements	26,032,000.00	(147,705.13)	25,884,294.87	20,878,911.70	20,301,918.80	25,884,294.87	0.00
Subtotals	206,800,000.00	17,238,015.97	224,038,015.97	171,779,330.59	120,797,944.96	228,918,595.85	4,880,579.88
Program	20,139,622.10	(10,264,351.56)	9,875,270.54	6,826,923.01	3,913,277.27	9,875,270.54	0.00
Grand Totals	226,939,622.10	6,973,664.41	233,913,286.51	178,606,253.60	124,711,222.23	238,793,866.39	4,880,579.88

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 76% of current funding, or \$178.6 million, has been committed
- Over \$19 million was spent this quarter for a total of \$124.7 million, just above 53.3% of current funding
- The program is on track to fulfill requirement to spend 85% of funds within 36 months of receipt
- The sale of remaining unsold bonds occurred in December 2022, and resulted in premium which has been added to the overall program budget
- Current estimates for projects include design and escalation contingencies
- The forecasted over/under for the program was reduced by more than \$4 million dollars but remains over as the current climate impacts construction; cost management work is ongoing
- 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 third estimate for the New Primary School has been received and still exceeds budget, but is lower than the previous estimates after value engineering work occurred.
- Financial data current as of January 13, 2023

## PROGRAM MARKETING & PARTICIPATION

Q4 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 four 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

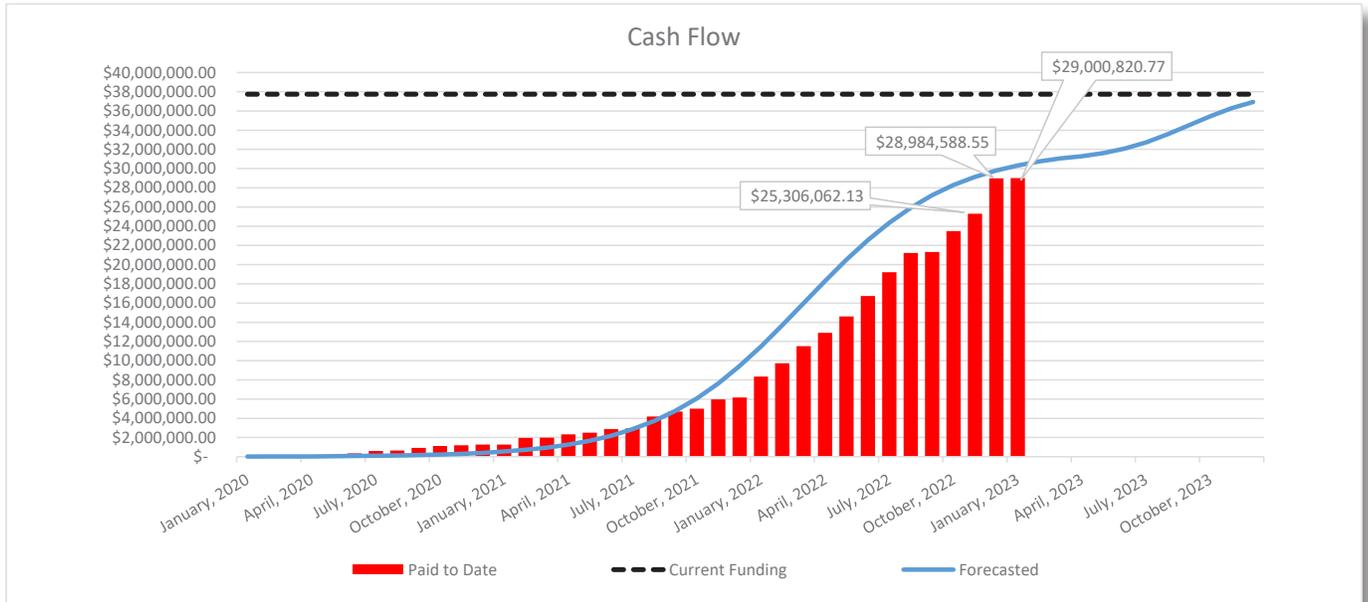
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

#### Riverside High School Project

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

# ADDITION & RENOVATION @ WHS

Q4 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 and 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 early 2023. Renovated spaces are expected to open Fall 2023.

### Recent Activities:

- Softball field work including concrete flatwork continues.
- Interior finishes are currently being installed
- Theatrical AV and Lighting systems are currently being installed
- Theatrical seating has arrived and the installation process has begun
- Windows have been installed
- Wood architectural panelling installation has begun in the theater space
- Building exterior metal cladding is over 50% complete
- Concrete floor polishing is in progress
- Door and hardware installation has begun
- North parking lot is complete, finishing work on the drive loop continues

### Upcoming Activities:

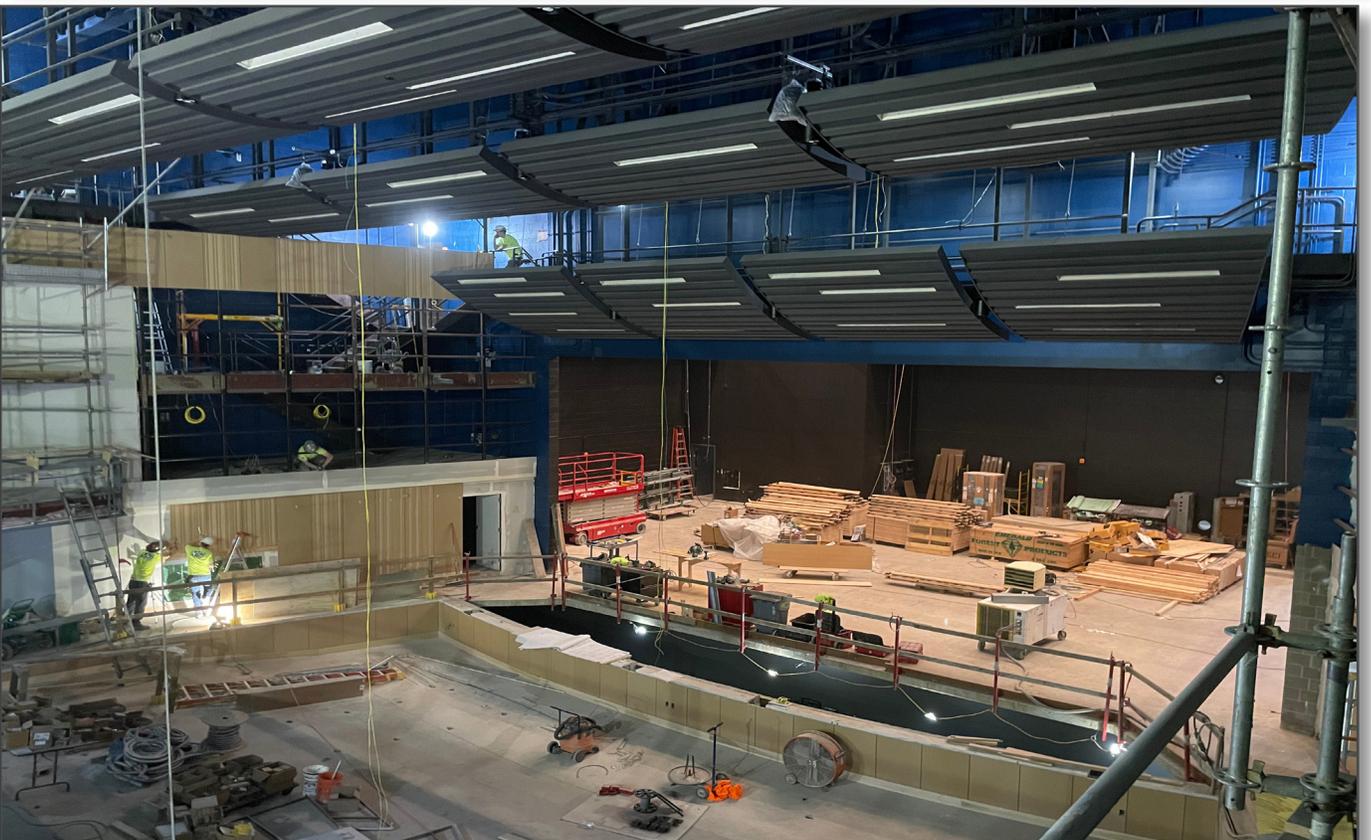
- Completion of softball field and is expected to be ready for play at the start of the season in February
- Storefront window vestibules installation
- Stage wood floor installation
- Installation of acoustical treatments
- Mechanical, electrical and plumbing equipment startup and commissioning
- Completion of site plantings
- PGE services installation

# ADDITION & RENOVATION @ WHS

Q4 2022

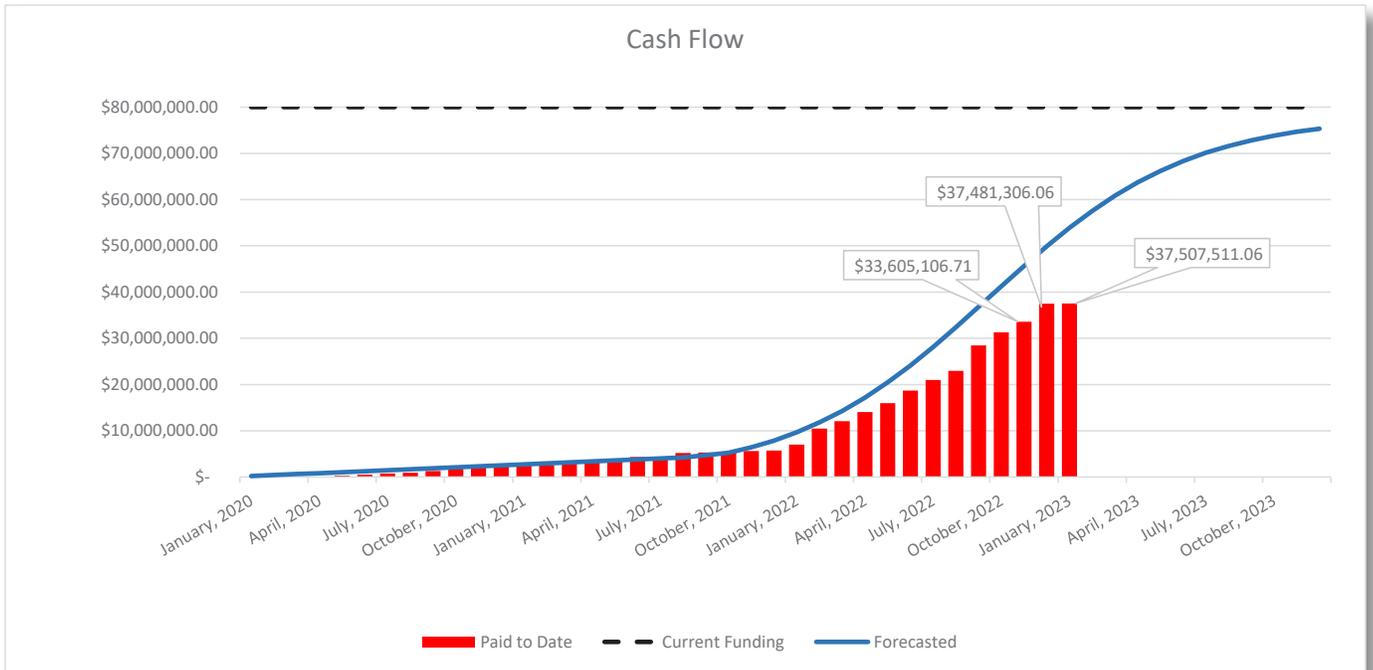


ADDITION & RENOVATION @ WHS  
Q4 2022



# ATHEY CREEK MIDDLE SCHOOL @ DLR

## Q4 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:

- Precast wall installation began in October and was complete in 11 days
- Structural steel and steel decking installation is continuing
- The interior steel studs are being installed and interior walls are defined for the band room, choir, stage, locker rooms and other specialty spaces
- Installation of the temporary roof system is complete on approximately 50% of the building
- Plumbing and electrical rough in is being complete to allow drywall installation in the dried in areas
- Window measurements have been confirmed with delivery expected in February
- The track has been defined and is currently used as a staging area for equipment and supplies before being completed
- A furniture order was placed and is scheduled for delivery this summer
- Street improvements on Dollar St. were completed in November. Final lift will be complete with offsite work this spring.
- Sidewalks on the north side of Dollar St. are complete. South sidewalks are being worked on and remain closed.
- Work on Brandon Place has commenced

### Upcoming Activities:

- Drywall in sectors A and B
- Major equipment delivery - Electrical Switchgear for power to the building
- Work on Willamette Falls Drive
- Classroom framing will begin in January
- Moving companies will turn in bids in January for the move of supplies and select furniture/equipment from the existing Athey Creek to the new school

ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q4 2022

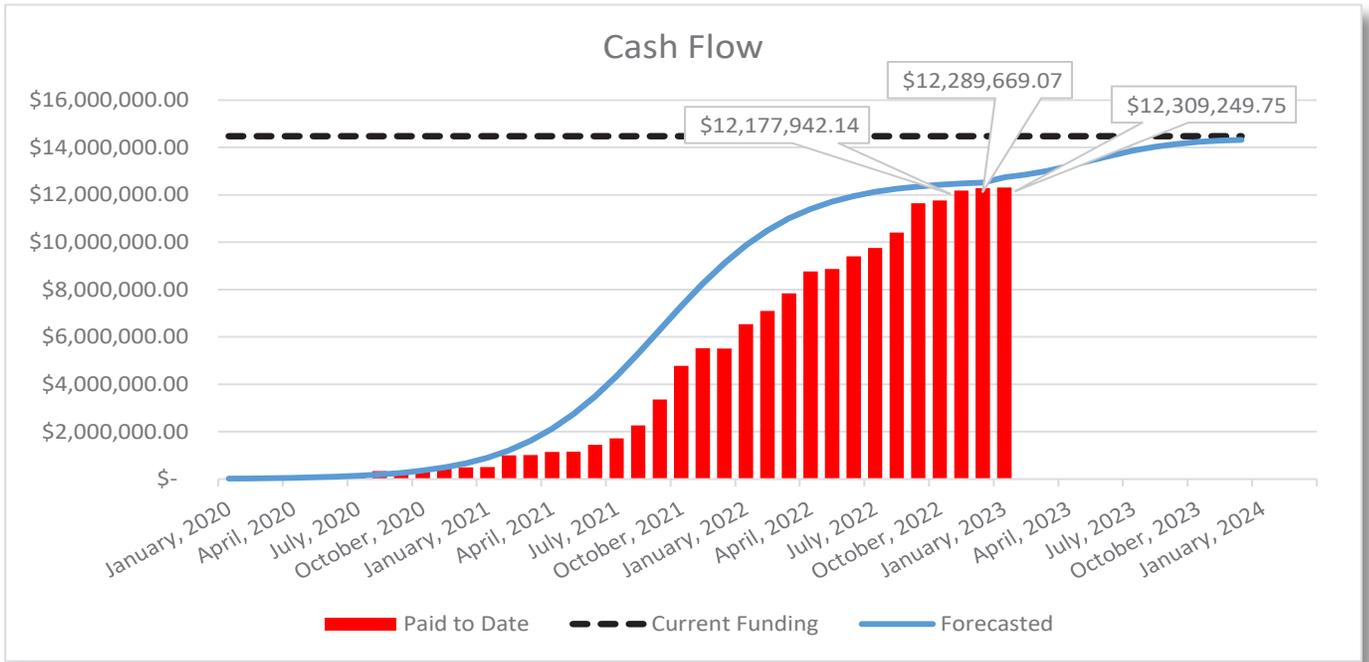


ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q4 2022



# RIVERSIDE HIGH SCHOOL

Q4 2022



Office addition to accommodate Riverside High School and create a secure entry. Renovation of existing office space and conversion to classroom spaces, including Career and Technical Education. Also includes mechanical, electrical and plumbing upgrades, roofing replacement, and kitchen equipment upgrades.

Construction is expected summer 2021 through summer 2023.

**Recent Activities:**

- Office remodel punchlist work is 99% complete
- The renovation for Summer 2023 work to convert spaces to the new high school has been bid and a contract has been awarded
- Furniture orders placed for new high school spaces

**Upcoming Activities:**

- Office remodel final punchlist items to be complete
- Empty current Athey Creek Middle School and begin renovation Summer 2023 for school fall 2023
- Continue to order furniture and supplies for Riverside High School

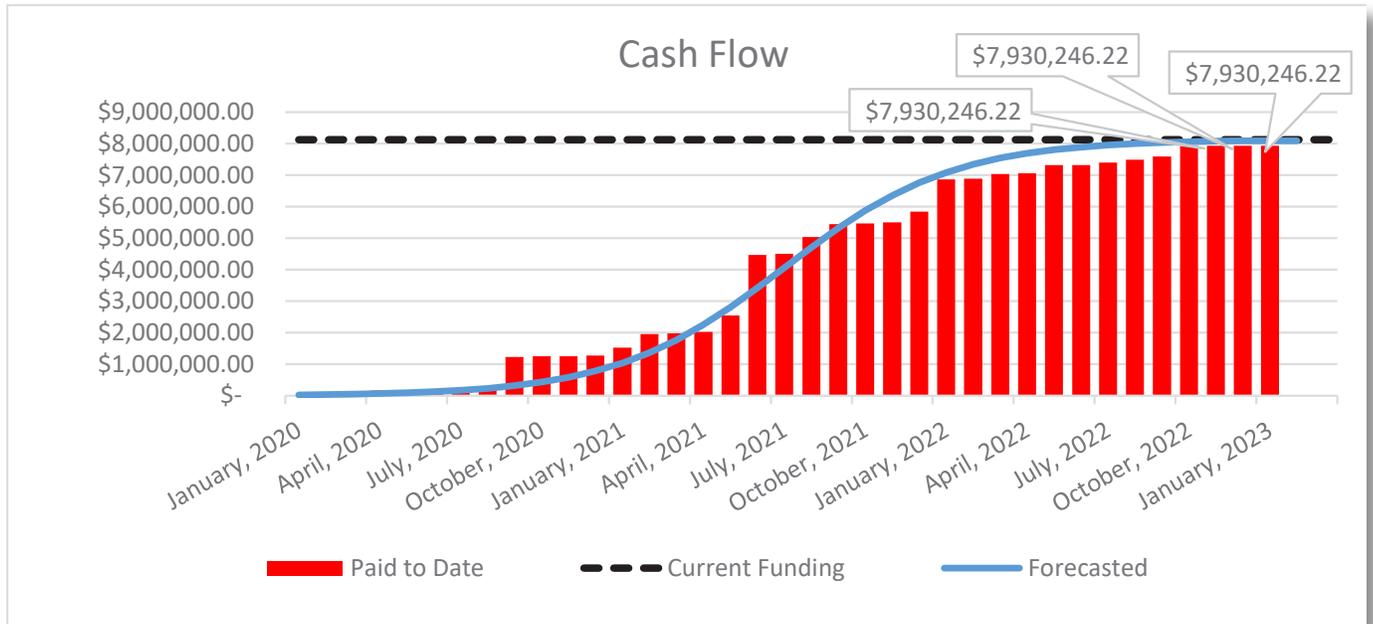
# RIVERSIDE HIGH SCHOOL

Q4 2022



# STADIUM & PARKING @ WLHS

Q4 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 substantially complete.

### Recent Activities:

- Concrete work occurred over winter break and will continue as weather allows

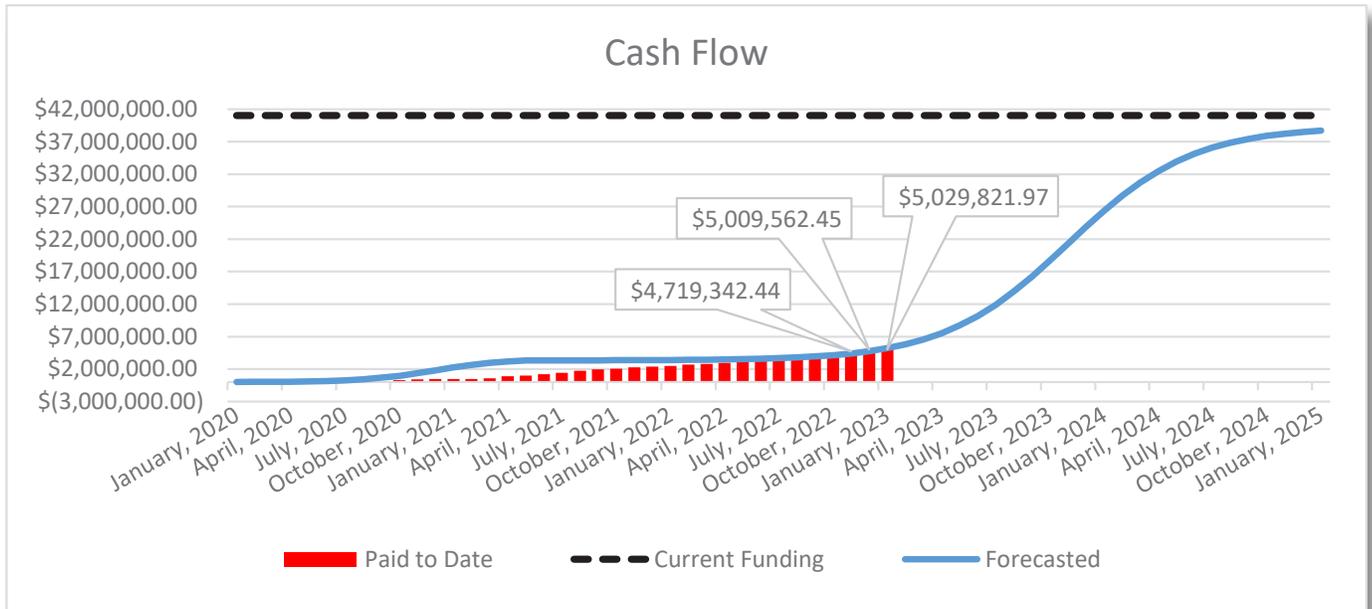
### Upcoming Activities:

- Completion of concrete work



# NEW PRIMARY SCHOOL @ FP

## Q4 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.

Construction of the district storage is complete.

Design of the primary school began in 2021.

Construction of the new primary school is expected summer 2023 through summer 2024.

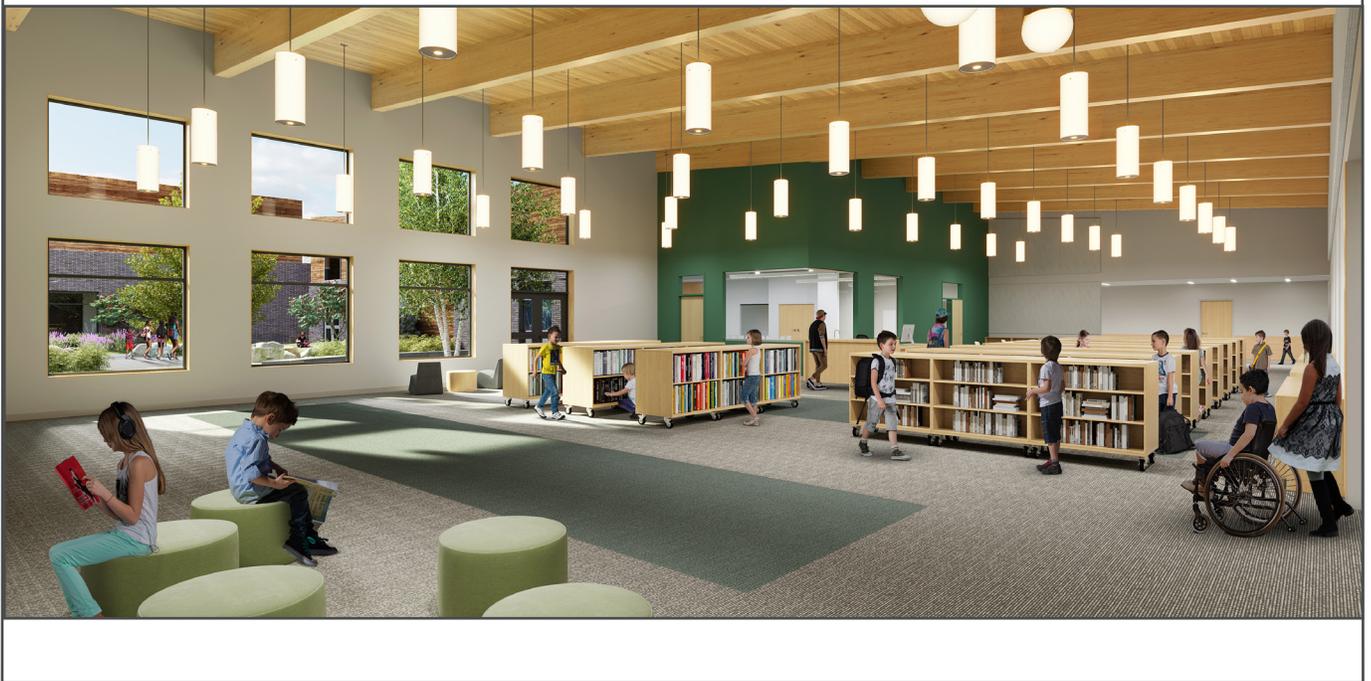
### Recent Activities:

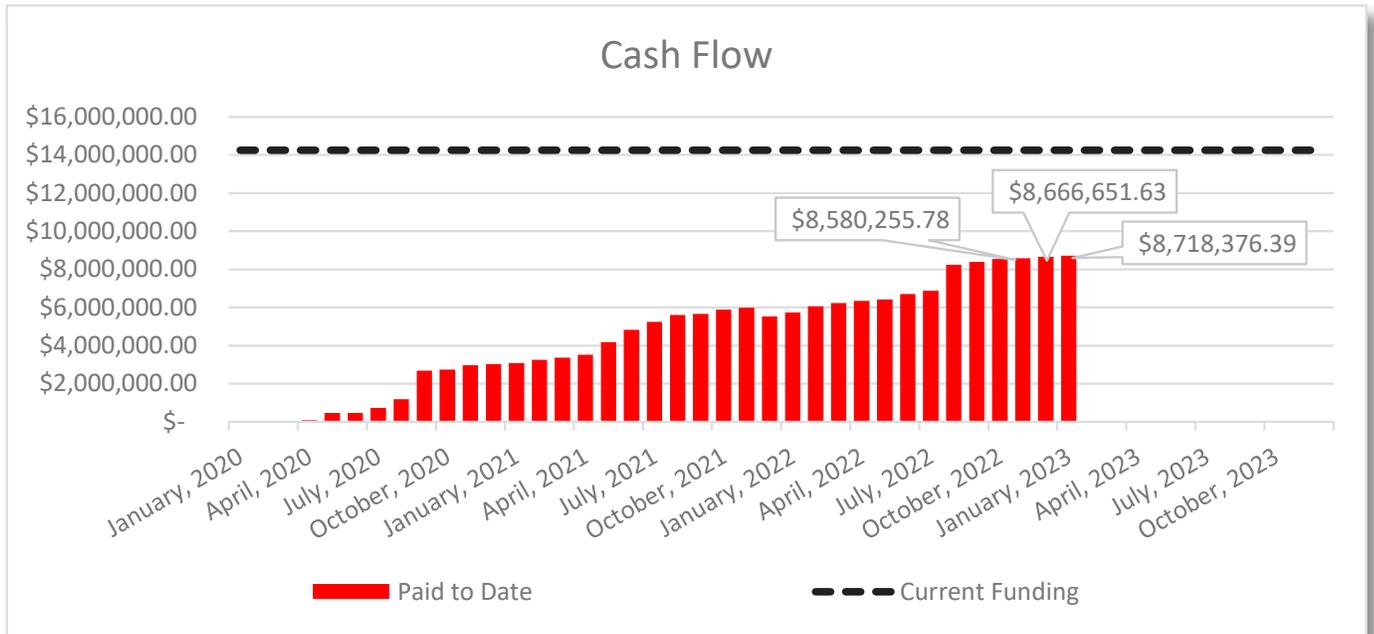
- New School Construction Development phase continues
- 60% design set being reviewed by the district
- After consideration of the previous quarters and Post COVID-19 construction material availability/lead times assesment, the decision was made to extend the construction schedule and therefore push the opening of the school to fall 2025
- Value engineering continues in efforts to bring cost within budget
- The project was submitted to the City of Wilsonville for Land Use approval in December
- General contractor pre-qualification proposals were received in December. An evaluation committee has reviewed and will release the qualified bidders list in January 2023

### Upcoming Activities:

- New School Construction Document Design phase meetings with district stakeholders and consultants continue
- Continued work with the City of Wilsonville throughout Land Use to achieve approval
- Project goes out to bid in February for pre-qualified bidders
- Construction documents will be completed and submitted to the City of Wilsonville for the building permit review and approval

NEW PRIMARY SCHOOL @ FP  
Q4 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:**

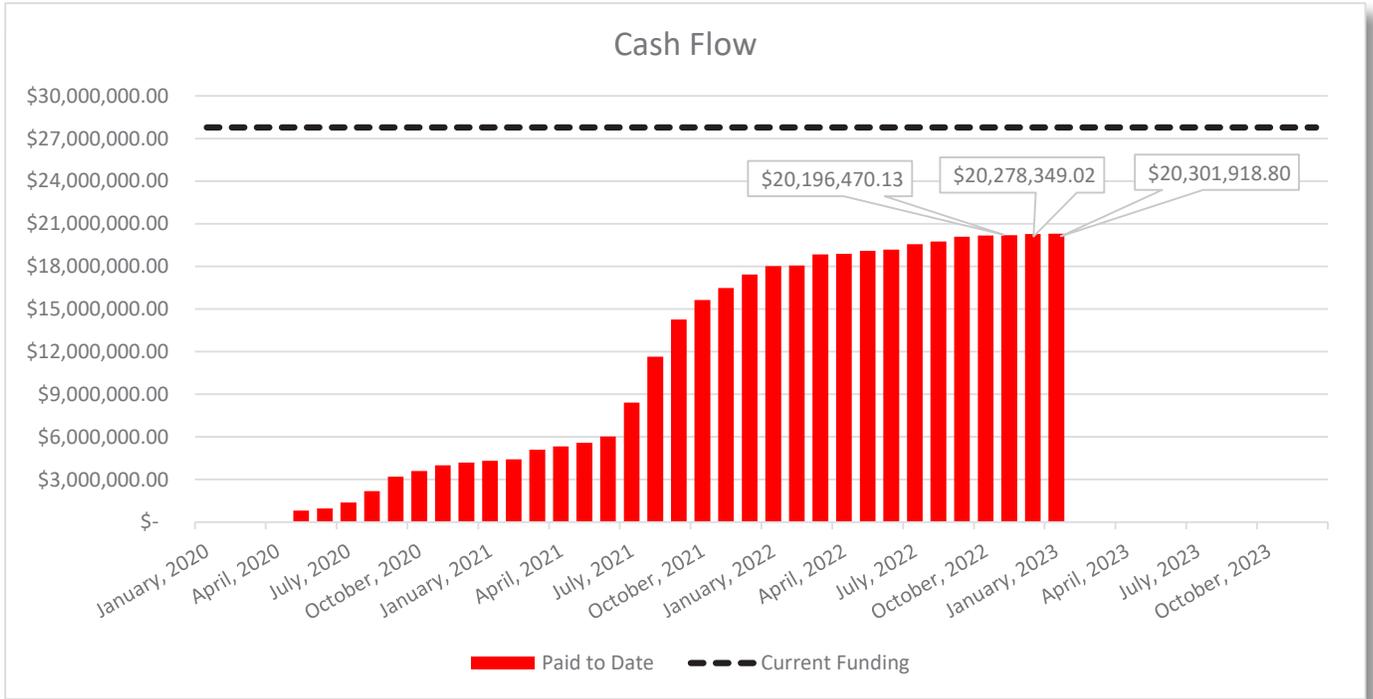
- Security updates across the district
- Wifi updates are about 90% complete
- Implementation of additional digital signage

**Upcoming Activities:**

- Planning for aquisition of technology needs at new schools, Athey Creek and Riverside High
- Purchase of additional presentation systems
- Wifi updates will continue

# FACILITY IMPROVEMENTS

Q4 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.

### 19039.018 – Security Upgrades at Trillium Creek Primary School

**Project Status:**

This project includes creating a secure entry vestibule and improved classroom lockdown capability.

**Recent Activities:**

- This project bid and has an executed contract in place, work to begin summer 2023

**Upcoming Activities:**

## FACILITY IMPROVEMENTS

Q4 2022

### **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 is complete. Final testing occurred and is complete.

### **19059.009 – Security Upgrades at Meridian Creek Middle, Sunset Primary and West Linn High Schools**

**Project Status:**

This project includes security curtains and improved classroom lockdown capabilities at these three schools.

**Recent Activities:**

- The project is currently in design

**Upcoming Activities:**

- Bidding in Spring 2023 with construction to occur Summer 2023