

July 2020



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q2 2020

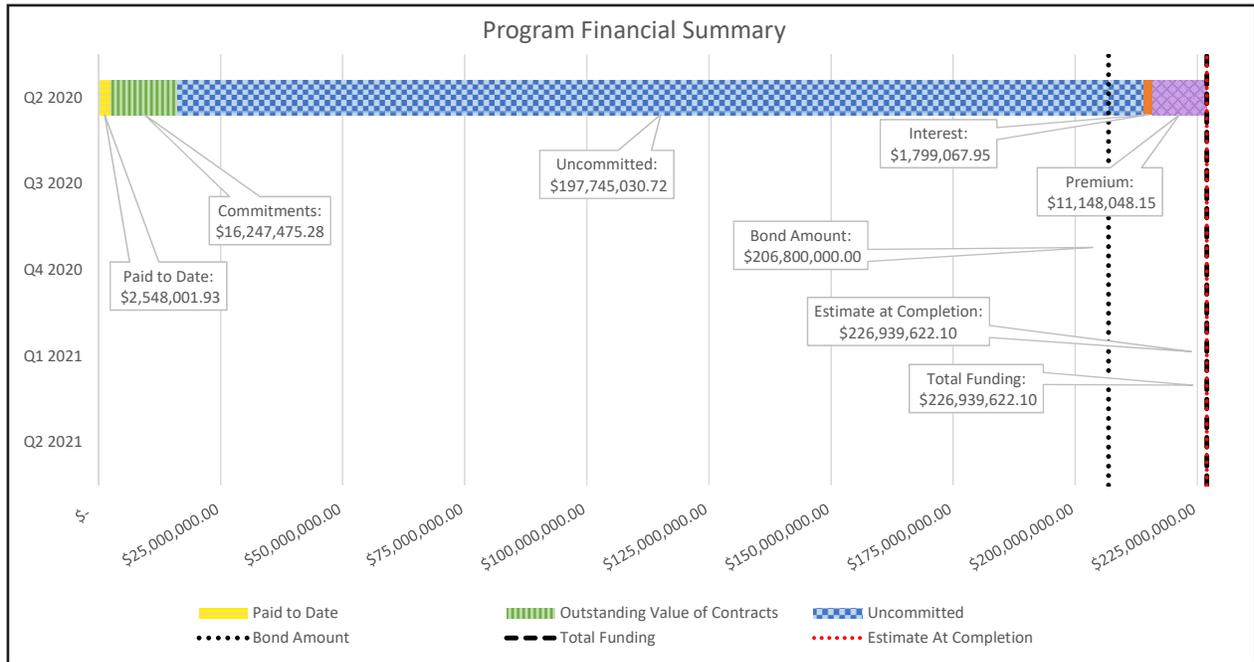
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PROGRAM SUMMARY

Q2 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	2,915,215.38	303,484.23	28,470,000.00	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	6,615,279.24	464,503.04	78,000,000.00	0.00
Third Option High School	11,673,000.00	2,504,890.00	14,177,890.00	43,720.00	18,120.00	14,177,890.00	0.00
Stadium & Parking @ WLHS	8,625,000.00	0.00	8,625,000.00	1,007,711.22	37,707.34	8,625,000.00	0.00
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	114,375.21	59,483.95	39,000,000.00	0.00
Learning with Technology	15,000,000.00	0.00	15,000,000.00	2,190,288.18	715,036.16	15,000,000.00	0.00
Facility Improvements	26,032,000.00	4,687,616.00	30,719,616.00	2,890,264.81	927,160.92	30,719,616.00	0.00
Subtotals	206,800,000.00	7,192,506.00	213,992,506.00	15,776,854.04	2,525,495.64	213,992,506.00	0.00
Program	20,139,622.10	-7,192,506.00	12,947,116.10	470,621.24	22,506.29	12,947,116.10	0.00
Grand Totals	226,939,622.10	0.00	226,939,622.10	16,247,475.28	2,548,001.93	226,939,622.10	0.00

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/>

- The West Linn - Wilsonville Community successfully passed measure 3-554 November 5, 2019.
- The School Board adopted Resolutions 2019-5 and 2019-6, calling the election and authorizing sale of \$206,800,000.00 in bonds
- Bonds were sold on February 12, 2020 totaling \$147,876,715.85
- Interest earnings from current investments expected to be \$1,799,067.95
- Bond premium from the sale in the amount of \$11,148,048.15
- Consultants selections are largely complete
- Numerous project designs are underway
- Construction on several Facility Improvements projects is underway
- Learning with Technology projects are underway
- Program schedule is currently being reviewed

CONSULTANT SELECTION & PROGRAM MARKETING

Q2 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
- 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
- River Levett Bucknall - Estimating
- Teragan & Associates - Arborist
- The Davey Tree Expert Company - Arborist
- The Pacific Resources Group - Arborist
- Willamette Cultural Resources Associates - Archeologist

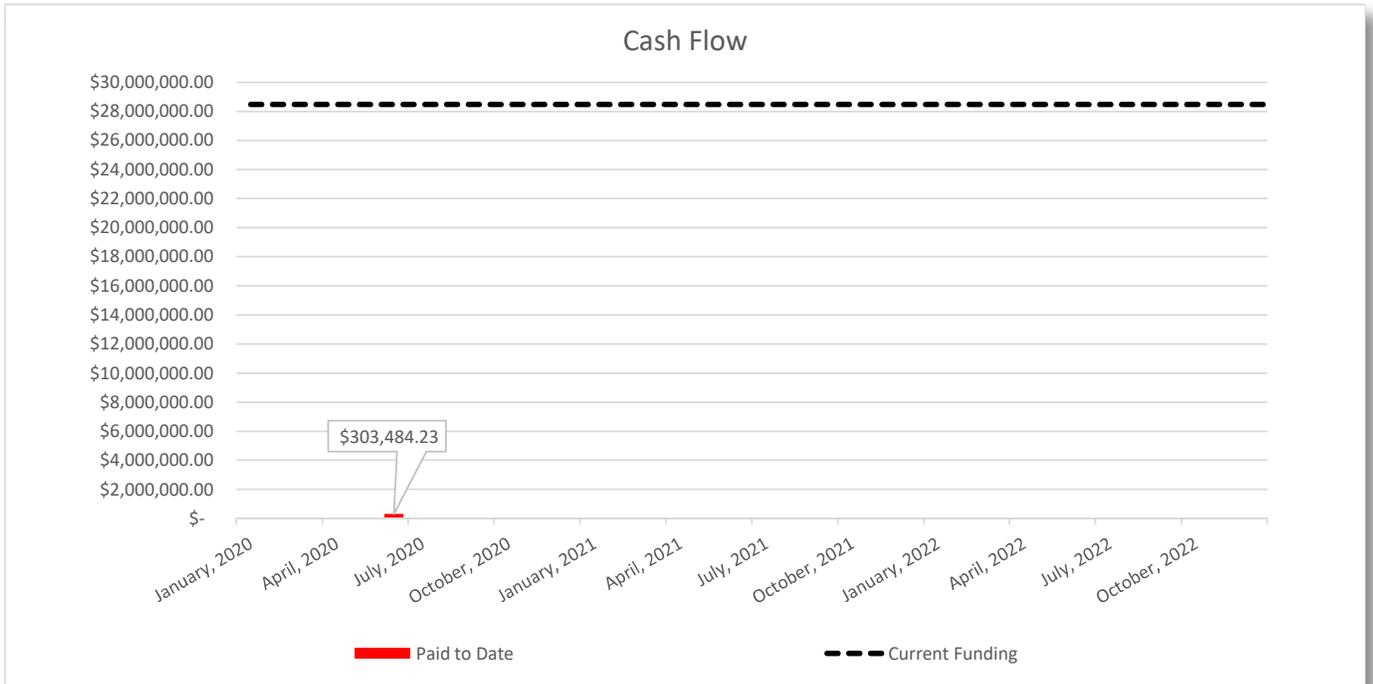
Program Marketing:

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 will be 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.

This plan is in the very early stages of development, but the Bond Management Team is already reaching out to dozens of contractors via phone, email and virtual meeting. Additional information will be available as the program progresses.

ADDITION & RENOVATION @ WHS

Q2 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:

- BORA Architects selected to provide design services
- Design committee comprised of District and School leadership, staff, and community members meeting regularly
- Design is nearing completion of Schematic Design phase

Upcoming Activities:

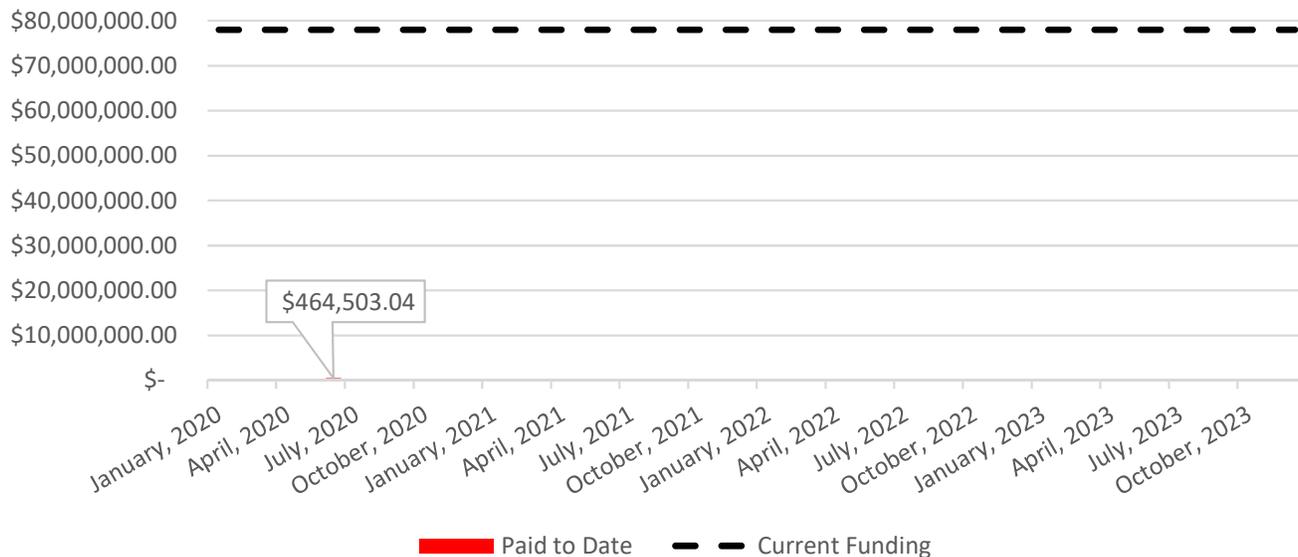
- Design will move into Design Development phase
- Focus groups to discuss various aspects of the project, including staff and students
- Conditional Use Permit application is expected in late summer or early fall



NEW MIDDLE SCHOOL @ DLR

Q2 2020

Cash Flow



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:

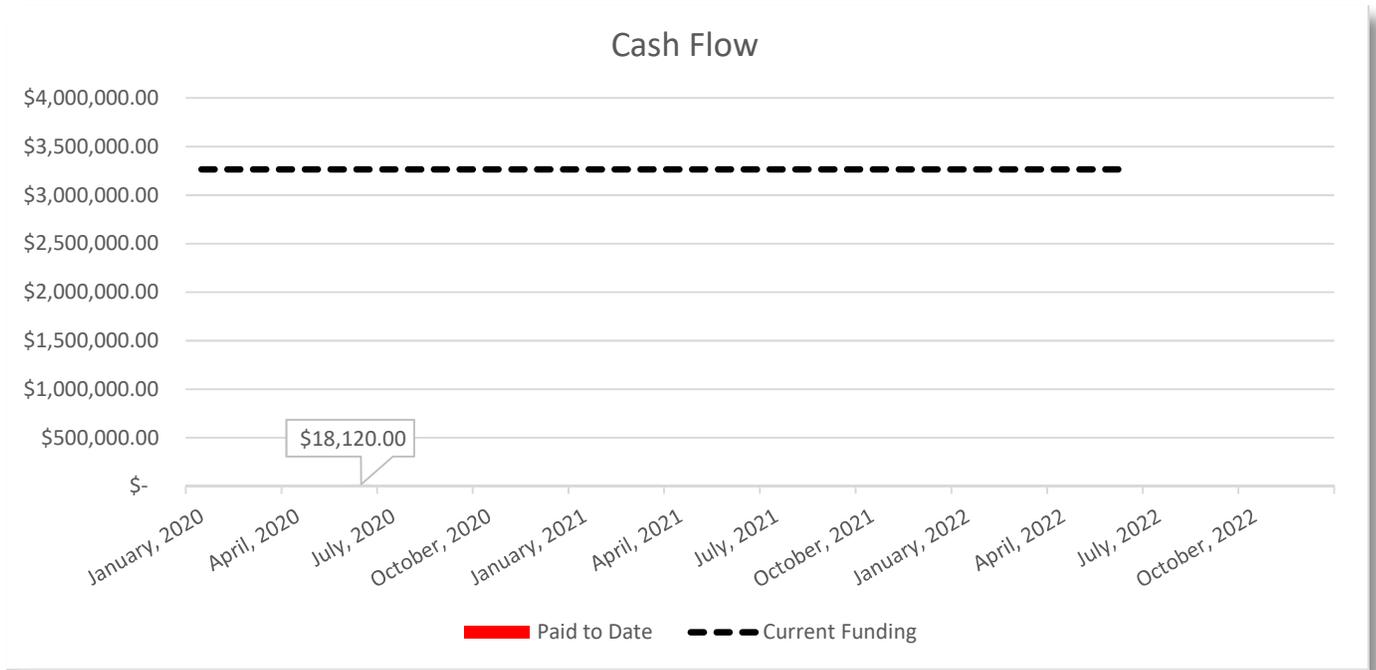
- IBI Group Architects selected to provide design services
- 3J Consulting selected to provide planning consultant services
- DKS Associates selected to provide traffic engineering services
- Geodesign selected to provide geotechnical engineering services
- PBS Environmental selected to provide environmental consultant services
- Pacific Habitat Services selected to provide wetland consultant services
- Pacific Resources Group selected to provide arborist services
- Cultural Resource Assessment selected to provide archeological consultant services
- Technical studies are underway
- Design committee formed comprised of District and School leadership
- Three community meetings have been held to present the project and receive community feedback

Upcoming Activities:

- Design will move into Design Development phase
- Additional community meetings
- Focus groups to discuss various aspects of the project, including staff and students
- Land Use Application in late 2020 or early 2021

THIRD OPTION HIGH SCHOOL

Q2 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 2022.

Recent Activities:

- IBI Group selected to provide architectural services
- Design committee formed comprised of District and School leadership
- Design is nearing completion of Schematic Design phase

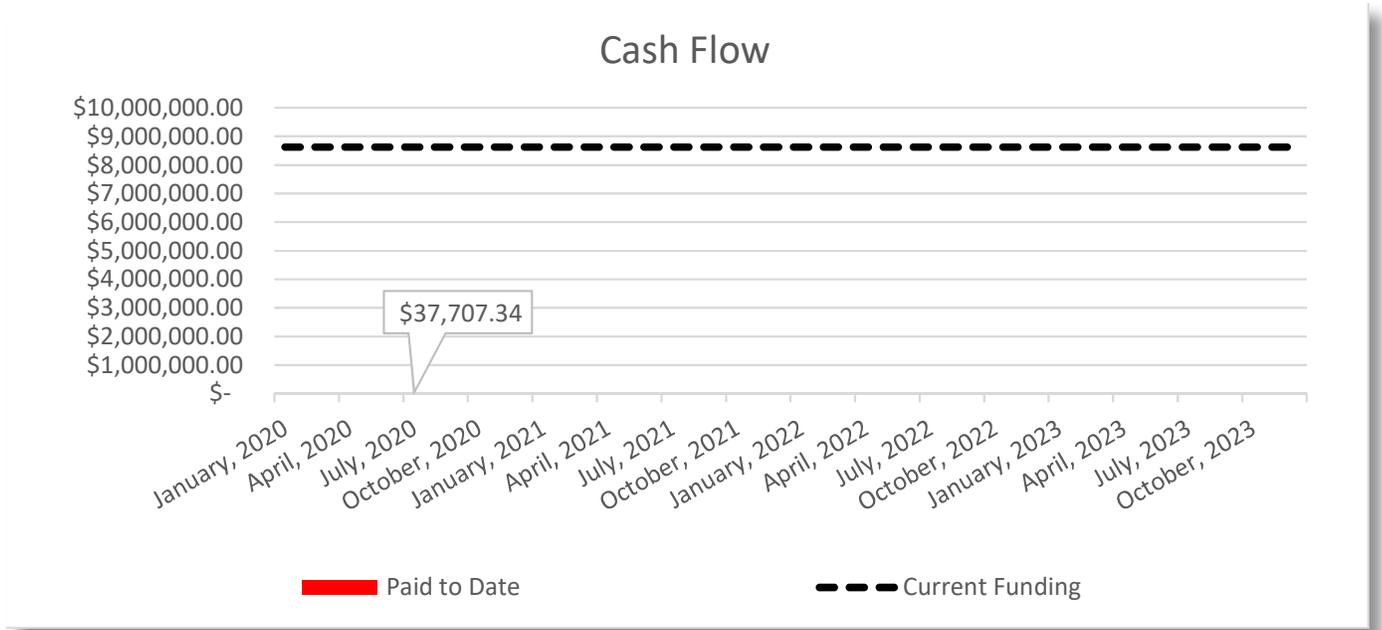
Upcoming Activities:

- Design will move into Design Development phase
- Focus groups to discuss various aspects of the project, including staff and students
- Land Use Application expected late summer or early fall 2020



STADIUM & PARKING @ WLHS

Q2 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:

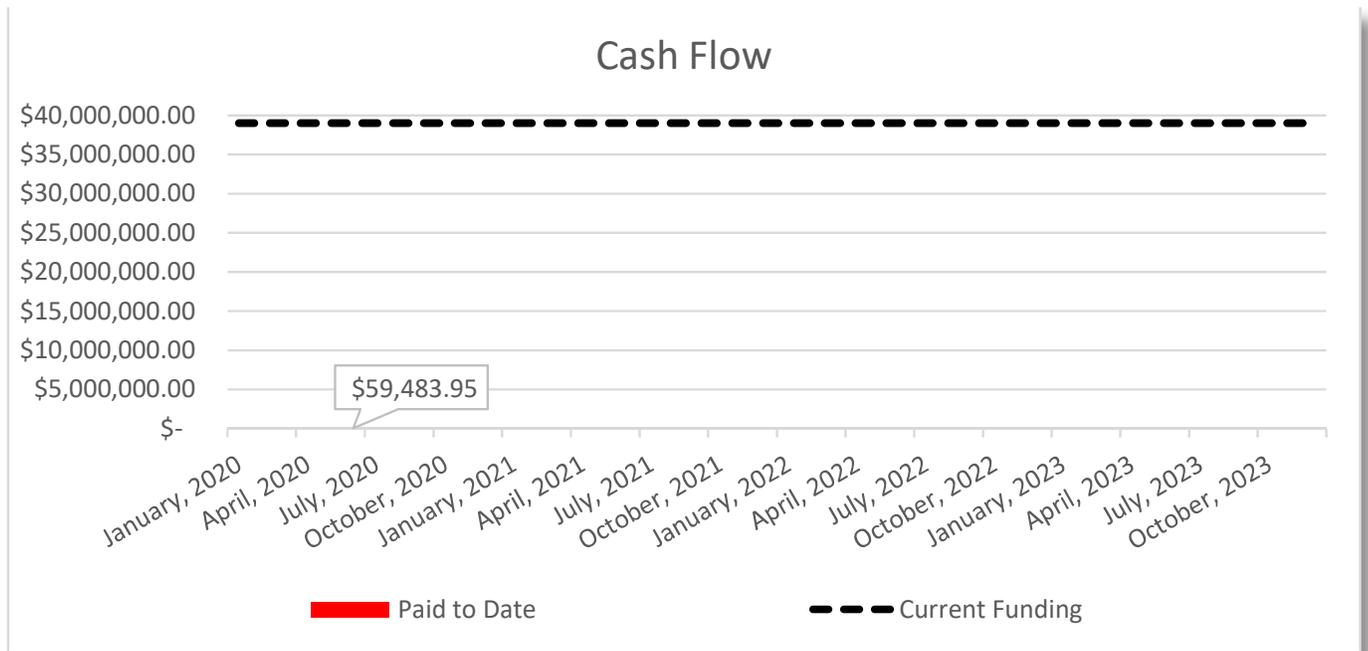
- IBI Group selected to provide architectural services
- Design committee formed comprised of District and School leadership, and community members
- Design is nearing completion of Schematic Design phase
-

Upcoming Activities:

- Focus groups to discuss various aspects of the project
- Community meetings will be held July 16, 21 and 30, 2020

NEW PRIMARY SCHOOL @ FP

Q2 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:

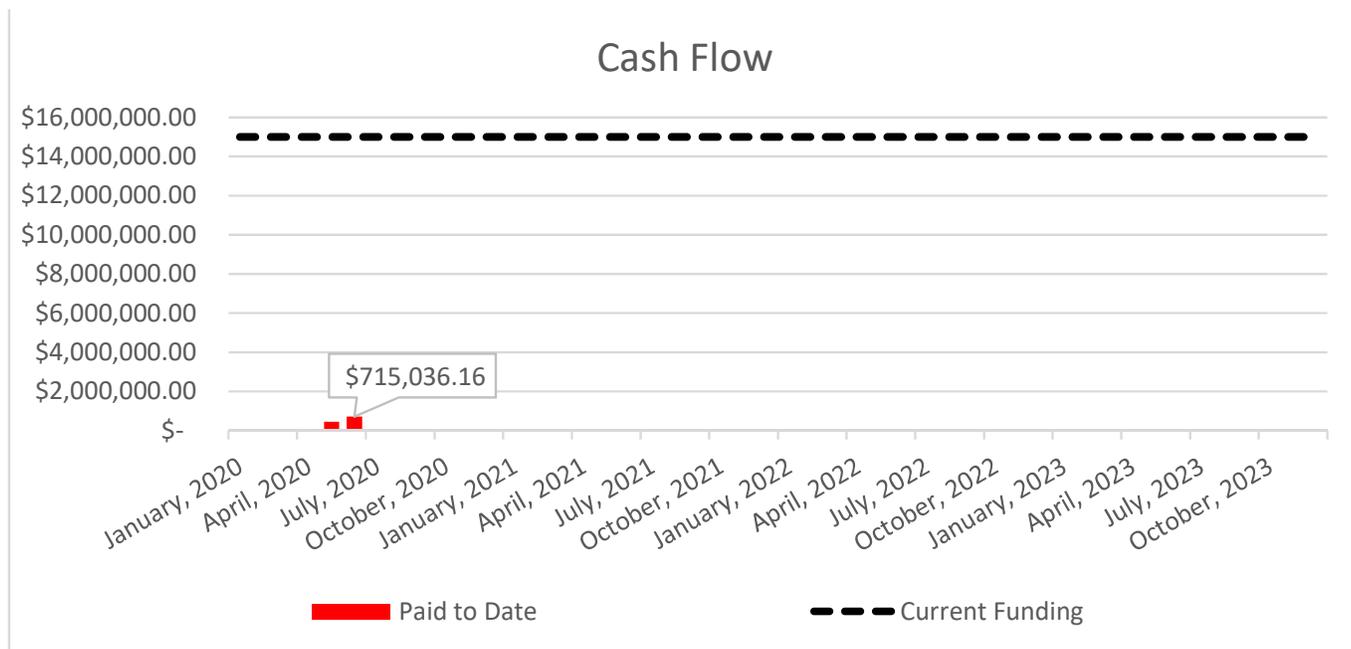
- Agreement in place for initial environmental survey of the primary school site
- Design, bid and award for demolition of existing structures at the storage site is complete.

Upcoming Activities:

- Environmental survey of the primary school site
- Demolition of existing structures at the storage site

LEARNING WITH TECHNOLOGY

Q2 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:

- Selection, purchase and training for new student information system
- Phone system replacement selection, purchase and launch of installation
- Student and staff device purchase and setup

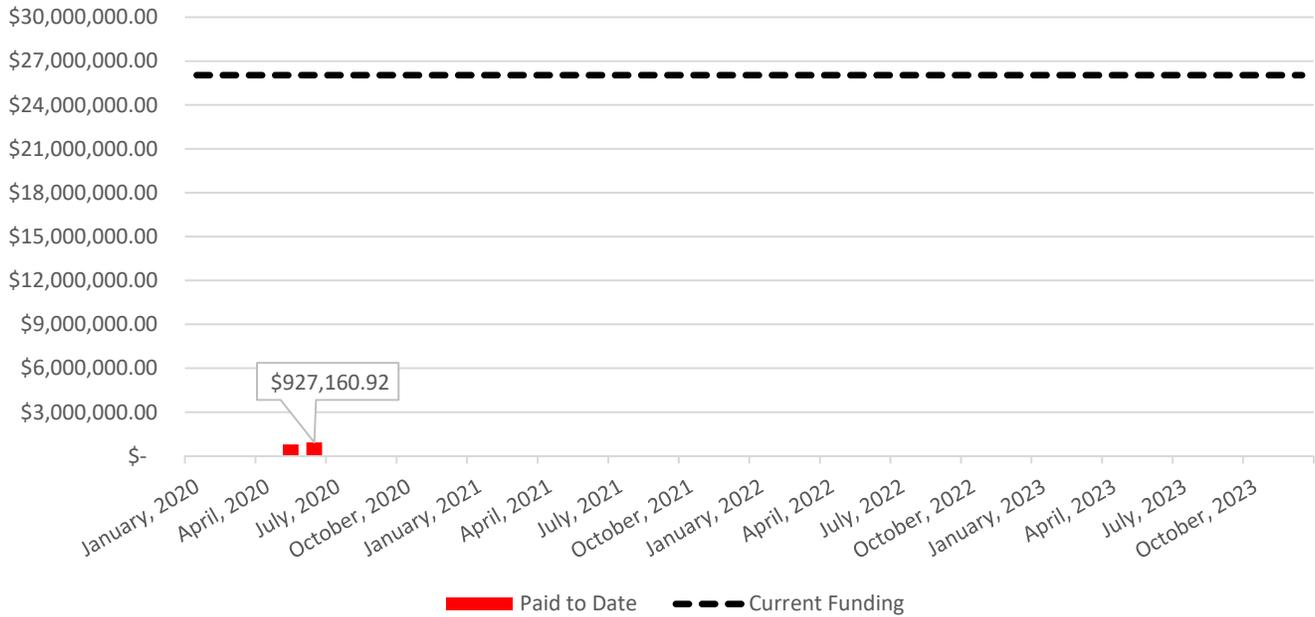
Upcoming Activities:

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

FACILITY IMPROVEMENTS

Q2 2020

Cash Flow



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 new classrooms and maker space. Energy efficiency upgrades, life cycle replacement and the addition of an educational greenhouse.

This project is scheduled for construction during the summer and fall 2021. The project is in the Design Development stage of design.

19042.019 Sports Field Relighting at Wilsonville High School

Project Status:

Sports field lighting replacement for the stadium, baseball fields and three tennis courts. The varsity softball field has already received this upgrade, and the JV softball field will receive the upgrade as part of another project.

The contractor is on board, and most of the work has been completed. The final two fixtures will be replaced this fall, when Osprey are absent from this location.



FACILITY IMPROVEMENTS

Q2 2020

19043.006 - Track Replacement at Athey Creek Middle School

Project Status:

This project is substantially complete.



19045.009 – Security @ BF, LW

Project Status:

This project includes security upgrades at these two schools. The work has been design, bid and the work is underway. The work is expected to be substantially complete for the start of the school year in August 2020.

19044.009 – Security @ COP, RR, ST

Project Status:

This project includes security upgrades at these three schools. The work has been design, bid and the work is underway. The work is expected to be substantially complete for the start of the school year in August 2020.



FACILITY IMPROVEMENTS

Q2 2020

19046.004 – Flooring @ ST

Project Status:

This project includes the abatement of existing flooring materials, and the installation of new carpet and vinyl flooring for classrooms and support spaces. The abatement is complete and installation of the flooring is underway.



19048.009 – Mechanical @ WLHS, WM

Project Status:

This project includes a boiler replacement at West Linn High School and the gym mechanical unit replacement at Willamette Primary School. This equipment was routinely failing and so immediate replacement is underway. The project has been designed, bid and is underconstruction in preparation for start of school this fall.

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. Design is currently underway with an expected construction start in 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. Design is currently underway with an expected construction start in summer 2021.