



West Linn – Wilsonville Schools

LONG RANGE PLANNING COMMITTEE

AGENDA

April 24, 2012
7:00 pm, Board Room

1. Check-In
2. Bond Activity Report Tim
 - a. Current status-New Schools
 - b. Willamette Primary
 - c. Bolton Trash & Storm
 - d. WLHS Storm & Parking
 - e. COP Storm
 - f. Athey Interiors
 - g. Sunset Improvements
3. 1st Quarter 2012 Bond Financial Report Tim
4. Update the Long Range Plan Keith
 - a. Completion/Board June 4
 - b. Trigger Points/Timing
5. Anything else?

Next LRPC Meeting: Tuesday, May 22, 2012 at 7:00 pm Board Room

School Facility Needs Summary

Draft - April 24, 2012

	Primary	Middle	High	Total
Existing Conditions				
Current Educational Capacity ¹	3,316	1,932	3,220	8,468
2010 Enrollment (9/30/10) ²	3,811	2,052	2,639	8,502
Total schools district-wide³	9	4	3	16
Scenario 1				
Existing Zoning and UGB (including Frog Pond & Villebois North)				
Enrollment in addition to current enrollment	1,666	770	1,133	3,569
Total enrollment district-wide	5,477	2,822	3,772	12,071
Schools required in addition to existing	3.3	1.1	0.8	5
Total schools required district-wide	12.3	5.1	3.8	21.2
Scenario 2				
Existing Zoning & Expanded UGB (Advance Rd. & Wilsonville West)				
Enrollment in addition to Scenario 1	738	422	596	1,756
Total enrollment district-wide	6,215	3,244	4,368	13,827
Schools required in addition to existing	1.5	0.6	0.4	2
Total schools required district-wide	13.8	5.7	4.2	24
Scenario 3				
Existing Zoning & Expanded UGB (remaining Urban Reserve areas)				
Enrollment in addition to Scenario 2	9,388	5,348	6,983	21,719
Total enrollment district-wide	15,603	8,592	11,351	35,546
Schools required in addition to existing	18.8	7.6	4.7	31
Total schools required district-wide	32.6	13.3	8.8	55

¹ Includes 4th - 8th grade capacity for Three Rivers Charter School (40 primary/60 middle students) and 9th - 12th grade capacity for Art Tech High School (77 students).

² Includes 4th - 8th grade enrollment from Three Rivers Charter School (41 primary/61 middle students) and 9th-12th grade enrollment from Art Tech High School (77 students).

³ Includes Trillium Creek and Lowrie primary schools which are to open in September 2012.

Assumed average new school capacity: Primary - 500; Middle - 700; and High - 1,500.

WEST LINN-WILSONVILLE SCHOOL DISTRICT LONG RANGE PLANNING COMMITTEE

2008 BOND PROGRESS REPORT FOR THE FIRST QUARTER, 2012

In November 2008 the voters of the West Linn-Wilsonville School District passed a \$98,000,000 capital improvement bond to finance school construction, remodeling and various upgrades throughout the district. This report measures what we said we would spend and what we have actually spent. The School District is currently projecting expenses equal to our budget.

FUNDING SOURCES

Funding Sources	Original Funding	Prior Funding	Current Funding
Bond Proceeds	98,000,000.00	98,000,000.00	98,000,000.00
Bond Premium	0	2,355,736.85	2,355,736.85
Interest Revenue	0	1,000,000.00	1,000,000.00
Partnerships	0	98,470.00	115,326.00
Grand Totals	98,000,000.00	101,454,206.85	101,471,062.85

DISCUSSION

We have more money than the \$98,000,000 because the bond was sold at a premium of \$2,355,736.85. This is the difference between the "coupon" interest rates and the market interest rates when the bond was sold. In addition, we expect to earn interest of \$1,000,000 (Note: Interest Revenue is lower than initially expected because of current market conditions). Partnerships increased to \$115,326 because of work with the Energy Trust of Oregon in the area of sustainability.

PROJECT SOFT COSTS

Soft Costs are those costs associated with the bond work but not directly associated with capital equipment and "bricks and mortar"; that is, they are costs such as consulting services which might include outside planning, engineering, architectural, environmental and a host of other consulting services needed when the school district does not have the in-house expertise to complete complex projects. Soft costs also include expenses for permits, insurance, printing, advertising, and office expenses (among others).

	Original Budget	Current Budget	% Over / /(Under) Original Budget	Estimate At Completion (Q4 2011)	Over / (Under) Budget	% Over / (Under) Current Budget
Project Hard Cost						
Subtotal	78,400,000.00	80,435,113.48	2.6%	80,435,113.48	0	0
Percentage of Total	80.00%	79.27%		79.27%		
Project Soft Cost						
Subtotal	19,600,000.00	21,035,949.37	7.3%	21,035,949.37	0	0
Percentage of Total	20.00%	20.73%		20.73%		

Bond Progress Report for Second Quarter 2010

Grand Totals	98,000,000.00	101,471,062.85	3.5%	101,471,062.85	0	0
--------------	---------------	----------------	------	----------------	---	---

DISCUSSION

In 2007/08, during Bond planning, the accepted standard for soft costs as a percent of total costs was 20%. At present soft costs is 20.73% of total cost, well within the expected range.

PROJECT HARD COSTS

Hard costs are the costs of capital equipment and "bricks and mortar". They include those things you can see, touch, and feel including buildings, equipment, pipes, books, school furniture, and many other tangible items.

	2008 Estimate	Current Budget	% Difference Current Budget to 2008 Estimate	Estimate At Completion (Q4 2011)	Current Over / (Under) Budget	% Over / (Under) Budget
New Wilsonville Primary School	27,000,000.00	24,890,891.11	(7.8%)	24,890,891.11	0.00	0.0%
New West Linn Primary School	28,000,000.00	25,601,223.25	(8.6%)	25,601,223.25	0.00	0.0%
New Library at Stafford Primary	2,000,000.00	1,557,110.92	(22.2%)	1,557,110.92	0.00	0.0%
New Library at CedarOak Park Primary	2,000,000.00	1,557,110.92	(22.2%)	1,557,110.92	0.00	0.0%
Site Athletic Improvements	4,000,000.00	4,737,248.77	18.4%	4,737,248.77	0.00	0.0%
New District Storage/Freezer	2,000,000.00	1,692,489.03	(15.4%)	1,692,489.03	0.00	0.0%
Library Renovations	2,000,000.00	1,645,714.23	(17.7%)	1,645,714.23	0.00	0.0%
Kitchen Remodels	3,000,000.00	2,388,828.37	(20.4%)	2,388,828.37	0.00	0.0%

Remodels at Bolton Primary	2,000,000.00	1,557,110.92	(22.2%)	1,557,110.92	0.00	0.0%
New School Planning and Design	4,000,000.00	2,306,432.46	(42.3%)	2,306,432.46	0.00	0.0%
District-Wide Technology	7,000,000.00	7,000,000.00	0.0%	7,000,000.00	0.00	0.0%
Deferred Maintenance	15,000,000.00	26,536,902.88	76.9%	26,536,902.88	0.00	0.0%
Totals	98,000,000.00	101,471,062.85	3.5%	101,471,062.85	0.00	0.0%

DISCUSSION

1. It should be noted that all component's Current Budget and Estimate at Completion are now the same. We are at that point in the Bond Cycle where both final budgets (based on greater knowledge regarding interest income) and final costs can be accurately estimated.
2. Work on the two new Primary Schools is proceeding according to plan. The bids for these schools were very favorable and both schools should be completed at a cost lower than originally budgeted. Because more hard and soft costs are now known, the Estimate at Completion has been reduced this quarter and some reserves moved to other components. There are still adequate reserves for construction activities at both schools through completion.
3. Deferred Maintenance as a bond component is inclusive of part or all of 61 of the 71 projects in the bond. This bond component is also the holding category for all "added value" projects including eligible general fund offsets. Accordingly this bond component has risen as money is released from other completed/adjusted accounts and queued deferred maintenance projects are funded.
4. Three components have the same amount budgeted and the same Estimate at Completion. These components are the New Library at Stafford Primary, the New Library at CedarOak Park Primary, and the remodel at Bolton Primary. These have the same Current Budget and Estimate at Completion because they were bid as one job and so, at present, costs are allocated equally between the components. As costs are refined and further audited each component will be assigned its actual cost.