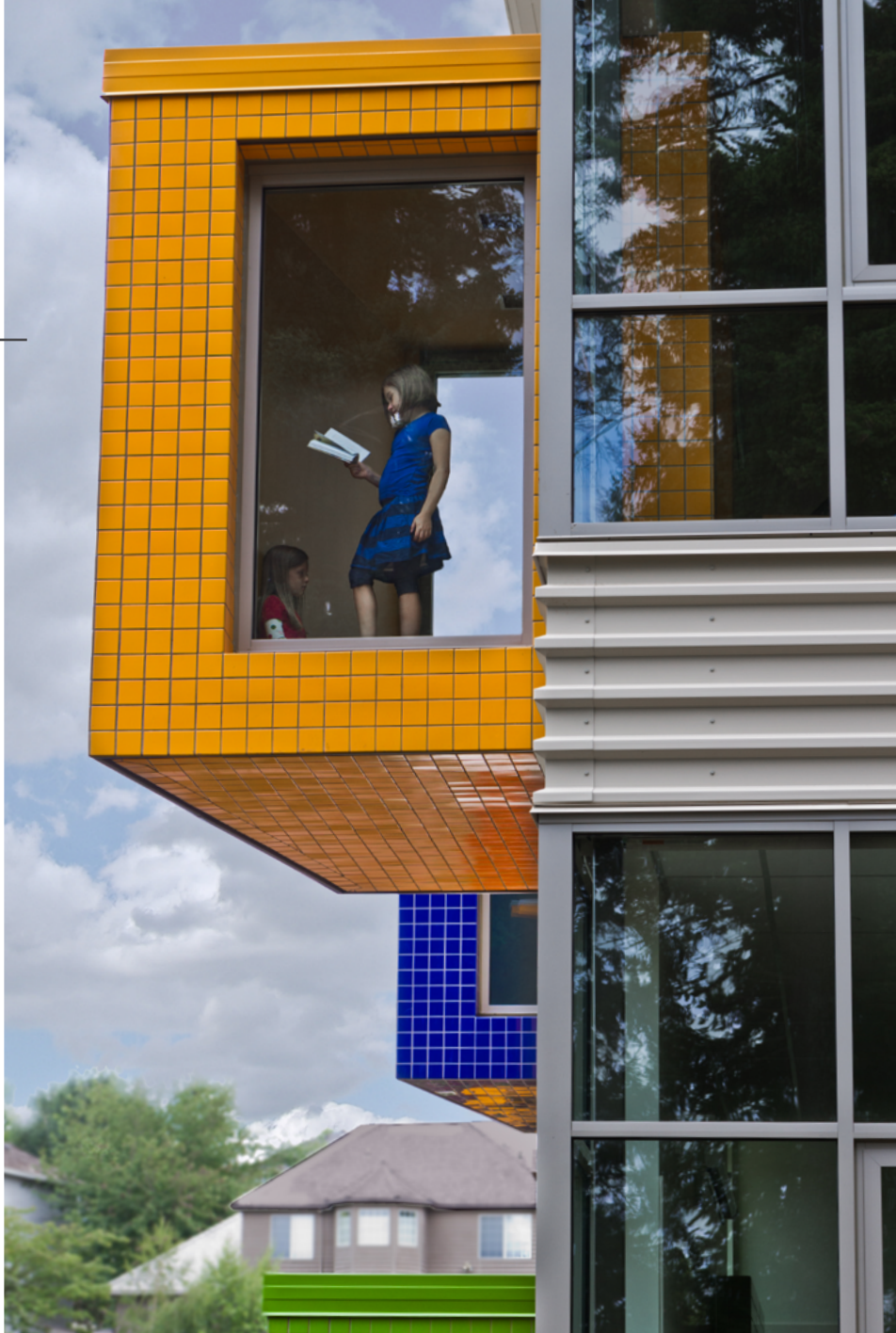


October 2016



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2014 Capital Bond Program
Quarterly Report

Q3 2016

TABLE OF CONTENTS

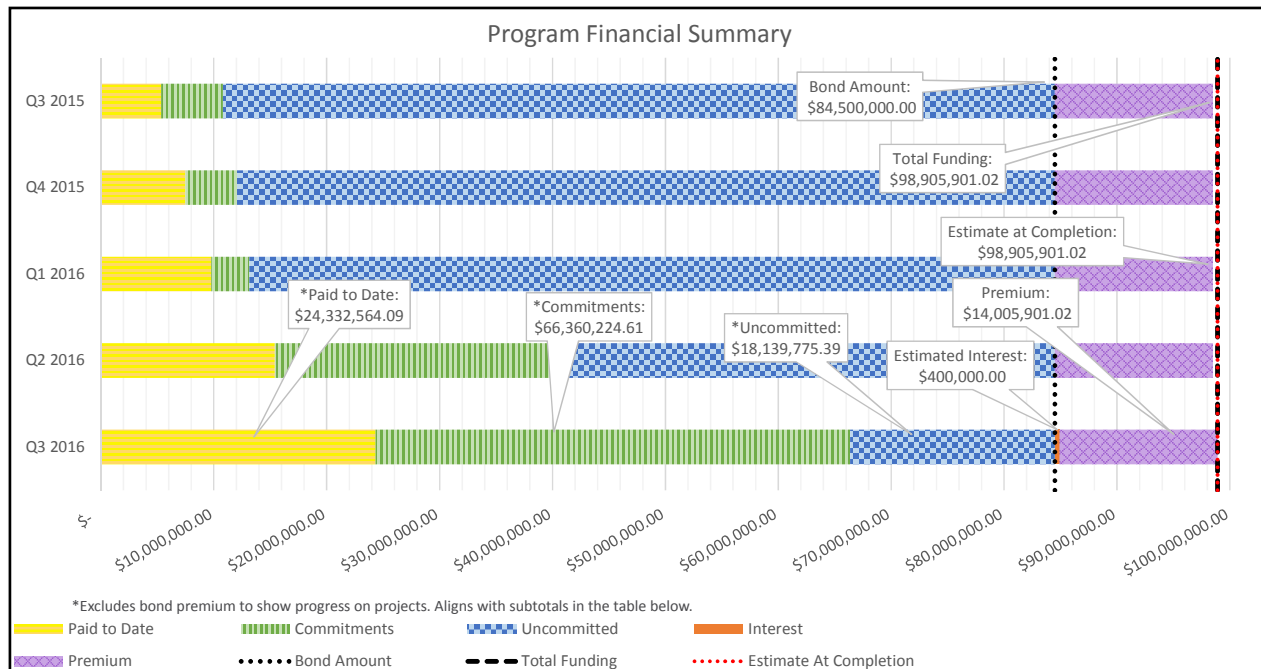
Q3 2016



1.	2014 CAPITAL BOND PROGRAM SUMMARY	1
2.	PROJECT STATUS / SCHEDULES	
	MERIDIAN CREEK MIDDLE SCHOOL	2
	SUNSET PRIMARY SCHOOL REPLACEMENT	6
	700 BUILDING RENOVATION & ADDITION @ WLHS	10
	PERFORMING ARTS REMODEL @ WHS	13
3.	LEARNING WITH TECHNOLOGY	16
4.	SAFETY & SECURITY	17
5.	DISTRICT-WIDE IMPROVEMENTS	18
6.	CONSTRUCTION TERMINOLOGY	22

PROGRAM SUMMARY

Q3 2016



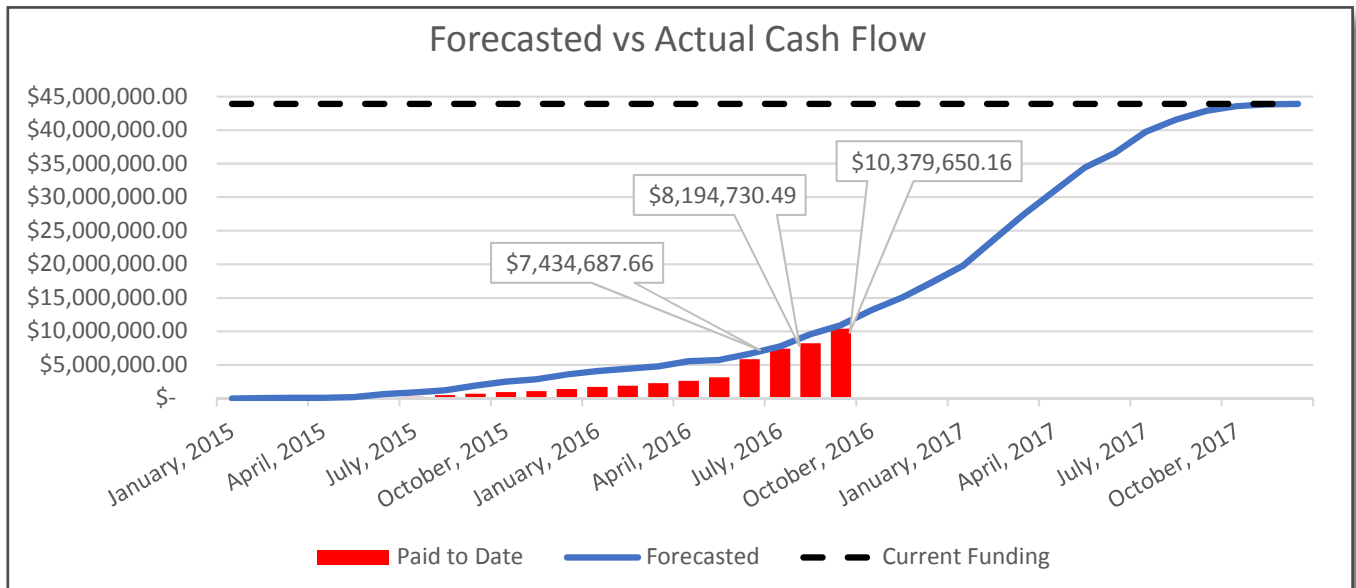
	Original Funding	Approved Changes	Current Funding	Current Commitments	Paid to Date	Estimate At Completion	Forecasted Over/(Under)
New Middle School in Wilsonville	40,000,000.00	3,924,037.61	43,924,037.61	31,716,111.87	10,379,650.16	43,924,037.61	0.00
Sunset Primary School Replacement	24,000,000.00	3,954,498.96	27,954,498.96	21,530,502.44	4,516,696.94	27,954,498.96	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	780,344.24	3,780,344.24	3,218,779.95	1,465,614.52	3,780,344.24	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	294,000.97	3,294,000.97	2,983,724.04	1,306,005.33	3,294,000.97	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	3,818,224.70	3,792,644.70	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	1,500,000.00	2,000,000.00	453,770.36	391,959.25	2,000,000.00	0.00
Improvements @ D-W	7,000,000.00	3,500,000.00	10,500,000.00	2,639,111.25	2,479,993.19	10,500,000.00	0.00
Subtotals	84,500,000.00	13,952,881.78	98,452,881.78	66,360,224.61	24,332,564.09	98,452,881.78	0.00
*Bond Premium	14,005,901.02	-13,652,881.78	353,019.24	257,464.42	257,464.42	353,019.24	0.00
Estimated Interest Earnings	400,000.00	-300,000.00	100,000.00	0.00	0.00	100,000.00	0.00
Subtotals	14,405,901.02	-13,952,881.78	453,019.24	257,464.42	257,464.42	453,019.24	0.00
Grand Totals	98,905,901.02	0.00	98,905,901.02	66,617,689.03	24,590,028.51	98,905,901.02	0.00

*Includes \$4,505,000.00 in as-yet unsold bonds

- Bids have been received for all four major construction projects and were within final estimates and current funding.
- Commitments increased significantly for the second quarter in a row due to execution of the construction contract for Meridian Creek Middle School. Expenditures during this quarter rose sharply as expected with all four major projects in full swing. This is expected to continue through the next quarter.
- The successful design and bid results for the four major projects have provided the Bond Management Team with confidence in those project budgets. An initial interest earnings estimate was provided by the Business Office in the amount of four hundred thousand dollars. The remaining bond premium funds totalled nearly \$4.8 million. These factors allowed the Bond Management Team to move forward with two initiatives in the program:
 - The district-wide safety assessment provided by Elert & Associates recommended a number of safety improvements across the District. Bond premium and interest funds in the amount of \$1.5 million have been allocated to complete a number of the recommended improvements.
 - The construction market conditions that impacted the major projects have had a similar impact on the district-wide improvements. Additionally, some district-wide improvements weren't originally funded due to limited bonding capacity. Bond premium and interest funds in the amount of \$3.5 million have been allocated to adequately fund the promised projects as well as a number of additional projects.
- Design was launched in September for several projects targeted for construction in summer 2017. These projects include renovation work at Boeckman Creek and Bolton Primary Schools as well as the enclosure of the outdoor learning areas at Trillium Creek Primary School.
- The next wave of smaller projects is being planned for completion over the next year including energy efficient lighting upgrades, mechanical equipment replacement and roofing.

MERIDIAN CREEK MIDDLE SCHOOL

Q3 2016



	2014		2015												2016												2017											
	Q4		Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Design	PLANNED																																					
	ACTUAL																																					
Permit	PLANNED																																					
	ACTUAL																																					
Construct	PLANNED																																					
	ACTUAL																																					

Recent Activities:

- The early site package was completed on schedule and within budget. This project includes significant ground improvements, site utilities, structural building pad, and a haul road that will become NW 63rd avenue.
- The Right of Way Agent has been communicating with neighbors regarding necessary ROW easements and acquisitions associated with required ROW work.
- Bids for the building package were received June 30, 2016. The low bidder was Robinson Construction and due to favorable bids the District was able to accept all of the alternates. The alternates include: maker space and technology classrooms, a band and choir addition, an auxiliary gymnasium, main gym bleachers, mobile casework and track and field.
- Robinson Construction was given Notice to Proceed and construction is underway.
- Underground utilities at the building are complete as well as concrete footings and foundations.
- Concrete floor slab pours have begun.
- Mass grading for the parking lots and sports field is largely complete.

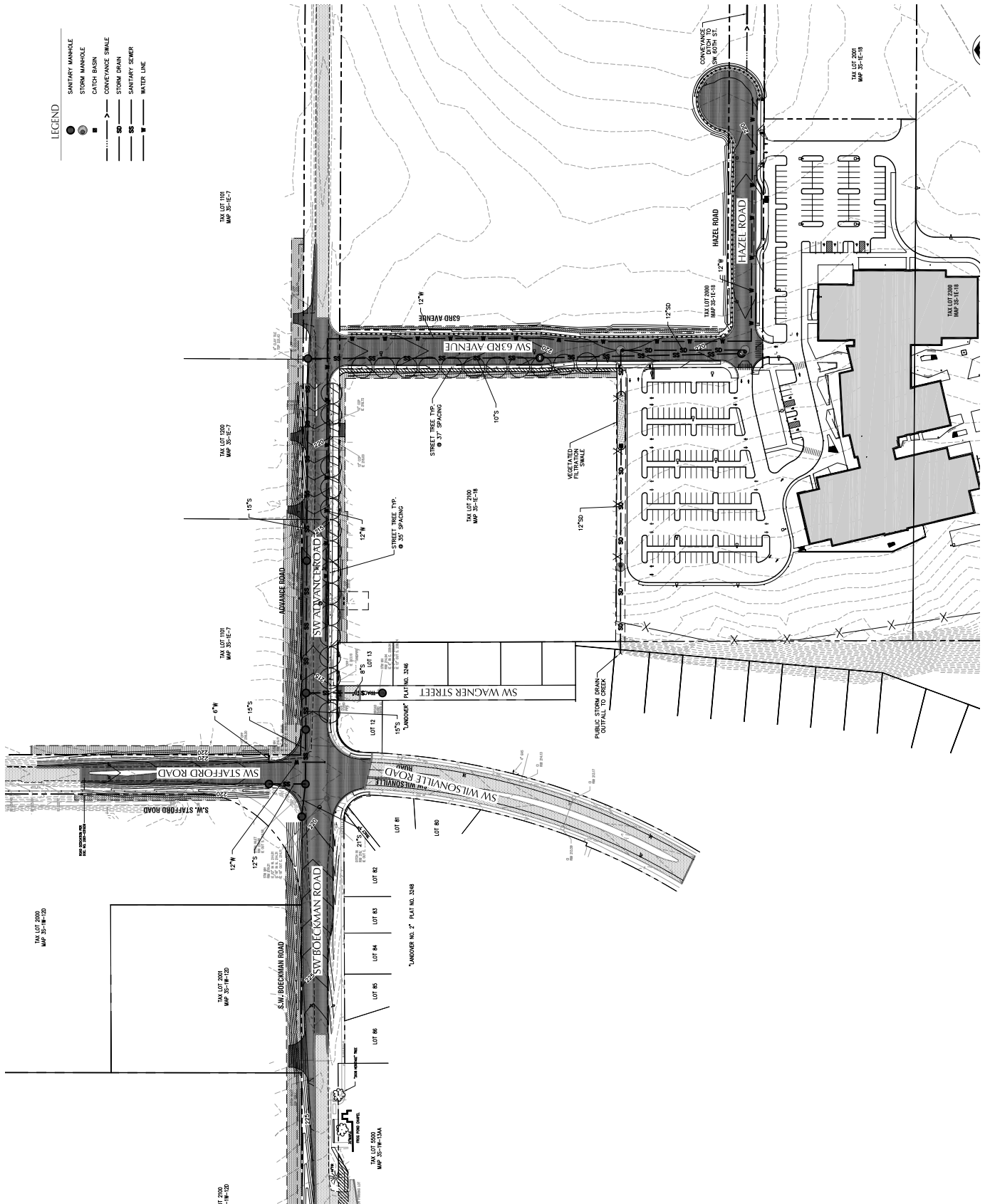
Upcoming Activities:

- Complete concrete floor slab pours.
- Wall framing is expected to begin by the end of October.

Q3 2016

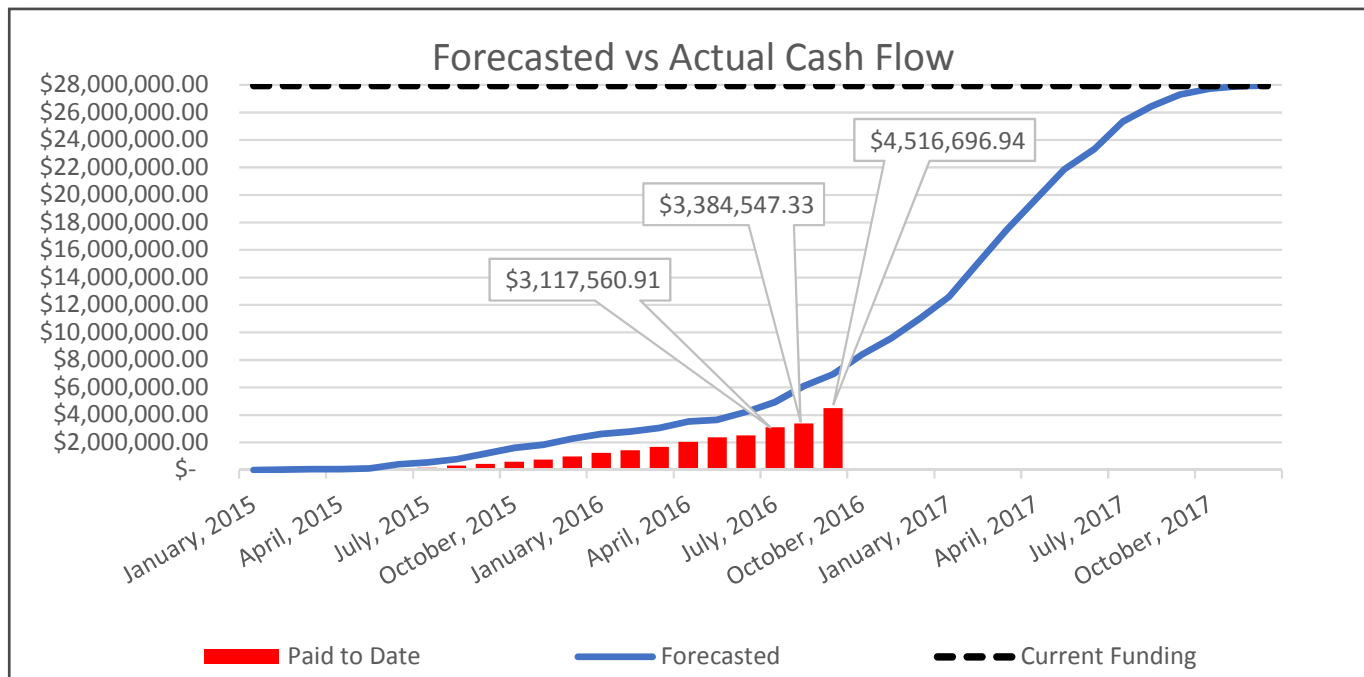


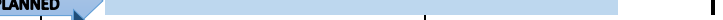









SUNSET PRIMARY SCHOOL REPLACEMENT

Q3 2016



	2014		2015												2016												2017																							
	Q4		Q1				Q2				Q3				Q4				Q1				Q2				Q3				Q4				Q1				Q2				Q3				Q4			
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
Design																																																		
																																																		
Permit																																																		
																																																		
Construct																																																		
																																																		

Recent Activities:

- The appeal to the Oregon Land Use Board of Appeals by petitioners David Dodds and Save our Sunset Park remains in process. The motion for stay filed June 27 was denied July 11, 2016. A subsequent request by petitioners for reconsideration of that denial was also denied. Therefore construction may continue while the appeal is in process.
- Bids were received for the Direct Digital Controls package. Clima-Tech Corporation was the low bid and a contract was executed August 22, 2016. The controls contract is within budget.
- The contractor mobilized and began work on the project. Start of construction was delayed by three weeks due to the land use process.
- Mass earthwork was largely complete prior to start of school, as well as underslab utility work and utilities in the right-of-way. In addition to completing footings and foundations, some of the concrete floor slab is in place and preparations are well underway for the rest.

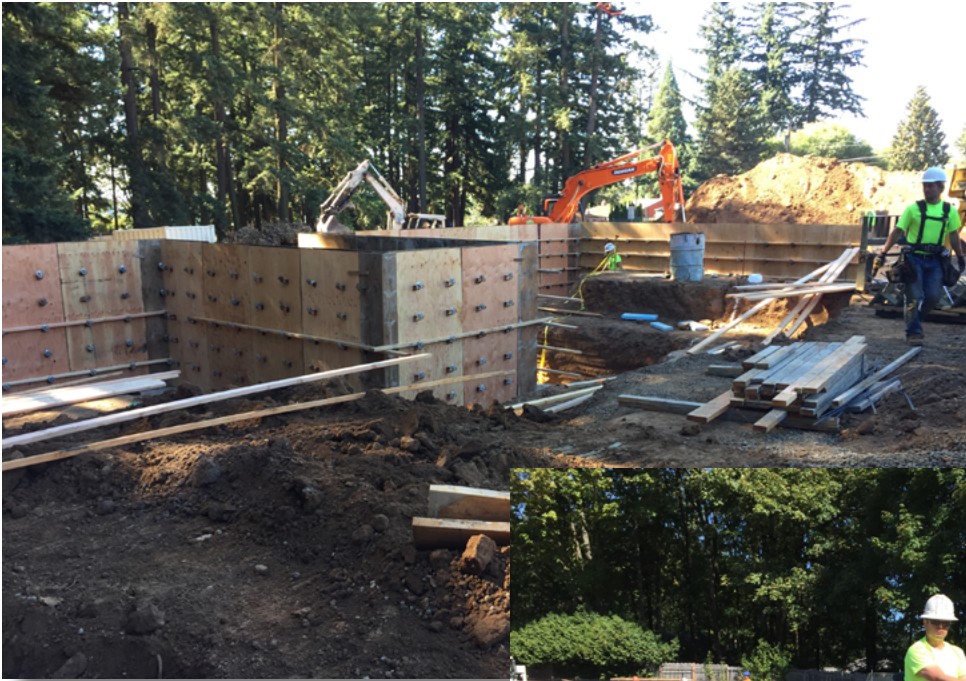
Upcoming Activities:

- The next step in the LUBA appeal process is to settle the record from the City land use process. The District has not been notified that the record is settled. After the record is settled parties will submit briefs making their case to LUBA.
- Concrete slabs are expected to be complete and framing walls begun by the end of October.
- The abatement package is expected to be advertised October 3 and 5, 2016.

SUNSET PRIMARY SCHOOL REPLACEMENT

Q3 2016





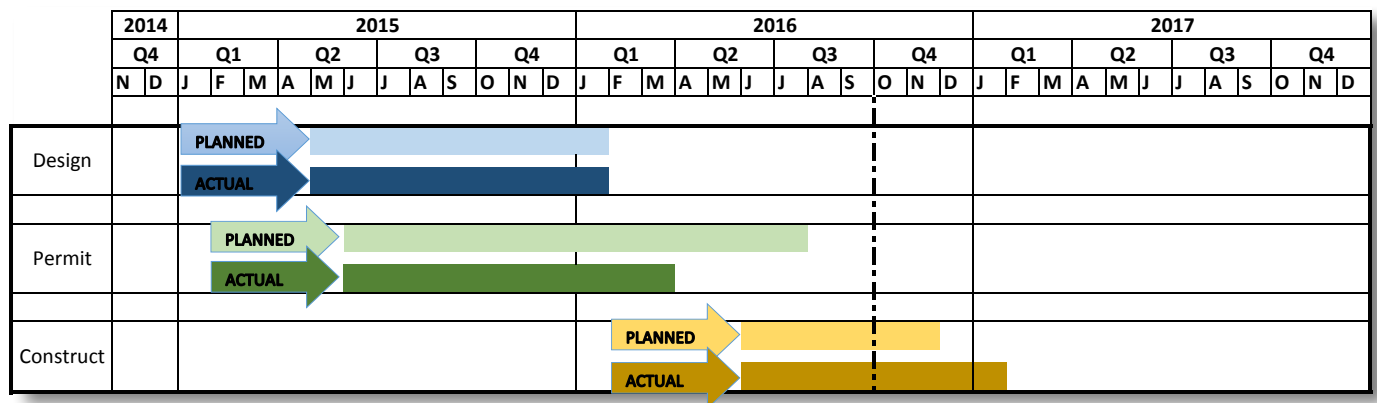
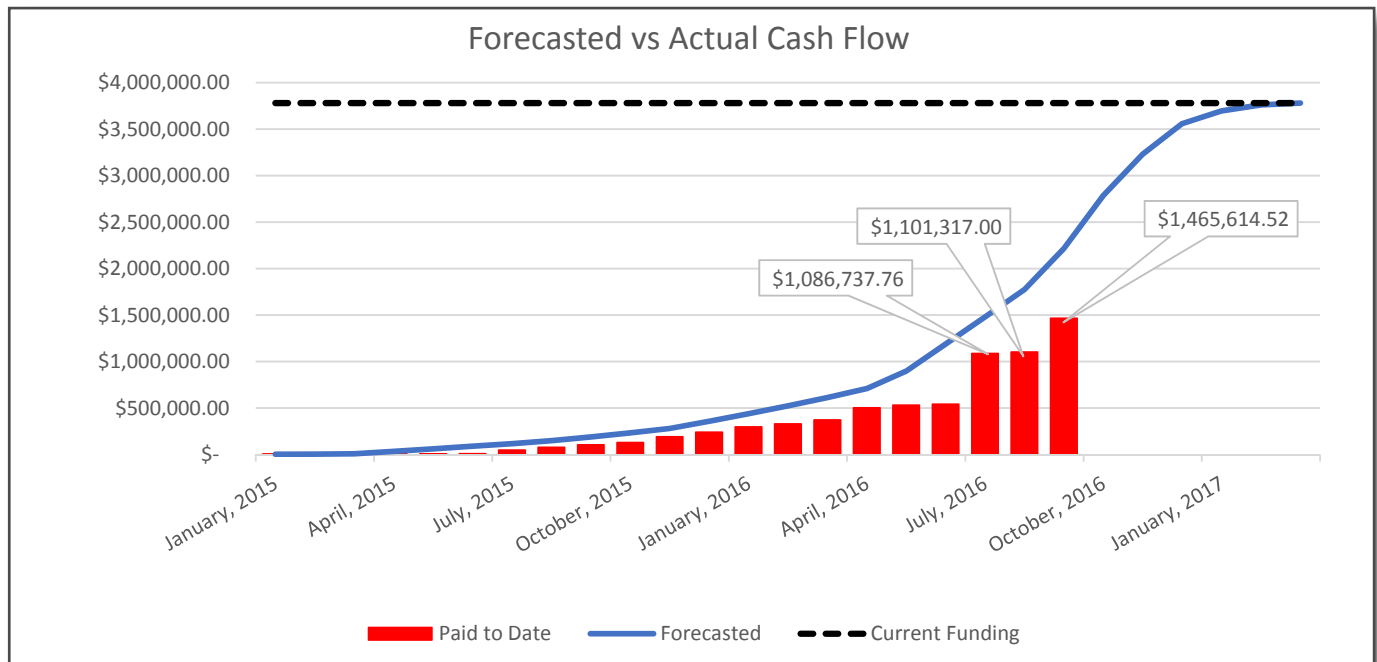
SUNSET PRIMARY SCHOOL REPLACEMENT

Q3 2016



700 BUILDING RENOVATION & ADDITION AT WLHS

Q3 2016



Recent Activities:

- Unforeseen conditions during construction have extended the construction duration to the end of the academic semester in January.
- Bus lane complete
- Concrete sidewalks and ramps complete
- Landscaping and irrigation began

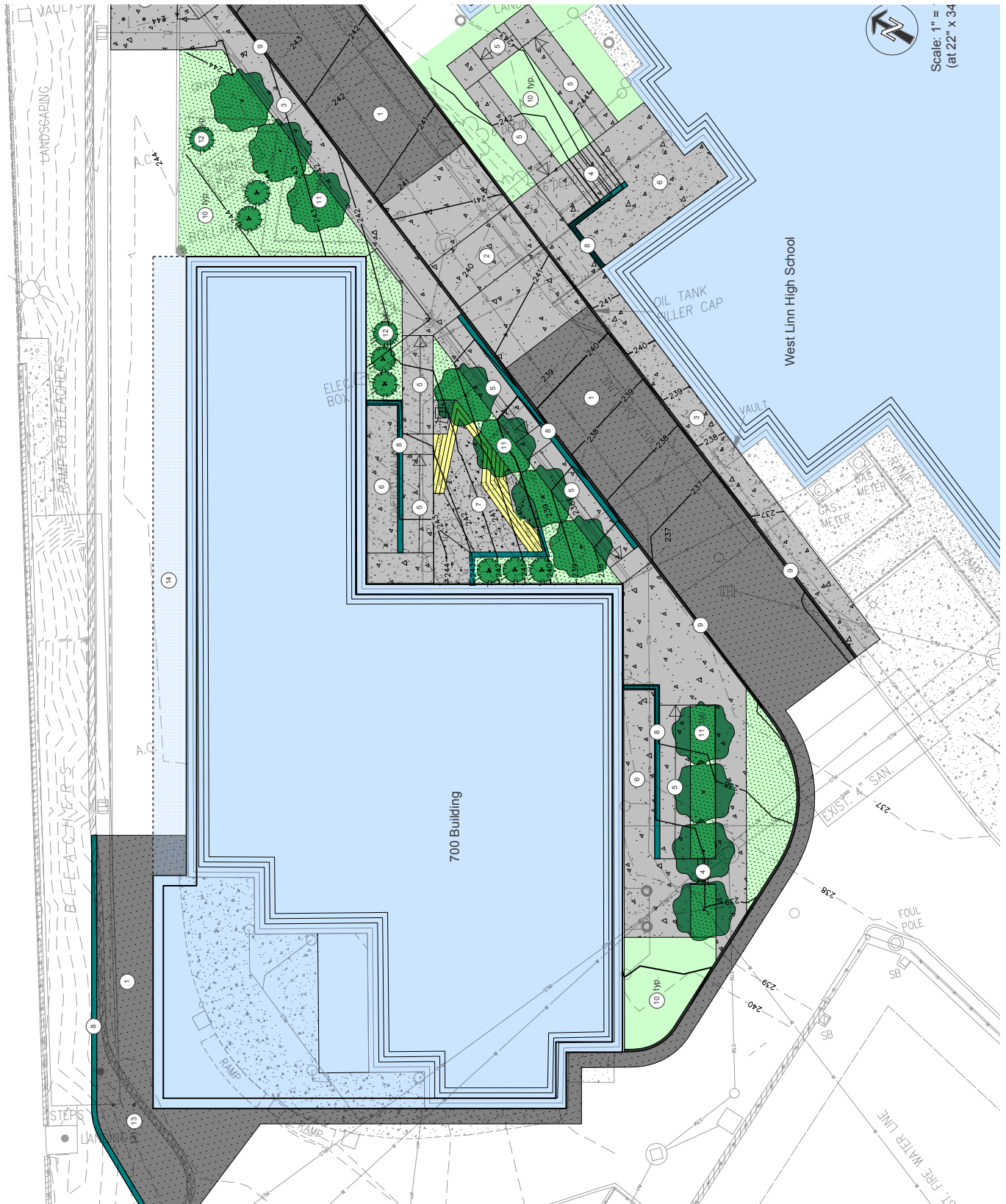
Upcoming Activities:

- Roof installation.
- Painting building exterior.
- Window and doors.
- Interior framing.
- Mechanical, electrical and plumbing.
- Finishes.



700 BUILDING RENOVATION & ADDITION AT WLHS

Q3 2016



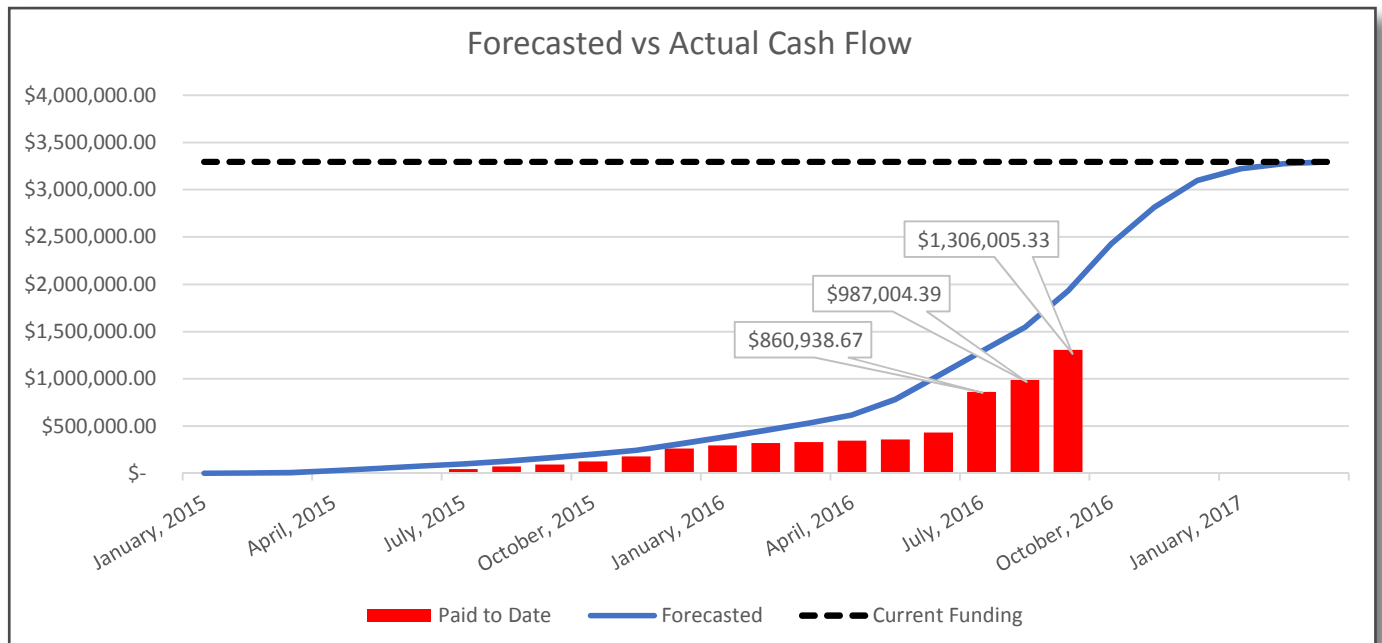
700 BUILDING RENOVATION & ADDITION AT WLHS

Q3 2016



PERFORMING ARTS RENOVATION & ADDITION @ WHS

Q3 2016



	2014		2015												2016												2017											
	Q4		Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Design			<div><div>PLANNED</div><div>ACTUAL</div></div>																																			
Permit			<div><div>PLANNED</div><div>ACTUAL</div></div>																																			
Construct															<div><div>PLANNED</div><div>ACTUAL</div></div>																							

Recent Activities:

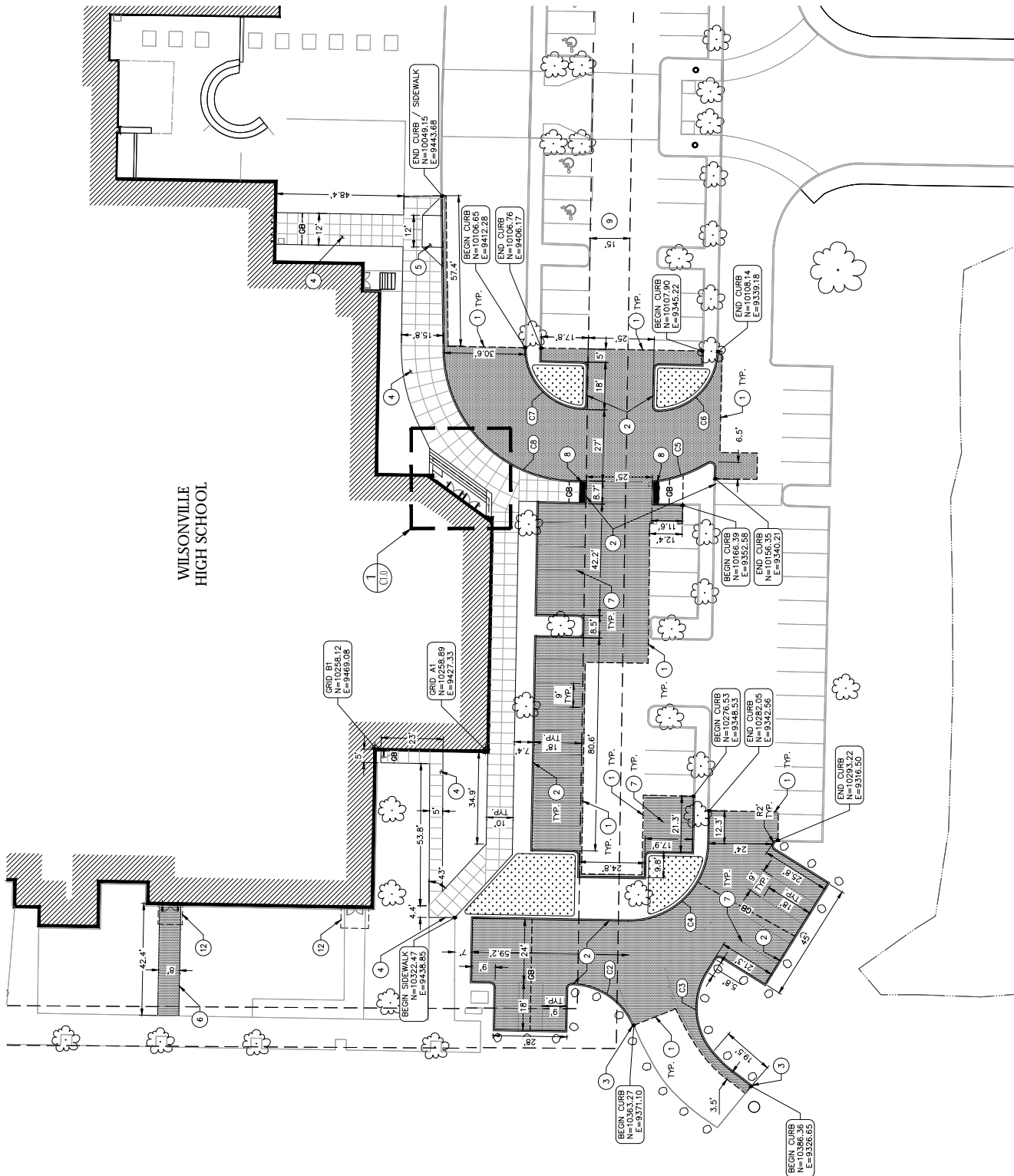
- Unforeseen conditions during construction have extended the construction duration to the end of the academic semester in January.
- The new bus lane was paved.
- New sidewalks are well underway.
- Landscaping and irrigation began.

Upcoming Activities:

- Structural steel and roof.
- Concrete floor for addition.
- Exterior walls for addition.
- Concrete choir risers.
- Mechanical, electrical and plumbing.
- Finishes.

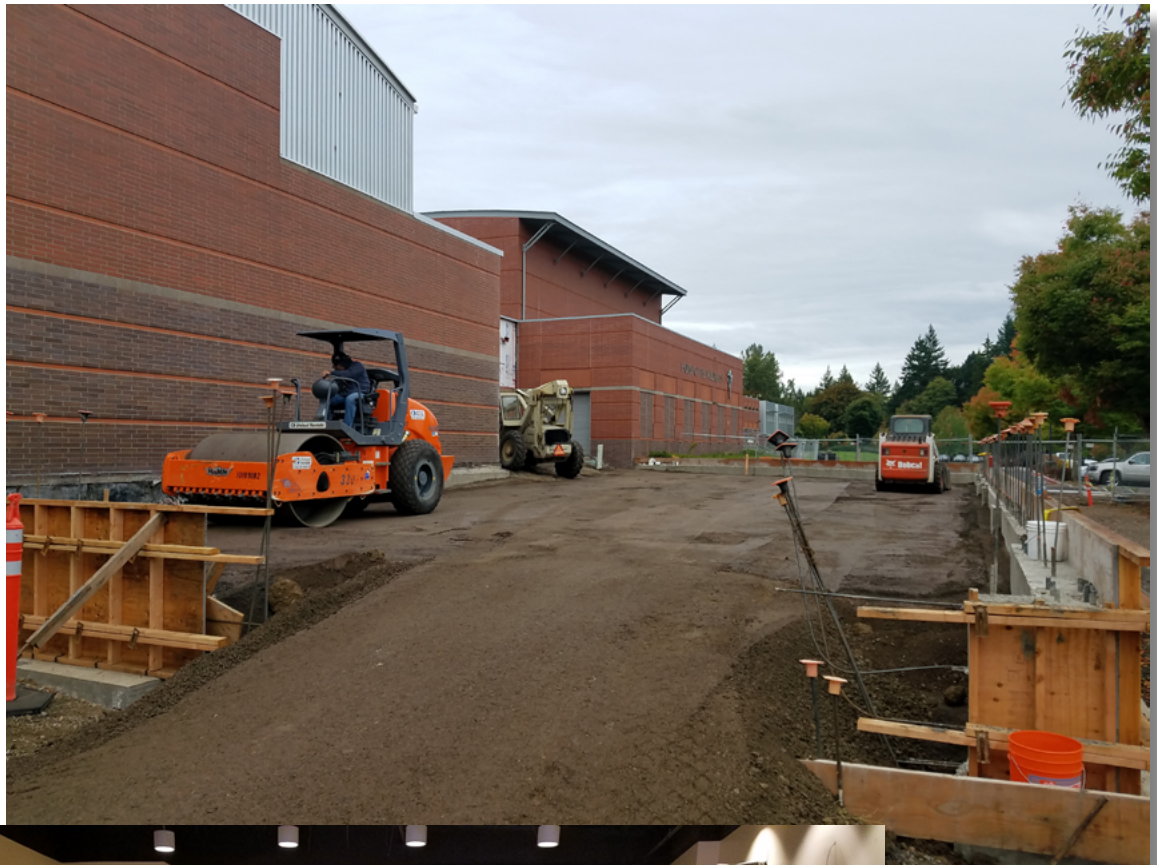


Q3 2016



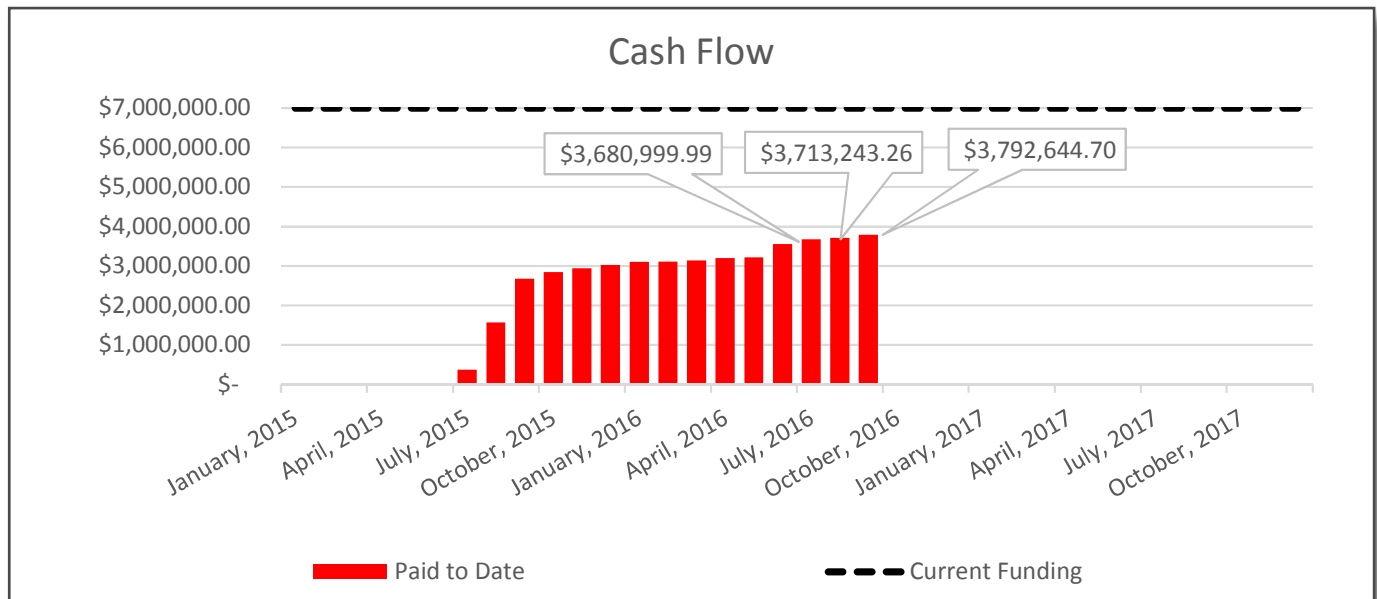
PERFORMING ARTS RENOVATION & ADDITION @ WHS

Q3 2016



LEARNING WITH TECHNOLOGY

Q3 2016



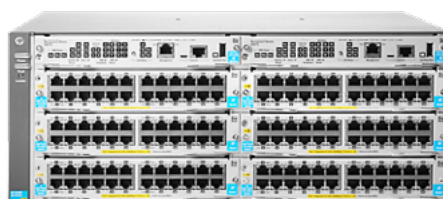
The first major wave of student device updates was completed in the summer of 2015. The next large-scale device update is currently planned for summer of 2017. The primary purpose of staggering these updates is to disperse the financial load of updating obsolete devices across multiple fiscal years. The second goal is to ensure that some current devices are available and in use at all times. The third reason is to balance staff time between installing new devices and routine summer maintenance operations.

Recent Activities:

- Server Updates
- County Fiberoptic Internet Upgrades
 - Sunset Primary
 - Athey Creek Middle
 - Stafford Primary
 - Rosemont Ridge Middle
 - Lowrie Primary
- Device Updates
- WAN Updates

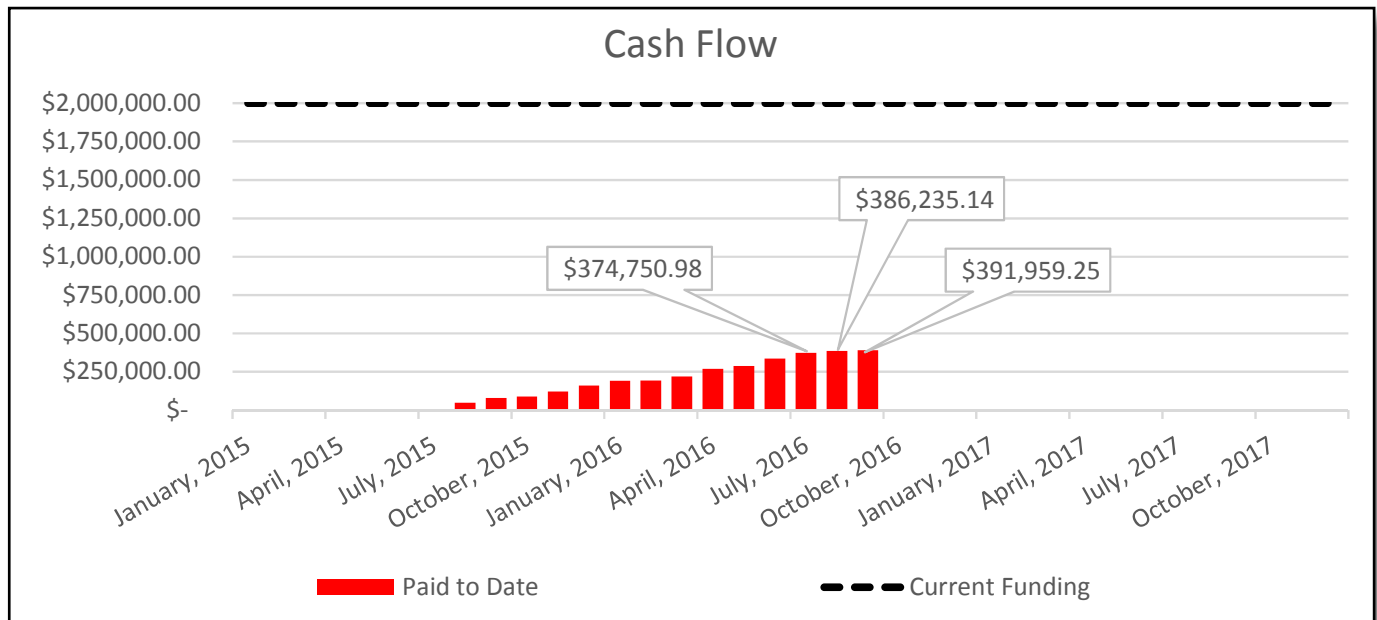
Upcoming Activities:

- WAN Updates
- Planning for summer 2017 district-wide rollout
- Planning for rollout at two new schools



SAFETY & SECURITY

Q3 2016



West Linn-Wilsonville School District is committed to creating and maintaining safe, secure facilities for students, staff and patrons as a partnership with our community, neighboring school districts, area law enforcement and emergency responders. Our schools have been assessed for safety related corrections and has identified the following specific improvements for each unique school facility.

- Building Communication Systems
- School Entrance Security
- Door Hardware and Locking
- Safe Classroom Accommodations
- School-grounds Exterior Security Measures
- Limited Video Surveillance
- Lighting and Controls

Recent Activities:

- The district-wide safety assessment provided by Ewert & Associates recommended a number of safety improvements across the District. Bond premium and interest funds in the amount of \$1.5 million have been allocated to complete a number of the recommended improvements.
- A draft emergency response plan was received and is under review
- Review of Federal and State law and policy
- Safety reviews of new project designs

Upcoming Activities:

- Continue review of Federal and State law and policy around school safety.
- Continue safety reviews of new project designs.

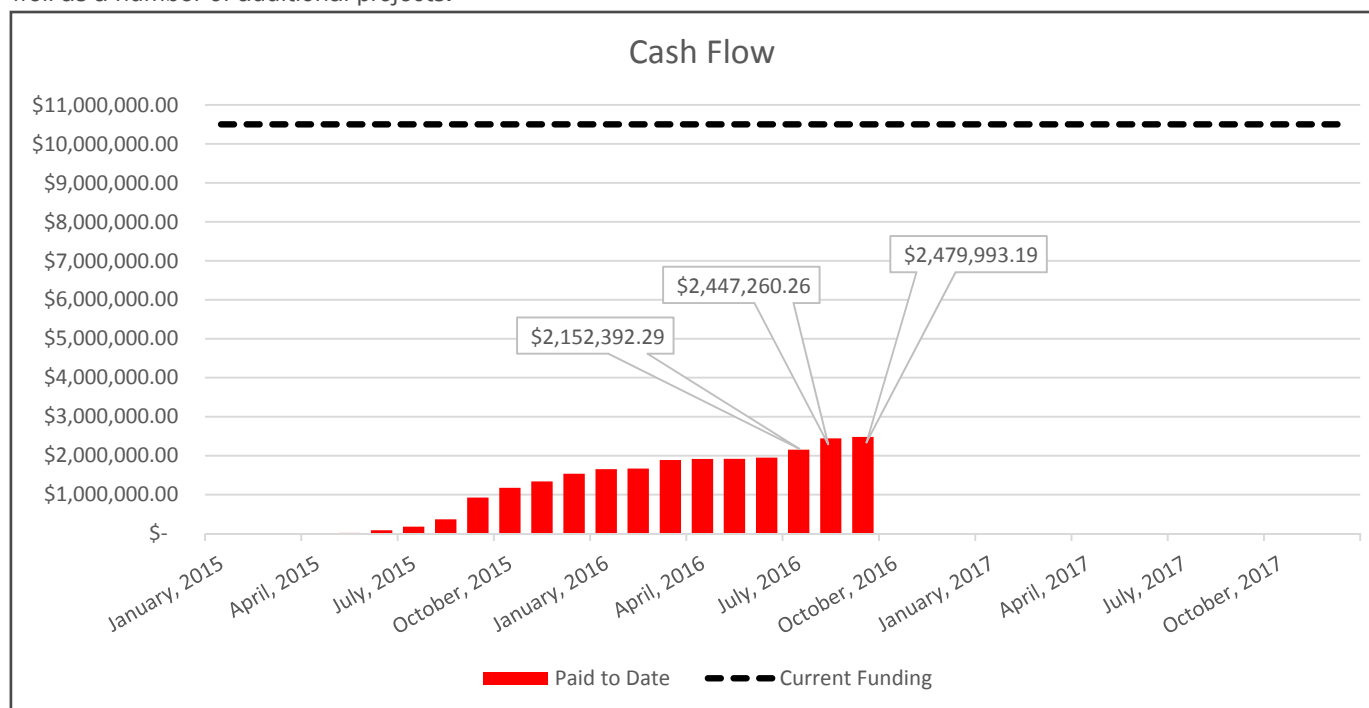


DISTRICT-WIDE IMPROVEMENTS

Q3 2016

This category of projects represents work at all district sites that has been identified over time as improvements that response to life-cycle replacement, upgrades required by code, changes in instructional models, growth in activity participation and obsolescence. Active and upcoming projects under this bond component will be listed below.

The construction market conditions that impacted the major projects have had a similar impact on the district-wide improvements. Additionally, some district-wide improvements weren't originally funded due to limited bonding capacity. Bond premium and interest funds in the amount of \$3.5 million have been allocated to adequately fund the promised projects as well as a number of additional projects.



15008 – Drainage & Play Equipment @ RR, ST, WM

School	Task	Status
Rosemont Ridge	Baseball field drainage	Complete
Rosemont Ridge	Play equipment	Complete
Stafford Primary	Playground drainage	Complete
Stafford Primary	Play equipment	Complete
Willamette Primary	Play equipment	Closeout

Notes:

Contracts have been secured for all work. Work is complete at Rosemont Ridge Middle School and Stafford Primary School. The Willamette PTA provided funds for additional play equipment, which will be installed in October.



DISTRICT-WIDE IMPROVEMENTS

Q3 2016

15010 – Painting @ ST, WM, WHS

School	Task	Status
Stafford	Exterior painting	Complete
Willamette	Interior corridor painting	Complete
Wilsonville	Select stadium handrail painting	Complete

Project Status:

This project is complete.



15011 – Select Restroom Renovation @ BC, ST, WLHS

School	Task	Status
Boeckman Creek	Select Restroom Renovation	Complete
Stafford	Select Restroom Renovation	Complete
West Linn	Select Restroom Renovation	Summer 2017

Project Status:

The work at West Linn High School will require design assistance and a contractor and will occur summer 2017.

15038 – Foldable Partition @ IWD

Project Status:

This project is complete.



15039 – Playground @ B0

Project Status:

This project is complete.



16042 – Wall @ ATHS

Project Status:

This project is complete.



16024 – Renovation @ B0

Project Status:

This project includes the renovation of a portion of the lower level at Bolton Primary School to create usable space out of the unused locker rooms. It also includes renovation of the front office area to create a secure entry vestibule. Design for this project began in September and will continue through the fall. Construction is expected to occur in the summer of 2017.

16025 – Renovation @ BC

Project Status:

This project includes the renovation of porch spaces by replacing the existing foldable partitions with permanent walls and windows. Additionally, the aging fire sprinkler system will be replaced and various energy efficient lighting replacements will occur. It may also include renovation of the front office area to create a secure entry vestibule. Design for this project began in September and will continue through the fall. Construction is expected to occur in the summer of 2017.

16041 – Enclosure @ TCPS

Project Status:

This project includes the enclosure of two outdoor learning spaces to improve the usability of the spaces during inclement weather.

CONSTRUCTION TERMINOLOGY

Q3 2016

Design Phases:

Education Specification Group Planning: This phase involves activities that focus on research and preliminary concept studies to develop a course for the project design to follow. Examples of activities include the Design Team developing an understanding of the District and needs of the project through:

Confirmation of existing conditions, preliminary concepts and visioning, Lessons learned, and refinement of project scope, space requirements, schedule and budgets.

The role of the Ed Spec Group is to provide input to the Design and Management Team during early Design phases on projects that involve significant changes to the existing facilities or are new construction. The Group is made up of both internal and external stakeholders such as Teachers, Parents, and community members.

Schematic Design (SD): Schematic Design centers around refinement of design options developed from conceptual ideas into preliminary designs. During SD, preliminary design elements are developed include general building orientation, gross square footage and initial internal configurations, and overall project scope continues to be refined.

Design Development (DD): The firming up of the design takes place during the DD phase. Major systems are thoroughly designed/engineered, internal elevations are developed, coordination between building systems and components are coordinated, major conflicts are identified and resolved, a detail cost estimate is developed, and schedule evaluations are conducted.

Construction Documents (CD): The purpose of CDs is to finalize all the technical aspects of the design. Major design changes should be complete at this point and the Design Team should be focused on the details in order to ensure conflicts in the design are resolved before the project is put out for public bidding.

Contractor Selection Methods:

Prequalification: Qualifications based selection is a method that allows a public agency to pre-select qualified contractors that will be allowed to participate in the competitive bidding process for a project. A qualifications based process will provide a select pool of bidders that demonstrate all the key qualities the District feels are critical to a successful contractor, such a K-12 experience, knowledgeable and skilled site staff and solid background in working on intricate and complex projects. This pool of bidders would then compete in a traditional bid process to select the firm to build the project.

Design-Bid-Build: The preferred procurement method of the District is a traditional method to select a general contractor. The contractor with the lowest complete bid will be awarded the project.

Permit Phases:

Permitting: The permitting phase of a project begins early in the project design and continues into construction.

Land Use Process: Major developments must go through a land use process. This phase of permitting typically involves a submittal of a planned development to a governing body such as a development review board through a land use or conditional use permit application. During this process the community is encouraged to comment in public session and staff creates recommendations and conditions for the approval.

General Building Permit: Following the land use process, the building permit will include compliance conditions received and accepted during land use process. The building design is reviewed for compliance with city building code and a permit is issued when comments have been addressed and the design approved.