

July 2017



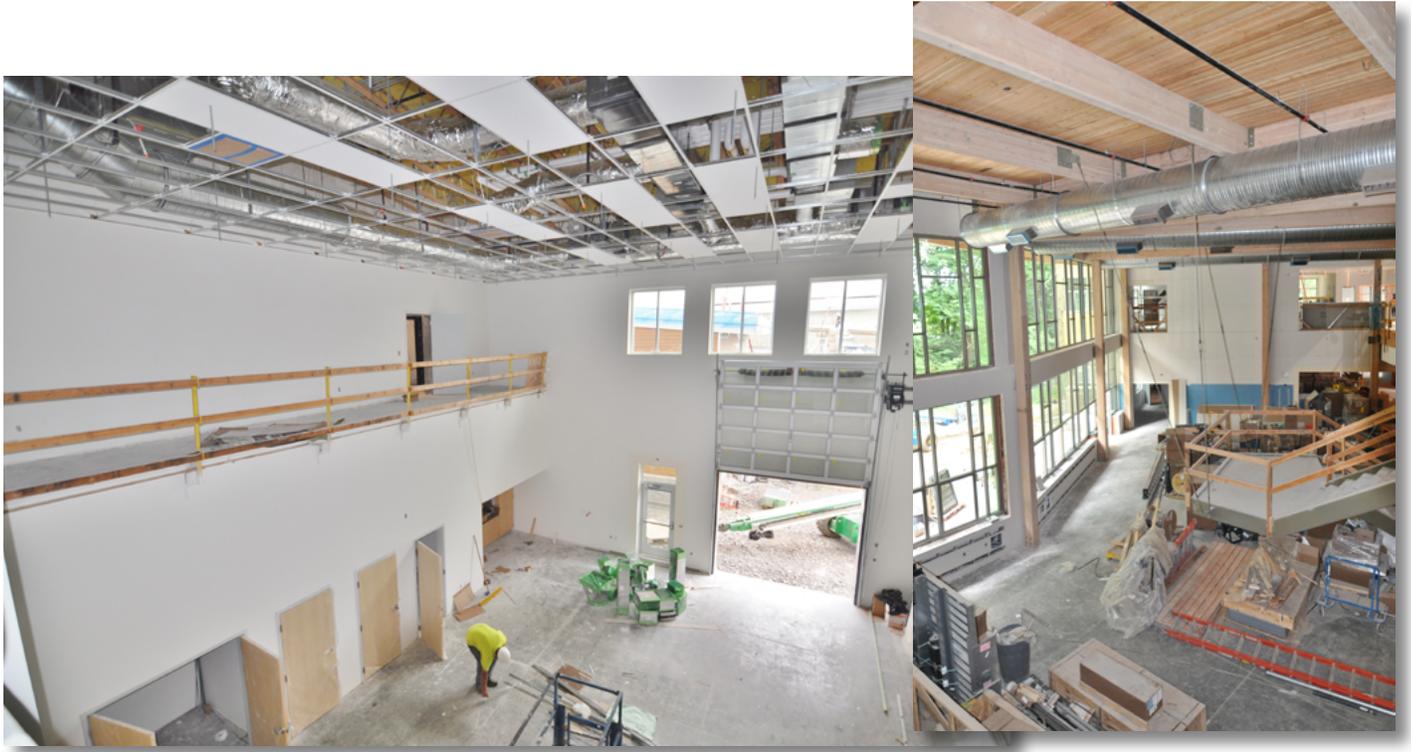
# WEST LINN - WILSONVILLE SCHOOL DISTRICT

2014 Capital Bond Program  
Quarterly Report

Q2 2017

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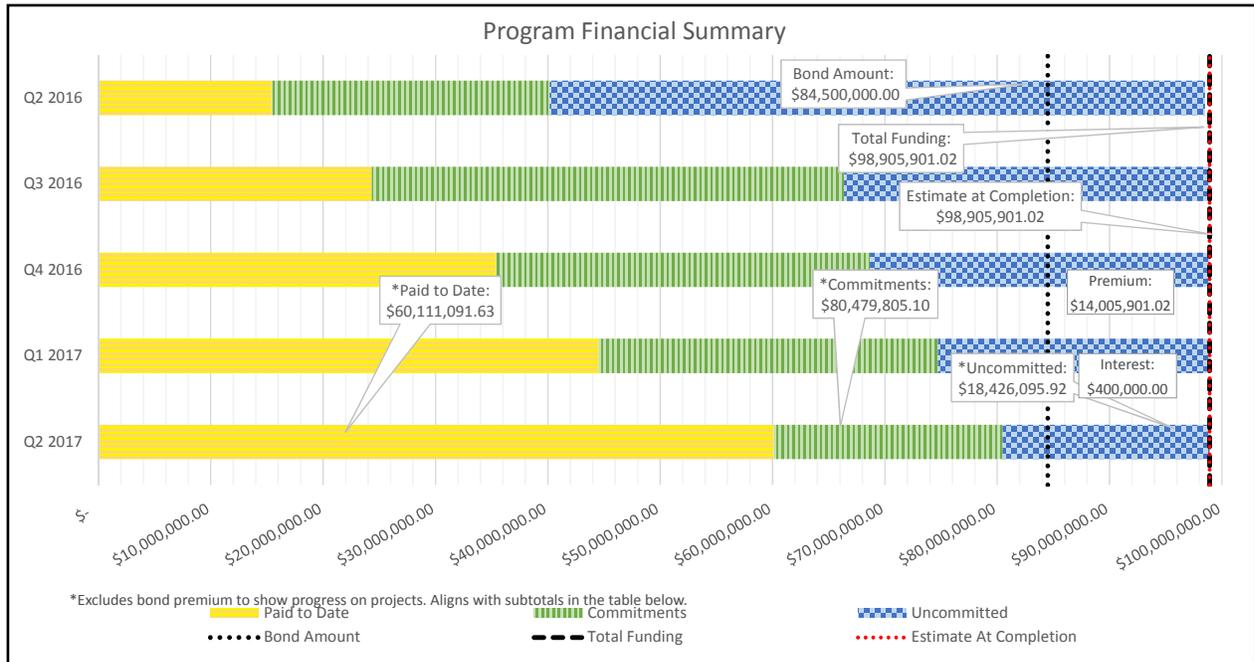
Q2 2017



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# PROGRAM SUMMARY

Q2 2017



	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	774,253.92	40,774,253.92	38,075,520.39	28,408,694.44	40,774,253.92	0.00
Sunset Primary School Replacement	24,000,000.00	2,460,332.19	26,460,332.19	23,495,908.82	16,447,706.77	26,460,332.19	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	678,040.95	3,678,040.95	3,573,655.59	3,549,527.50	3,678,040.95	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	265,003.72	3,265,003.72	3,095,243.14	3,050,016.87	3,265,003.72	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	4,317,803.20	4,292,223.20	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	1,500,000.00	2,000,000.00	800,751.60	451,993.86	2,000,000.00	0.00
Improvements @ D-W	7,000,000.00	8,275,251.00	15,275,251.00	7,120,922.36	3,910,928.99	15,275,251.00	0.00
<b>Subtotals</b>	<b>84,500,000.00</b>	<b>13,952,881.78</b>	<b>98,452,881.78</b>	<b>80,479,805.10</b>	<b>60,111,091.63</b>	<b>98,452,881.78</b>	<b>0.00</b>
*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
<b>Subtotals</b>	<b>14,405,901.02</b>	<b>-13,952,881.78</b>	<b>453,019.24</b>	<b>257,464.42</b>	<b>257,464.42</b>	<b>453,019.24</b>	<b>0.00</b>
<b>Grand Totals</b>	<b>98,905,901.02</b>	<b>0.00</b>	<b>98,905,901.02</b>	<b>80,737,269.52</b>	<b>60,368,556.05</b>	<b>98,905,901.02</b>	<b>0.00</b>

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

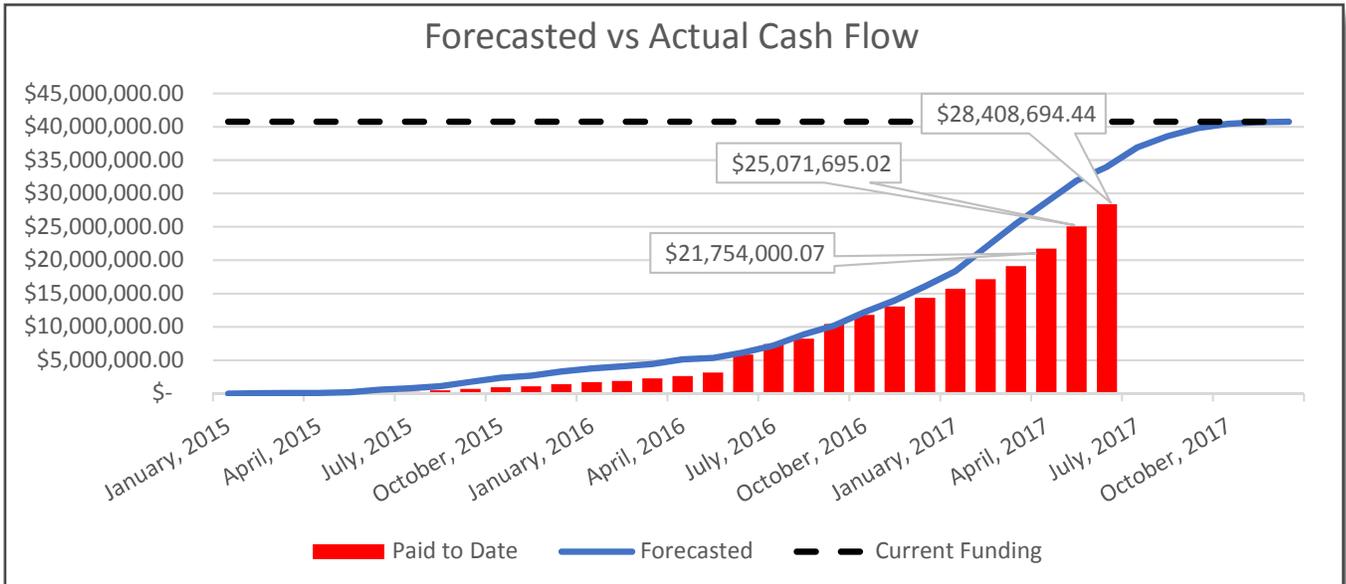
- The two high school renovation and addition projects are in closeout
- The two new school projects continue to make steady progress towards completion
- Expenditures during this quarter exceeded fifteen million dollars.
- 75% of current funding has been committed
- 60% of current funding has been spent
- Progress on both new school projects and the high school projects has given sufficient confidence in project budgets to transfer funds to District-Wide Improvements to support prioritized projects. Total transferred funds exceeded \$3,750,000.00.
  - Nearly \$2,400,000.00 from New Middle School in Wilsonville
  - Nearly \$1,250,000.00 from Sunset Primary School Replacement
  - Over \$130,000.00 from the high school projects
- A broad range of district wide improvement projects have begun across the district

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Grand Totals	98,905,901.02	0.00	98,905,901.02	80,737,269.52	60,368,556.05	98,905,901.02	0.00

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

# MERIDIAN CREEK MIDDLE SCHOOL

Q2 2017



	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
Design	PLANNED																																				
	ACTUAL																																				
Permit	PLANNED																																				
	ACTUAL																																				
Construct	PLANNED																																				
	ACTUAL																																				

### Recent Activities:

- The Right of Way project is well underway; the contractor paved Advance Road, 63rd Avenue and Hazel Street.
- The K&E has completed landscaping and are in the process of installing signals and street lighting.
- Robinson Construction has continued construction of the Middle School building.
- Structure is complete.
- Interior finishes are in progress with sheetrock installation completed in the gyms, classroom wing, and administration. Wood wainscoting has started in the gyms and classroom wing.
- Building electrical and plumbing finishes are currently being installed throughout the building.
- Exterior finishes are proceeding and painting has progressed around the building.
- Parking lot paving and sidewalks have been completed at the East Parking lot, and the bus loop has been paved.

### Upcoming Activities:

- Programing for the signal at Wilsonville/Stafford/Boeckman/Advance intersection. Road closure of Advance Road adjacent to the project and completion of paving and improvements to the Wilsonville/Stafford/Boeckman/Advance intersection.
- Final paving of the west parking lot and front plaza, south plaza paving and site furnishings.
- Painting and flooring throughout the building.
- Finish carpentry and casework installation throughout the building.
- Mechanical and electrical equipment start up and testing.
- Owner move-in activities.

# NEW MIDDLE SCHOOL IN WILSONVILLE

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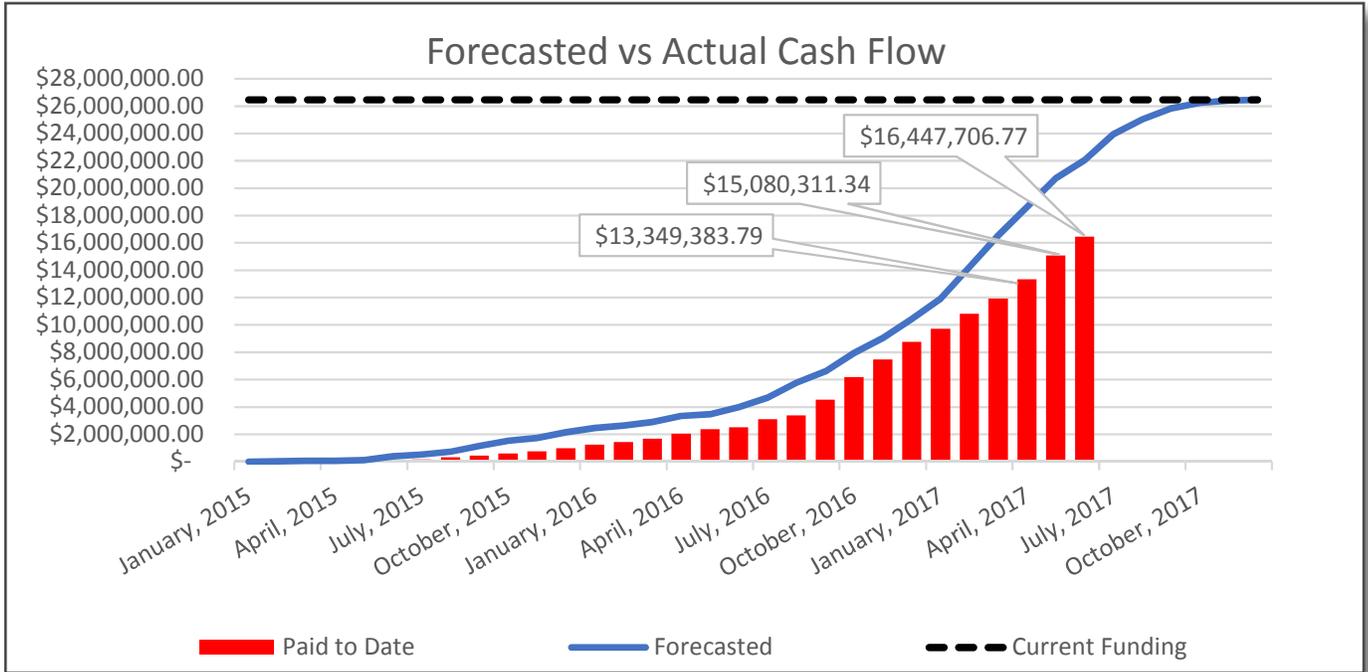






# SUNSET PRIMARY SCHOOL REPLACEMENT

Q2 2017



	2014				2015												2016												2017											
	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:

- West Linn City Council upheld the original approval of the project on remand from the Oregon Land Use Board of Appeals with a final decision on April 10, 2017. No further appeal was filed, making the approval effective May 3, 2017.
- The contractor has made significant progress on the building. Framing is complete. Roofing is largely complete. Mechanical and electrical rough in is complete. Insulation is complete. Sheetrock is in place and painting is well underway. Flooring installation has started. Mechanical, electrical and plumbing finishes are being installed. Brick and siding are nearing completion. Sidewalks around the building are being poured in phases.
- The contractor installed the remaining storm lines in the right-of-way immediately after the school year ended.
- District staff and contracted movers undertook a significant effort to pack and move out school materials, furniture and salvageable building equipment in a compressed timeframe to maintain building abatement and demolition schedule.
- Abatement began as originally scheduled despite delays to the school year due to winter weather.

#### Upcoming Activities:

- Completion of the new building and surrounding exterior improvements prior to start of school.
- Completion of abatement and demolition of the existing building, and begin grading western portion of site.
- Completion of the street improvements including curbs, sidewalk and street paving.
- Furniture deliveries at the beginning of August.

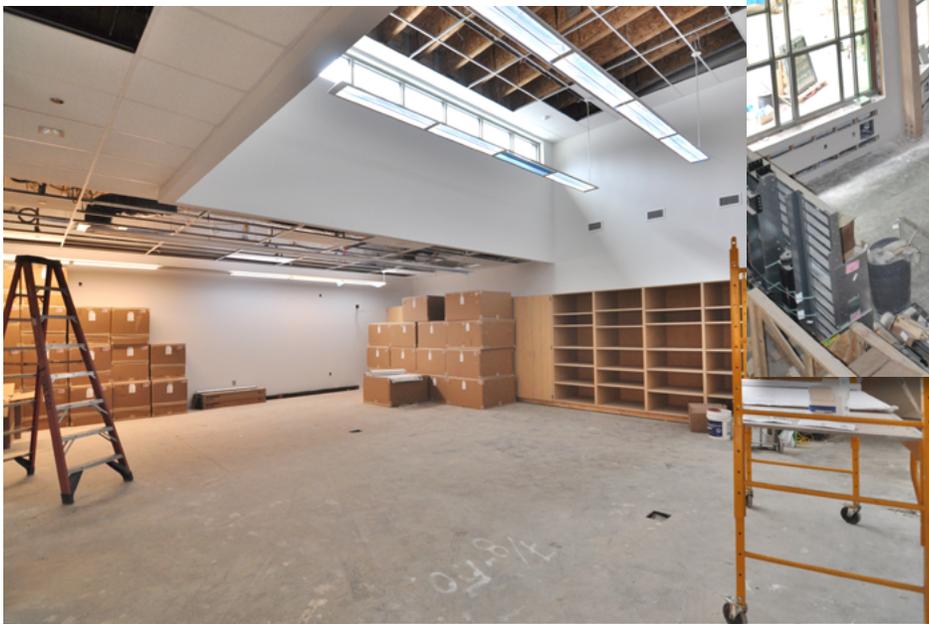
# SUNSET PRIMARY SCHOOL REPLACEMENT

Q2 2017



# SUNSET PRIMARY SCHOOL REPLACEMENT

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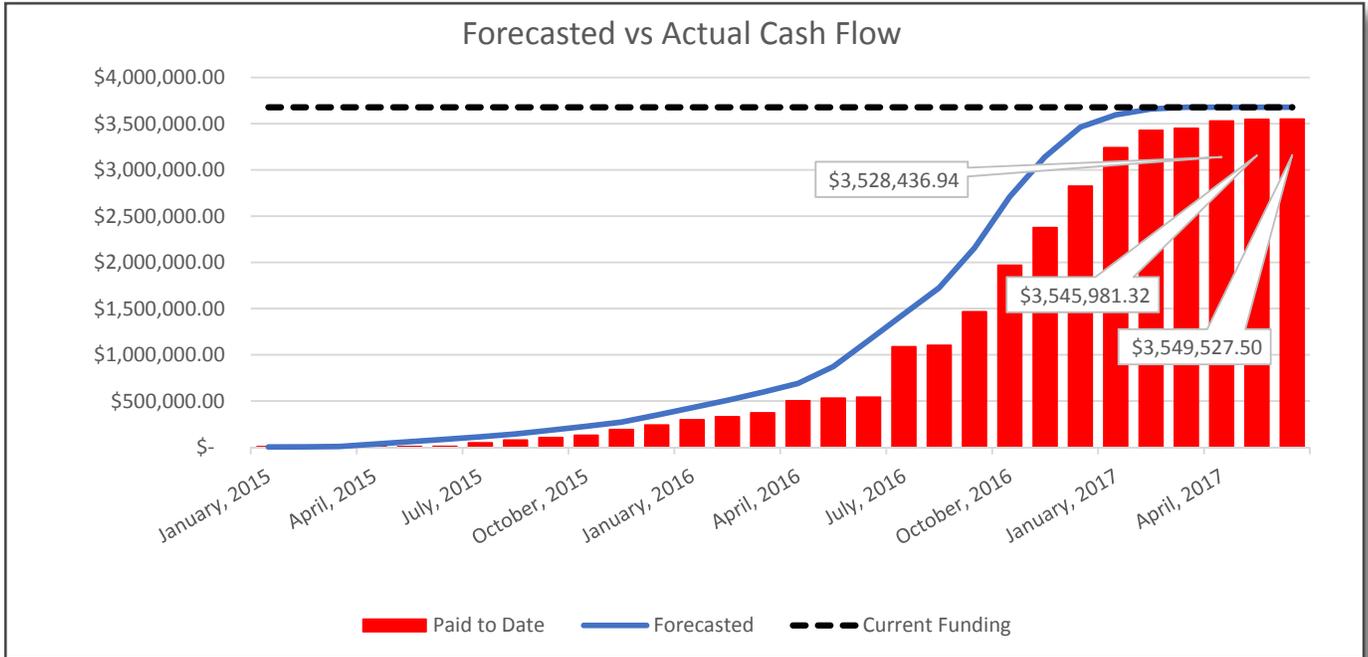
# SUNSET PRIMARY SCHOOL REPLACEMENT

Q2 2017



# 700 BUILDING RENOVATION & ADDITION AT WLHS

## Q2 2017



	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
Design			PLANNED								ACTUAL																										
Permit			PLANNED								ACTUAL																										
Construct											PLANNED								ACTUAL																		

**Recent Activities:**

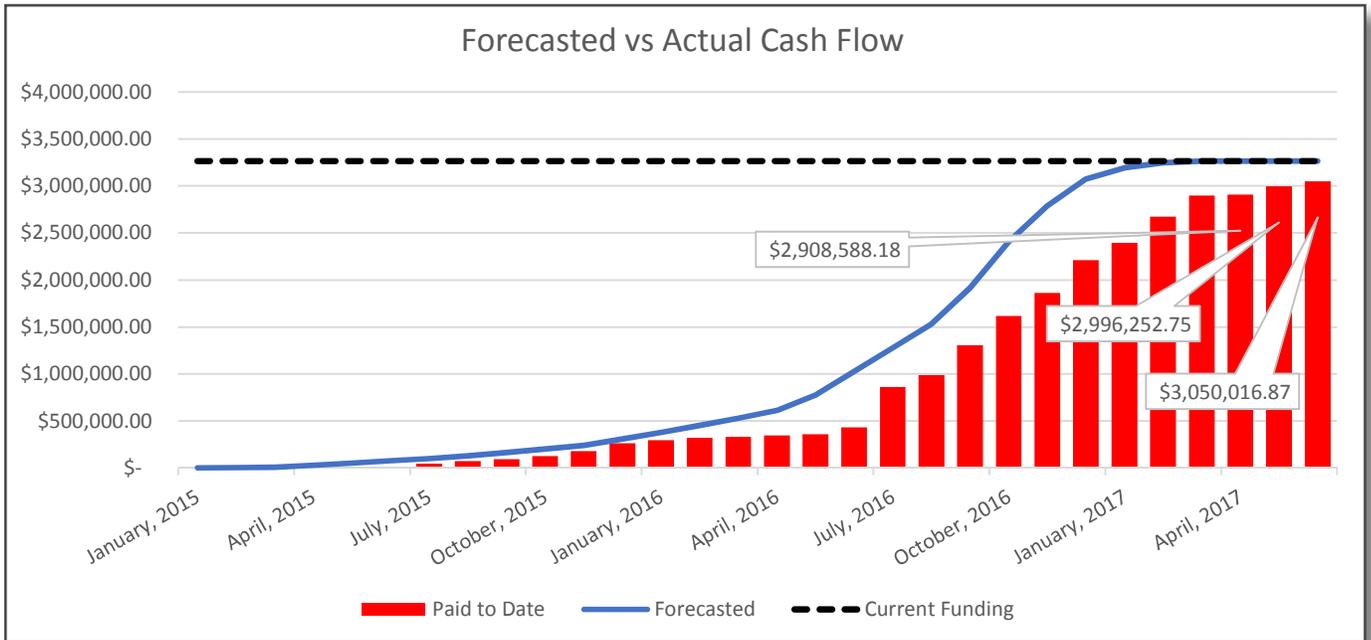
- Completion of contractor punchlist

**Upcoming Activities:**

- Closeout of project

# PERFORMING ARTS RENOVATION & ADDITION @ WHS

## Q2 2017



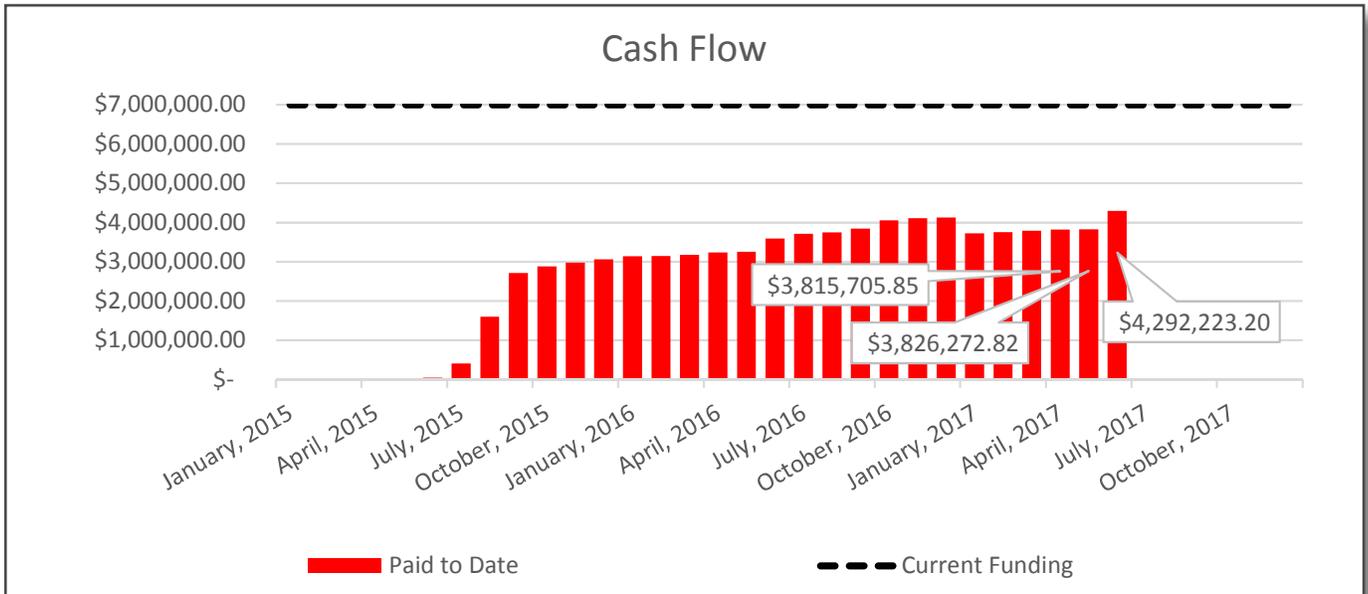
	2014		2015								2016								2017																			
	Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4													
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Design			PLANNED																																			
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**Recent Activities:**

- Completion of contractor punchlist

**Upcoming Activities:**

- Closeout of project



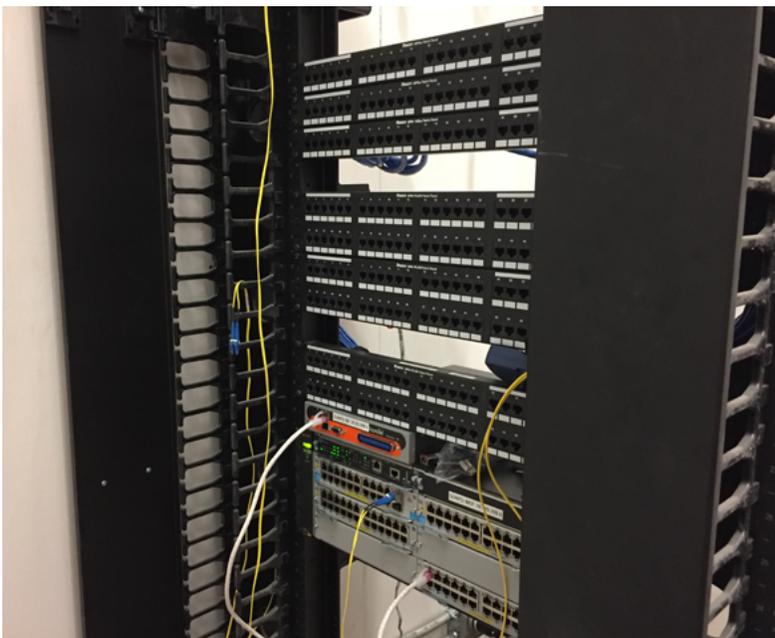
The first major wave of student device updates was completed in the summer of 2015. The next large-scale device update is currently planned for summer of 2017. The primary purpose of staggering these updates is to disperse the financial load of updating obsolete devices across multiple fiscal years. 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:

- Planning and making purchase for summer 2017 district-wide rollout
  - Student devices
  - Building wiring upgrades
  - Wireless access points

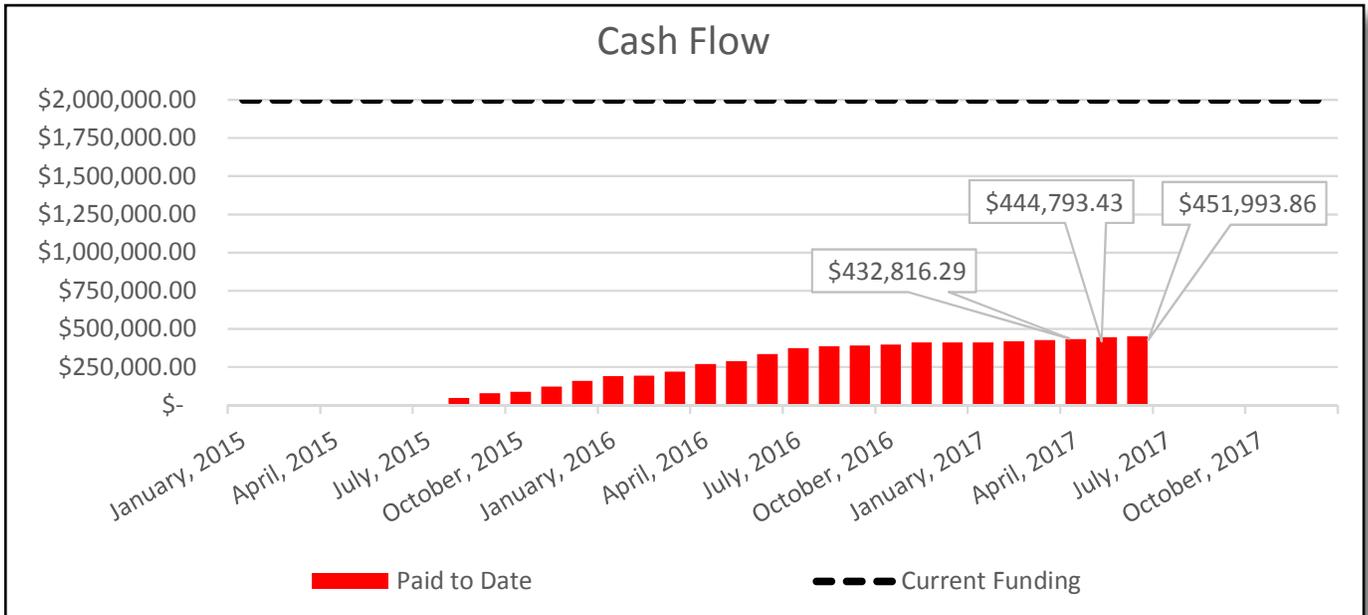
#### Upcoming Activities:

- Complete purchases for summer 2017 rollout
- Implement summer 2017 rollout



# SAFETY & SECURITY

Q2 2017



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:**

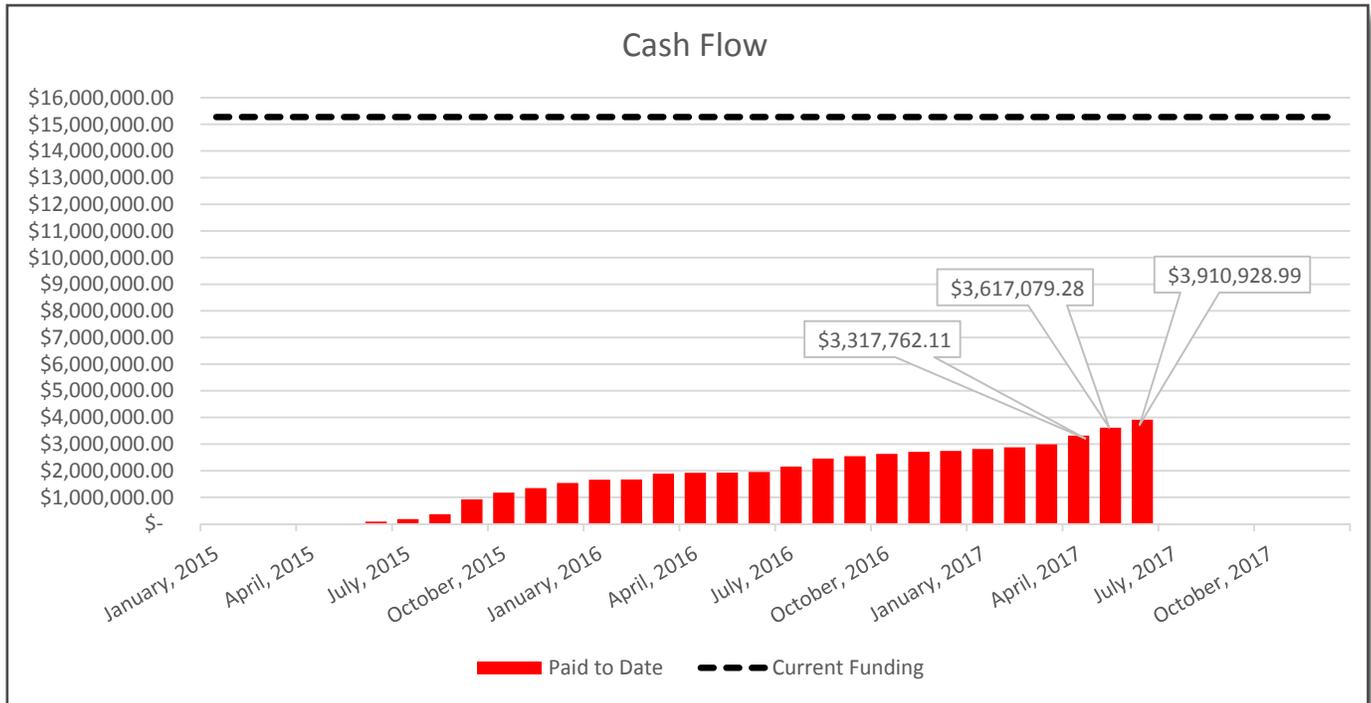
- Cedaroak Park Primary fencing project launched
- Launch creation of district-wide safety plan

**Upcoming Activities:**

- Continue creation and implementation of district-wide safety plan
- Continue review of Federal and State law and policy around school safety.

# DISTRICT-WIDE IMPROVEMENTS

Q2 2017



This category of projects represents work at all district sites that has been identified over time as improvements that respond 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. Progress on the high school and new school projects have given the bond management team sufficient confidence in project budgets to transfer funds to cover these District-Wide Improvements. Total funds transferred exceeded \$3,750,000.00.

## **17030 – Kitchen Equipment @ BF, WHS**

### **Project Status:**

This project includes replacement of a dishwasher at Boones Ferry Primary School as well as replacement of a dishwasher and ovens at Wilsonville High School. The replacement is well underway and completion is expected prior to the return of students in the fall.

## **17031 – Lighting Replacement @ D-W**

### **Project Status:**

This project includes energy efficient lighting replacements at several schools across the school district. The emphasis is on replacing outdated and inefficient gymnasium and commons lighting with new LED fixtures which have proven successful at the high schools. The contractor is on board and is preparing to begin installations.

## DISTRICT-WIDE IMPROVEMENTS

Q2 2017

### **16020 – Roofing Replacement @ D-W**

#### **Project Status:**

This project includes roofing replacement at several schools across the school district. A professional building envelope consultant has been brought on board to coordinate review and design alongside district maintenance staff. The project was bid in multiple packages. A contract was executed with each low bidder and work began after school released for summer break.



### **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. The project was bid and the contract has been executed. Work began immediately after the school year ended, and is on schedule for completion before school begins in August.



**16043 – Renovation @ DOC**

**Project Status:**

This project includes the relocation of the existing carpentry shop, and expansion of operations space to accommodate department needs. The project is substantially complete and has entered closeout.



**16046 – Entry @ WHS**

**Project Status:**

This project includes changes to the front entry and approach to the front entry. The project was bid and a contract executed with the low bidder. Construction began shortly after school released for the summer and is on track for completion in August.



**16044 – Middle School Refresh**

**Project Status:**

This project includes a variety of repairs and improvements at the three existing middle schools. Work has begun at all three existing middle schools, and all improvements are scheduled to be complete before school starts in August.



# CONSTRUCTION TERMINOLOGY

Q2 2017

## **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.