



West Linn – Wilsonville Schools

**2014 Bond Oversight Committee Meeting
Administration Building
22210 SW Stafford Rd, Tualatin, OR 97062
Wednesday, October 18, 2017 6:00 PM**

2014 Bond Oversight Committee Meeting

Agenda

1. Call to Order
2. Roll Call
3. Presentation of 3rd Quarter 2017 Bond Report

Adjourn

Bond Oversight Committee Guidelines

The Long Range Planning Committee, in providing 2014 Bond Oversight, will actively monitor and regularly report to the School Board on the progress of the bond program. Responsibilities include the following:

1. Ensure bond revenues are used for purposes consistent with the Long Range Plan, the voter-approved ballot measure 3-456, and state law.
2. Meet at least quarterly to review expenditure reports, project plans, and progress reports. Provide quarterly and annual written reports and presentations of capital bond progress and finances to the Board at a regularly scheduled School Board meeting.
3. Communicate key 2014 Capital Bond progress and information to community stakeholders through a variety of methods.



West Linn – Wilsonville Schools

Bond Oversight Committee Meeting
Administration Building
22210 SW Stafford Rd, Tualatin, OR 97062
October 18, 2017, 6:00 PM

Agenda

1. Call to Order 6:02 pm Admin Boardroom

2. Roll Call: David Lake **Samy Nada**
 Doris Wehler R. B. Brandvold
 Kent Wyatt **Grady Nelson**
 Mike Jones Chelsea Martin (Board Liaison)
 Kathy Ludwig **Tim Woodley**
 Remo Douglas **Tony Vandenberg**
 Amy Berger Andrew Kilstrom

3. The Bond Oversight Quarterly Report, Quarter 3, 2017 was handed out as a draft. Tim walked the group through the draft of the report.
 - a. The program financial summary was reviewed. Currently the bond has paid out about 79 million dollars to date. 83% of funding has been committed with 79% spent out. Over \$18 million was spent this quarter.
 - b. The funding amounts for all of the projects, besides tech, have changed over the course of the bond. The reasoning behind this is due to several factors including bond premium, unforeseen factors during construction and change in scope, as well as the original funding numbers being created before the bond passed in 2013/2014 and the market shifting from then to now.
 - c. The two new schools both opened for the first day of school and are moving toward closeout.

4. Meridian Creek Middle School
 - a. The contractor is currently working on punch list items as well as landscaping the site.
 - b. The public improvements project is complete in the roadways. The district continues to work with the city to true up the shared costs of the right of way work.

5. Sunset Primary School
 - a. The contractor is currently working on punch list items and has some work to do in the playfield and parking lot as was originally planned to go into the fall.

September 2017



WEST LINN - WILSONVILLE SCHOOL DISTRICT
2014 Capital Bond Program
Quarterly Report

Q3 2017

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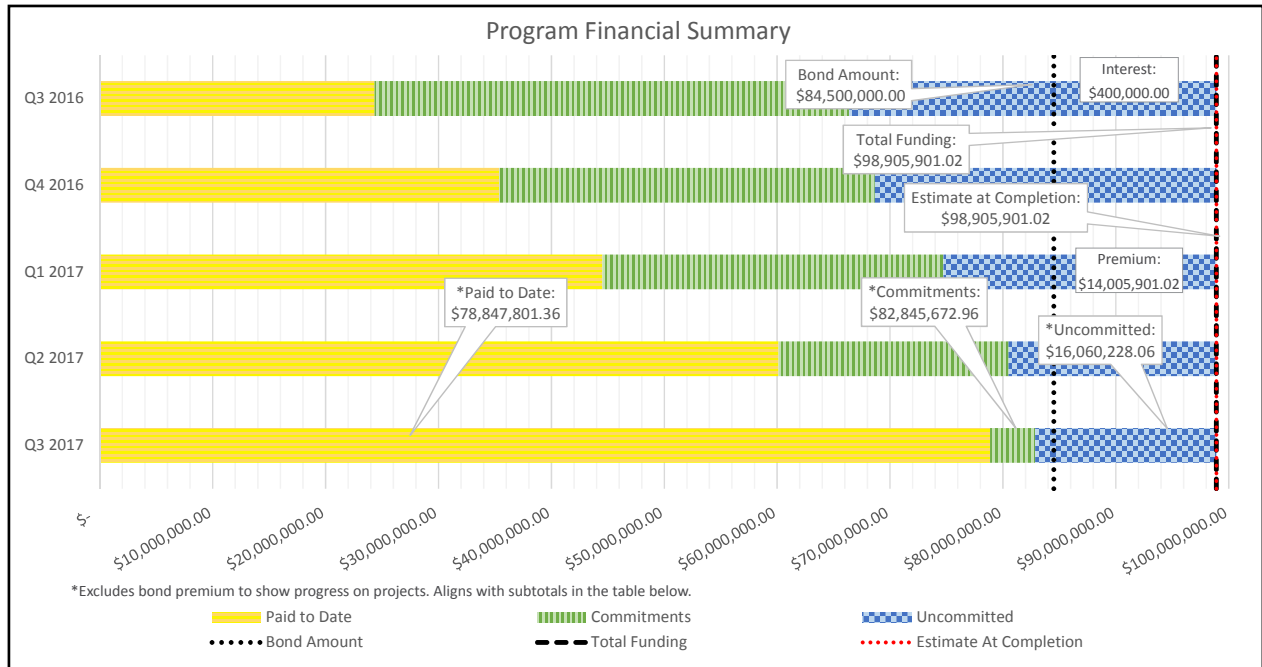
Q3 2017



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PROGRAM SUMMARY

Q3 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	38,103,335.05	36,422,706.08	40,774,253.92	0.00
Sunset Primary School Replacement	24,000,000.00	2,460,332.19	26,460,332.19	23,893,179.61	22,349,811.62	26,460,332.19	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	678,040.95	3,678,040.95	3,576,783.49	3,566,220.75	3,678,040.95	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	265,003.72	3,265,003.72	3,156,412.73	3,143,982.91	3,265,003.72	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	5,468,067.12	5,442,487.12	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	1,500,000.00	2,000,000.00	880,153.22	782,851.25	2,000,000.00	0.00
Improvements @ D-W	7,000,000.00	8,275,251.00	15,275,251.00	7,767,741.74	7,139,741.63	15,275,251.00	0.00
Subtotals	84,500,000.00	13,952,881.78	98,452,881.78	82,845,672.96	78,847,801.36	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	83,103,137.38	79,105,265.78	98,905,901.02	0.00

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

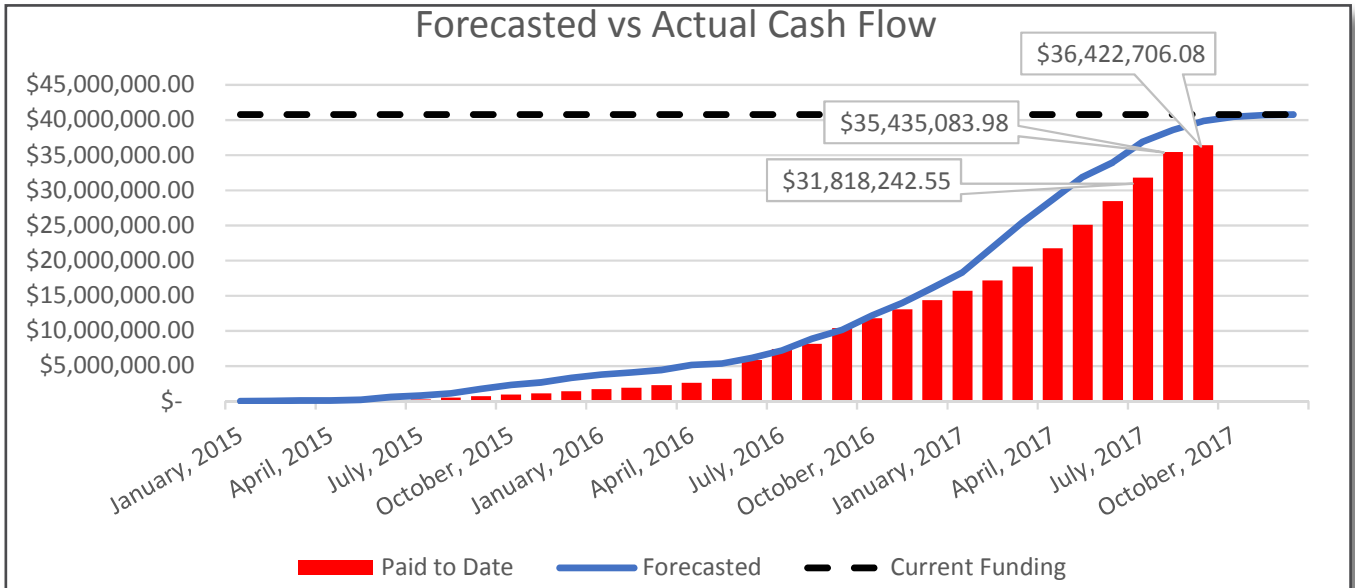
- The two high school renovation and addition projects are in closeout.
- The two new schools opened on time, building dedications were held in September.
- New school contractors continue to move towards closeout.
- Expenditures during this quarter exceeded eighteen million dollars.
- 83% of current funding has been committed.
- 79% of current funding has been spent.
- A broad range of district wide improvement projects were completed during the summer.

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Grand Totals	98,905,901.02	0.00	98,905,901.02	83,103,137.38	79,105,265.78	98,905,901.02	0.00

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

MERIDIAN CREEK MIDDLE SCHOOL

Q3 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 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	
Design	PLANNED	ACTUAL											
Permit	PLANNED	ACTUAL											
Construct					PLANNED	ACTUAL							

Recent Activities:

- The new school opened successfully on time, a building dedication was held Wednesday September 27.
- The Right of Way project is substantially complete including signals and street lighting.
- The contractor made progress on punch list scope on the building.
- On site paving is complete.
- The contractor is proceeding with site construction.

Upcoming Activities:

- Completion of building punch list scope.
- Completion of site construction.
- Maintenance staff training.

NEW MIDDLE SCHOOL IN WILSONVILLE

Q3 2017



NEW MIDDLE SCHOOL IN WILSONVILLE

Q3 2017



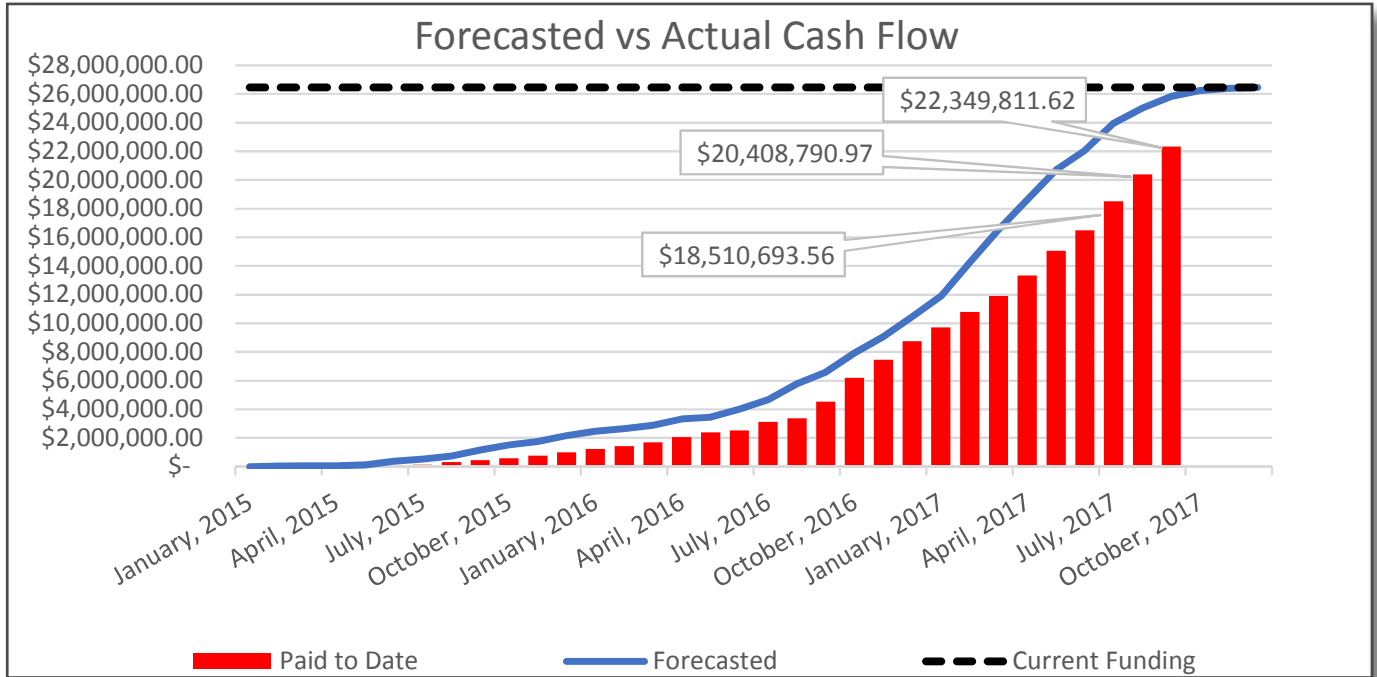
NEW MIDDLE SCHOOL IN WILSONVILLE

Q3 2017



SUNSET PRIMARY SCHOOL REPLACEMENT

Q3 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		[Bar spanning from Q1 2015 to Q4 2016]																																		
	ACTUAL		[Bar spanning from Q1 2015 to Q3 2016]																																		
Permit	PLANNED		[Bar spanning from Q2 2015 to Q4 2016]																																		
	ACTUAL		[Bar spanning from Q2 2015 to Q3 2016]																																		
Construct	PLANNED		[Bar spanning from Q1 2016 to Q4 2017]																																		
	ACTUAL		[Bar spanning from Q1 2016 to Q3 2017]																																		

Recent Activities:

- The existing building was successfully abated and demolished.
- The new school successfully opened on time. A building dedication was held September 29.
- The contractor has made progress on building punch list scope.

Upcoming Activities:

- Grading and seeding of the new play field.
- Grading and construction of the new main parking lot.
- Completion of landscaping.
- Completion of the street improvements including stormwater planters and final paving.

SUNSET PRIMARY SCHOOL REPLACEMENT

Q3 2017



SUNSET PRIMARY SCHOOL REPLACEMENT

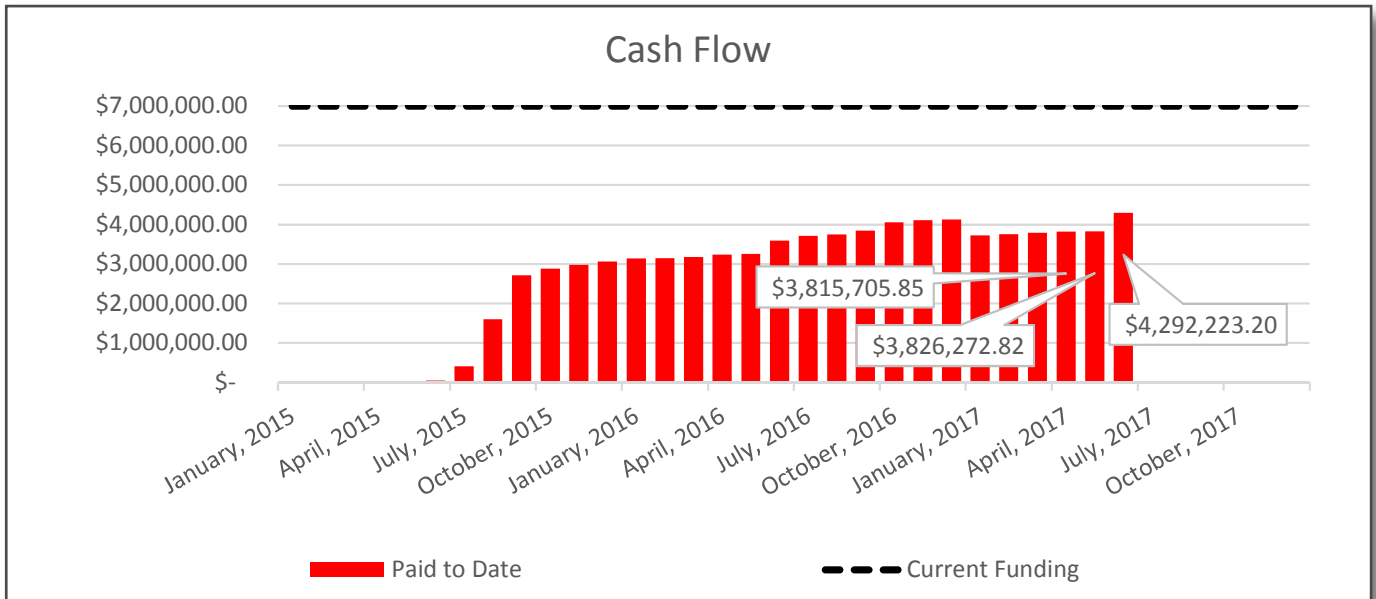
Q3 2017



SUNSET PRIMARY SCHOOL REPLACEMENT

Q3 2017





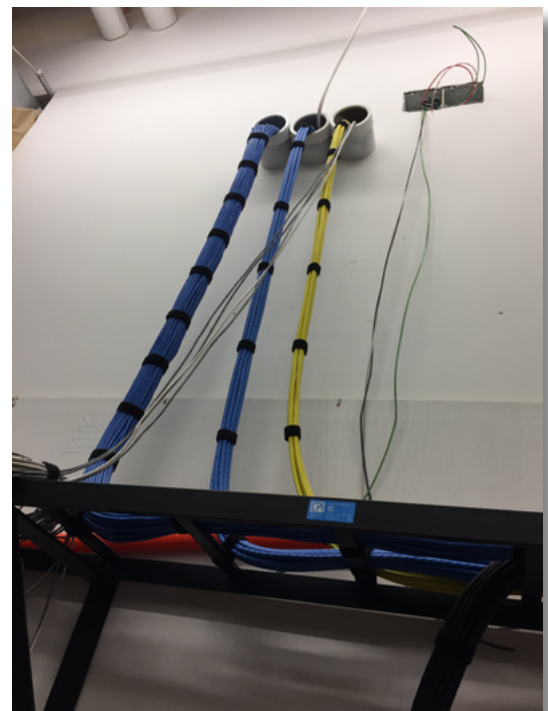
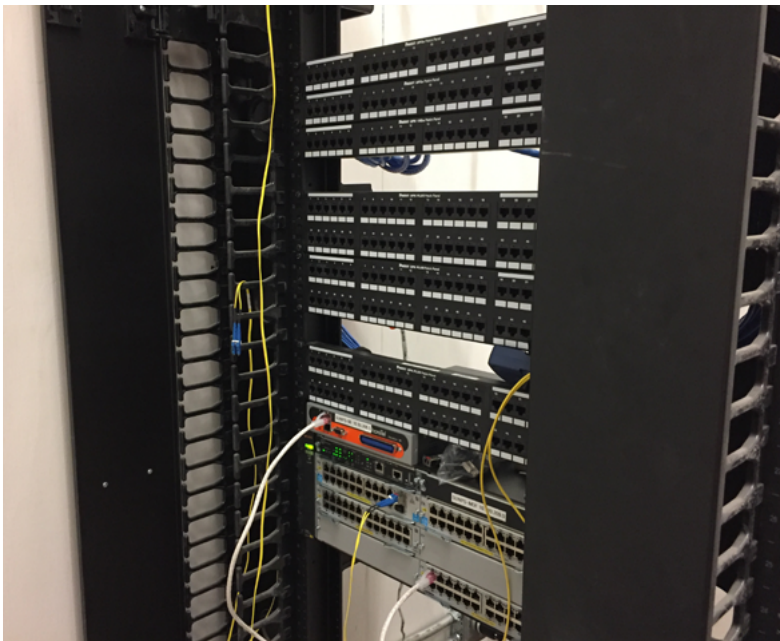
The second major wave of student device updates was completed in the summer of 2017, increasing device accessibility at all schools and replacing some aging devices. Building wiring upgrades and installation of additional wireless access points were also completed strengthening the backbone of the IT infrastructure.

Recent Activities:

- Summer 2017 district-wide rollout
 - Student devices
 - Building wiring upgrades
 - Wireless access points

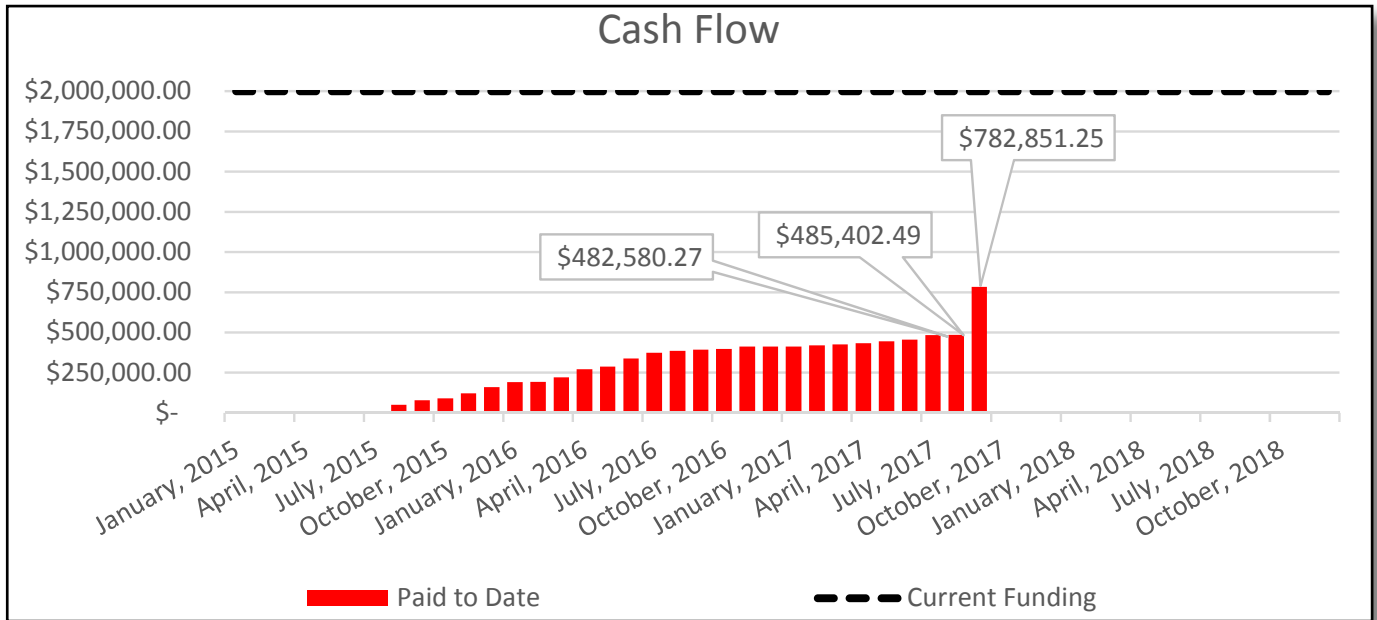
Upcoming Activities:

- Finalize summer 2017 rollout



SAFETY & SECURITY

Q3 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 completed
- Wilsonville High School secure entry project completed
- Launch creation of district-wide safety plan

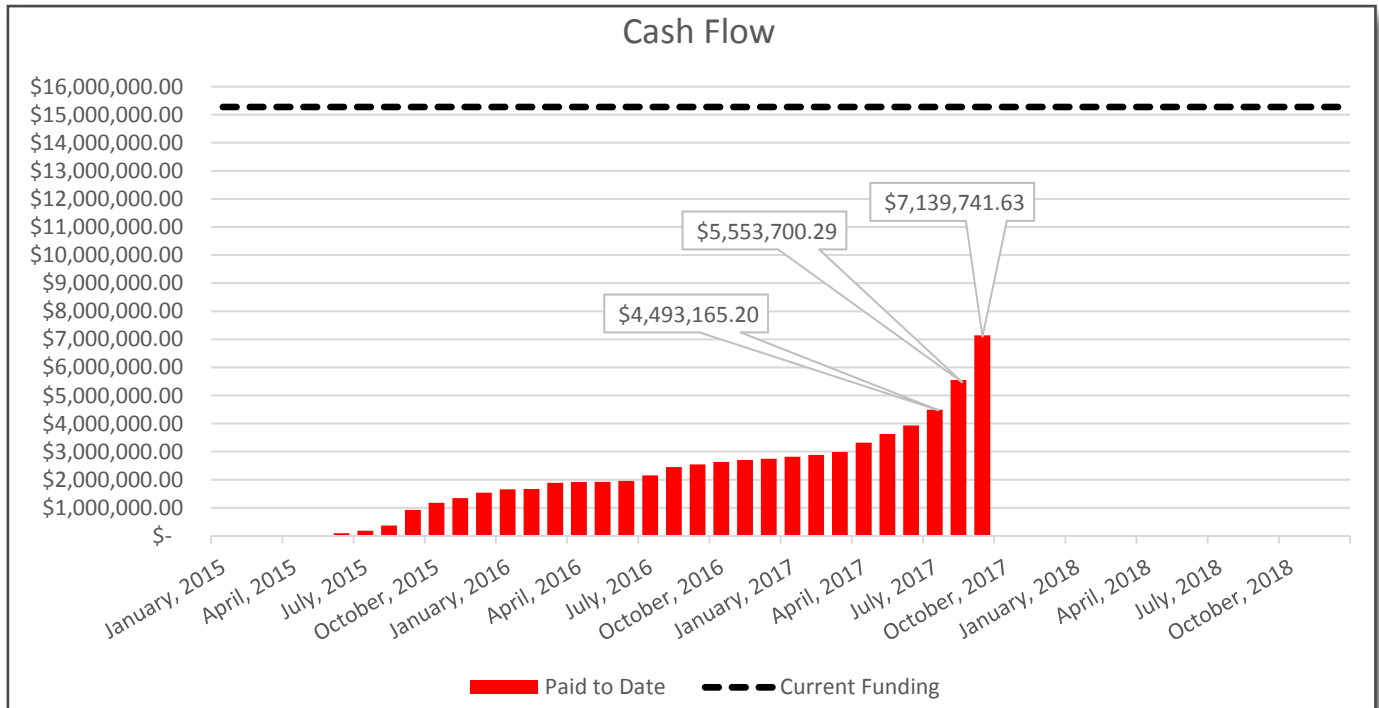
Upcoming Activities:

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



DISTRICT-WIDE IMPROVEMENTS

Q3 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 project is complete.

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. This project will be bid this winter in preparation for completion next summer.

DISTRICT-WIDE IMPROVEMENTS

Q3 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. This project is complete.

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. The project is in closeout.



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 in 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. The project is substantially complete and has entered closeout.



16044 – Middle School Refresh

Project Status:

This project includes a variety of repairs and improvements at the three existing middle schools. The work was completed as planned prior to start of school.



CONSTRUCTION TERMINOLOGY

Q3 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.