



West Linn – Wilsonville Schools

Bond Oversight Committee Meeting
Administration Building
22210 SW Stafford Rd, Tualatin, OR 97062
August 3, 2016, 7:00 PM

Agenda

1. Call to Order 7:04 pm Admin Boardroom

2. Roll Call: **David Lake** Gretchen Katko
 Doris Wehler R. B. Brandvold
 Kent Wyatt Grady Nelson
 Mike Jones Regan Molatore (Board Liaison)
 Kathy Ludwig **Tim Woodley**
 Remo Douglas **Tony Vandenberg**
 Amy Berger **Andrew Kilstrom (Reporter)**

3. The Bond Oversight Quarterly Report, Quarter 2, 2016 was handed out as a draft. Tim walked the group through the draft of the report.
 - a. As of June 30, there was just over \$15M paid out and just over \$40M committed in contracts. The Meridian Creek Middle School bid is not reflected in this report as the contract was not signed by the June 30 cut off. The next report will reflect that contract.

4. Meridian Creek Middle School
 - a. The early sitework package has been completed to date and there are over 2,000 granular piers to provide site stabilization under the building pad.
 - b. The early sitework package was on schedule and actually completed slightly ahead of schedule.
 - c. Robinson Construction was the low bidder on June 30 and has since signed a contract and begun work on site. The bids came in favorably and the district was able to accept all alternates, which include a band choir room, auxiliary gym, main gym bleachers, tech/robotics space, more mobile casework as well as a full track and field.

5. Sunset Primary School
 - a. Bids came in at the end of May, Triplett Wellman was the low bidder and has since signed a contract and is moving on site.
 - b. Planning Commission approval was appealed to City Council. City Council approval was appealed to the Land Use Board of Appeals and that will likely continue into September. Work continues with all permits.
 - c. The Controls contractor bids came in last week and also came in favorably and are currently in the process of being signed up.

- d. The schedule has taken into consideration school days and where kids will be and when, where fire drills will take place, play for recess and general transportation activities.
6. West Linn High School 700 Building
- a. This project was bid this spring and received favorable bids.
 - b. The focus has been on the drive between the existing building and the 700 building.
 - c. The building will be the focus in the fall and is scheduled to be open for students in January 2017.
7. Wilsonville High School Performing Arts
- a. This project was bid this spring and received favorable bids.
 - b. The contractor has been working on the new drive and parking in coordination with the new footprint of the arts wing.
 - c. The schedule is on track to have the front drive and parking done before school and the building will be open for the students in January 2017.
8. Tech
- a. Technology continues with dark fiber purchases and will continue with upgrades into the next few years.
9. District-Wide Projects
- a. Playgrounds are well underway and are on schedule.
 - b. Painting projects are also underway, WHS stadium is complete, Stafford exterior and Willamette interior are on schedule.
 - c. There is a foldable stage partition going in at Inza Wood Middle School
 - d. There is a baseball net going up between the baseball field and tennis courts at West Linn High School.
10. Next Steps
- a. The report will go to the School Board August 15, 2016
11. Adjourn 7:46pm
12. Next Meeting Long Range Planning September 21, 2016



West Linn – Wilsonville Schools

2014 Bond Oversight Committee Meeting
Administration Building
22210 SW Stafford Rd, Tualatin, OR 97062
August 2, 2016, 7:00 PM

Agenda

1. Call to Order
2. Roll Call and Membership Review:

David Lake, Chair	Gretchen Katko, Vice-Chair (expired)
Doris Wehler (expired)	Mike Jones
Kent Wyatt (expired)	Grady Nelson
R.B. Brandvold	Regan Molatore, Board Member
3. 2nd Quarter 2015 Bond Report Review & Project Status Report
4. Board Report [August 15, 2016] David Lake
5. Meeting Schedule Draft
6. Adjourn

July 2016



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2014 Capital Bond Program

Quarterly Report

Q2 2016

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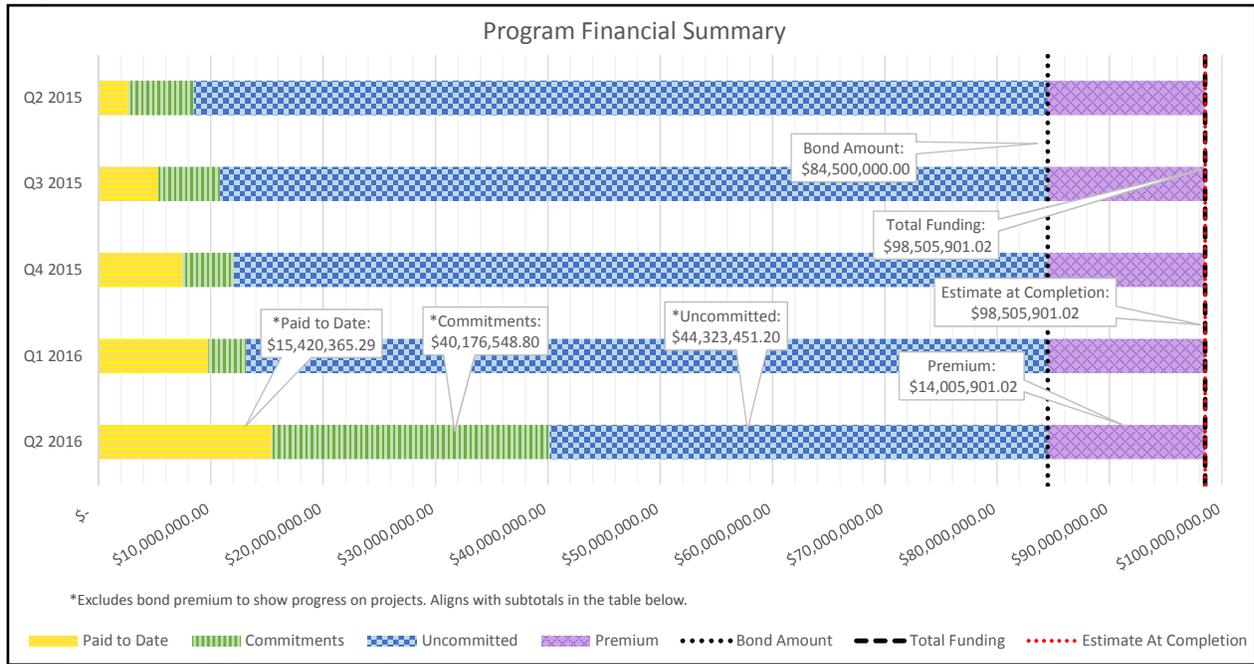
Q2 2016



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PROGRAM SUMMARY

Q2 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	7,056,918.22	5,842,971.48	43,924,037.61	0.00
Sunset Primary School Replacement	24,000,000.00	3,954,498.96	27,954,498.96	20,675,326.25	2,508,131.21	27,954,498.96	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	780,344.24	3,780,344.24	3,110,393.19	560,256.09	3,780,344.24	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	294,000.97	3,294,000.97	2,867,594.22	620,772.55	3,294,000.97	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	3,580,597.99	3,555,017.99	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	0.00	500,000.00	423,622.76	337,055.42	500,000.00	0.00
Improvements @ D-W	7,000,000.00	0.00	7,000,000.00	2,462,096.17	1,996,160.55	7,000,000.00	0.00
Subtotals	84,500,000.00	8,952,881.78	93,452,881.78	40,176,548.80	15,420,365.29	93,452,881.78	0.00
*Bond Premium	14,005,901.02	-8,952,881.78	5,053,019.24	257,464.42	257,464.42	5,053,019.24	0.00
Grand Totals	98,505,901.02	0.00	98,505,901.02	40,434,013.22	15,677,829.71	98,505,901.02	0.00

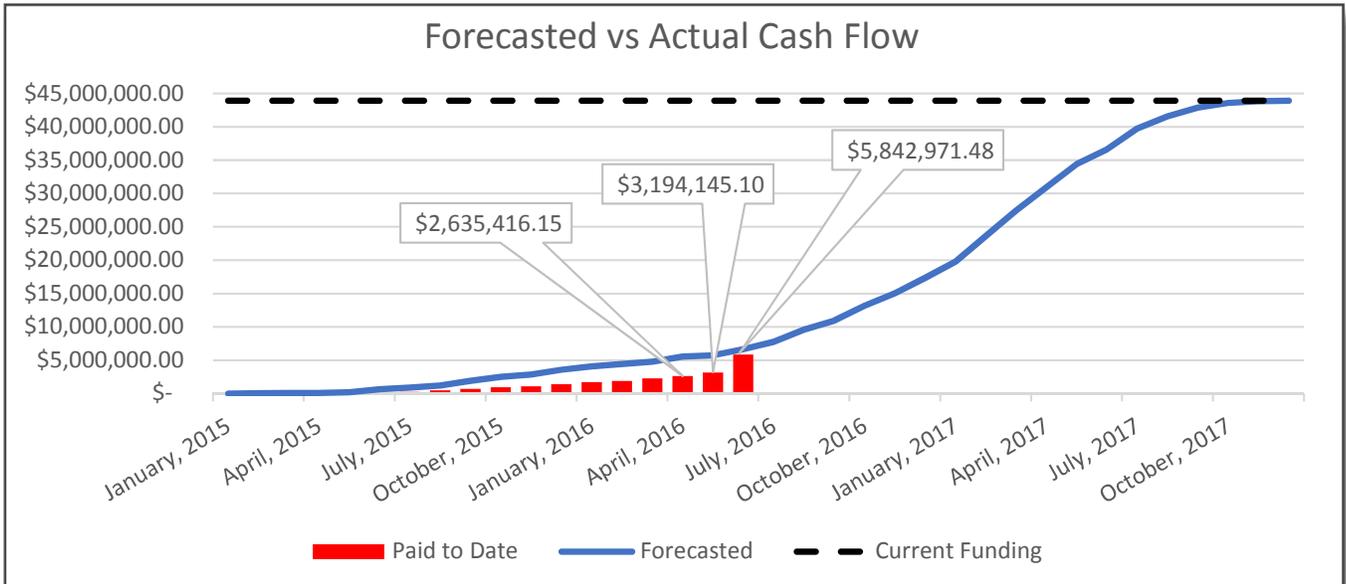
*Includes \$4,505,000.00 in as-yet unsold bonds

- Designs for all four major construction projects are complete. The final estimate for each of the two new schools has been received. These estimates are based on Construction Document drawings, which are sufficiently detailed for construction.
- Bids have been received for all four major construction projects. The bids received for all four projects are below the final estimates and within current funding.
- The Estimate at Completion assumes that the projects will be constructed as discussed prior to passage of the bond measure. Specifically, Sunset Primary School being built to the full 450 student capacity, and the new Middle School in Wilsonville opening as a starter school with a 475 student capacity.
- Current commitments are expected to exceed \$62 million by the end of the summer.



MERIDIAN CREEK MIDDLE SCHOOL

Q2 2016



	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
Design	PLANNED		ACTUAL																						
Permit	PLANNED		ACTUAL																						
Construct	PLANNED										ACTUAL														

Recent Activities:

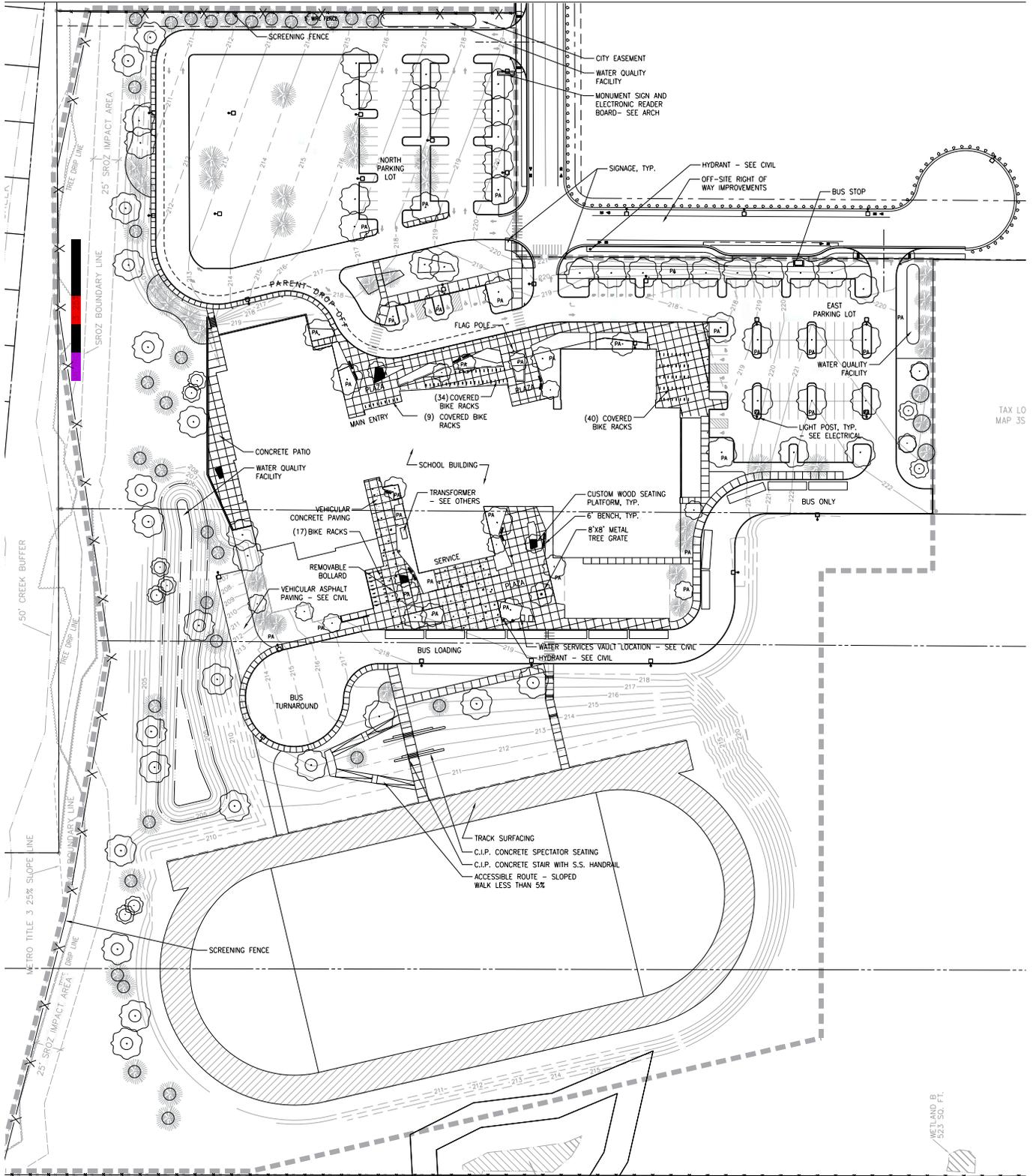
- The construction document estimate showed a marked increase in the anticipated cost of construction based on current market conditions and escalation. The Bond Management Team completed a value engineering effort aligning to the current available funding.
- The School Board selected a name for the middle school: Meridian Creek Middle School.
- The contract for the early site package was executed and work began in late April. 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.

Upcoming Activities:

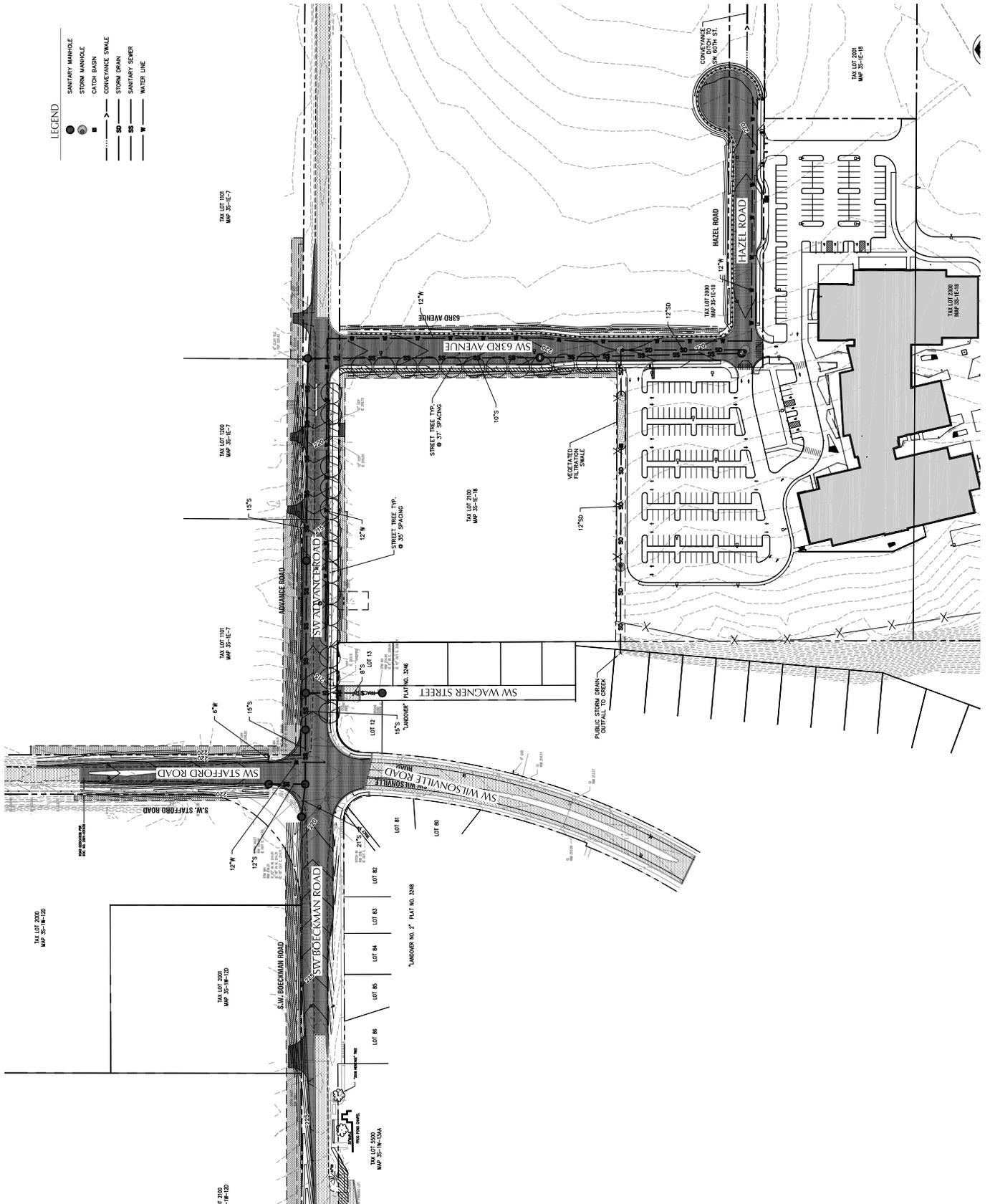
- The early sitework package is expected to be complete in early July, ahead of schedule and within budget.
- Notice to proceed for the building package is expected by July 18, 2016.
- Contractor will be installing building underground utilities and placing concrete footings and foundations.

NEW MIDDLE SCHOOL IN WILSONVILLE

Q2 2016







LEGEND

●	SANITARY MANHOLE
○	STORM MANHOLE
■	CATCH BASIN
→	CONVEYANCE SWALE
---	STORM DRAIN
---	SANITARY SEWER
---	WATER LINE

SUNSET PRIMARY SCHOOL REPLACEMENT

Q2 2016



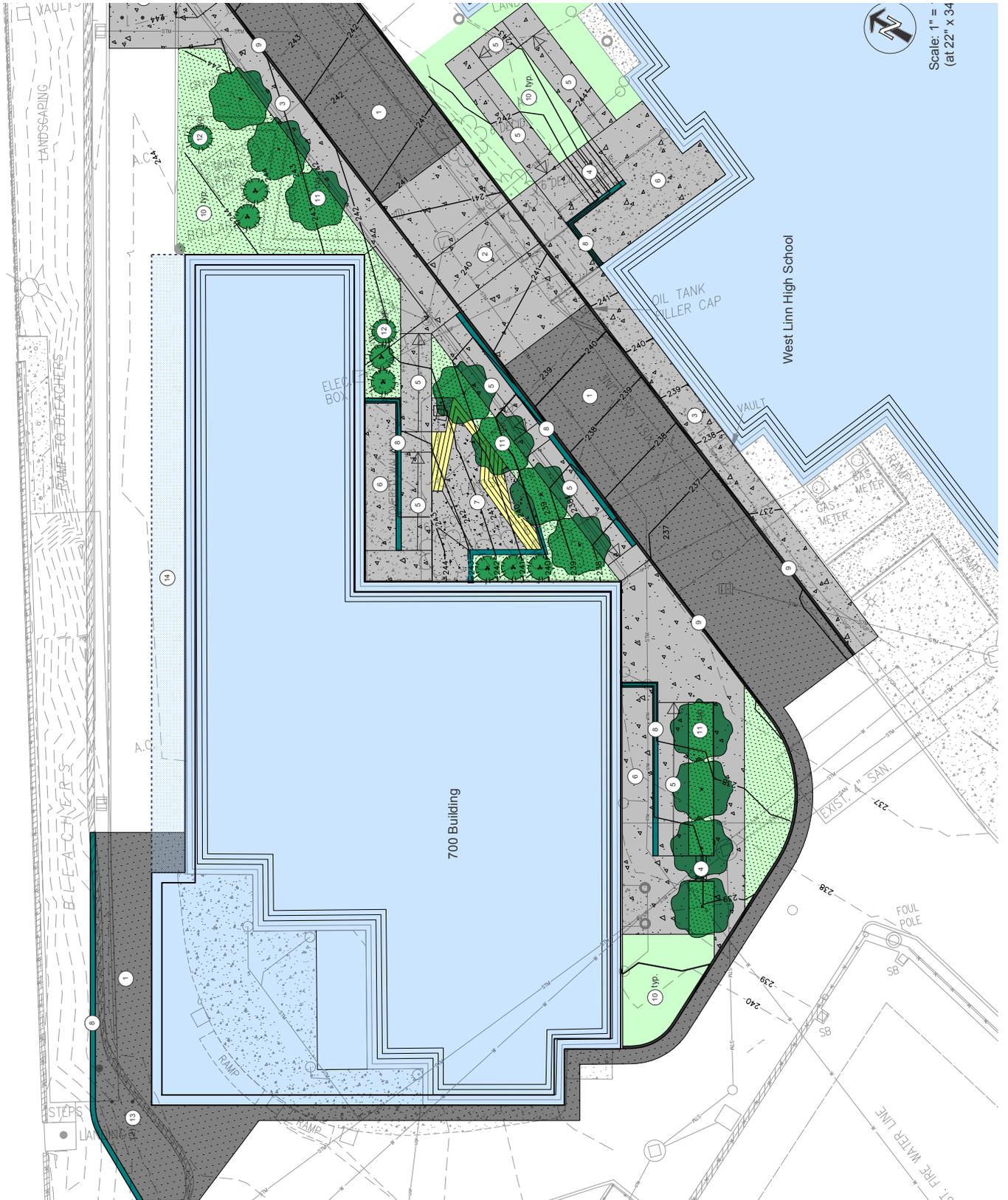
SUNSET PRIMARY SCHOOL REPLACEMENT

Q2 2016



700 BUILDING RENOVATION & ADDITION AT WLHS

Q2 2016

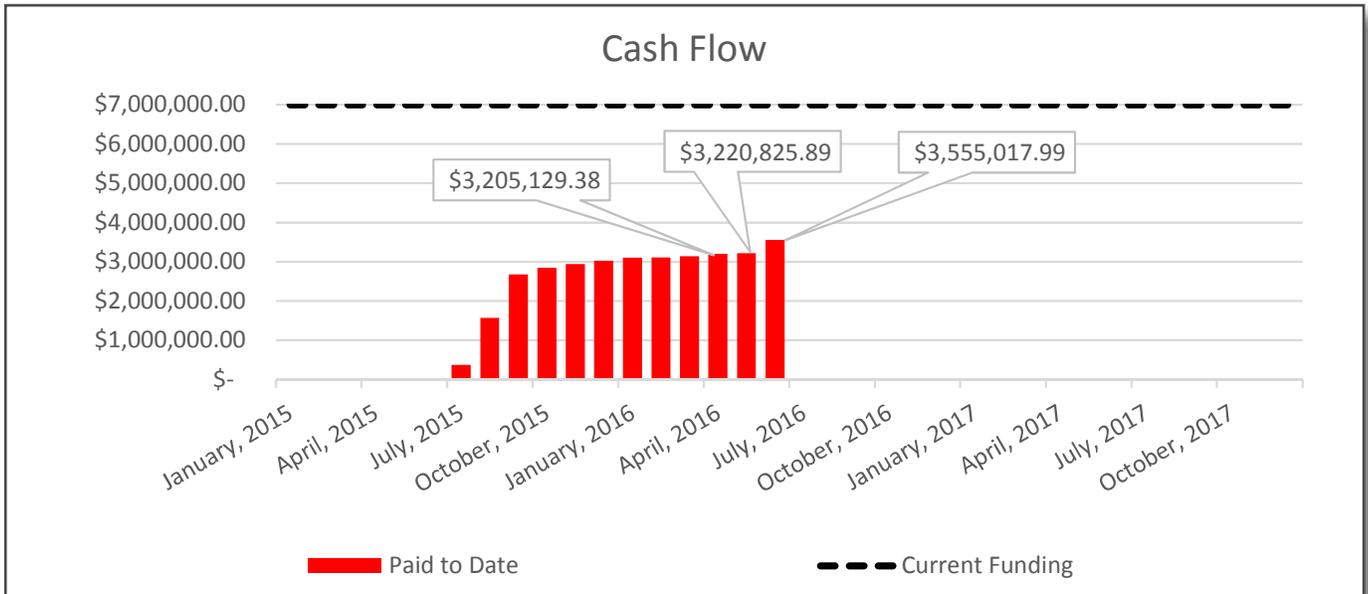


700 BUILDING RENOVATION & ADDITION AT WLHS
Q2 2016



PERFORMING ARTS RENOVATION & ADDITION @ WHS
Q2 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
 - Trillium Creek Primary
 - Cedaroak Primary
- Intercom Upgrades
 - Willamette Primary
 - Bolton Primary
 - Cedaroak Park Primary
 - Art Tech High
- Device Updates
- WAN Updates

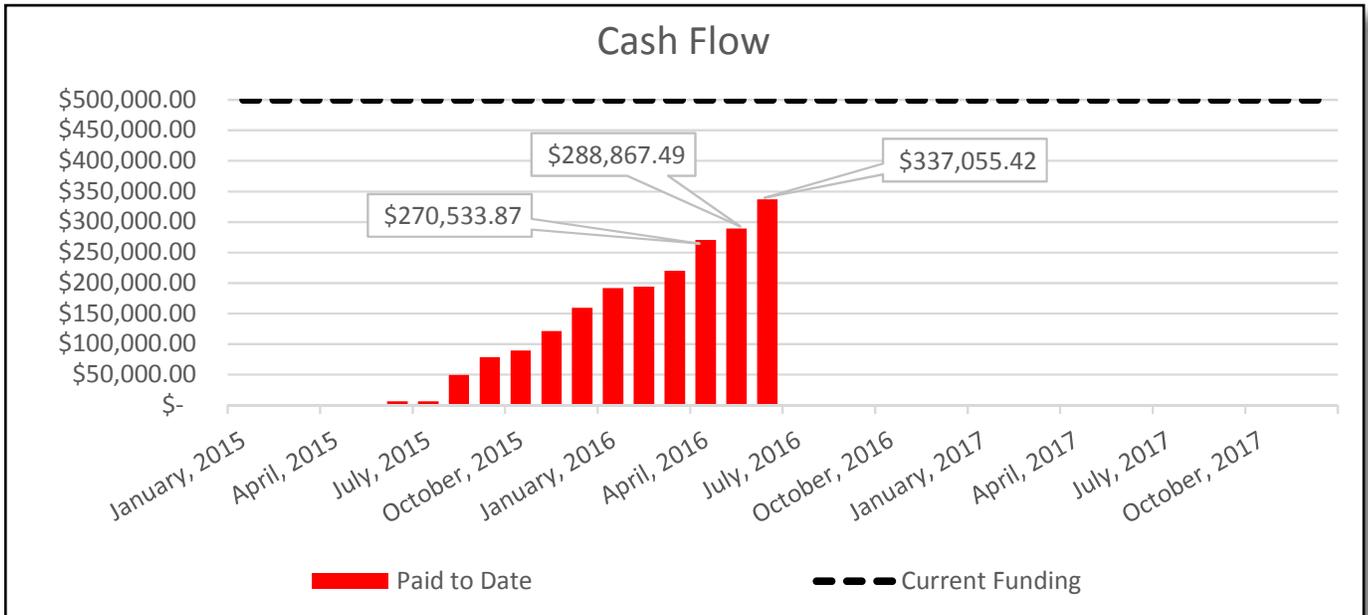
Upcoming Activities:

- WAN Updates
- County Fiberoptic Internet Upgrades
 - Sunset Primary
 - Athey Creek Middle
 - Stafford Primary
 - Rosemont Ridge Middle
 - Lowrie Primary
- Planning for Future Updates



SAFETY & SECURITY

Q2 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:

- 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:

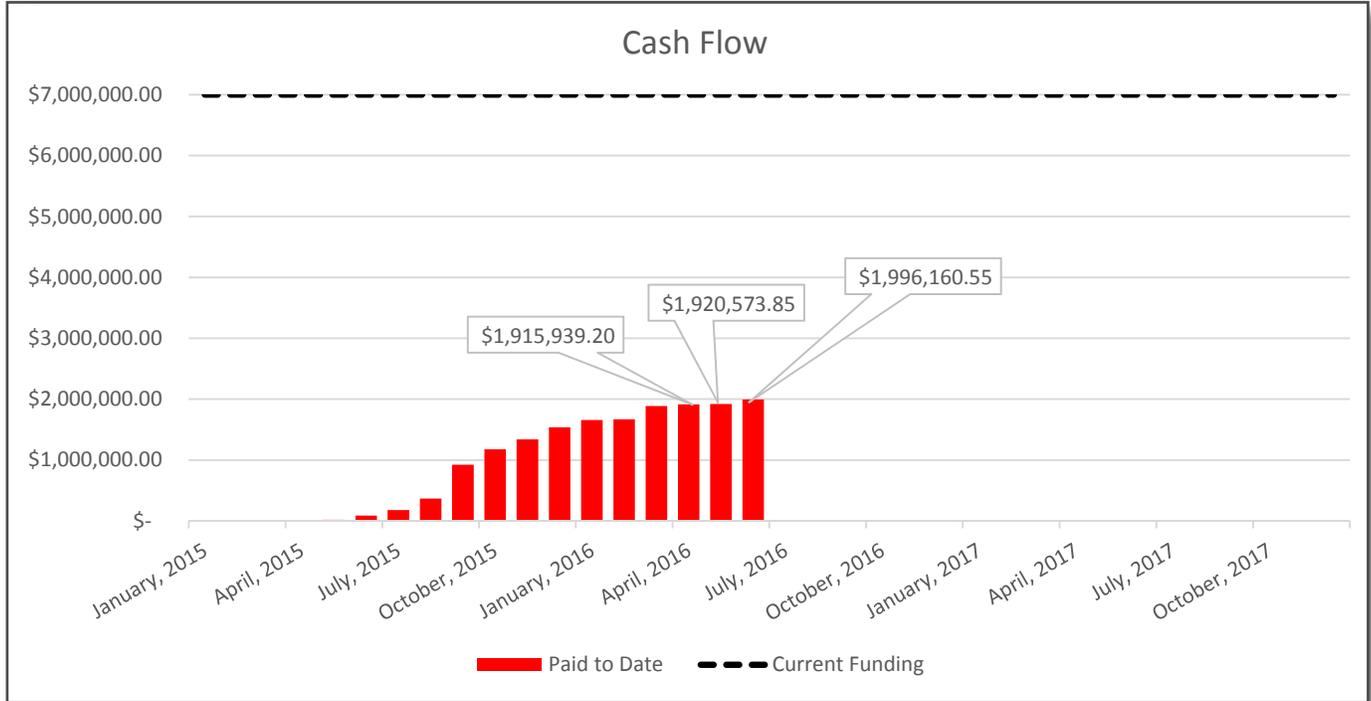
- Continue review of Federal and State law and policy around school safety.
- Continue safety reviews of new project designs.



DISTRICT-WIDE IMPROVEMENTS

Q2 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.



2015 Improvements Projects:

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

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

Notes:

Contracts have been secured for all work and each project is proceeding on schedule.



DISTRICT-WIDE IMPROVEMENTS

Q2 2016

15010 – Painting @ ST, WM, WHS

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

Project Status:

The projects are underway and anticipated to be completed on time.



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:

The project is underway and anticipated to be completed on time.



15039 – Playground @ B0

Project Status:

The contractor will begin the work in August and will be complete prior to start of school in September.

15040 – Lacrosse Wall @ WLHS

Project Status:

This project is complete.

CONSTRUCTION TERMINOLOGY

Q2 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.