



West Linn – Wilsonville Schools

LONG RANGE PLANNING COMMITTEE

AGENDA

January 26, 2011

7:00 pm

1. Check-In
2. Board Liaison Introduction Jeff Hallin Jeff.Hallin@standard.com
3. 4rd Quarter 2010 Financial Report Tim w/handout
4. 4rd Quarter 2010 Financial Summary Mike Jones w/handout
5. Capital Program Review Tim
 - a. Trillium Creek Primary
 - b. Lowrie Primary
 - c. CO-BO-ST Project
 - d. WLHS Baseball Improvement Project
 - e. Administration Building Project Narrative (draft)
6. Long Range Plan-Bond Cycle Tim (for David Lake) w/handout
7. Anything else?

Next LRPC Meeting: Wednesday, February 23rd, Operations Center

Department of Operations

Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlww.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062



West Linn – Wilsonville Schools

To: Roger Woehl, Superintendent
School Board

From: Tim Woodley, Director of Operations

Date: January 11, 2011

Subject: **2008 Capital Bond Financial Report**

Find attached the Bond Financial Report for 4th Quarter 2010. This report is the result of a focused effort to review all projects in detail as related to scope of work and associated costs using most current information available at the time of print.

This is the first quarter where we report the bond program in the black. Please note the following:

1. Run date is January 3, 2011; 8:00 am
2. Report consists of four sections:
 - a. Section I: Funding Source
Funding estimate has been adjusted down due to less anticipated interest earnings and actual receipts for partnerships.
 - b. Section II: Budget by Bond Component
All bond component categories are balanced to -0- except for the two New Primary Schools and New School Planning which in total produce a positive program balance.
 - c. Section III: Budget by Project
Hard Cost vs. Soft Cost Ratio is 79.85%:20.15% which is a minimal upward trend of soft costs from last quarter. This is attributed to a detailed, costed staffing plan through June 30, 2013. Further administrative discussion is required. Soft costs also remain somewhat fluid due to in-process design and permitting.
 - d. Section IV: Deferred Maintenance Project Detail
This section itemizes all deferred projects including the Administration Building which continues to stabilize in terms of unknown risk.
3. 1st, 2nd, 3rd and 4th Quarter 2010 data is provided in columns for comparison.
4. Current Estimate-to-Complete is \$226,054.10 under budget.

I will provide an overview of the report at the January 11th Regular School Board Meeting.

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlww.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

Section I - Funding Sources

4th Quarter - 2010

West Linn - Wilsonville School District

2008 Capital Improvement Bond Program

Funding Sources	Original Funding	Prior Funding	Current Funding
Bond Proceeds	98,000,000.00	98,000,000.00	98,000,000.00
Bond Premium	0.00	2,355,736.85	2,355,736.85
Interest Revenue	0.00	1,300,000.00	1,000,000.00
Partnerships	0.00	108,000.00	98,470.00
Grand Totals	98,000,000.00	101,763,736.85	101,454,206.85

Section II - Budget by Bond Component
4th Quarter - 2010

West Linn - Wilsonville School District
2008 Capital Improvement Bond Program

Bond Component Summary	2008 Estimate	Current Budget	Estimate At Completion (Q1 2010)	Estimate At Completion (Q2 2010)	Estimate At Completion (Q3 2010)	Estimate At Completion (Q4 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
New Wilsonville Primary School	27,000,000.00	27,088,641.73	28,806,907.07	28,358,041.66	28,341,703.11	28,501,989.34	2,565,207.44	1,299,560.87	1,413,347.61
New West Linn Primary School	28,000,000.00	26,854,332.85	27,598,449.67	26,624,895.77	26,695,835.02	26,640,646.56	3,681,971.43	2,344,170.79	(213,686.29)
New Library at Stafford Primary	2,000,000.00	1,558,581.15	1,646,555.09	1,670,059.69	1,624,827.36	1,558,581.15	1,325,763.12	329,956.11	0.00
New Library at Cedar Oak Park Primary	2,000,000.00	1,558,581.15	1,646,555.09	1,670,059.69	1,624,827.36	1,558,581.15	1,325,763.12	329,956.11	0.00
Site Athletic Improvements	4,000,000.00	4,079,455.68	4,124,345.62	4,211,447.16	4,217,423.12	4,079,455.68	3,809,681.57	3,143,973.67	0.00
New District Storage/Freezer	2,000,000.00	1,688,330.59	1,795,179.38	1,713,506.63	1,700,151.06	1,688,330.59	1,667,121.84	1,606,108.27	0.00
Library Renovations	2,000,000.00	1,682,089.10	1,846,946.25	1,758,221.59	1,842,940.96	1,682,089.10	1,529,743.87	980,849.79	0.00
Kitchen Remodels	3,000,000.00	2,411,976.50	2,590,067.33	2,557,986.88	2,568,109.20	2,411,976.50	2,111,033.13	885,470.38	0.00
Remodels at Bolton Primary	2,000,000.00	1,558,581.15	1,646,555.09	1,670,059.69	1,624,827.36	1,558,581.15	1,325,763.12	329,956.11	0.00
New School Planning and Design	4,000,000.00	2,310,115.58	512,101.55	888,628.21	872,408.43	884,400.16	364,972.42	259,201.33	(1,425,715.42)
District-Wide Technology	7,000,000.00	7,000,000.00	7,000,000.00	7,000,000.00	7,000,000.00	7,000,000.00	5,301,020.68	5,301,020.68	0.00
Deferred Maintenance	15,000,000.00	23,663,521.38	23,451,942.43	24,386,614.38	23,757,057.21	23,663,521.38	17,611,264.07	13,601,431.58	0.00
Total	98,000,000.00	101,454,206.85	102,665,604.57	102,509,521.14	101,870,110.19	101,228,152.75	42,619,305.79	30,411,655.71	(226,054.10)

Section III - Budget by Project
4th Quarter - 2010

West Linn - Wilsonville School District
2008 Capital Improvement Bond Program

Project Hard Costs	2008 Estimate	Current Budget	Estimate At Completion (Q1 2010)	Estimate At Completion (Q2 2010)	Estimate At Completion (Q3 2010)	Estimate At Completion (Q4 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
08000 - 2008 CAPITAL BOND PROGRAM	0.00	298,348.83	235,042.59	274,292.59	274,292.59	298,348.83	156,065.93	98,871.43	0.00
08001 - MECH @ DOC	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09002 - RENOVATION @ ADMIN	3,388,000.00	5,167,348.16	4,010,591.42	5,214,468.93	4,799,763.02	5,167,348.16	4,793,584.92	2,429,703.78	0.00
09003 - GYM FLOOR @ BO,BC,WD,WM,WHS	72,000.00	75,115.01	72,656.82	76,915.01	75,115.01	75,115.01	75,115.01	75,115.01	0.00
09004 - FLEET @ D-W	320,000.00	330,442.64	343,182.01	331,348.53	330,429.53	330,442.64	330,442.64	330,442.64	0.00
09005 - FLOORING @ D-W	360,000.00	360,000.00	360,000.00	360,000.00	360,000.00	360,000.00	49,392.17	49,392.17	0.00
09006 - ARBORIST @ BC,CO,SU	88,000.00	55,600.00	50,100.00	50,218.50	50,818.50	55,600.00	118.50	118.50	0.00
09007 - AUD/GYM FINISHES @ WHS	48,000.00	265,798.31	261,238.73	265,073.19	265,798.31	265,798.31	265,798.31	265,798.31	0.00
09008 - TRACK @ IWD,WLHS,WHS	96,000.00	383,815.55	385,869.59	413,827.59	382,372.16	383,815.55	383,815.55	383,815.54	0.00
09009 - CLERESTORY/ROOFING @ IWD	392,000.00	374,440.21	371,238.52	374,440.21	374,440.21	374,440.21	374,440.21	374,440.21	0.00
09010 - TENNIS @ AC	32,000.00	28,867.84	28,131.08	28,867.84	28,867.84	28,867.84	28,867.84	28,867.84	0.00
09011 - COLUMNS @ WLHS,WHS	16,000.00	16,139.50	15,823.94	16,139.50	16,139.50	16,139.50	16,139.50	16,139.50	0.00
09012 - WEIGHT RM @ WLHS	24,000.00	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	0.00
09013 - PARKING @ CO	320,000.00	501,646.26	489,468.94	490,646.76	501,646.26	501,646.26	501,646.26	501,646.26	0.00
09014 - PAVING @ SU	64,000.00	89,484.56	89,484.56	89,484.56	89,484.56	89,484.56	89,484.56	89,484.56	0.00
09015 - TENNIS @ CO	16,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09016 - SOFTBALL @ WHS, RR	960,000.00	1,183,389.34	1,257,810.00	1,182,562.87	1,183,432.37	1,183,389.34	1,183,389.34	1,183,389.34	0.00
09017 - GYM INTERIOR @ BC	0.00	28,791.00	28,791.00	28,791.00	28,791.00	28,791.00	28,791.00	28,791.00	0.00
09018 - CAFETERIA TABLES @ IWD	24,000.00	17,792.66	17,792.66	17,792.66	17,792.66	17,792.66	17,792.66	17,792.66	0.00
09019 - ROOF REPAIRS @ WM	24,000.00	50,963.94	50,588.00	50,963.94	50,963.94	50,963.94	50,963.94	50,963.94	0.00
09020 - MEP @ AC, RR, WHS	784,000.00	1,008,964.50	1,001,680.83	1,008,964.50	1,008,964.50	1,008,964.50	1,008,964.50	1,008,964.49	0.00
09021 - ASBESTOS @ D-W	220,000.00	43,828.14	121,789.46	123,828.14	43,828.14	43,828.14	43,828.14	43,828.14	0.00
09022 - ENTRY REPAIRS @ WLHS, RR	52,000.00	29,151.54	28,565.00	29,151.54	29,151.54	29,151.54	29,151.54	29,151.54	0.00
09023 - STORAGE @ DOC	1,600,000.00	1,301,659.66	1,304,133.03	1,316,796.03	1,312,250.35	1,301,659.66	1,294,240.24	1,267,252.80	0.00
09024 - STADIUM LIGHTING @ WHS	16,000.00	16,634.62	16,588.00	16,634.62	16,634.62	16,634.62	16,634.62	16,634.62	0.00
09025 - BLINDS @ RR	24,000.00	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	0.00
09026 - SEISMIC @ SU	60,000.00	29,700.00	29,700.00	29,700.00	29,700.00	29,700.00	29,700.00	29,700.00	0.00
09027 - SEPTIC @ ST	80,000.00	87,534.40	96,510.64	87,524.40	87,524.40	87,534.40	87,534.40	87,534.40	0.00
09028 - PLAYGROUND @ WM	160,000.00	457,754.56	458,806.57	459,296.51	457,726.51	457,754.56	457,754.56	457,754.56	0.00
09029 - SITE IMPROVE @ CREST	136,000.00	347,947.16	323,372.64	239,956.67	249,376.67	347,947.16	339,477.16	339,477.16	0.00
09030 - FENCING @ SU	4,000.00	1,961.00	1,961.00	1,961.00	1,961.00	1,961.00	1,961.00	1,961.00	0.00
09031 - SITE IMPROVE @ RR	1,600,000.00	1,361,849.20	1,100,526.50	1,435,879.85	1,524,172.10	1,361,849.20	1,310,696.91	1,327,779.91	0.00
09034 - ROOF REPAIRS @ BC	48,000.00	715.77	624.22	624.22	624.22	715.77	715.77	715.77	0.00
09037 - RENOVATION @ TC	0.00	214,072.18	233,132.93	214,072.18	214,072.18	214,072.18	214,072.18	214,072.18	0.00
09038 - PARKING @ ST	80,000.00	297,908.73	296,817.51	297,908.72	297,908.73	297,908.73	297,908.73	297,908.73	0.00
09039 - ROOF SAFETY @ WLHS	0.00	46,518.45	41,773.02	46,518.45	46,518.45	46,518.45	46,518.45	46,518.45	0.00
09040 - DEMO @ Dollar	0.00	15,276.97	14,226.00	15,276.97	15,276.97	15,276.97	15,276.97	15,276.97	0.00
09041 - PAVING @ D-W	40,000.00	39,000.00	40,000.00	40,000.00	39,000.00	39,000.00	0.00	0.00	0.00
09042 - TRASH MASH @ BO,CO,WM,RR,ER,VB	128,000.00	159,475.00	113,975.00	114,475.00	114,475.00	159,475.00	91,069.02	76,513.02	0.00
09046 - MASTERPLAN @ ADV	800,000.00	301,000.00	12,040.00	301,000.00	301,000.00	301,000.00	97,313.20	76,233.20	0.00
09048 - MASTERPLAN @ SU	2,400,000.00	1,227,226.69	0.00	0.00	0.00	0.00	0.00	0.00	(1,227,226.69)
09056 - FIELD IMPROVEMENTS @ D-W	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00	0.00	0.00	0.00
09057 - TECH @ D-W	5,600,000.00	6,218,752.03	5,600,000.00	6,152,500.00	6,152,500.00	6,218,752.03	4,989,724.98	4,989,724.98	0.00
09058 - COPIERS @ D-W	0.00	328,366.55	230,348.55	398,380.55	398,380.55	328,366.55	328,366.55	328,366.55	0.00
09059 - NEW MAINT @ D-W	0.00	2,941,860.00	2,341,860.00	2,941,860.00	2,941,860.00	2,941,860.00	1,513,648.20	1,182,063.76	0.00
09060 - RESTROOM RENOVATION @ SU	60,000.00	118,262.60	87,852.22	118,262.63	118,262.63	118,262.60	118,262.60	118,262.60	0.00
09061 - PEST CONTROL @ WHS	0.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	0.00
09062 - F/A @ WD	0.00	34,326.79	34,326.04	34,326.79	34,326.79	34,326.79	34,326.79	34,326.79	0.00
09063 - FF&E @ D-W	0.00	222,324.91	268,591.89	210,698.89	232,124.89	222,324.91	204,556.53	204,556.53	0.00
09064 - PORCHES @ D-W	0.00	1,149.70	350,314.13	350,314.13	210,314.13	1,149.70	1,149.70	1,149.70	0.00

Run Date: 1/03/11 @ 8:00 am

Section III - Budget by Project
4th Quarter - 2010

West Linn - Wilsonville School District
2008 Capital Improvement Bond Program

Project Hard Costs	2008 Estimate	Current Budget	Estimate At Completion (Q1 2010)	Estimate At Completion (Q2 2010)	Estimate At Completion (Q3 2010)	Estimate At Completion (Q4 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
09065 - PAVING @ BO	32,000.00	55,405.99	55,100.00	55,405.99	55,405.99	55,405.99	55,405.99	55,405.99	0.00
09066 - TENNIS @ WHS	240,000.00	182,201.13	186,480.00	186,480.00	186,480.00	182,201.13	83,040.46	82,806.26	0.00
09067 - INTERIORS @ D-W	744,000.00	469,000.00	744,000.00	789,000.00	469,000.00	469,000.00	253,938.18	240,719.88	0.00
09068 - TECH INFRASTRUCTURE @ RR	0.00	40,872.00	40,872.00	40,872.00	40,872.00	40,872.00	40,872.00	40,872.00	0.00
09069 - OCCUPANCY REPAIRS @ SU	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10032 - ADDITION/RENOVATION @ ST, BO, CO	8,984,000.00	6,659,033.60	7,080,783.53	7,230,590.50	6,958,373.00	6,659,033.60	5,777,938.24	608,749.68	0.00
10033 - RENOVATION @ BC,IWD	2,016,000.00	1,765,143.80	2,078,192.49	1,831,405.86	2,026,754.87	1,765,143.80	1,687,798.37	1,626,249.24	0.00
10035 - NEW SCHOOL @ VB	21,600,000.00	22,129,000.00	23,293,380.00	23,448,827.00	23,315,788.00	23,396,789.00	17,389.00	0.00	1,267,789.00
10036 - NEW SCHOOL @ ER	22,400,000.00	21,447,464.00	21,830,831.42	21,206,925.53	21,235,157.00	20,775,644.71	71,762.77	71,301.27	(671,819.29)
10043 - M/E @ D-W	172,000.00	201,186.61	172,617.26	174,500.00	172,565.61	201,186.61	26,186.61	3,846.61	0.00
10049 - PARKING @ WLHS	560,000.00	560,000.00	560,000.00	560,000.00	560,000.00	560,000.00	0.00	0.00	0.00
10054 - BASEBALL @ WLHS	800,000.00	800,885.97	800,000.00	800,000.00	769,225.97	800,885.97	740,635.23	209,136.29	0.00
10055 - RENOVATION @ WM	544,000.00	544,000.00	544,000.00	544,000.00	544,000.00	544,000.00	0.00	0.00	0.00
10070 - DASHBOARD GRANTS @ D-W	0.00	320,000.00	0.00	0.00	320,000.00	320,000.00	0.00	0.00	0.00
Project Hard Cost Subtotal	78,400,000.00	81,466,619.06	79,814,761.74	82,330,973.15	81,572,925.27	80,835,362.08	29,716,908.93	21,102,808.76	(631,256.98)
Percentage of Total	80.00%	80.30%	77.74%	80.32%	80.08%	79.85%	69.73%	69.39%	
Project Soft Costs	Original Budget	Current Budget	Estimate At Completion (Q1 2010)	Estimate At Completion (Q2 2010)	Estimate At Completion (Q3 2010)	Estimate At Completion (Q4 2010)	Commitments to Date	Paid to Date	Over / (Under) Budget
Project Soft Cost Subtotal	19,600,000.00	19,987,587.79	22,850,842.83	20,178,547.99	20,297,184.92	20,392,790.67	12,902,396.86	9,306,846.95	405,202.88
Percentage of Total	20.00%	19.70%	22.26%	19.68%	19.92%	20.15%	30.27%	30.61%	
Grand Totals	98,000,000.00	101,454,206.85	102,665,604.57	102,509,521.14	101,870,110.19	101,228,152.75	42,619,305.79	30,411,655.71	(226,054.10)

Section IV - Deferred Maintenance Summary
4th Quarter - 2010

West Linn - Wilsonville School District
2008 Capital Improvement Bond Program

Deferred Maintenance Projects	2008 Estimate	Adjustments	Current Budget	Estimate At Completion (Q1 2010)	Estimate At Completion (Q2 2010)	Estimate At Completion (Q3 2010)	Estimate At Completion (Q4 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
08000 - 2008 CAPITAL BOND PROGRAM	0.00	610,446.22	610,446.22	633,051.39	639,507.99	578,683.81	610,446.22	531,792.44	328,918.13	0.00
08001 - MECH @ DOC	5,000.00	(5,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09002 - RENOVATION @ ADMIN	4,235,000.00	1,822,697.13	6,057,697.13	5,250,500.90	6,162,298.41	5,742,024.96	6,057,697.13	5,452,562.53	2,993,937.24	0.00
09003 - GYM FLOOR @ BO,BC,WD,WM,WHS	90,000.00	(14,140.93)	75,859.07	74,059.07	77,659.07	75,859.07	75,859.07	75,859.07	75,859.07	0.00
09004 - FLEET @ D-W	400,000.00	(67,567.36)	332,442.64	354,182.01	333,348.53	332,429.53	332,442.64	332,442.64	332,442.64	0.00
09005 - FLOORING @ D-W	450,000.00	0.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	53,392.17	50,542.42	0.00
09006 - ARBORIST @ BC,CO,SU	110,000.00	(41,595.57)	68,404.43	73,966.95	76,034.43	72,700.00	68,404.43	8,422.93	5,122.93	0.00
09007 - AUD/GYM FINISHES @ WHS	60,000.00	248,997.93	308,997.93	306,322.20	308,431.64	308,997.93	308,997.93	308,997.93	308,997.93	0.00
09008 - TRACK @ IWD,WLHS,WHS	120,000.00	271,063.30	391,063.30	394,069.59	420,807.34	389,619.91	391,063.30	391,063.30	391,063.29	0.00
09009 - CLERESTORY/ROOFING @ IWD	490,000.00	(61,777.63)	428,222.37	428,222.37	428,222.37	428,222.37	428,222.37	428,222.37	428,222.37	0.00
09010 - TENNIS @ AC	40,000.00	(11,132.16)	28,867.84	28,867.84	28,867.84	28,867.84	28,867.84	28,867.84	28,867.84	0.00
09011 - COLUMNS @ WLHS,WHS	20,000.00	(1,887.25)	18,112.75	18,112.75	18,112.75	18,112.75	18,112.75	18,112.75	18,112.75	0.00
09012 - WEIGHT RM @ WLHS	30,000.00	(13,544.00)	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	0.00
09013 - PARKING @ CO	400,000.00	213,894.95	613,894.95	597,832.20	603,507.20	613,894.95	613,894.95	613,894.95	613,894.95	0.00
09014 - PAVING @ SU	80,000.00	22,493.14	102,493.14	102,493.14	102,493.14	102,493.14	102,493.14	102,493.14	102,493.14	0.00
09015 - TENNIS @ CO	20,000.00	(20,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09016 - SOFTBALL @ WHS, RR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09017 - GYM INTERIOR @ BC	0.00	29,433.25	29,433.25	29,433.25	29,433.25	29,433.25	29,433.25	29,433.25	29,433.25	0.00
09018 - CAFETERIA TABLES @ IWD	30,000.00	(12,207.34)	17,792.66	17,792.66	17,792.66	17,792.66	17,792.66	17,792.66	17,792.66	0.00
09019 - ROOF REPAIRS @ WM	30,000.00	41,188.61	71,188.61	71,188.61	71,188.61	71,188.61	71,188.61	71,188.61	71,188.61	0.00
09020 - MEP @ AC, RR, WHS	980,000.00	195,313.38	1,175,313.38	1,197,680.48	1,176,278.38	1,175,313.38	1,175,313.38	1,175,313.38	1,169,917.32	0.00
09021 - ASBESTOS @ D-W	275,000.00	(204,463.01)	70,536.99	159,561.99	160,536.99	70,536.99	70,536.99	70,536.99	70,536.99	0.00
09022 - ENTRY REPAIRS @ WLHS, RR	65,000.00	(35,846.46)	29,151.54	29,151.54	29,151.54	29,151.54	29,151.54	29,151.54	29,151.54	0.00
09023 - STORAGE @ DOC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09024 - STADIUM LIGHTING @ WHS	20,000.00	(3,365.38)	16,634.62	16,634.62	16,634.62	16,634.62	16,634.62	16,634.62	16,634.62	0.00
09025 - BLINDS @ RR	30,000.00	(26,425.00)	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	0.00
09026 - SISMIC @ SU	75,000.00	(33,842.25)	41,157.75	41,157.75	41,157.75	41,157.75	41,157.75	41,157.75	41,157.75	0.00
09027 - SEPTIC @ ST	100,000.00	22,646.77	122,646.77	132,471.62	122,636.77	122,646.77	122,646.77	122,646.77	122,646.77	0.00
09028 - PLAYGROUND @ WM	200,000.00	406,102.18	606,102.18	605,560.34	608,693.96	606,074.13	606,102.18	606,102.18	606,102.18	0.00
09029 - SITE IMPROVE @ CREST	170,000.00	255,420.00	425,420.00	403,391.43	318,179.51	327,599.51	425,420.00	416,950.00	416,950.00	0.00
09030 - FENCING @ SU	5,000.00	(3,039.00)	1,961.00	1,961.00	1,961.00	1,961.00	1,961.00	1,961.00	1,961.00	0.00
09031 - SITE IMPROVE @ RR	500,000.00	(92,806.15)	407,193.85	359,391.79	442,759.24	464,832.35	407,193.85	392,383.59	391,817.72	0.00
09034 - ROOF REPAIRS @ BC	60,000.00	(59,284.23)	715.77	624.22	624.22	624.22	715.77	715.77	715.77	0.00
09037 - RENOVATION @ TC	0.00	225,676.60	225,676.60	245,142.35	225,676.60	225,676.60	225,676.60	225,676.60	225,676.60	0.00
09038 - PARKING @ ST	100,000.00	280,747.02	380,747.02	380,453.96	380,747.01	380,747.02	380,747.02	380,747.02	380,747.02	0.00
09039 - ROOF SAFETY @ WLHS	0.00	48,973.05	48,973.05	48,973.05	48,973.05	48,973.05	48,973.05	48,973.05	48,973.05	0.00
09040 - DEMO @ Dollar	0.00	19,885.56	19,885.56	19,510.56	19,885.56	19,885.56	19,885.56	19,885.56	19,885.56	0.00
09041 - PAVING @ D-W	50,000.00	0.00	50,000.00	50,000.00	55,000.00	50,000.00	50,000.00	0.00	0.00	0.00
09042 - TRASH MASH @ BO,CO,WM,RR,ER,VB	160,000.00	3,869.35	163,869.35	122,713.37	123,869.35	123,869.35	163,869.35	91,713.37	77,157.37	0.00
09046 - MASTERPLAN @ ADV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09048 - MASTERPLAN @ SU	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09056 - FIELD IMPROVEMENTS @ D-W	210,000.00	0.00	210,000.00	210,000.00	210,000.00	210,000.00	210,000.00	0.00	0.00	0.00
09057 - TECH @ D-W	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09058 - COPIERS @ D-W	0.00	328,366.55	328,366.55	230,348.55	398,380.55	398,380.55	328,366.55	328,366.55	328,366.55	0.00
09059 - NEW MAINT @ D-W	0.00	4,500,000.00	4,500,000.00	4,500,000.00	4,500,000.00	4,500,000.00	4,500,000.00	2,387,312.83	2,038,573.61	0.00
09060 - RESTROOM RENOVATION @ SU	75,000.00	44,887.60	119,887.60	118,262.63	119,887.63	119,887.63	119,887.60	119,887.60	119,887.60	0.00
09061 - PEST CONTROL @ WHS	0.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	0.00
09062 - F/A @ WD	0.00	34,326.79	34,326.79	34,326.79	34,326.79	34,326.79	34,326.79	34,326.79	34,326.79	0.00
09063 - FF&E @ D-W	0.00	222,469.29	222,469.29	268,776.09	210,698.89	232,124.89	222,469.29	204,700.91	204,700.91	0.00
09064 - PORCHES @ D-W	0.00	16,868.67	16,868.67	440,314.13	440,314.13	300,314.13	16,868.67	16,868.67	16,868.67	0.00
09065 - PAVING @ BO	40,000.00	17,716.39	57,716.39	57,716.39	57,716.39	57,716.39	57,716.39	57,716.39	57,716.39	0.00
09066 - TENNIS @ WHS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09067 - INTERIORS @ D-W	930,000.00	(320,000.00)	610,000.00	930,089.28	931,310.83	610,000.00	610,000.00	290,682.15	274,152.30	0.00
09068 - TECH INFRASTRUCTURE @ RR	0.00	40,872.00	40,872.00	40,872.00	40,872.00	40,872.00	40,872.00	40,872.00	40,872.00	0.00
09069 - OCCUPANCY REPAIRS @ SU	0.00	4,217.50	4,217.50	5,325.00	4,217.50	4,217.50	4,217.50	4,217.50	4,217.50	0.00
10032 - ADDITION/RENOVATION @ ST, BO, CO	1,830,000.00	(478,372.89)	1,351,627.11	1,429,365.64	1,450,084.64	1,416,117.61	1,351,627.31	1,148,194.57	261,781.83	0.00

Run Date: 1/03/11 @ 8:00 am

Section IV - Deferred Maintenance Summary
4th Quarter - 2010

West Linn - Wilsonville School District
2008 Capital Improvement Bond Program

Deferred Maintenance Projects	2008 Estimate	Adjustments	Current Budget	Estimate At Completion (Q1 2010)	Estimate At Completion (Q2 2010)	Estimate At Completion (Q3 2010)	Estimate At Completion (Q4 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
10033 - RENOVATION @ BC,IWD	920,000.00	(126,866.05)	793,133.95	902,948.05	810,113.25	912,592.49	793,133.95	764,896.73	730,428.35	0.00
10035 - NEW SCHOOL @ VB	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10036 - NEW SCHOOL @ ER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10043 - M/E @ D-W	215,000.00	24,912.61	239,912.61	215,901.87	215,000.00	211,291.61	239,912.61	64,912.61	29,397.60	0.00
10049 - PARKING @ WLHS	700,000.00	0.00	700,000.00	700,000.00	700,000.00	700,000.00	700,000.00	0.00	0.00	0.00
10054 - BASEBALL @ WLHS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10055 - RENOVATION @ WM	680,000.00	0.00	680,000.00	680,000.00	680,000.00	680,000.00	680,000.00	0.00	0.00	0.00
10070 - DASHBOARD GRANTS @ D-W	0.00	320,000.00	320,000.00	0.00	0.00	320,000.00	320,000.00	0.00	0.00	0.00
Deferred Maintenance Projects Total	15,000,000.00	8,663,521.38	23,663,521.38	23,451,942.43	24,386,614.38	23,757,057.21	23,663,521.38	17,611,264.07	13,601,431.58	0.00

WEST LINN-WILSONVILLE SCHOOL DISTRICT LONG RANGE PLANNING COMMITTEE

2008 BOND PROGRESS REPORT FOR THE FOURTH QUARTER, 2010

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 that are \$226,054.10 under budget. This is the first quarter in which expenses are less than budget and supports a trend that was documented in the last quarterly report. Finally, while soft costs are estimated to be greater than 20% at the end of this period, we would expect that they will be less than 20% at completion.

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	1,300,000.00	1,000,000.00
Partnerships	0	108,000.00	98,470.00
Grand Totals	98,000,000.00	101,763,736.85	101,454,206.85

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). Finally, the \$98,470 in partnership dollars includes the monies actually received from the City of Wilsonville and METRO Parks and Recreation for their part of the work completed. **Again, as anticipated, the expected "Interest Revenue" has been adjusted down \$300,000 because of the current money markets.**

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 the 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 2010)	Over / (Under) Budget	% Over / (Under) Current Budget
Project Hard Cost						
Subtotal	78,400,000.00	81,466,619.06	3.9%	80,835,362.08	(631,256.98)	(0.7%)
Percentage of						
Total	80.00%	80.30%		79.85%		
Project Soft Cost	19,600,000.00	19,987,587.79	1.9%	20,392,790.67	405,202.88	2.0%

Subtotal

Percentage of

Total 20.00% 19.70% 20.15%

Grand Totals 98,000,000.00 101,454,256.85 3.5% 101,228,152.75 (226,054.10) (0.2%)

DISCUSSION

In 2007/08, during Bond planning, the accepted standard for soft costs as a percent of total costs was twenty percent. While soft costs are just slightly greater than 20% at the end of this reporting period we would expect that they will be less than 20% at completion.

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	% Differenc e Current Budget to 2008 Estimate	Estimate At Completion (Q4 2009)	Current Over / (Under) Budget	% Over / (Under) Budget
New Wilsonville						
Primary School	27,000,000.00	27,088,641.73	0.3%	28,501,989.34	1,413,347.61	5.2%
New West Linn						
Primary School	28,000,000.00	26,854,332.85	(4.1%)	26,640,606.56	(213,686.29)	(0.8%)
New Library at Stafford						
Primary	2,000,000.00	1,558,581.15	(22.1%)	1,558,581.15	0.00	0.0%
New Library at CedarOak Park						
Primary	2,000,000.00	1,558,581.15	(22.1%)	1,558,581.15	0.00	0.0%
Site Athletic Improvements	4,000,000.00	4,079,455.68	2.0%	4,079,455,68	0.00	0.0%
New District Storage/Freezer	2,000,000.00	1,688,330.59	(15.6%)	1,688,330.59	0.00	0.0%

Library						
Renovations	2,000,000.00	1,682,089.10	(15.9%)	1,682,089.10	0.00	0.0%
Kitchen						
Remodels	3,000,000.00	2,411,976.50	(19.6%)	2,411,976.5	0.00	0.0%
Remodels at						
Bolton Primary	2,000,000.00	1,558,581.15	(22.1%)	1,558,581.15	0.00	0.0%
New School						
Planning and						
Design	4,000,000.00	2,310,115.58	(42.2%)	884,400.16	(1,425,715.42)	(61.7%)
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	23,663,521.38	57.8%	23,663,521.38	0.00	0.0%
Totals	98,000,000.00	101,454,206.85	3.5%	101,228,152.75	(226,054.10)	(0.2%)

DISCUSSION

1. The "Estimate to Completion" for the two Primary Schools are very different. Please refer to the 3rd Quarter 2010 Report for an explanation of this difference.
2. This is the first quarterly report where the "Estimate to Completion" is less than the "Current Budget". Unless conditions change we would anticipate that this will continue throughout the Bond Cycle.
3. It should be noted that most Component's "Current Budget" and "Estimate to 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.
4. The Long Range Planning Committee has spent a considerable amount of time in the last year or so discussing the work on the Administration Building. This facility, located on Stafford Road, is home to the office of the superintendent and school board and also houses the personnel, business office and special education services. It is the central location for the district computer network, telephone system and IT department. It has not been consistently upgraded over the years because the District has spent its time and money on the schools. The result is a facility that was in desperate need of various improvements relating to network data, electrical, mechanical, plumbing and structural deficiencies. The straw that "broke the camels back" and forced replacement or significant upgrading was a total failure of the septic system.

A significant amount of investigation was conducted prior beginning the current upgrades. Because the building is centrally located in the District, has many assets in place, and has an historic nature the current location is seen to be superior to other choices. In any examination of replacement upgrading was relatively cost neutral compared to the cost to replace at a different site.

The following work has been done or is in progress at the Administration Building:

- A new secure data/technology hub including new network hardware, software and phone system.
- Additional square footage to accommodate current employees and minimal future staff as the district grows.
- Replacement of all electrical, mechanical and plumbing systems (existing were non-code compliant and in serious danger of failure)
- Installation of a new sanitary sewer (site septic) system
- Installation of fire/life safety systems (fire alarms and sprinkler system)
- ADA (Americans with Disabilities Act) upgrades including an elevator
- Installation of an emergency generator to support continuous operations
- Upgrading storm water management systems to insure compliance with current code
- Reconstruction of the entry drive in a safer location and a more efficient parking lot.
- Replacement/repair of a failed building envelop and structural components (i.e.; existing foundation leaked surface water and had no footings or steel reinforcement)
- Repair of the historically significant facade.

This work is being done under a public works (bid) contract with Todd Construction with a value of \$4,537,571 and reported in the "deferred maintenace" compenent of the Bond. A detailed discussion of the Administration Building has been presented to the LRPC and the Board and can be found [here](#)
<provide link>

Q: What work is being done at the Administration Building, what is its purpose, and how much is this costing?

A: In general, the District Admin building on Stafford Road has been somewhat neglected over the years in terms of maintenance upgrades in deference to spending time and money on schools. The result is a facility that was in desperate need of various improvements relating to network data, electrical, mechanical, plumbing and structural deficiencies. The building is not only home to the office of the superintendent and school board but also personnel, business office and special ed services. It is also the central location for the district computer network, telephone system and IT department. The final straw that "broke the camels back", so to speak, was a total failure of the septic system on the site.

In November, 2008, district patrons passed a capital bond measure valued at \$98-million to build two new schools as well as make various improvements at all district facilities. The admin building was one of those sites that received funding as part of a larger "deferred maintenance" component of the bond.

The work you see being done at the admin now is:

- Provide new secure data/technology hub including new network hardware, software and phone system.
- Provide additional square footage to accommodate current employees and minimal future staff as the district grows.
- Replace all electrical, mechanical and plumbing systems (existing were non-code compliant and in serious danger of failure)
- Install new sanitary sewer (site septic) system
- Install fire/life safety systems (fire alarms and sprinkler system)
- Comply with ADA (Americans with Disabilities Act) including an elevator
- Install emergency generator to support continuous operations
- Install code compliant storm water management systems
- Reconstruct entry drive in safer location and more efficient parking lot.
- Replace/repair failed building envelop and structural components (i.e.; existing foundation leaked surface water and had no footings or steel reinforcement)
- Repair historically significant facade.

This work is being done under a public works (bid) contract with Todd Construction with a value of \$4,537,571.

A significant amount of investigation was conducted prior to this work relating to cost benefit of investing in the existing facility versus moving the admin to a different location. At the end of the day, the current location is seen to be superior to other choices and relatively cost neutral in terms of cost to replace at a different site.

Memo

To: Long Range Planning Committee
From: David B. Lake
CC: Cindy Hepting
Date: 1/24/2011
Re: Proposal to Document LRPC Bond Planning Process

I write this memo to outline a specific proposal and to solicit support for and feedback on this proposal.

First, let me apologize that I will not be at our next meeting as I will be out of town on business. Second, toward the end of our last meeting the idea was raised that with all the leadership transitions currently underway, it might be wise to document the bond planning process that has been developed over the past few bond issues. It seems we have landed upon a recipe for success that could be replicated from bond issue to bond issue with minor modifications. In the spirit of "not reinventing the wheel," I would like to propose that we engage in such a documentation process. I discussed this with Tim Woodley earlier this week and he, too, felt there would be benefit from such an exercise.

I propose that we create a document which outlines the following:

- 1) Major and minor steps needed. For example, a major step would be to hold a Bond Summit. A minor step might be to ask Keith Liden to update the student enrollment projections for the next 10 years. Other steps (major and minor) would include but not be limited to:
 - a. Recommending to the Administration and Board that a bond evaluation process begin and asking for a formal charter to begin that process.
 - b. Developing an inventory of needed projects (including those that were discussed in the prior bond cycle but not funded).
 - c. Developing an inventory of owned land.
 - d. Reviewing Intergovernmental agreements and developing an inventory of existing agreements that must be honored.
 - e. Working with local sports, arts and educational organizations to develop a "wish list" of projects.
 - f. Designing the bond oversight approach.
 - g. Writing the "Bond Book" (e.g. the book Tim wrote for the last bond issue).
 - h. Developing a plan for the campaign.

- i. Developing a communications plan.
 - j. Review the commitments made in earlier bond issues.
- 2) Proposing a timeline for these events working backward from the targeted election.
 - 3) Describing, in detail, each step including what should be done, who the stakeholders are, what permissions and authorities are needed, etc.
 - 4) Defining the end product of each step (e.g. a book, a recommendation, a list, etc.)
 - 5) Define a storage/retrieval mechanism for important documents, agreements and projections that allows for us to easily build upon the work and successes of each succeeding bond issue.

After discussions with Tim, I would like to propose that the initial method we use to gather the needed data for this document if through interviews with the following individuals:

- Roger Woehl
- Mary Furrow
- Tim Woodley
- Tom Miller
- Doris Wehler
- Bill Knowles
- David Goode
- Keith Liden
- Cindy Hepting

I propose we develop a standard set of questions that we pose in one-on-one conversations. Examples of these questions might be:

- 1) Given your past experience with bond issues, what are the most important steps needed to make the process successful?
- 2) What is it about these steps that made them so important to the success of the bond issue?
- 3) At what point in the process should this step occur? What should precede it and what should follow it?
- 4) Who are the key players in this step?
- 5) What permissions and authorities are needed to undertake this step?
- 6) What is the finished product of this step?

As stated previously, I write this memo to solicit your support for this proposal and to seek your feedback. Specifically, I wish to ask the following:

- 1) Do you feel that developing a written, defined process has value?
- 2) Are there components to this proposal that are missing or components that you feel should be altered?
- 3) Are we interviewing the right set of people? Would you make any recommendations about changes to that list?
- 4) Are there specific interview questions that you feel should be asked?

- 5) Do any of you have a special interest in participating in this project? If so, what role would you like to play?

As I mentioned to Tim, I would be very willing and eager to lead this process and to conduct the interviews and develop the finished document. Needless to say, I would do this in coordination with the entire LPRC sharing the results of the interviews and seeking approval of the document before it is presented in its final form. I would also be pleased to have others participate in the project, as well. I look forward to hearing your thoughts and feedback.