

April 2018



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2014 Capital Bond Program  
Quarterly Report

Q1 2018

# TABLE OF CONTENTS

Q1 2018

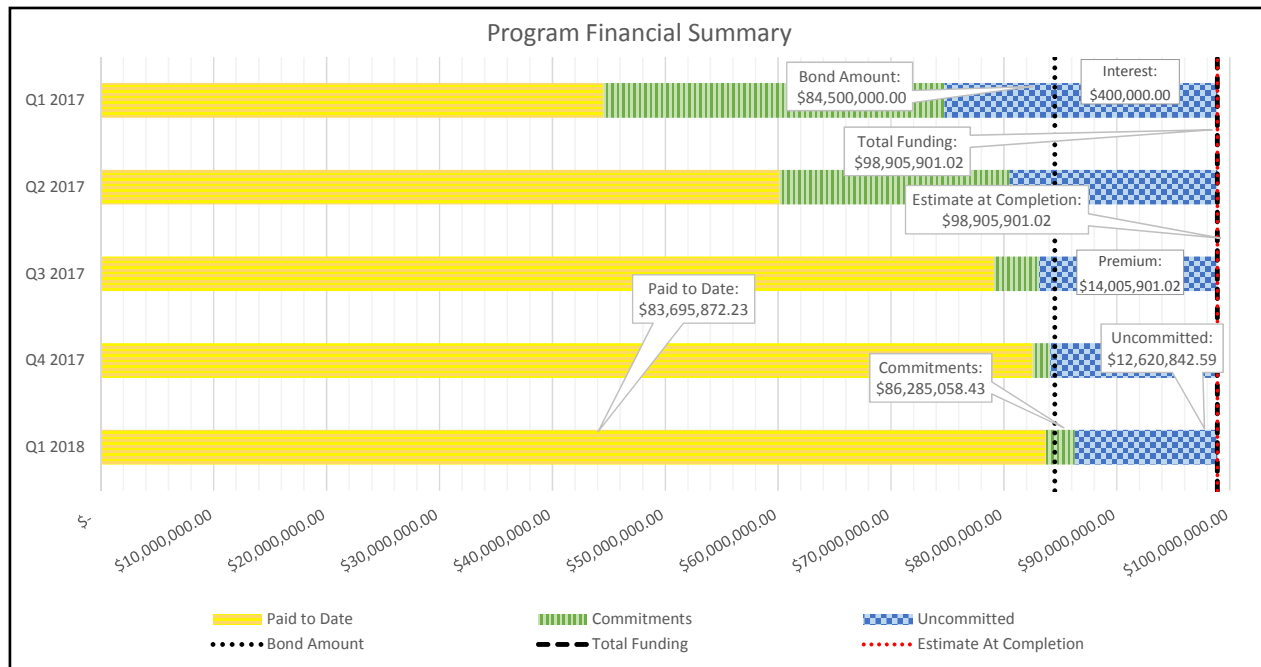


1.	2014 CAPITAL BOND PROGRAM SUMMARY	1
2.	PROJECT STATUS / SCHEDULES	
	MERIDIAN CREEK MIDDLE SCHOOL	3
	SUNSET PRIMARY SCHOOL REPLACEMENT	5
3.	LEARNING WITH TECHNOLOGY	7
4.	SAFETY & SECURITY	8
5.	DISTRICT-WIDE IMPROVEMENTS	9
6.	CONSTRUCTION TERMINOLOGY	10



# PROGRAM SUMMARY

## Q1 2018



	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	-225,746.08	39,774,253.92	38,689,180.23	38,328,002.55	39,774,253.92	0.00
Sunset Primary School Replacement	24,000,000.00	1,294,095.55	25,294,095.55	24,361,072.57	24,157,029.26	25,294,095.55	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	754,051.54	3,754,051.54	3,590,970.81	3,588,266.58	3,754,051.54	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	240,781.37	3,240,781.37	3,174,161.29	3,170,942.06	3,240,781.37	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	5,574,228.90	5,548,648.90	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	1,500,000.00	2,000,000.00	1,244,420.66	882,677.81	2,000,000.00	0.00
Improvements @ D-W	7,000,000.00	10,389,699.40	17,389,699.40	9,393,559.55	7,762,840.65	17,389,699.40	0.00
<b>Subtotals</b>	<b>84,500,000.00</b>	<b>13,952,881.78</b>	<b>98,452,881.78</b>	<b>86,027,594.01</b>	<b>83,438,407.81</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>86,285,058.43</b>	<b>83,695,872.23</b>	<b>98,905,901.02</b>	<b>0.00</b>

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

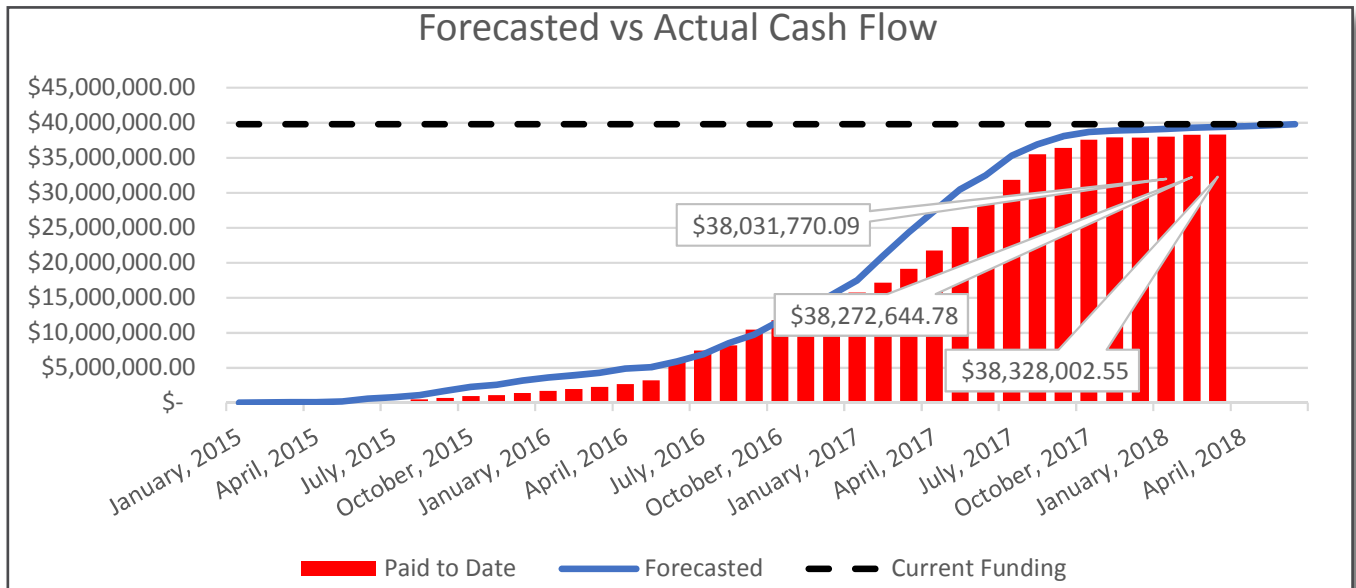
- The two new school projects are in closeout
- Expenditures during this quarter exceeded one million dollars
- 87% of current funding has been committed
- 84% of current funding has been spent
- Several projects are preparing for construction during summer 2018.
- Bolton Primary School
  - Interior renovations, lighting upgrades, secure entry and office remodel
- Boeckman Creek Primary School
  - Classroom and porch improvements, lighting upgrades, fire sprinkler replacement, carpet replacement, secure entry, and office remodel
- West Linn and Wilsonville High School
  - Baseball field synthetic turf replacement
- Wood Middle School
  - Football field synthetic turf and lighting upgrade funded by construction excise tax receipts
- Cedar Oak Park Primary, Rosemont Ridge Middle, Stafford Primary, Willamette Primary and Wood Middle
  - Energy efficient lighting upgrade at seven gyms

	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	-225,746.08	39,774,253.92	38,689,180.23	38,328,002.55	39,774,253.92	0.00
Sunset Primary School Replacement	24,000,000.00	1,294,095.55	25,294,095.55	24,361,072.57	24,157,029.26	25,294,095.55	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	754,051.54	3,754,051.54	3,590,970.81	3,588,266.58	3,754,051.54	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	240,781.37	3,240,781.37	3,174,161.29	3,170,942.06	3,240,781.37	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	5,574,228.90	5,548,648.90	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	1,500,000.00	2,000,000.00	1,244,420.66	882,677.81	2,000,000.00	0.00
Improvements @ D-W	7,000,000.00	10,389,699.40	17,389,699.40	9,393,559.55	7,762,840.65	17,389,699.40	0.00
Subtotals	84,500,000.00	13,952,881.78	98,452,881.78	86,027,594.01	83,438,407.81	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	86,285,058.43	83,695,872.23	98,905,901.02	0.00

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

# MERIDIAN CREEK MIDDLE SCHOOL

## Q1 2018



	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:

- The project is in closeout

### Upcoming Activities:

- Completion of punch list scope
- Completion of closeout documentation

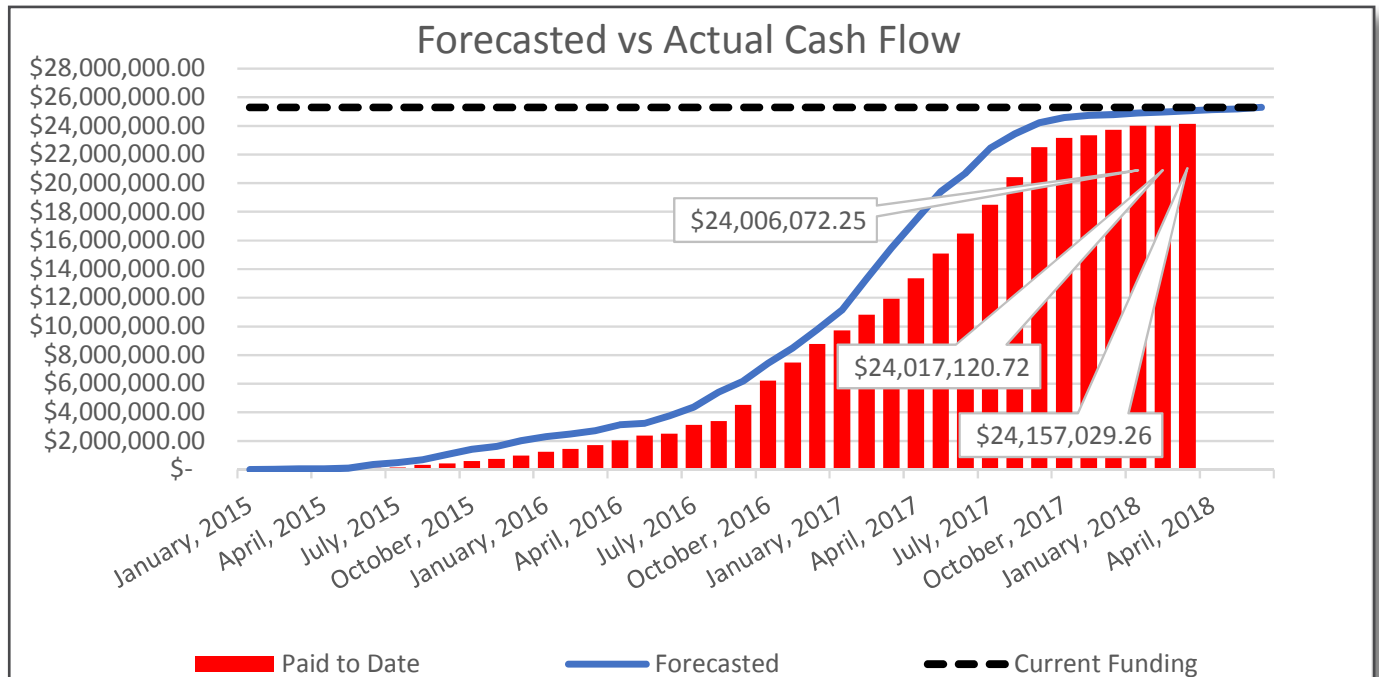
# NEW MIDDLE SCHOOL IN WILSONVILLE

Q1 2018



# SUNSET PRIMARY SCHOOL REPLACEMENT

## Q1 2018



	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 project is in closeout

### Upcoming Activities:

- Completion of punchlist scope
- Completion of closeout documentation



# SUNSET PRIMARY SCHOOL REPLACEMENT

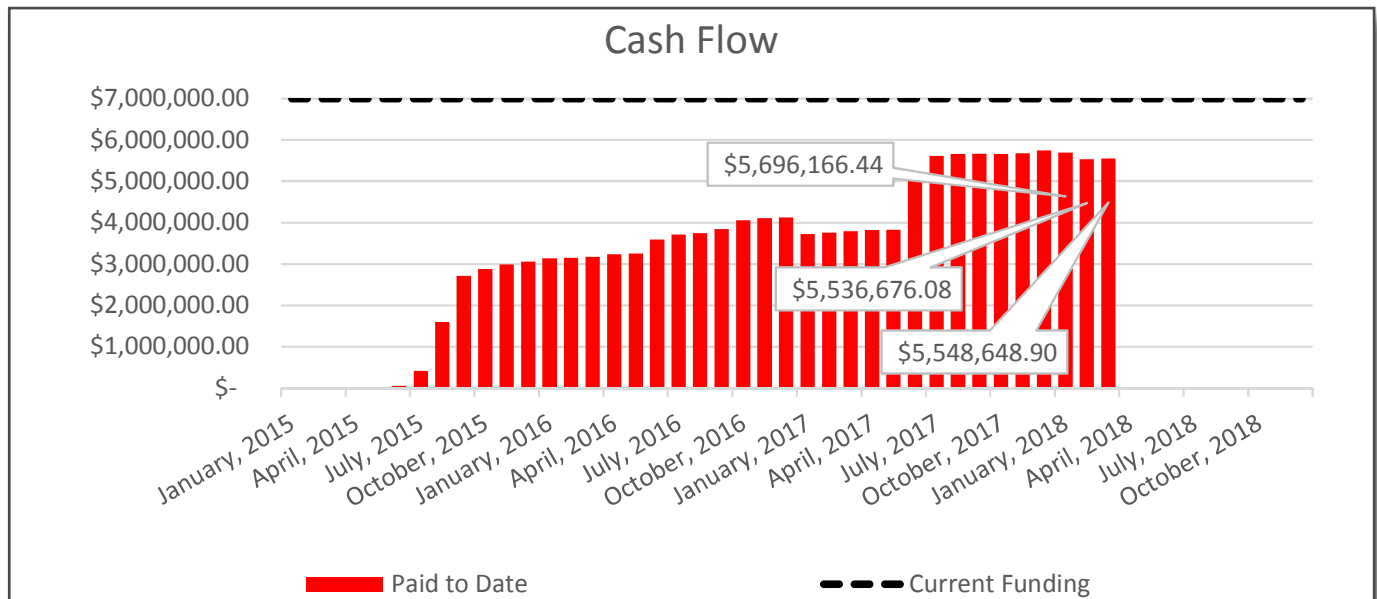
Q1 2018





# LEARNING WITH TECHNOLOGY

## Q1 2018



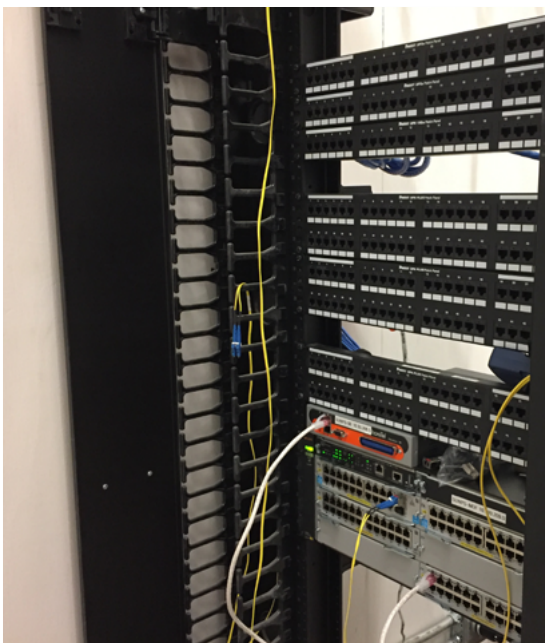
The second major wave of student device updates was completed in the summer of 2017, increasing device accessibility at all schools and replacing some aging devices. Building wiring upgrades and installation of additional wireless access points were also completed strengthening the backbone of the IT infrastructure. E-rate reimbursements for purchases made last summer have come in, causing a net reduction in spending.

#### Recent Activities:

- Plan for next rollout
- Device and infrastructure purchases as needed

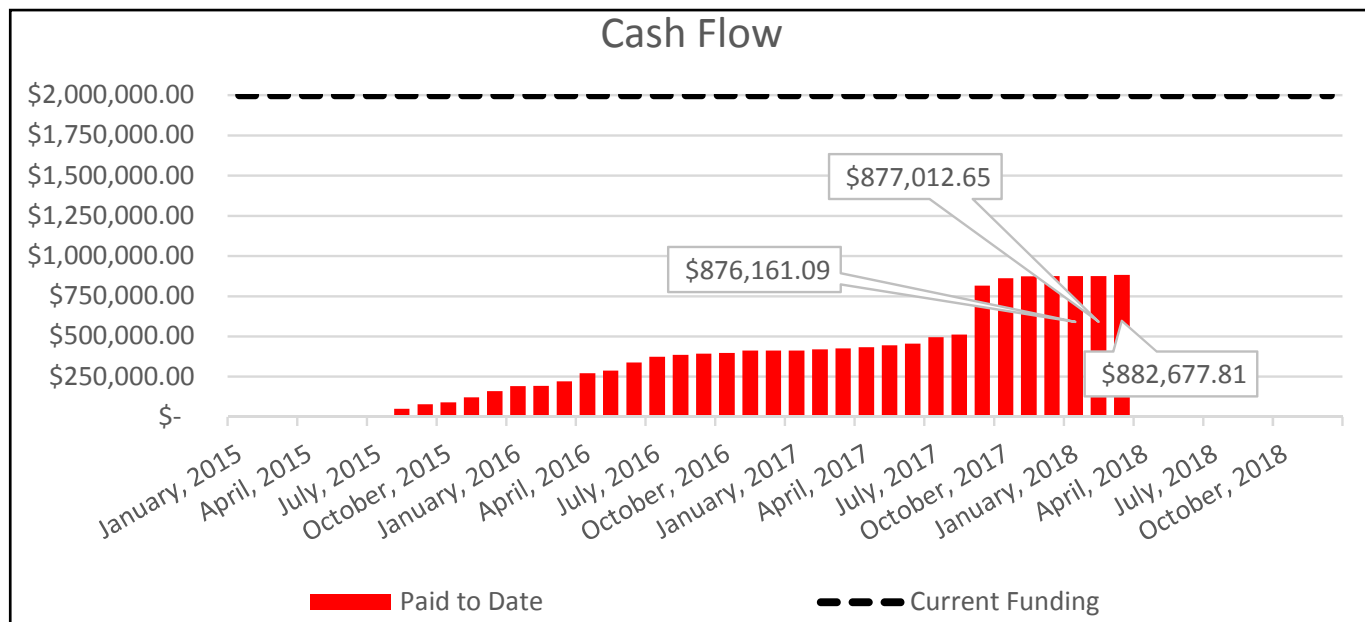
#### Upcoming Activities:

- Plan for next rollout
- Device and infrastructure purchases as needed



## SAFETY & SECURITY

### Q1 2018



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:

- Boeckman Primary secure entry bid and under contract
- Bolton Primary secure entry out for bid
- Preparation for select camera installation at WHS, WLHS
- Coordinate procurement of emergency radio system

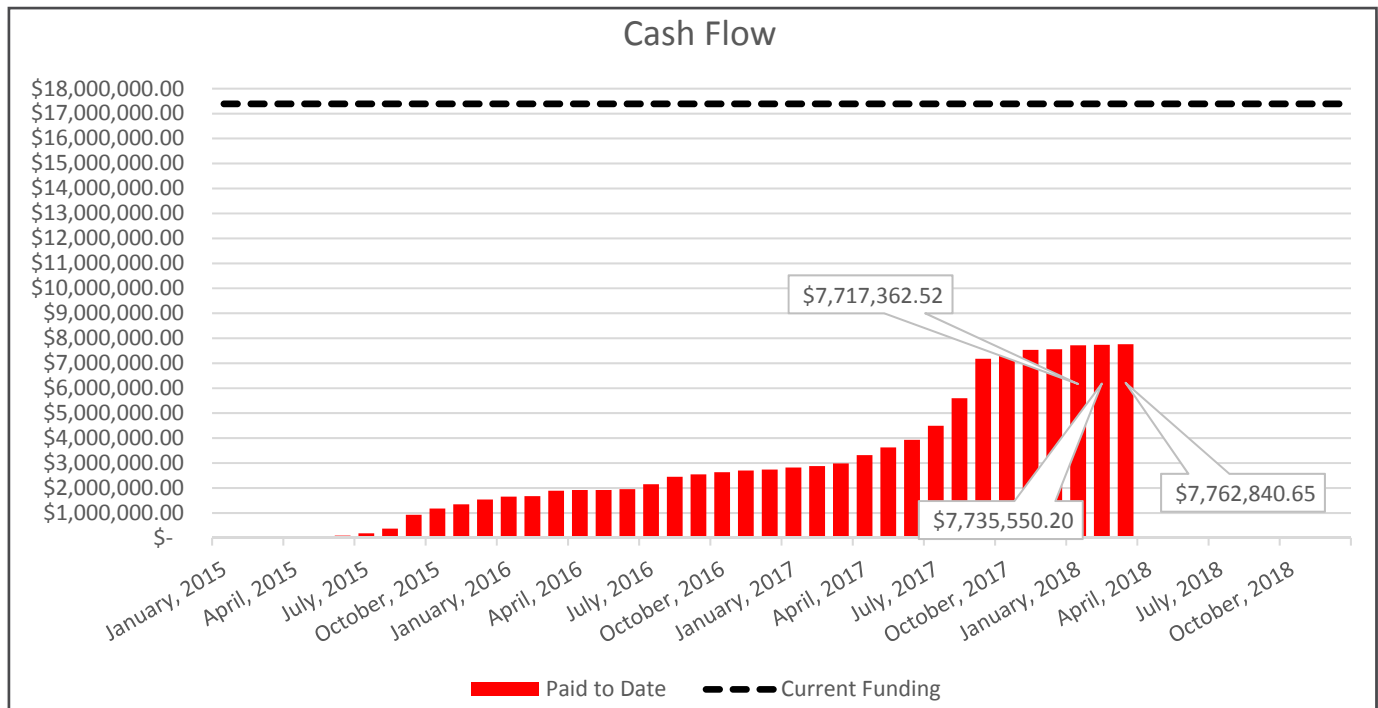
#### Upcoming Activities:

- Prepare for Boeckman Primary secure entry
- Prepare for Bolton Primary secure entry
- Camera installation at WHS, WLHS
- Emergency radio system installation
- Continue creation and implementation of district-wide safety plan
- Continue review of Federal and State law and policy around school safety



## DISTRICT-WIDE IMPROVEMENTS

Q1 2018



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.

### **16024 – Renovation @ B0**

#### **Project Status:**

This project includes interior renovation, lighting upgrades, secure entry and office remodel. Project has been advertised and bids are scheduled to be received April 5, 2018.

### **16025 – Renovation @ BC**

#### **Project Status:**

This project includes classroom and porch improvements, lighting upgrades, fire sprinkler replacement, carpet replacement, secure entry, and office remodel. Bids were received March 15, 2018 and a recommendation will be brought to the School Board April 2, 2018. Construction scheduled for summer 2018.

### **16047 – Synthetic Baseball Turf @ WHS, WLHS**

#### **Project Status:**

This project includes the replacement of the existing baseball field synthetic turf at the high schools. One field at West Linn High School and two at Wilsonville High School. The project was bid and awarded, the contractor is preparing for summer construction.

### **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. Bids were received February 15, 2018 and a recommendation will be brought to the School Board April 2, 2018. Scheduled for completion summer 2018.

### **17050 – Football Field Replacement @ WD**

#### **Project Status:**

This project includes rebuilding the existing football field at Wood Middle School to include synthetic turf and field lights. This project will go out for bid in April and is intended construction during summer 2018.



# CONSTRUCTION TERMINOLOGY

Q1 2018

## 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.