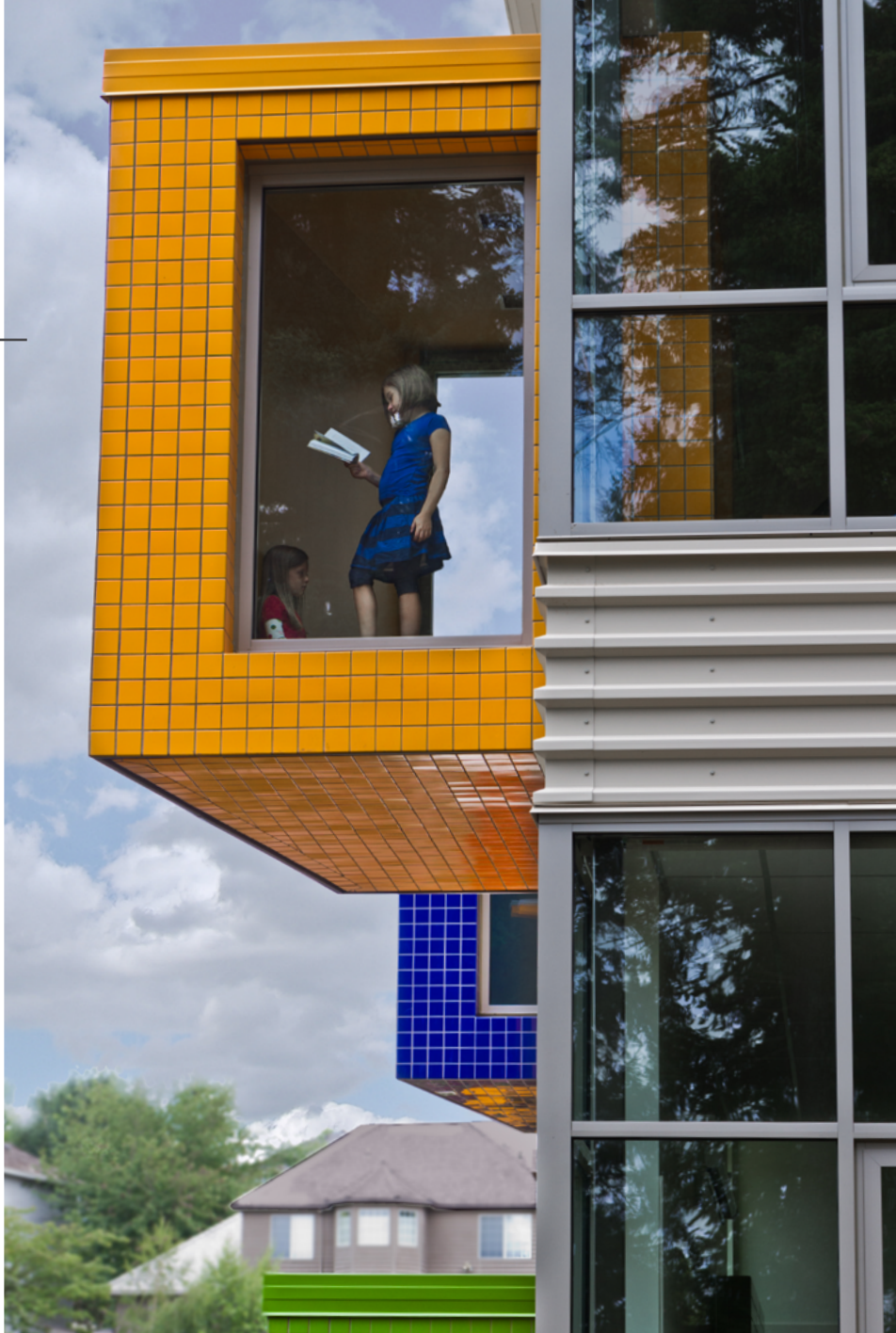


January 2017



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2014 Capital Bond Program
Quarterly Report

Q4 2016

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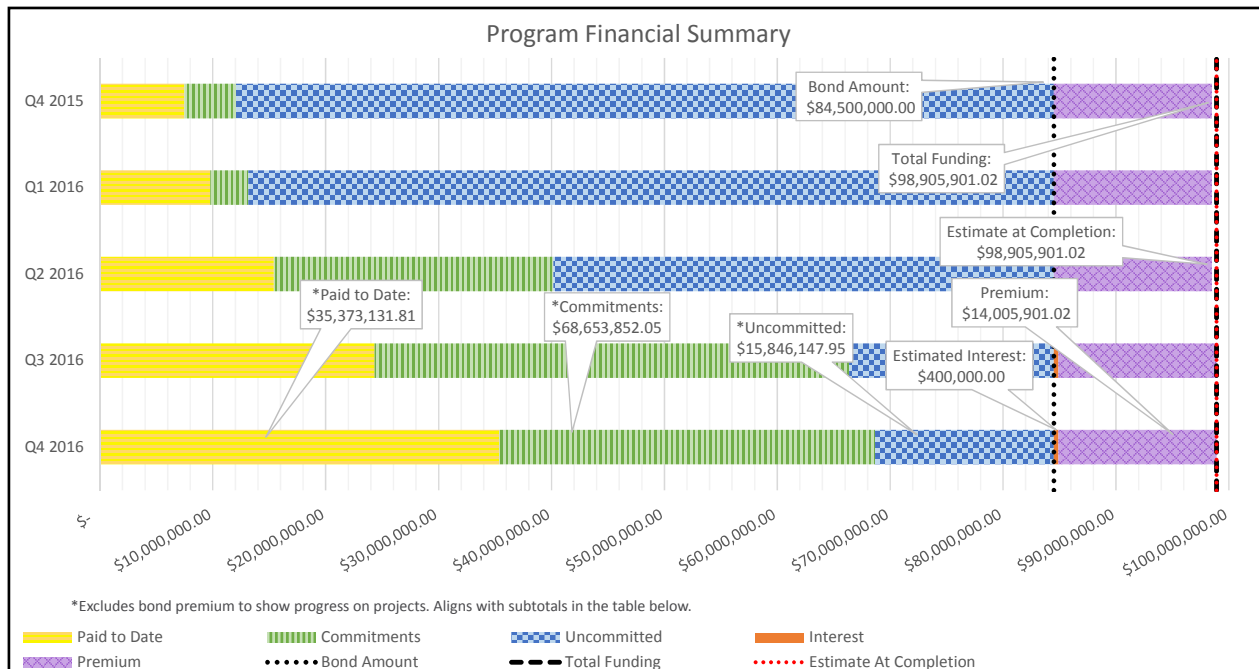
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PROGRAM SUMMARY

Q4 2016

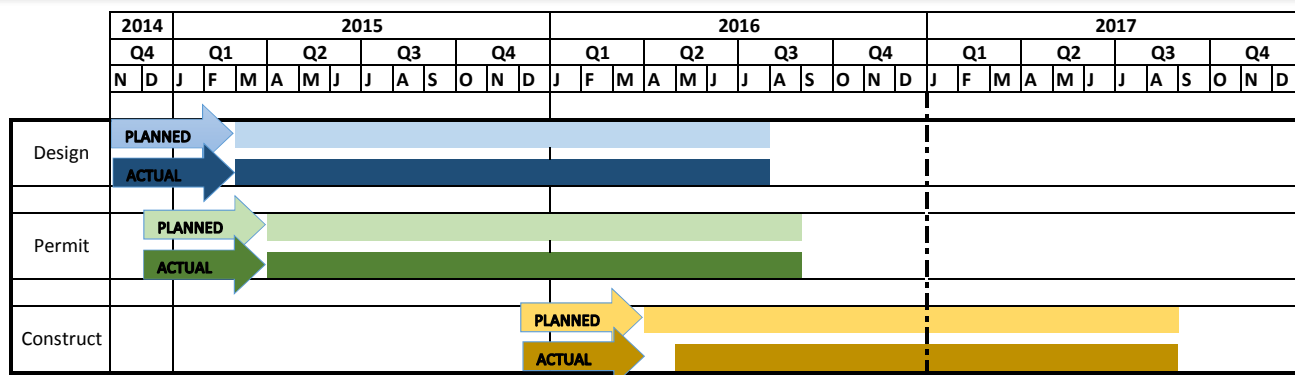


	Original Funding	Approved Changes	Current Funding	Current Commitments	Paid to Date	Estimate At Completion	Forecasted Over/(Under)
New Middle School in Wilsonville	40,000,000.00	3,924,037.61	43,924,037.61	32,764,239.36	14,361,982.62	43,924,037.61	0.00
Sunset Primary School Replacement	24,000,000.00	3,954,498.96	27,954,498.96	21,901,675.19	8,759,954.32	27,954,498.96	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	780,344.24	3,780,344.24	3,469,748.42	2,823,884.47	3,780,344.24	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	294,000.97	3,294,000.97	3,016,355.76	2,210,357.98	3,294,000.97	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	4,147,222.76	4,121,642.76	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	1,500,000.00	2,000,000.00	465,909.63	411,611.42	2,000,000.00	0.00
Improvements @ D-W	7,000,000.00	3,500,000.00	10,500,000.00	2,888,700.93	2,683,698.24	10,500,000.00	0.00
Subtotals	84,500,000.00	13,952,881.78	98,452,881.78	68,653,852.05	35,373,131.81	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	68,911,316.47	35,630,596.23	98,905,901.02	0.00

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

- All four major construction projects are under construction.
- Expenditures during this quarter exceeded eleven million dollars with all four major projects underway.
- Over 35% of current funding has been spent.
- The Bond Management Team continues to have confidence in the new school project budgets.
- Estimates were received for several projects targeted for construction in summer 2017. These projects are:
 - Enclosure @ TCPS
 - Roofing Replacement @ D-W
 - Lighting Replacement @ D-W
 - Middle School Refresh
 - Entry @ WHS
 - Fencing @ COP
 - Renovation @ DOC

Q4 2016

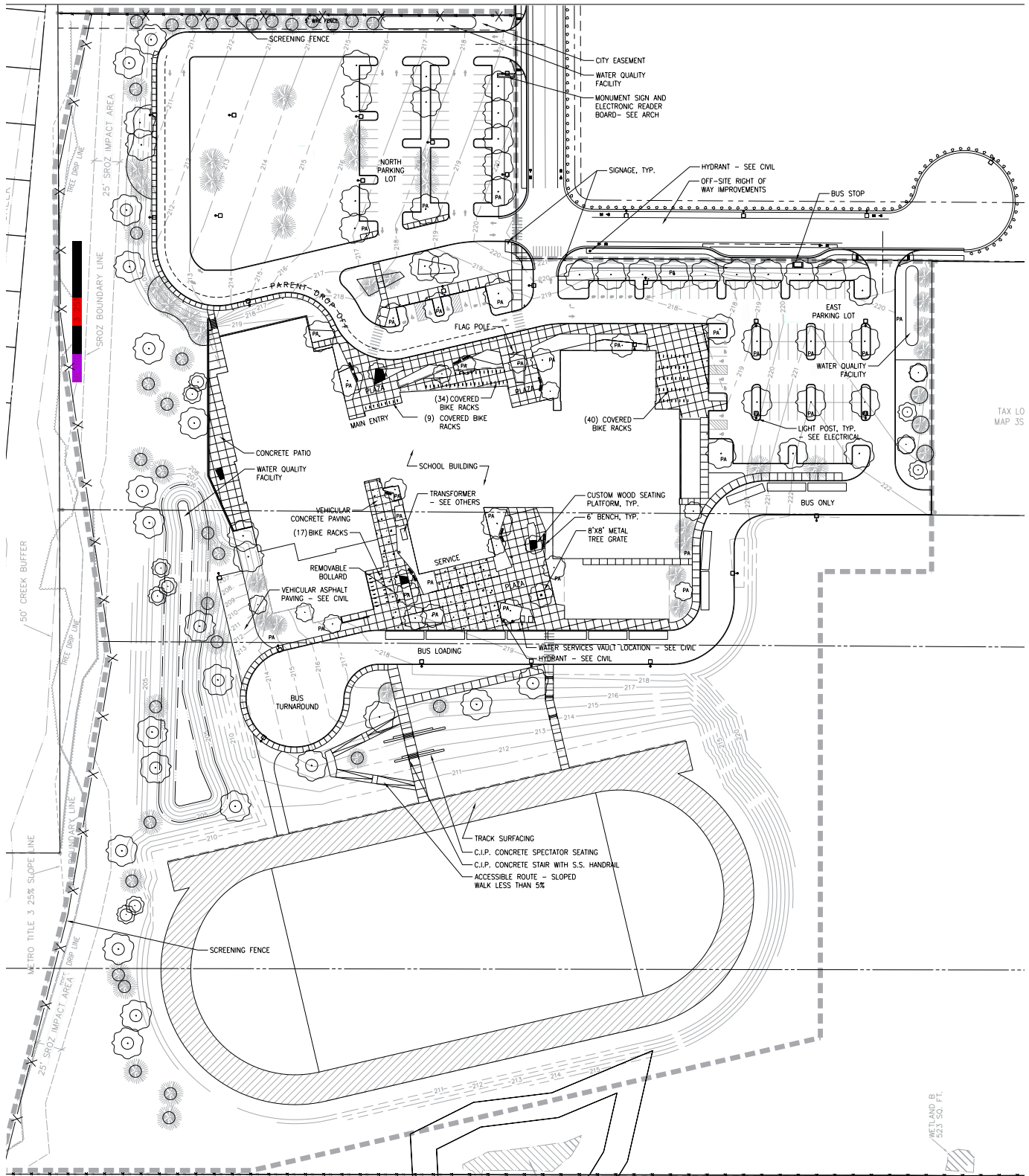


- The Right of Way easements and acquisitions associated with required Right of Way work have been completed.
- Bids for the Public Improvements Project were received December 20, 2016. The low bidder was K&E Excavating Inc. The bids came in under the engineers estimated value.
- Robinson Construction has continued construction of the Middle School building.
- Concrete floor slab pours were completed.
- Structure is proceeding with the main gym, auxiliary gym and band/choir areas nearly framed.
- Framing of the classroom wing has started.
- Building electrical and plumbing rough-in has started throughout the building and is following structure.

- Excavation and utilities installation along advance road.
- Framing of the classroom wing and adminsitration/commons.
- FF&E Procurement.

NEW MIDDLE SCHOOL IN WILSONVILLE

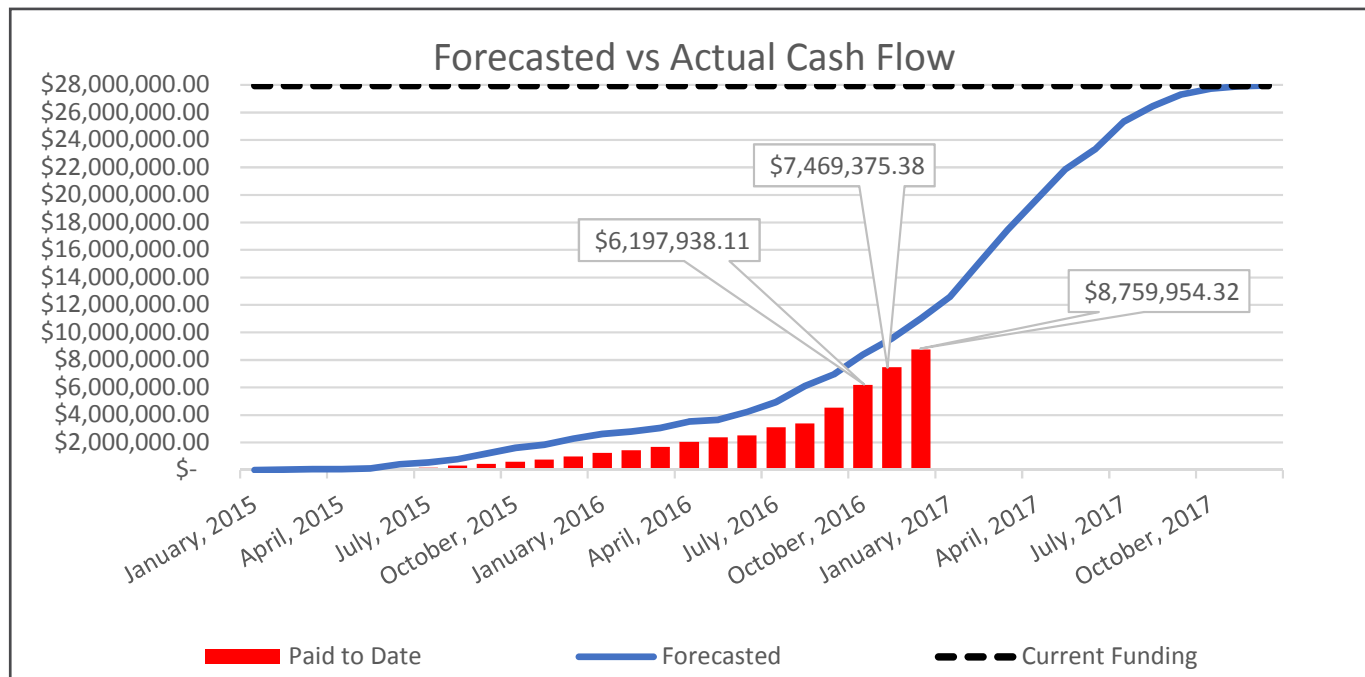
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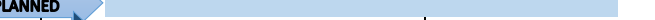











SUNSET PRIMARY SCHOOL REPLACEMENT

Q4 2016



	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																																								
																																								
Permit																																								
																																								
Construct																																								
																																								

Recent Activities:

- The appeal to the Oregon Land Use Board of Appeals by petitioners David Dodds and Save our Sunset Park remains in process. The record was settled, briefs filed and a hearing was held in Salem on December 8, 2016. The final opinion and order is expected in early January. Construction will continue while the appeal is in process.
- The contractor has made significant progress on the building. All concrete slabs are poured and much of the building is framed. Electrical and plumbing rough in is following the framing.
- The storm water pond has been excavated, lined and planted as planned.
- The contractor utilized the winter break to activate the new public water line and make paving repairs to the existing street.

Upcoming Activities:

- The final opinion and order for the land use appeal is expected in early January. Construction will continue while the appeal is in process.
- Roofing is expected to begin in January.
- Mechanical, electrical and plumbing work is expected to begin in earnest in January once the roofing is underway.
- The abatement package was bid, the selected contractor was Rose City Contracting, Inc. The bid was within budget.
- FF&E procurement.

SUNSET PRIMARY SCHOOL REPLACEMENT

Q4 2016



SUNSET PRIMARY SCHOOL REPLACEMENT

Q4 2016



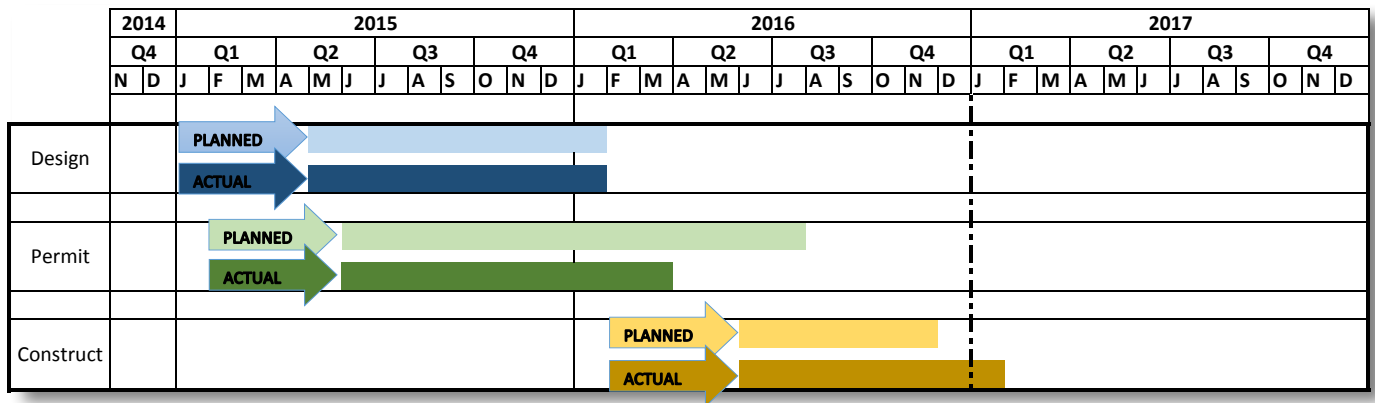
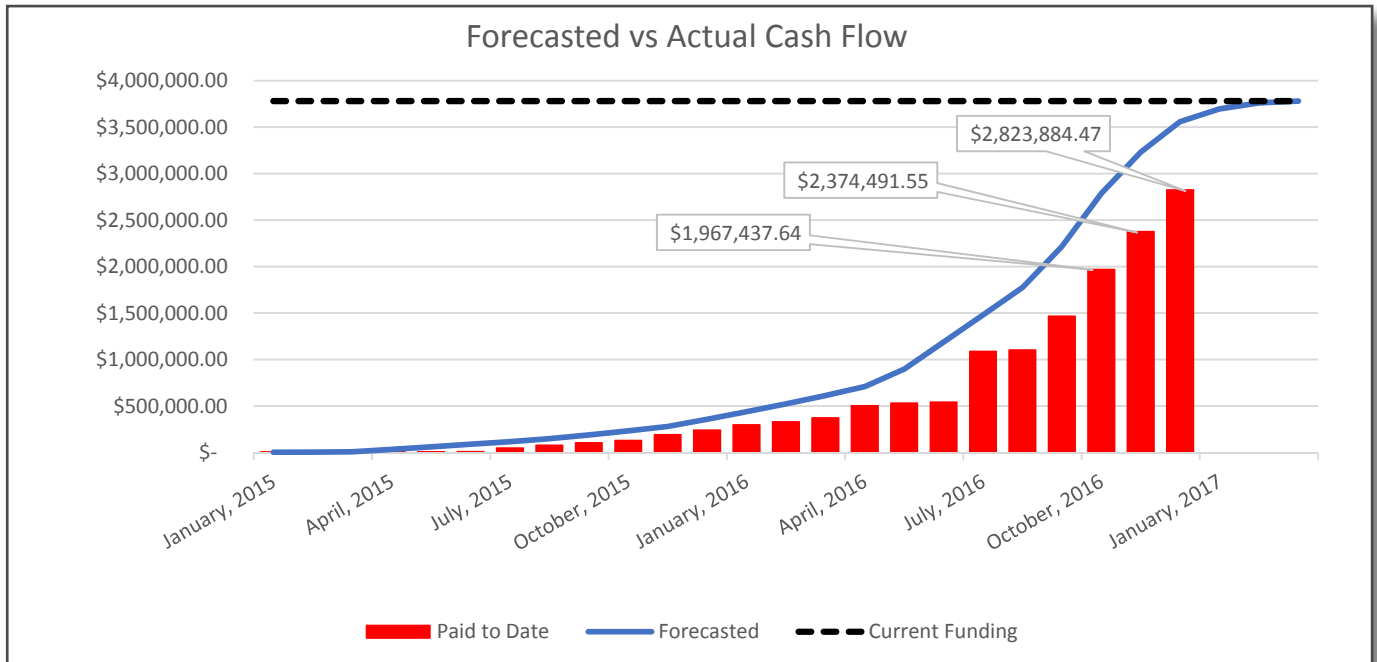
SUNSET PRIMARY SCHOOL REPLACEMENT

Q4 2016



700 BUILDING RENOVATION & ADDITION AT WLHS

Q4 2016



Recent Activities:

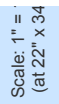
- Unforeseen conditions during construction have extended the construction duration to the end of January
- Roof installation
- Painting building exterior
- Windows and doors underway
- Interior framing underway
- Mechanical, electrical and plumbing underway
- Interior finishes underway

Upcoming Activities:

- All scope scheduled to be complete by the end of January



Q4 2016



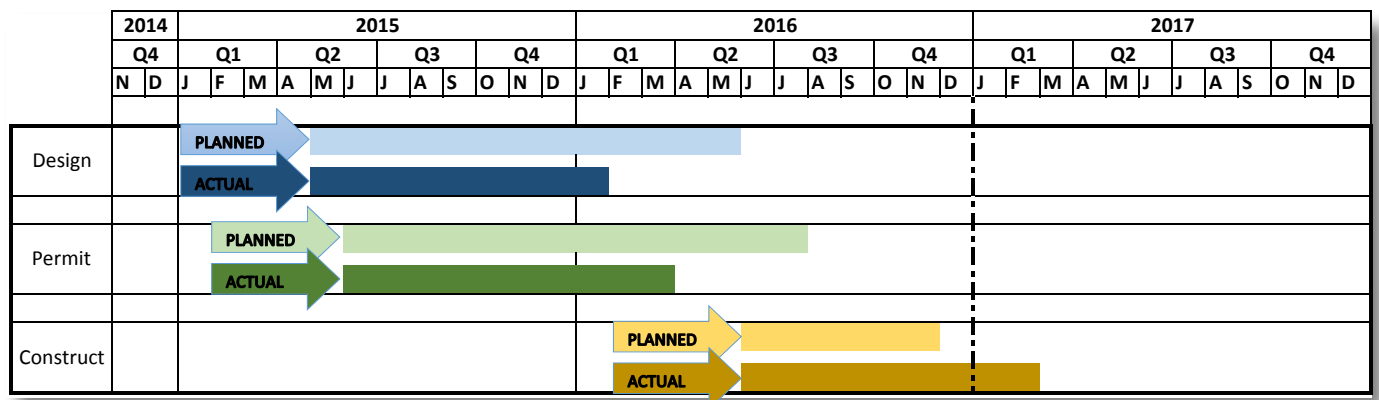
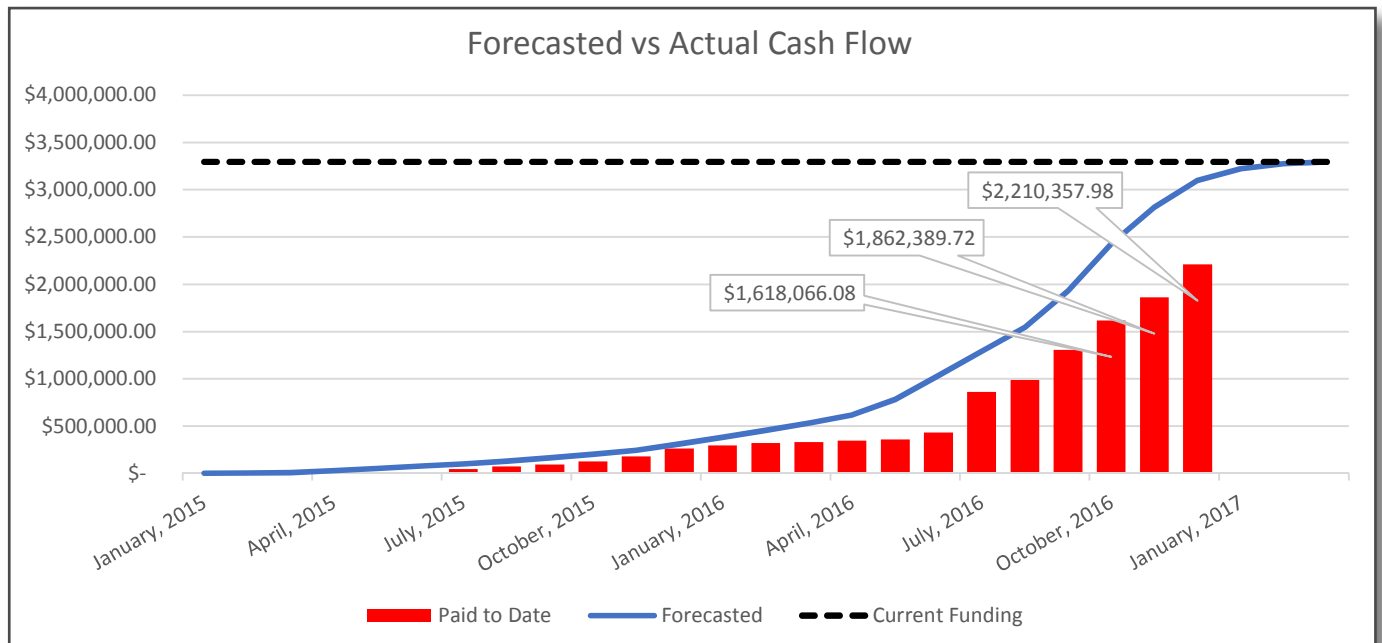
700 BUILDING RENOVATION & ADDITION AT WLHS

Q4 2016



PERFORMING ARTS RENOVATION & ADDITION @ WHS

Q4 2016



Recent Activities:

- Unforeseen conditions during construction have extended the construction duration into February
- Concrete floor slab complete
- Concrete choir risers complete
- Structural steel and roof complete
- Exterior walls for addition underway
- Mechanical, electrical and plumbing underway
- Finishes underway

Upcoming Activities:

- All scope scheduled to be complete in mid-February



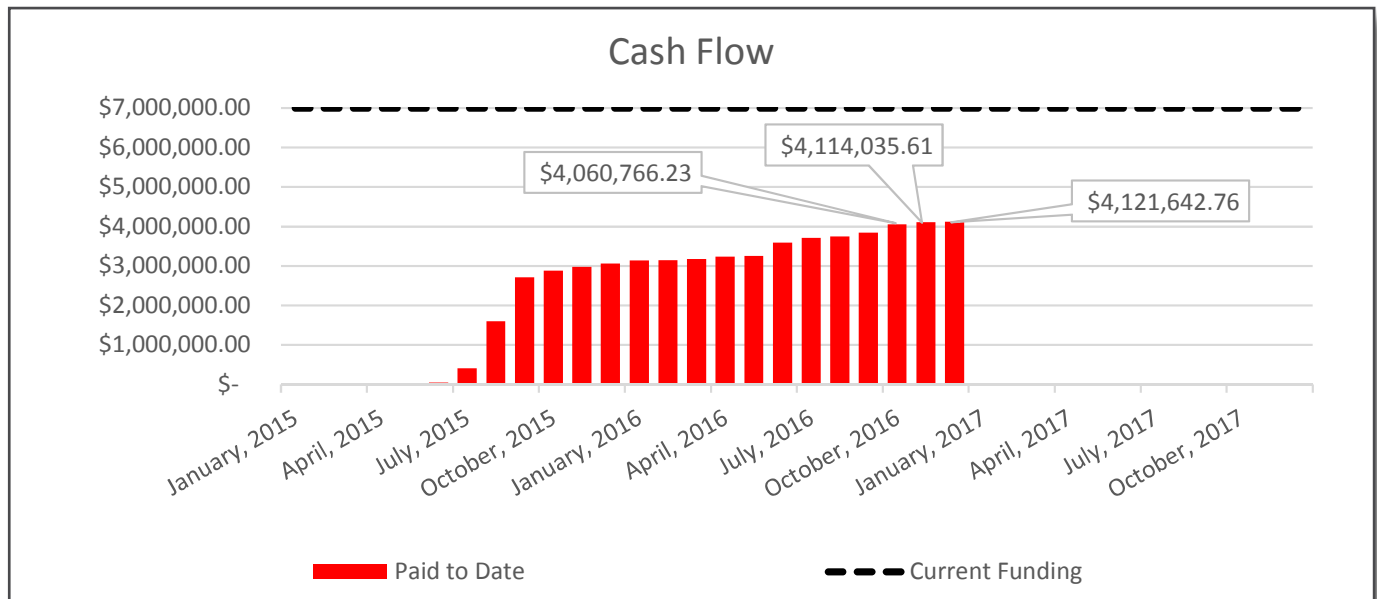
Q4 2016



PERFORMING ARTS RENOVATION & ADDITION @ WHS

Q4 2016





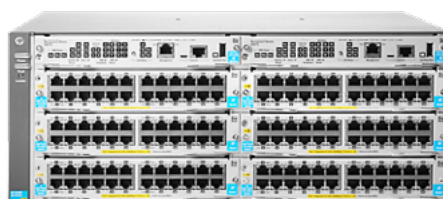
The first major wave of student device updates was completed in the summer of 2015. The next large-scale device update is currently planned for summer of 2017. The primary purpose of staggering these updates is to disperse the financial load of updating obsolete devices across multiple fiscal years. 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
 - Sunset Primary
 - Athey Creek Middle
 - Stafford Primary
 - Rosemont Ridge Middle
 - Lowrie Primary
- Device Updates
- WAN Updates

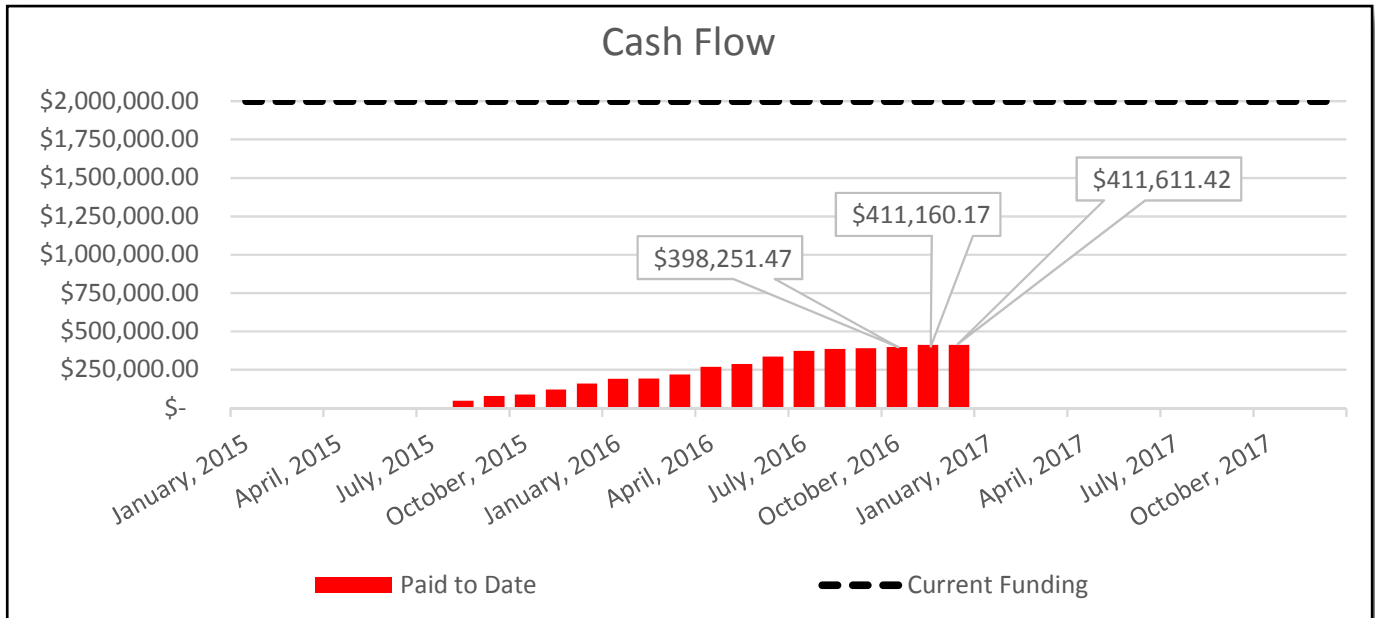
Upcoming Activities:

- WAN Updates
- Planning for summer 2017 district-wide rollout
- Planning for rollout at two new schools



SAFETY & SECURITY

Q4 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:

- The district-wide safety assessment provided by Elert & Associates recommended a number of safety improvements across the District. Bond premium and interest funds in the amount of \$1.5 million have been allocated to complete a number of the recommended improvements.
- 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:

- Launch design for fencing at Cedaroak Park Primary
- Continue review of Federal and State law and policy around school safety.

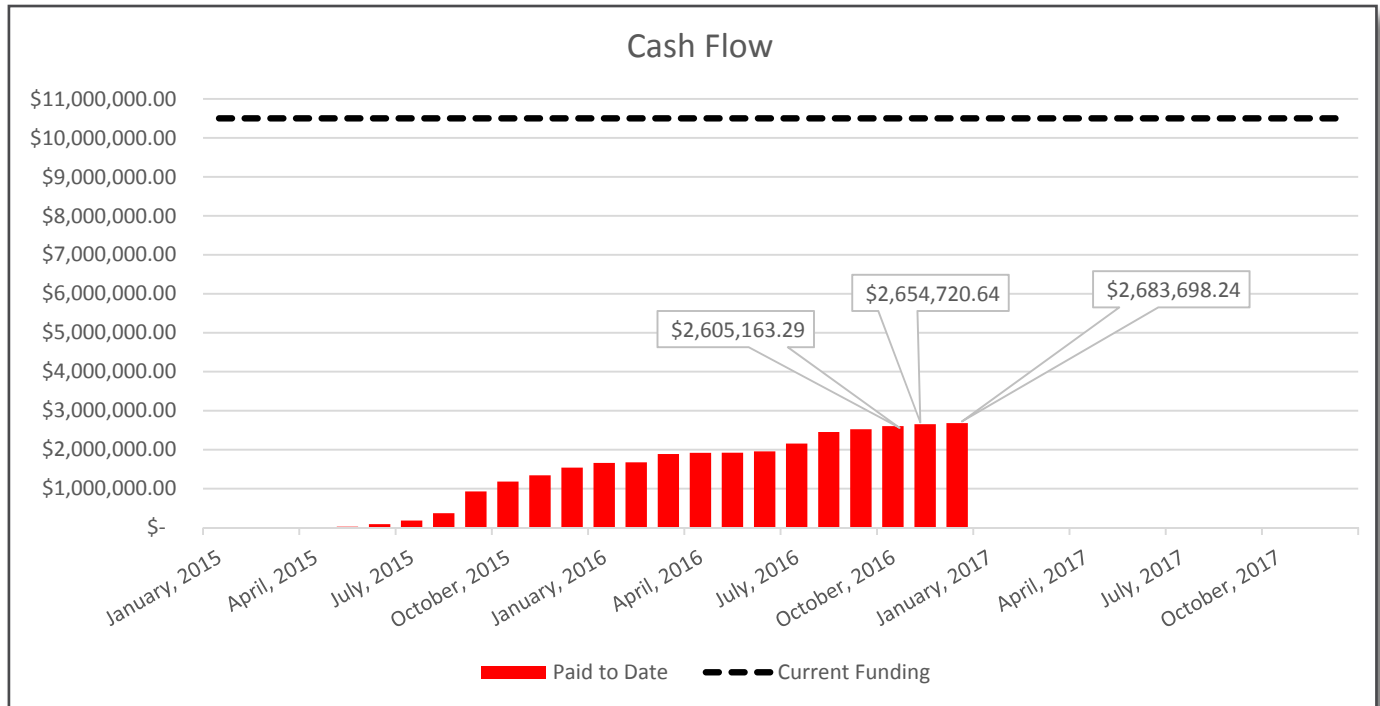


DISTRICT-WIDE IMPROVEMENTS

Q4 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.

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. Bond premium and interest funds in the amount of \$3.5 million have been allocated to adequately fund the promised projects as well as a number of additional projects.



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

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

Notes:

This project is complete.



DISTRICT-WIDE IMPROVEMENTS

Q4 2016

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	Postponed

Project Status:

The work at West Linn High School will be more complex than anticipated and has been postponed pending completion of the new school projects.

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 will bid in the spring and be completed summer 2017.

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 design is complete and the project will go out for bid in January 2017.

16044 – Middle School Refresh

Project Status:

This project includes a variety of interior finishes repairs and improvements at the three existing middle schools. The various improvements will be bid over the course of the spring and completed summer 2017.

16046 – Entry @ WHS

Project Status:

This project includes changes to the front entry and approach to the front entry for improved safety and security. The project is currently in design and may be constructed summer 2018.

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 bid in the spring and be completed summer 2017.

16043 – Renovation @ DOC

Project Status:

This project includes the relocation of the existing carpentry shop, and expansion of operations space to accommodate department needs.

CONSTRUCTION TERMINOLOGY

Q4 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.