



## **BOND UPDATE**

### **POLICY ISSUE/SITUATION**

In May 2014, voters approved a capital bond program for the students of the Beaverton School District. An updated monthly status and financial report has been prepared by staff and is being provided for review by the School Board.

Three additional bond related attachments are included to: 1) Provide details on the decision to extend the construction period for the Arts and Communication Magnet Academy (ACMA), 2) Provide information on the emergency declaration and repair of the Beaverton High School Gym, and 3) Request Board approval to execute urgent plumbing replacement at Bethany Elementary School.

### **BACKGROUND INFORMATION**

The December 2017 Bond Program Status Report is attached. Highlights in this report include:

- Hazeldale ES Construction is proceeding on schedule. No significant concerns at this juncture.
- Project contingency was used at Mountainside HS (\$1.4M) and Sato ES (\$126K) for Guaranteed Maximum Price (GMP) cost reconciliation as a part of the close out process.
- Bond Program Reserve and project contingencies remain healthy.

On January 4, 2018, Superintendent Grotting approved extending the construction period for the Arts and Communication Magnet Academy (ACMA) to encompass two years. ACMA's time at the Timberland MS site will be extended to two school years. The attached information paper provides background on this decision.

On January 24, 2018, damage to a support truss over the Beaverton High School Gymnasium was discovered. An emergency was declared and the space was taken out of use until repairs could be executed. Temporary repairs were completed and the gym returned to use on January 29, 2018. Permanent repairs will be

**District Goal:** WE Empower all students to achieve post-high school success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.

completed as part of the previously planned truss upgrades and ceiling project this upcoming summer. The attachment provides further details on this work.

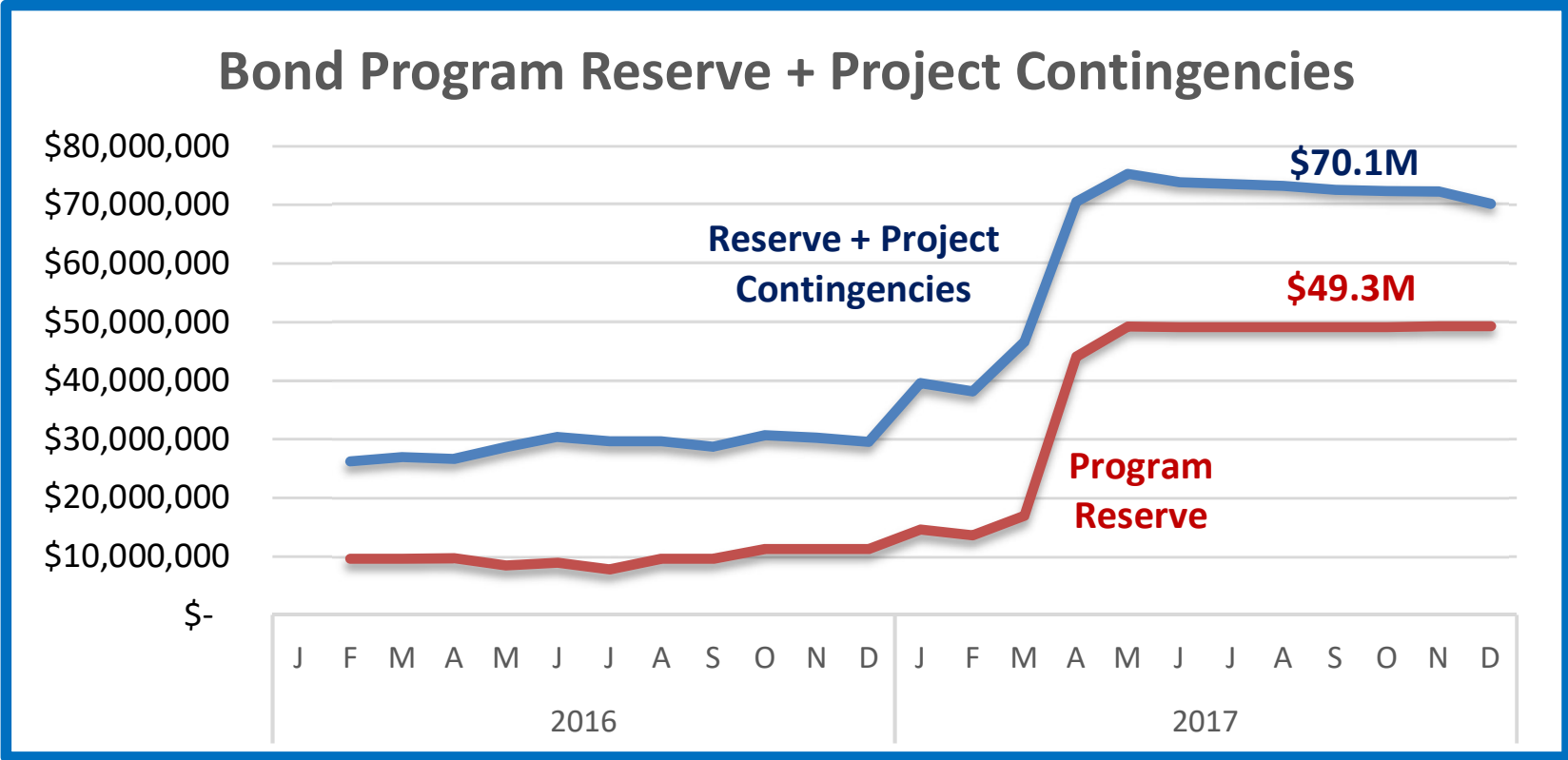
The fourth attachment is staff's recommendation endorsed by the Bond Accountability Committee to add the urgently needed plumbing replacement at Bethany Elementary School to the Bond Program.

### **RECOMMENDATION**

- 1) It is recommended that the Beaverton School District Board receive the Bond Program Status Report and provide comments and feedback to staff.
- 2) Recommend the Board approve the execution of the Bethany Domestic Water Pipe Replacement project via a \$1.2M budget increase to the District-Wide Repair Project.

# Bond Program Status Report

Through December 2017



**Program Reserve**

Funding available to the Bond Program but not yet allocated to a project

**Project Contingencies**

Funding contained within an approved project budget

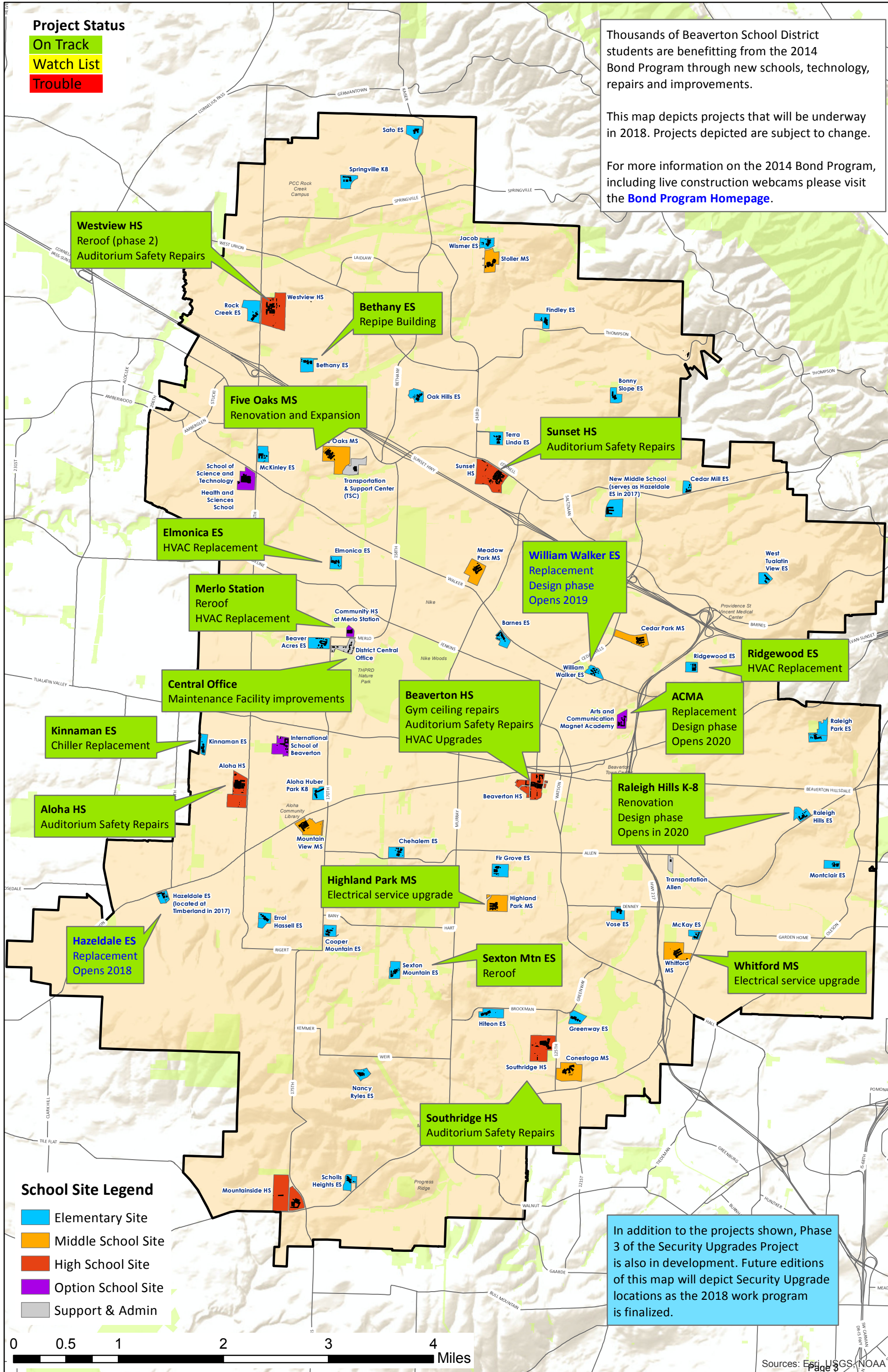
# School Bond Program 2018 Activity Map

December 12, 2017

Thousands of Beaverton School District students are benefitting from the 2014 Bond Program through new schools, technology, repairs and improvements.

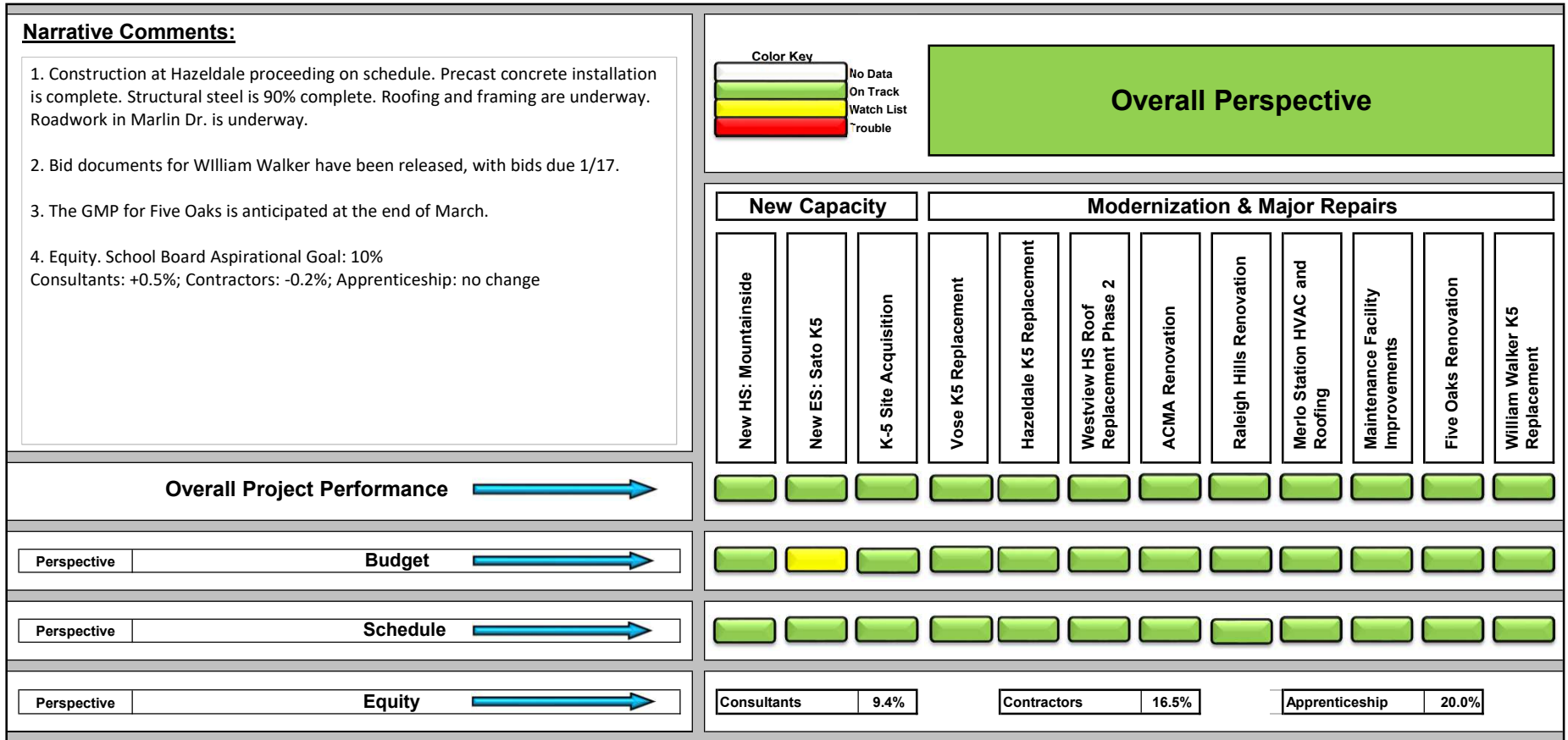
This map depicts projects that will be underway in 2018. Projects depicted are subject to change.

For more information on the 2014 Bond Program, including live construction webcams please visit the [Bond Program Homepage](#).



# 2014 Bond Construction Program

## Overall Performance December 2017 Report



# 2014 Bond Construction Program

## Budget Perspective December 2017 Report

### Narrative Comments:

1. Mountainside HS and Sato ES saw drops in contingency as part of final GMP cost log reconciliations. Project teams continue to work toward financial completion.
2. Hazeldale ES saw a \$129K drop in contingency due to mechanical systems lessons learned from Sato and Vose, as well as design clarifications. Project remains financially healthy at current stage of construction.
3. ACMA design contract to be fully executed in January and currently holds a contingency of 13.4%.
4. Design is progressing on the Merlo Station HVAC/Roofing design-build project. The GMP is anticipated at the end of March.
5. Bid results on Westview Roofing Phase 2 due 1/25.



New Capacity	Modernization & Major Repairs
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Mountainside High School	New ES: Sato K5	K-5 Site Acquisition	Vose ES Replacement	Hazeldale ES Replacement	Westview HS Roof Replacement Phase 2	ACMA Renovation	Raleigh Hills Renovation	Merlo Station HVAC and Roofing	Maintenance Facility Improvements	Five Oaks Renovation	William Walker K5 Replacement

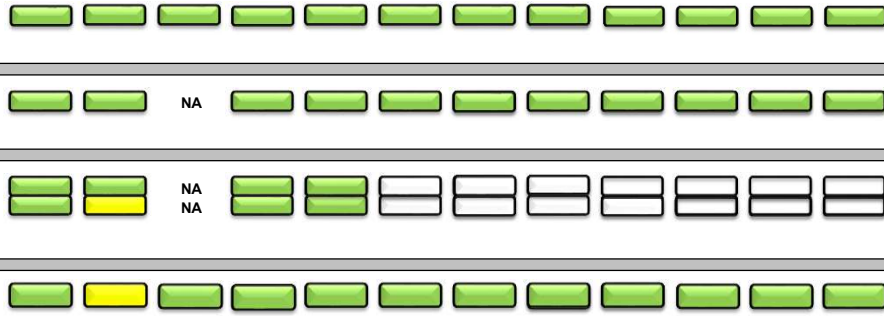
Strategic Objectives	Performance Measures	Performance Targets
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Objective A Project Budget and Scope Aligned	1 Initial Cost Estimate of Approved Scope	Project Contingency > 10%
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Objective B Planning & Design Costs within Budget	2 Planning & Design Costs	Within Budgeted Amount
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Objective C Construction Costs within Budget	3 Construction Cost @ Contract Award or GMP	Project Contingency > 10%
	4 Construction Cost Current Estimate	Per Schedule

Objective D Project within Budget	5 Total Project Costs Within Budgeted Amount	Per Schedule
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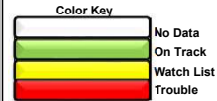


# 2014 Bond Construction Program

## Schedule Perspective December 2017 Report

**Narrative Comments:**

1. Mountainside, Sato and Vose are in close-out. Punchlists nearing completion.
2. Permits have been submitted to the various jurisdictions for William Walker and are on track. THPRD will be closing Cedar Hills Park in January 2018 to begin preliminary site work.
3. Design Development design review meeting completed for Five Oaks. Working toward a GMP drawing set.
4. Hazeldale construction is advancing well. The dry weather has helped. Roofing/MEP (mechanical/electrical/plumbing) rough-in underway.
5. Negotiations underway for design services amendment for A/E at Raleigh Hills.



### Schedule Perspective

New Capacity			Modernization & Major Repairs								
Mountainside High School	New ES: Sato K5	K-5 Site Acquisition	Vose ES Replacement	Hazeldale ES Replacement	Westview HS Roof Replacement Phase 2	ACMA Renovation	Raleigh Hills Renovation	Merlo Station HVAC and Roofing	Maintenance Facility Improvements	Five Oaks Renovation	William Walker K5 Replacement

Strategic Objectives	Performance Measures	Performance Targets
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<b>Objective A</b> Establish Schedule Target & Strategy	1	Occupancy / Completion Goal Established	Green = Approved schedule. Yellow = 0 - 4 weeks behind Red > 4 weeks behind
	2	Project Execution Strategy Developed	
	3	Detailed Project Schedule Approved	
	4	Project Programming / Scope Completed	

<b>Objective B</b> Planning, Permitting & Design Phases on Schedule	5	Design Contract Awarded	Same as Objective A
	6	Schematic Design (SD) Completed	
	7	Design Development (DD) Completed	
	8	Land Use Permit Approved	
	9	Construction Documents (CD) Completed	
	10	Building Permit Approved	

<b>Objective C</b> Construction on Schedule	11	Prime Contract Notice to Proceed	Same as Objective A
	12	Construction Started	
	13	Certificate of Occupancy Received	

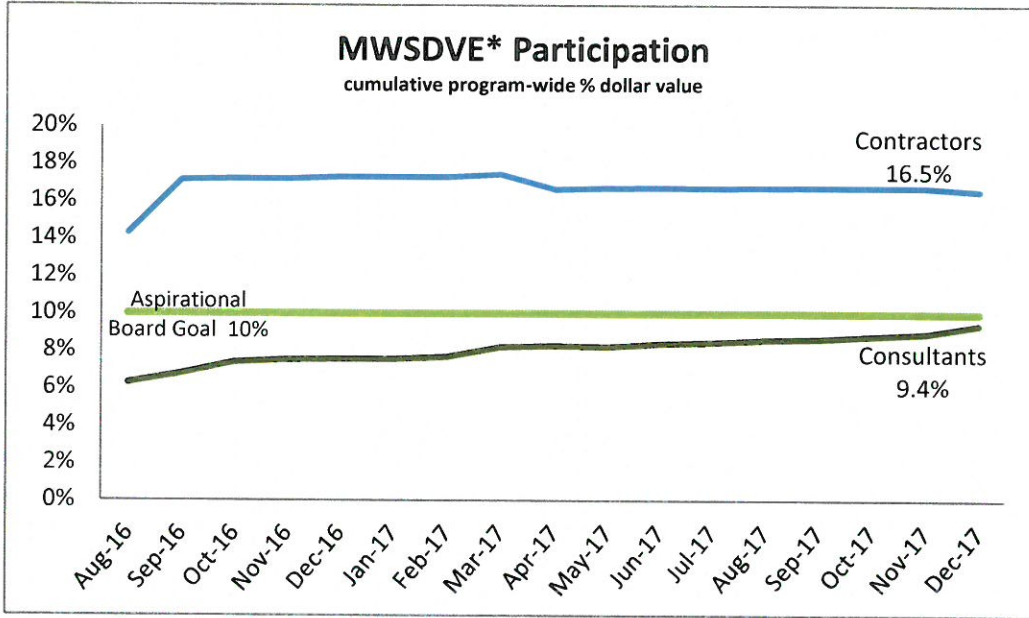
<b>Objective D</b> Meet Occupancy / Completion Schedule Target	14	FF&E Ordered	Same as Objective A
	15	FF&E Delivered and Installed	
	16	Occupancy / Completion on Schedule	Same as Objective A



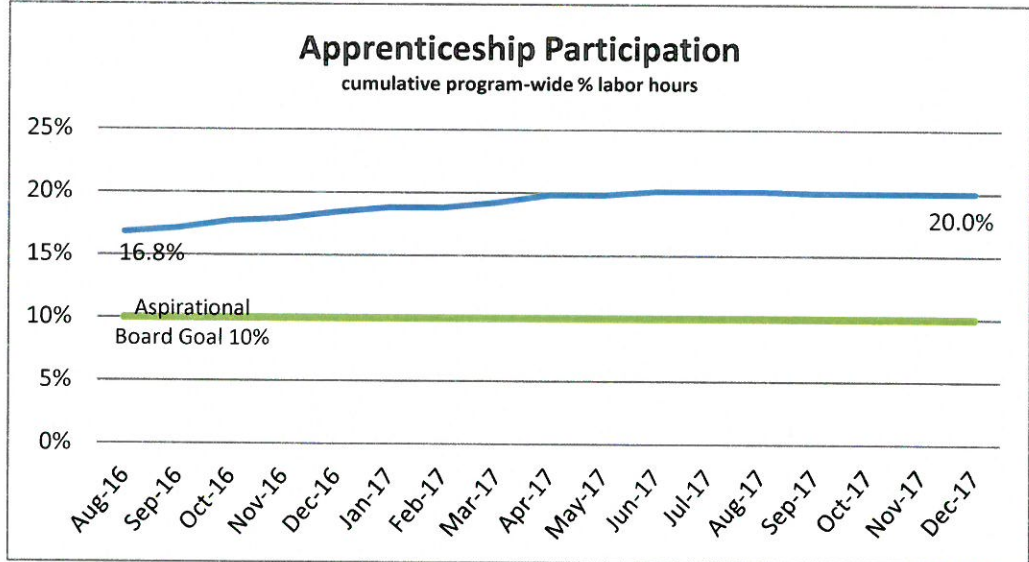


# 2014 Construction Bond Program

## Equity Performance December 2017 Report



\*Minority, Women and Service Disabled Veteran Owned Enterprises



## 2014 Bond Financial Summary

Overall Program Cost Forecast and Available Funding

Project List	Original Funding Allocations	Funding Increases Available to Bond Program	Construction Cost Updates & Escalated for Inflation	
ACMA Replacement	\$ 28,300,000		\$ 39,432,555	SD estimate 2017 + Solar funds allocated
AHS Title IX Compliance	\$ 2,000,000		\$ 3,697,441	(eB 12/31/17 EAC) Color Key
Capital Center Improvements & Data Center	\$ 5,000,000		\$ 12,820,187	Completed
District-Wide ADA Compliance	\$ 2,000,000		\$ 2,000,000	
District-Wide Communication System	\$ 7,200,000		\$ 5,518,030	(eB 12/31/17 EAC)
District-Wide Facility Repairs	\$ 98,000,000		\$ 97,058,673	
District-Wide HVAC Controls	\$ 800,000		\$ 800,000	
Domestic / Fire Line Separation	\$ 800,000		\$ 977,120	
Five Oaks MS Renovation & Expansion	\$ 21,100,000		\$ 27,501,419	Schematic Design Est Update 3/2017
Green Energy Technology	\$ 5,000,000		\$ -	all funds allocated to projects
Hazeldale K-5 Replacement	\$ 24,600,000		\$ 34,256,091	(eB 12/31/17 EAC)
IT Data Center @ Capital Center	\$ 2,900,000		(Costs Moved to CC Project)	
Kitchen Improvements	\$ 800,000		\$ 977,120	
Land for new K-5 @ So. Cooper Mountain	\$ 3,000,000		\$ 7,800,000	School Board Approved \$2.3M increase, 5/15/17
Maintenance Facility Improvements	\$ 10,000,000		\$ 11,263,990	Schematic Design Estimate 1/2017
McKay ADA Improvements	\$ 400,000		\$ 634,540	Completed
New HS: Mountainside	\$ 109,000,000		\$ 184,735,294	(eB 12/31/17 EAC)
New ES: Sato K-5	\$ 25,000,000		\$ 38,575,000	(eB 12/31/17 EAC)
New MS @ Timberland	\$ 51,600,000		\$ 61,371,096	(eB 12/31/17 EAC)
Raleigh Hills K-8 Improvements	\$ 9,700,000		\$ 13,241,243	Schematic Design Estimate 1/2017
Security Upgrades	\$ 10,000,000		\$ 10,600,000	
Seismic Upgrades	\$ 4,200,000		\$ 5,206,740	

Final Cost Estimate
Fixed Cost
Estimate Update
Inflation Projection

**Abbreviations:** RLB = Rider Levett Bucknall  
 eB = eBuilder proj. mgmt info system  
 EAC = \$ Estimate at proj. completion

## 2014 Bond Financial Summary

Overall Program Cost Forecast and Available Funding

Project List	Original Funding Allocations	Funding Increases Available to Bond Program	Construction Cost Updates & Escalated for Inflation	
SHS Title IX Compliance	\$ 2,000,000		\$ 4,285,317	Completed
Springville K-8 Improvements	\$ 2,000,000		\$ 510,016	Completed
Vose K-5 Replacement	\$ 24,800,000		\$ 33,977,390	(eB 12/31/17 EAC)
William Walker K-5 Replacement	\$ 24,600,000		\$ 35,849,925	Vose estimate + inflation + solar funds allocated
Added Projects	\$ -		\$ 2,025,736	
Program Contingency	\$ 45,400,000			
Program Inflation	\$ 52,800,000			
Pre-Bond Expenditure Reimbursements	\$ 1,000,000		\$ 998,828	
Bond Management Costs	\$ 20,000,000		\$ 30,000,000	
Bond Issuance Costs	\$ 6,000,000		\$ 4,000,000	
<b>Construction</b>	<b>\$ 600,000,000</b>		<b>\$ 670,113,751</b>	
Learning Technology	\$ 56,000,000		\$ 56,000,000	
Critical Equipment	\$ 24,000,000		\$ 24,000,000	
<b>Tech &amp; Equip Subtotal</b>	<b>\$ 80,000,000</b>		<b>\$ 80,000,000</b>	
<b>Total Original Funding</b>	<b>\$ 680,000,000</b>			
<b>Total Cost Projection</b>			<b>\$ 750,113,752</b>	
Bond Premium 1st Bond Sale		\$ 63,295,961		
Bond Premium 2nd Bond Sale		\$ 30,270,107		
Interest Earnings 1st Bond Sale		\$ 5,200,000		
Interest Earnings 2nd Bond Sale		\$ 7,205,877		
Other Additional Funding (see tab)		\$ 13,448,106		
<b>Additional Funding Subtotal</b>		<b>\$ 119,420,051</b>		
<b>Total Funding Available</b>		<b>\$ 799,420,051</b>		
<b>Total Cost Updates</b>			<b>\$ 750,113,752</b>	(\$1K)
<b>Funding Balance Vs. Cost Updates</b>				<b>\$ 49,306,299</b> Program Reserve

## 2014 Bond Financial Summary

Project List	Original Budget Allocations	Added Funding to Bond Program	Revised Approved Current Budget	Nov-17 Est @ Comp.	Dec-17 Est @ Comp.	Net Contingency Balance	
						\$	%
ACMA Replacement	\$ 28,300,000		\$ 39,432,555	\$ 39,432,555	\$ 39,432,555	\$ 4,652,652	13.4%
AHS Title IX Compliance	\$ 2,000,000		\$ 3,697,441	\$ 3,697,441	\$ 3,697,441	\$ 228,381	6.6%
Capital Center Improvements & Data Center	\$ 5,000,000		\$ 12,820,187	\$ 12,820,187	\$ 12,820,187	Completed; Final Cost	
District-Wide ADA Compliance	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	(\$411K) Design contract executed	
District-Wide Communication System	\$ 7,200,000		\$ 5,518,030	\$ 5,518,030	\$ 5,518,030	\$ -	
District-Wide Facility Repairs	\$ 98,000,000		\$ 97,058,673	\$ 97,058,673	\$ 97,058,673		
District-Wide HVAC Controls	\$ 800,000		\$ 800,000	\$ 800,000	\$ 800,000		
Domestic / Fire Line Separation	\$ 800,000		\$ 977,120	\$ 977,120	\$ 977,120		
Five Oaks MS Renovation & Expansion	\$ 21,100,000		\$ 27,501,419	\$ 27,501,419	\$ 27,501,419	\$ 3,361,100	13.9%
Green Energy Technology	\$ 5,000,000		(Budget Moved to Other Projects)				
Hazeldale K-5 Replacement	\$ 24,600,000		\$ 34,256,091	\$ 34,256,091	\$ 34,256,091	\$ 2,466,303	7.8%
IT Data Center @ Capital Center	\$ 2,900,000		(Budget Moved to CC Project)				
Kitchen Improvements	\$ 800,000		\$ 977,120	\$ 977,120	\$ 977,120		
Land for new K-5 @ So. Cooper Mountain	\$ 3,000,000		\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 16,590	0.2%
Maintenance Facility Improvements Phase-1	\$ 10,000,000		\$ 11,263,990	\$ 11,263,990	\$ 11,263,990	\$ 1,717,359	18.0%
McKay ADA Improvements	\$ 400,000		\$ 634,540	\$ 634,540	\$ 634,540		Completed; Final Cost
New HS: Mountainside	\$ 109,000,000		\$ 184,735,294	\$ 184,735,294	\$ 184,735,294	\$ 2,724,759	1.5%
New ES: Sato K5	\$ 25,000,000		\$ 38,575,000	\$ 38,575,001	\$ 38,575,001	\$ 54,300	0.1%
New MS @ Timberland	\$ 51,600,000		\$ 61,371,096	\$ 61,371,096	\$ 61,371,096	\$ 266,115	0.4%
Raleigh Hills K-8 Improvements	\$ 9,700,000		\$ 13,241,243	\$ 13,241,243	\$ 13,241,243	\$ 1,929,111	17.1%
Security Upgrades	\$ 10,000,000		\$ 10,600,000	\$ 10,600,000	\$ 10,600,000		

## 2014 Bond Financial Summary

Project List	Original Budget Allocations	Added Funding to Bond Program	Revised Approved Current Budget	Nov-17 Est @ Comp.	Dec-17 Est @ Comp.	Net Contingency Balance	
						\$	%
Seismic Upgrades	\$ 4,200,000		\$ 5,206,740	\$ 5,206,740	\$ 5,206,740		
SHS Title IX Compliance	\$ 2,000,000		\$ 4,285,317	\$ 4,285,317	\$ 4,285,317	Completed; Final Cost	
Springville K-8 Improvements	\$ 2,000,000		\$ 510,016	\$ 510,016	\$ 510,016	Completed; Final Cost	
Vose K-5 Replacement	\$ 24,800,000		\$ 33,977,390	\$ 33,977,390	\$ 33,977,390	\$ 132,476	0.4%
William Walker K-5 Replacement	\$ 24,600,000		\$ 35,849,925	\$ 35,849,925	\$ 35,849,925	\$ 3,240,410	9.9%
Added Projects			\$ 2,025,736	\$ 2,005,737	\$ 2,025,736		
Program Contingency	\$ 45,400,000						
Program Inflation	\$ 52,800,000						
Pre-Bond Expenditure Reimbursements	\$ 1,000,000		\$ 998,828	\$ 998,828	\$ 998,828	Completed; Final Cost	
Bond Management Costs	\$ 20,000,000		\$ 30,000,000	\$ 30,000,000	\$ 30,000,000		
Bond Issuance Costs	\$ 6,000,000		\$ 4,000,000	\$ 4,000,000	\$ 4,000,000		
<b>Construction</b>	<b>\$ 600,000,000</b>		<b>\$ 670,113,751</b>	<b>\$ 670,093,753</b>	<b>\$ 670,113,752</b>		
<b>Learning Technology</b>	<b>\$ 56,000,000</b>		<b>\$ 56,000,000</b>	<b>\$ 56,000,000</b>	<b>\$ 56,000,000</b>		
<b>Critical Equipment</b>	<b>\$ 24,000,000</b>		<b>\$ 24,000,000</b>	<b>\$ 24,000,000</b>	<b>\$ 24,000,000</b>		
<b>Tech &amp; Equip Subtotal</b>	<b>\$ 80,000,000</b>		<b>\$ 80,000,000</b>	<b>\$ 80,000,000</b>	<b>\$ 80,000,000</b>		
<b>Grand Totals</b>	<b>\$ 680,000,000</b>		<b>\$ 750,113,751</b>	<b>\$ 750,093,753</b>	<b>\$ 750,113,752</b>	<b>\$ 20,789,556</b>	
Bond Premium		\$ 93,566,068					
Interest Earnings		\$ 12,405,877					
Other Additional Funding (see Tab)		\$ 13,448,106					
<b>Other Added Funding</b>		<b>\$ 119,420,051</b>					
<b>GRAND TOTAL 2014 BOND FUNDING</b>		<b>\$ 799,420,051</b>				<b>(\$1K)</b>	
<b>Program Reserve</b>			<b>+\$19K</b>	<b>\$ 49,307,356</b>	<b>\$ 49,306,299</b>		<b>(\$2.1M)</b>
<b>Program Reserve + Project Contingencies</b>							<b>\$ 70,157,271</b>

## 2014 Bond Program Financial Status Report

### Additional Funding Allocations

<b>Additional Funding Allocations to Bond Program</b>			
<b>Source</b>	<b>Funding</b>	<b>Assigned to Projects</b>	<b>Assigned to Program Reserve</b>
Remaining 2006 Bond Savings	\$ 576,615	Mountainside HS	
Capital Center Rent Revenue Balance	\$ 433,385	Mountainside HS	
Construction Excise Tax Revenue	\$ 1,130,655	Capital Center	
Construction Excise Tax Revenue forecasted to 2021	\$ 6,462,036		\$6,462,036
THPRD reimb.	\$ 449,783		\$ 449,783
SB 1149 reimb.	\$ 1,301,561	District-wide Repairs	
ETO reimb.	\$ 707,023	+\$19K	\$ 707,023
Facility grants	\$ 1,887,048		\$ 1,887,048
Sato: TVWD Reimbursement	\$ 500,000	Sato K-5	
<b>TOTAL</b>	<b>\$13,448,106</b>		<b>\$9,505,890</b>

## 2014 Bond Program Financial Status Report

<b>Funding Allocations from Green Energy Technology</b>			
<b>Project</b>	<b>Transfers into Projects</b>	<b>Bond Budget Balance</b>	<b>Comments</b>
		<b>\$ 5,000,000</b>	
New High School	\$ 2,070,844	\$ 2,929,156	172 kW solar PV panels; includes additional \$81K for solar intertie cost.
New Middle School	\$ 951,444	\$ 1,977,712	128 kW solar PV panels.
New Kaiser Rd K5	\$ 400,000	\$ 1,577,712	91 kW solar PV panels.
Vose K5 Replacement	\$ 400,000	\$ 1,177,712	91 kW solar PV panels.
Hazeldale K5 Replacement	\$ 392,571	\$ 785,141	Pending
William Walker K5 Replacement	\$ 392,571	\$ 392,570	Pending
ACMA Replacement	\$ 392,570	\$ -	Pending
<b>TOTAL</b>	<b>\$5,000,000</b>	<b>\$ -</b>	

## 2014 Bond Program Financial Status Report Added Projects

Added Projects	Approved by	Original Budget	Revised Approved Current Budget		Nov-17 Est @ Comp.	Dec-17 Est @ Comp.	Net Contingency Balance	
	& Date						\$	%
Seclusion Rooms Alterations	Safety Comm 5/19/14		\$ 99,368		\$ 99,368	\$ 99,368	Completed	
Portable Relocations 2014	Sr LT 5/20/14		\$ 592,111		\$ 592,111	\$ 592,111	Completed	
Portable Relocations 2015	Sr LT 3/2015		\$ 294,257		\$ 294,257	\$ 294,257	Completed	
Title IX Projects - Group II	Sr LT 3/2015		\$ 1,040,000		\$ 1,020,000	\$ 1,040,000	\$ -	0.0%
(Projects Financially Complete)								
<b>Added Projects Total</b>		\$ -	\$ 2,025,736		\$ 2,005,736	\$ 2,025,736	\$ -	



## 2014 Bond Program Financial Status Report

### District-Wide Repair Projects - Budget = \$98,000,000

Project	Initial Budget	Revised Approved Current Budget	Nov-17 Est @ Comp.	Dec-17 Est @ Comp.	Net Contingency Balance	
	from BCA (Building Condition Assessment)				\$	%
<b>Completed Projects</b>	\$ 9,135,577	\$ 11,137,080	\$ 11,137,111	\$ 11,137,111	Completed	
Beaverton Gym Ceiling	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 104,000	11.6%
Beaverton HS Annex Roof	\$ 240,200	\$ 240,200	\$ 240,200	\$ 240,200	\$ 20,000	9.1%
Beaverton HS HVAC	\$ 3,900,000	\$ 3,873,377	\$ 3,873,377	\$ 3,873,377	\$ 194,820	5.3%
Conestoga Plumbing & Water Int Repair	\$ -	\$ 3,317,235	\$ 3,317,235	\$ 3,317,235	\$ 88,024	2.7%
CP/MP Electrical Upgrades	\$ -	\$ 421,736			Completed; Final Cost	
CP/MP HVAC Upgrades	\$ 2,874,409	\$ 7,287,567			\$ 219,705	3.1%
District-Wide Auditorium Upgrades	\$ 4,384,538	\$ 4,384,538				
Highland Park Plumbing	\$ 1,714,273	\$ 1,819,438			\$ 109,160	6.4%
HVAC (BCA) 2017	\$ 1,090,624	\$ 1,090,624	\$ 1,090,624	\$ 1,090,624		
WHS Roof Replacement Phase I & 2	\$ 2,055,558	\$ 3,756,673	\$ 3,756,673	\$ 3,756,673	\$ 260,403	7.4%
Merlo Station HVAC and Roofing	\$ 1,437,729	\$ 1,437,729	\$ 1,437,729	\$ 1,437,729	\$ 125,255	9.5%
Ridgewood HVAC	\$ 829,173	\$ 1,803,013	\$ 829,173	\$ 1,803,013	\$ 183,000	11.3%
Maint Dept Repair & Improvement Projects*	\$ 5,084,521	\$ 5,084,521	\$ 5,084,521	\$ 5,084,521		
<b>Repair Projects Total</b>	<b>\$ 33,746,602</b>	<b>\$ 46,653,730</b>	<b>\$ 45,679,922</b>	<b>\$ 46,652,931</b>	<b>\$ 1,304,367</b>	
<b>Repair Program Balance Available</b>	<b>\$ 64,253,398</b>	<b>\$ 50,404,943</b>	<b>\$ 51,378,751</b>	<b>\$ 50,405,742</b>		
Repair Program Less Transfers In/Out	\$ 97,058,673					
*Budget and Est @ Comp. will increase each month as additional Maintenance Dept. managed Repair Projects are scheduled.						
<u>Transfer Tracking</u>						
SHS Repairs	\$ (1,881,416)					
SHS Emergency Elect	\$ 745,833					
Capital Center Building Repairs	\$ (2,280,000)					
Capital Center Building Repairs	\$ 1,090,725					
Transfer From District Wide Communications System	\$ 81,970					
SB 1149 Reimbursements	\$ 1,301,561					
Net	\$ (941,327)					
Balance		\$ 97,058,673				

+ \$974K Updated cost estimate on project scope including cooling. Also additional scope and budget transferred from District-Wide Repairs electrical upgrade line item.

\$ 1,803,013

## 2014 Bond Program Financial Status Report

### Security Upgrades \$10,600,000 Budget

Security Upgrades		Work Complete or In Progress	Future Work		Oct-17 Est @ Comp.	Nov-17 Est @ Comp.	% Complete
<b>Phase 1: Building Perimeter Security</b>	<b>Safety Committee Approved</b>						
Group 1 Schools	2015	\$ 1,546,672	\$ 762,744		\$ 2,309,416	\$ 2,309,416	67%
Group 2a Schools	2016	\$ 1,807,930	\$ 189,308		\$ 1,997,238	\$ 1,997,238	91%
Group 2b Schools	2017	\$ 3,067,434	\$ -		\$ 3,067,434	\$ 3,067,434	99%
Subtotal currently under contract		\$ 6,422,036					
Group 3a Schools	2018	\$ -	\$ 2,988,871		\$ 2,988,871	\$ 2,988,871	0%
Group 3b Schools	2019	\$ -	\$ 3,254,502		\$ 3,254,502	\$ 3,254,502	0%
<b>Security Projects Total</b>		<b>\$ 6,422,036</b>	<b>\$ 7,195,425</b>		<b>\$ 13,617,461</b>	<b>\$ 13,617,461</b>	
<p>The current project budget is fixed at \$10,600,000. The purpose of this sheet is to demonstrate the total estimated cost (design and construction) to complete building perimeter security upgrade needs. The current Est @ Comp. is based on bid results received for the summer 2017 assuming CM/GC procurement (not used in 2015 and 2016 work) and escalation through appropriate completion year.</p>							

**2014 Bond**  
**Learning Technology/Classroom Systems**  
**and Critical Equipment Purchases**  
**December 31, 2017 Report**

Learning Technology/Classroom Systems - \$56 Million					
	% Complete	Project To Date Expenditures	2017-18 Budget	2017-18 Expenditures as of 12/31/17	Annual Description of Expenditures
Networking Upgrades \$9,132,995	56%	\$ 5,125,444	\$ 369,082	\$ 61,532	Enterprise wireless upgrades complete. Maintaining current capacity and addressing specific use cases.
Digital Curriculum Development \$4,906,829	44%	\$ 2,176,336	\$ 591,871	\$ 261,378	Salary for six curriculum developers (5.0 FTE); Payment for TeacherSource Enhancements on the professional development module and Lesson Plan design.
Future Ready Schools \$31,913,097	49%	\$ 15,416,445	\$ 2,242,734	\$ 746,081	Initial device deployment complete with Chromebooks 1:1 in grades 4-12 and iPads 3:1 in grades K-3. Evaluation process beginning to select devices for years 5-8 of the bond.
Technology Modernization \$2,961,479	50%	\$ 1,490,355	\$ 1,176,538	\$ 405,414	Data Center design complete and installation in process. Business Continuity process complete and working on yearly update. Security improvement implementation in process.
Other Technology/ Curriculum Projects \$7,085,600	95%	\$ 6,764,505	\$ -	\$ -	Completed Technology/Curriculum Projects. Includes: student laptop replacements in 2014-15, high school science technology in 2015-16, positive change grants 2014-15 through 2016-17
<b>Total</b>	<b>55%</b>	<b>\$ 30,973,085</b>	<b>\$ 4,380,225</b>	<b>\$ 1,474,405</b>	
<b>Total Bond Funds Remaining</b>				<b>\$ 25,026,915</b>	

**2014 Bond**  
**Learning Technology/Classroom Systems**  
**and Critical Equipment Purchases**  
**December 31, 2017 Report**

Critical Equipment - \$24 Million					
	%	Project To	2017-18	2017-18	Quarterly Description of Expenditures
	Complete	Date	Budget	Expenditures	
		Expenditures		as of 12/31/17	
Buses \$16,000,000	51%	\$ 8,213,223	\$ 2,031,836	\$ -	Approximately \$2 million/year over eight years. In first year, \$4.25 million will be spent and \$2million/year will be spent in years two through seven. \$0 will be spent in the eighth year.
Copiers \$3,609,102	31%	\$ 1,120,252	\$ 50,000	\$ 1,150	Approximately \$250,000/year over eight years.
Classroom Furniture \$2,648,431	53%	\$ 1,397,733	\$ 160,000	\$ -	Furniture, fixtures & equipment, including technology, for full day kindergarten and additional teachers K-5.
Athletic Equipment \$221,737	16%	\$ 35,235	\$ 206,502	\$ 20,000	Approximately \$100,000/year over three years beginning in year 2. \$75,970 was transferred in year 2 to the Scoreboard Replacements Project.
Maintenance Equipment \$600,000	59%	\$ 351,240	\$ 172,961	\$ 99,201	Approximately \$120,000/year over five years beginning in year 2. Year 2 will have \$185,000. Year 6 will only have \$55,000.
InTouch Printers \$5,586	93%	\$ 5,586	\$ 5,586	\$ 5,586	One time purchase of printers for new online receipting system at all levels.
Other Equipment Purchases \$915,144	100%	\$ 915,143	\$ -	\$ -	Other critical equipment purchases as needed. Purchase of \$15,000 towards new locker banks at Stoller in 14-15, \$250,000 towards new musical instruments in 14-15 and 15-16, \$184,050 for cafeteria table replacements in 15-16, \$344,973 for high school scoreboard replacements in 2015-16 and 2016-17 and \$121,066 towards BSD's portion of shock pad installation at SW Quadrant Park with THPRD in 2016-17.
<b>Total</b>	<b>50%</b>	<b>\$ 12,038,412</b>	<b>\$ 2,626,885</b>	<b>\$ 125,937</b>	
<b>Total Bond Funds Remaining</b>				<b>\$ 11,961,588</b>	

### BOND PROGRAM CASH FLOW



Watch our progress on the time-lapse web cam:  
<http://www.dwpwebcams.com/hazeldale/>

**Work Underway:**

- Steel beams in administration area and North 2nd floor classrooms
- Precast walls installed for the gymnasium, kindergarten wing and front offices
- Trusses set over the gym
- 2nd floor concrete slab placed for North classrooms
- Footings placed

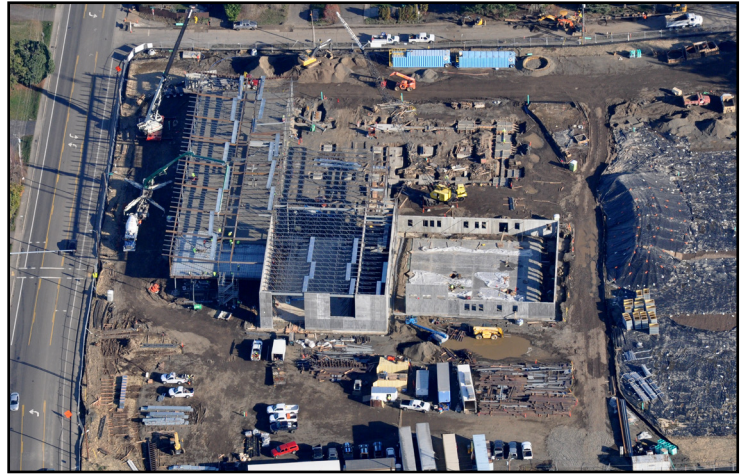
**Work Completed:**

- Marlin Road storm line

**General Contractor:** Kirby Nagelhout

**Architect:** DLR Group

**Substantial Completion:** July 2018



Aerial view looking East



Trusses over gym



Precast panel in gym



Steel beams in administration area



Precast panels in administration area



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**Subj: PROPOSAL FOR ACMA SCHEDULE EXTENSION: Extend planned completion date from Fall 2020 to Fall 2021**

**Background**

The current 2014 Bond schedule reflects ACMA reconstruction occurring during the 2019/20 school year. Lessons learned on projects completed to date indicate there is significant risk involved with completing this larger, more complex project in a single year. The current market conditions and local labor shortages with the recent passage of additional school capital construction bonds and continued high demand for commercial construction in the region aggravate our ability to attract bidders and maintain subcontractors to provide this pace of work. Adding a second year to the construction period will greatly reduce risk and ensure delivery of a high-quality facility. ACMA's extended stay in the Timberland facility will; however, affect the planned opening of the new middle school. Based on forecasts, the Middle School capacity requirements in the northern portion of the district can be accommodated with this extension.

**Discussion**

- 2016/2017 Lessons Learned
  - The single school year construction period allowed little to no time for overcoming issues such as unforeseen conditions, weather, jurisdictional impacts and material delays. Vose Elementary and Mountainside High Schools were delivered at the eleventh hour with extensive punchlist, commissioning and site work remaining despite diligent schedule management throughout the projects. Time for move in was compressed and less than optimal for staff moving into the schools.
  - In some cases, managing delays against the tight completion date resulted in acceleration costs, suboptimal time driven solutions, and strained relations with jurisdictional authorities.
  - Vose, Sato, and Mountainside have each experienced parent/student complaints related to work not fully completed and testing of systems which was not completed prior to school opening. An example of this is the air quality concerns raised at each school which were due to mechanical systems not being fully tuned through the commissioning process.
  - A longer schedule will open competition, allowing a wider range of subcontractor participation. At Mountainside HS, the restricted schedule significantly reduced firms' availability to bid which limited competition and increased costs.
- ACMA Construction Complexities
  - The elementary schools are currently being rebuilt in one school year with the significant advantage of being prototypes. Many constructability issues with the design have been resolved. ACMA will not have that advantage.
  - The design and layout of ACMA does not lend itself to the prefabricated methods used in the Elementary Schools.
  - Site conditions with connections to the performing arts center introduces risk not encountered with a complete demolition.

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- Limited access and work area will restrict the size of crews and activities that can be worked simultaneously. The close proximity of the grounds to surrounding houses will limit work hours hampering our ability to extend work days if needed.
- Preliminary municipality review indicates more extensive road work will be required at this site introducing a significant time factor.
- Benefits of the extended schedule
  - A better quality, complete facility will be fully ready and given to the staff well in advance of school opening.
  - The extended timeframe will attract more bidders and will provide us with better competition and greater value in the extremely tight construction market.
  - Improved ability to react to City of Beaverton and Clean Water Services requirements and manage permit and occupancy issues that arise during construction. Jurisdictional staff capacity continues to be strained both for design review and inspections. Time requirements for permitting and design review will continue to be significant in this market.
  - Tasks can be completed during proper weather timelines (e.g., roofing in drier weather) which will provide a longer life span of these elements and reduction in warranty issues.
  - An extended construction timeline allows more time for quality control. Currently, there is little or no time for rejection of non-conforming work. In many cases, project teams must accept less than optimal work or time driven solutions so that timely occupation is not jeopardized.
  - An extended schedule means fewer cost impacts associated with unforeseen or weather conditions. Currently, to mitigate schedule impacts, we must spend additional funds to work an accelerated schedule. An extended schedule will provide more flexibility.
- Delayed opening of the New Middle School by one-year impact to Stoller.
  - Stoller student loading shows steady but modest growth and is lagging forecast as follows:
    - 16/17 - 1490 (actual)
    - 17/18 - 1499 (actual 1484)
    - 18/19 - 1500 \*
    - 19/20 - 1591 \*
    - 20/21 - 1640 \*
    - \* The 18/19 projection has been updated based on actuals. 19/20 and 20/21 forecasts are expected to be lowered in upcoming cycle.
  - Possible mitigations include:
    - Utilize portables currently onsite at Stoller (2 classrooms available now). An additional portable (2 classrooms) will be placed at Stoller next year.
    - Capacity will be available at the New MS during ACMA student occupation. Consider rolling start for new middle school.
  - Potential general fund savings in operations and staffing with delay or rolling start of new MS.

### **Recommendation**

Approve extension of the ACMA construction schedule to a Fall 2021 opening and defer opening of the New Middle School at Timberland to Fall of 2021. *Approved January 4, 2018 by Superintendent Grotting.*

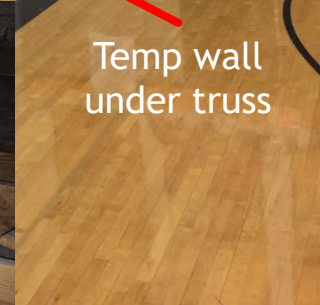
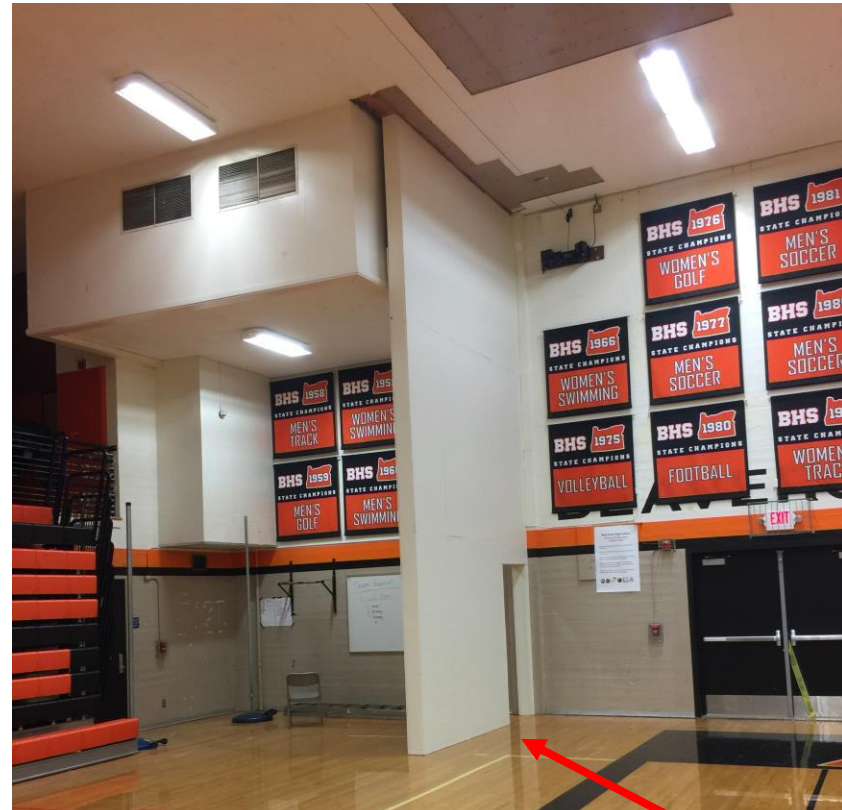
### **Notifications**

- The Bond Accountability Committee was informed of the decision on January 29, 2018
- Principal Bjorn Paige informed staff, students, and parents via letter on January 30, 2018
- General notification provided in *BSD Briefs* on February 5, 2018



# Beaverton HS Gymnasium Truss Emergency Repair

In mid-2017 Facilities staff started a project to correct an issue of ceiling tiles that were falling down in the main gymnasium at Beaverton HS. During the investigation of this issue, it was determined that the trusses (from 1950) were overstressed and should be repaired. Based on this deficiency, a project was scheduled for summer of 2018 to repair the ceiling and upgrade the trusses. During the bidding phase for this project, on January 24<sup>th</sup>, it was discovered that one truss had developed cracks. A subsequent engineer inspection resulted in a recommendation to close the gymnasium until that truss could be repaired. The gym was closed January 24<sup>th</sup>, an emergency was declared, and recommended repairs were executed on January 26<sup>th</sup> and 27<sup>th</sup>. The repair involved constructing a temporary support wall to transfer load from this truss to the floor. The gym was reopened after review of the structural engineer on January 29<sup>th</sup>. The temporary wall will be removed his summer.





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**Subj: PROPOSAL FOR ADDITIONAL BOND PROJECT: Bethany Elementary School Domestic Water Pipe Replacement**

**Background**

The domestic water distribution system at Bethany Elementary School dates to the original 1971 construction. The system is in urgent need of replacement due to its rapidly declining condition, structural integrity concerns caused by water intrusion, and consumer confidence issues related to the deteriorating aesthetic water quality. Although not specifically included in the 2014 Bond Program, staff recommends replacing this system as a program addition as it is fully within the spirit, intent, and highest priorities of the bond. The project will replace all existing piping and fixtures, and repairs an associated void space under the building slab.

**Discussion**

1. At the start of the 2017-2018 school year, the main water service line to the building failed. This leak created a void space under a portion of the kitchen/cafeteria which could compromise the structural integrity of the building if not repaired in the near future.
2. The aging galvanized steel piping system is causing extensive discoloration and requires frequent flushing. During this school year, Maintenance has responded to 35 service calls to address system leaks and clogged fixtures.
3. During the district wide water quality testing, 12 fixtures in the school tested above the action level for lead. Two of these points, both classroom water fountains, remain out of service as the source of the lead has not been pinpointed despite extensive exploration and follow-on testing. Both classrooms are being provided with bottled water for student consumption.
4. While the water remains safe for consumption, a combination of the aesthetic issues and nonresolution of the lead has created a consumer confidence issue for the school community. While only a mild concern at this time, it has great potential for greater concern and broader public interest.
5. Alternative construction techniques will allow for this project to be executed rapidly and affordably during the summer of 2018.
6. The project cost estimate, including contingency is \$1.2M. The scope includes complete replacement of both hot and cold water service to include mains, runouts, fixtures, valves, flush valves, water heaters, expansion tanks, and recirculation pumps. It also repairs the kitchen/cafeteria slab and eliminates fixtures in the abandoned locker rooms.
7. The Bond Accountability Committee endorsed this repair work on January 29, 2018 and recommended it could be accomplished as a budget increase to the District-wide Repair Project.

**Recommendation**

Recommend the Board approve the execution of the Bethany Domestic Water Pipe Replacement project via a \$1.2M budget increase to the District-Wide Repair Project.

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