



Measure O Update

Happy Holidays
December 2009

Bond Advancement Program (BAP)

As reported in the September update, WSD was ready to sell Measure O bonds. The sale took place October 8th and nearly \$35 million in Measure O bonds were sold. Current construction prices are at historical lows due to the slow economy. In order to take advantage of this market, a "bond advancement program" (BAP) allows districts to receive future bond sale proceeds in advance and therefore have more funds available and begin work on projects earlier. The details of a BAP have been shared at several Board meetings. A BAP would provide approximately \$25-\$30 million in additional funds for Measure O work. At the December 10th Board meeting, the Board approved the development of a BAP.

*Bond Advancement
Program being
considered*

Prior to a bond advancement sale, the District will need to establish a *short term* credit rating very similar to the *long term* rating received from Standard & Poors (S&P) in preparation for the first bond sale in October. The District received an **A+** long term credit rating. The short term rating places even more emphasis on the District's financial strength. The higher the credit rating, the lower the interest costs for the bonds.

A Bond Advancement Program requires Board approval prior to moving forward with the process. A BAP will be developed in December and January for the Board's consideration.

*Construction Manager
and Architect selected!*

Construction Manager and Architect

We are pleased to report the Board has approved McCarthy Building Companies as the Measure O construction manager and LPA as the Measure O architect. The selection process for both construction manager and architect was summarized in the September update.

Founded in 1864, McCarthy is a, 100% employee owned, leading building firm in K-12 Education. Learn more about McCarthy at www.mccarthy.com/work/education-k-12/.



LPA

As one of the largest integrated design firms in California, LPA Inc., has extensive experience in K-12 school design and modernization. They also have extensive experience in sustainable designs to help schools save energy. Learn more about LPA at <http://www.lpainc.com/>.

The construction manager and architect will play an important role assisting the District in establishing project priorities and carrying out the work for the entire \$130 million authorized by Measure O.

District Priority Planning

Now that the construction manager and architect have been selected, a "District Priority Planning Committee" will be established. This committee will be responsible for reviewing the overall project list and available dollars (\$130 million) and developing a recommended project priority list for Board approval.

*District Priority Planning
Committee will establish
priority for project list*

The committee will be made up of Measure O stakeholders to include: teachers, classified staff, principals, parents/community members, administration and the construction manager and architect.

The Measure O project list is made up of three major areas: modernization; air conditioning/ventilation and energy efficiency; and middle school expansion.

The committee will review these major areas, and with the expertise of the construction manager and architect to help guide them, will establish a timeline for project implementation.

The Bond Advancement Program, if approved, will help accelerate the work.

*Unified
Communications
System work in progress*

Unified Communications (UC)

The installation of the unified communications system is moving along and expected to be completed in January. The original completion date of December was moved due to unforeseen conditions and equipment delivery delays. Most items have been resolved and the work is going well. Please bear with the installation as much of the work is in the walls and

ceilings and some things may look out of place until the installation is complete.

The new system includes:

- New School Messenger system for staff and parent communication.
- New telephones. Voicemail and fax will also be available in Outlook.
- New integrated clocks, intercoms and bells for all classrooms including outside speakers.
- Two external security cameras at all sites.

Details on the UC project are available at www.wsd.k12.ca.us under the Measure "O" Information link.

