



## **West Linn – Wilsonville Schools**

**Long Range Planning & Bond Oversight Committee Meeting  
Athey Creek Middle School  
Wednesday, October 18, 2023 6:00 PM**

### **Long Range Planning Committee Meeting**

1. Call to Order: 6:08 p.m.
2. Roll Call

<b>Alina Eglund</b>	<b>Dan Schumaker, Board Liaison</b>
<b>Kim Jordan</b>	<b>Pat McGough, Chief Operations Officer</b>
<b>Mary Pettenger</b>	<b>Remo Douglas, Bond Program Manager</b>
<b>Ramiro Diaz</b>	<b>Amy Berger, Bond Coordinator</b>
<b>David Ruelas</b>	<b>Ellen Leventhal, Bond Accountant</b>
	<b>Kathy Ludwig, Superintendent</b>
	<b>Keith Liden, Guest Speaker</b>
3. Introductions
4. Opening remarks: As a large portion of the last Bond is wrapping up and projects are winding down, the focus of the Committee will shift to long range planning for the District.
5. Purpose and History of the Long Range Planning Committee (LRPC)
  - a. The LRPC consists of community members, appointed by the School Board of Directors, whose function is to advise on District capital improvements and land acquisition needs for the future. The LRPC takes direction from the Board and carries out its instruction. The LRPC may then request District staff to research information necessary to provide the Board with their recommendations. District staff may bring professional consultants in to provide information requested by the LRPC. Any initiative requires full Board approval before action can be taken by the LRPC.
  - b. The LRPC was formed in 1978, and was the first committee of its kind in the state. The School Board has historically leaned on the Committee heavily for their advice and recommendations.
6. Long Range Facilities Plan (LRFP)
  - a. The LRFP is a document which determines the District's long-term needs and goals to prepare for the impacts of population growth, aging facilities and new educational programs in the future. It includes enrollment projections for a 10-year period and development projections into the long-term future. The plan is developed with oversight from the

LRPC and has been a valuable guide for the District in preparing for future student enrollment and school facility needs. The first plan was created in 1996, with updates in 2000, 2005, 2007, 2014 and most recently 2019. Planning Consultant Keith Liden wrote the original plan, and has provided assistance with each update. The plan takes into consideration long-range thinking, not just conditions as they exist today. The current Athey Creek Middle School was envisioned 30 years ago. Discussions about Sunset Primary and Meridian Creek Middle School began in 2003 and were completed in 2017. The West Linn High School Performing Arts Center was built in 2005 and immediately conversations started about a similar facility in Wilsonville. When the 2019 Bond passed, it was ready to go.

- b. A member pointed out the distinction between the LRPC mission and their Bond Oversight Committee (BOC) role, which is to act as citizen oversight of construction projects, assuring the community that they are getting value for their Bond dollars. The community is reassured when there is a citizen review that is transparent and accurate.
- c. The LRFP is technically valid for 10 years by law, but updates typically occur every five or six years. Additionally, when a large portion of the program is complete, it signals a potential reexamination of previous assumptions, focus, and priorities in the District. If now is the time to update the plan, the Committee can request that specialists are brought in such as Piper Sandler, Keith Liden, Flo Analytics, and Arcadis to provide new information.
- d. A member asked if the Committee moved forward with an update to the 2019 plan, how long would it take from hiring consultants to completion. Staff answered that the Long Range Plan section could be finished by September, 2024 and the Capital Improvement Program portion in January or February, 2025. The next steps for staff would include a review of the programs, visions and themes of the District. That review will aid in developing a list of subjects to be studied by task forces including members of the committee, community and staff (i.e., inclusive facilities, safe and welcoming schools, athletic and recreational facilities, etc.). The Committee members each voiced their agreement to move forward with an update to the Plan in order to stay current with data projections and to reflect changes in education, technology and safety, and to address climate change and energy use. Committee members were encouraged to let staff know of topics that they are interested in, as the list of task forces is developed. Similarly, program staff will focus on infrastructure improvements and existing facility stewardship needs (i.e., boilers, roofs, parking lots, playgrounds, etc.) and they will bring their recommendations forward as well. As a rule, looking at educational needs is a first priority.

## 7. Keith Liden Presentation

- a. Keith Liden, a planning consultant, has been with the District since the first LRFP in 1996. His focus is on land use and long-term population growth. For instance, growth in Wilsonville and the need for a new

primary school at Frog Pond was fairly obvious. Sometimes cities are more unsure about what they want to do. Understanding growth involves conversations with players such as Metro regarding urban growth boundaries and speaking with other agencies to get their best projections for what kind of residential use is predicted. One thing that has changed in land use law is that jurisdictions can no longer disallow multi-unit residences in housing developments. Metro planners provide current thinking on what will happen next regarding politics and land use. Planning can be broken down into the short term, 5-10 years, and the longer term, as much as 30 years or more. It is possible to understand growth patterns for the next few years in some detail but further in the future becomes more general.

- b. This is the first time in a long time the District doesn't have any dedicated school property. Athey Creek MS and the property at Frog Pond were the last. The land for Wilsonville HS was purchased 30 years before it was built. So one item on a Bond could be property. Once the Frog Pond property moved into the urban growth boundary, the land value increased five-fold. Thus the importance of proactively purchasing property prior to such increases. Property purchases do not depend on Bond passage but a recommendation from this Committee to the Board to explore properties holds great weight. There is no direction to purchase property currently.
- c. The State has given housing density targets, which is already having an impact on development. This means that cities like West Linn that don't have large new areas to develop may still experience population growth due to increases in middle housing. The extent to which this will impact enrollment growth will be a topic of discussion.
- d. Currently, the District does have property but not in the urban growth boundary. The District receives the best value when the urban growth line is moved out to include a property. Until then, the District can sit on those properties.
- e. If the Committee chooses to move forward with updating the plan there are two questions: 1) Should staff seek development, enrollment, and financial projections? 2) Should staff engage in a review of District programs and facilities to support an update of the LRFP? If the answer is yes, the staff will bring a list of topics for task force review to the meeting in January.

#### 8. Summary:

- a. The Superintendent asked for a show of nods from the LRPC for a request to the School Board to perform an update of the LRFP. There was unanimous agreement to proceed. The next step will be the presentation of a memo at the next Board meeting on behalf of the Committee making this request. The Board will then put together a motion directing the Committee. Assuming the request is approved, the next meeting will include planning consultant Rebecca Stuecker, who consulted on the last two plan updates and works with districts in the region to update their long range plans. She and her team at Arcadis

(formerly IBI Group Architects) are dedicated to putting information together in a meaningful and digestible format. The update will be a complete review and update of everything in the plan as well as additions that may be needed.

Adjourn LRPC Meeting: 7:25 pm

### **Bond Oversight Committee Meeting**

#### 1. Quarterly Report: The 3rd Quarter 2023 Report Financials

- a. The overall program summary shows over \$23.7 million spent this quarter. This raises the total spending to \$183.4 million paid as of October 16, 2023, over 77% of current funding. Additionally, \$218.1 million has been committed in contracts, over 92% of the current funding.

#### 2. Program Updates

- a. Two new schools, Riverside High School (RHS) and Athey Creek Middle School, (ACMS), plus the Heumann Center are now open and planning is well under way for next summer's projects. Construction is wrapping up at ACMS and Wilsonville High School (WHS) which will determine final budgets. Decisions will be made as to where to allocate any remaining funds for best use in the bond program. A member asked if leftover funds are likely. Staff responded that is not a given due to the remaining road work left at ACMS. A member asked about the white oak tree at WHS, affected by the Mediterranean Oak Borer. The belief is the tree was treated in time. Over the past 20 years \$100,000 was spent on that tree, and the Performing Arts Center (PAC) was redesigned around the tree to be a two-story rather than a single-level building. A member remarked that it says something about the District that there is that much care for the magnificent Heritage Tree.
- b. New building dedications are being held for RHS, ACMS, and the new Performing Arts Center at WHS. The next dedication for ACMS will be on October 30.
- c. The Superintendent asked if the Chief Technology Officer could present a report on how the technology component is going and how they are planning on rolling out the remainder of the project. It was agreed this could be incorporated into a future meeting.

Adjourn BOC Meeting: 7:40 pm

Next meeting: January 17, 2024



## West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting  
Athey Creek Middle School  
Wednesday, October 18, 2023 6:00 PM

### Agenda

#### Long Range Planning Committee Meeting

1. **6:00 p.m.** Call to Order
2. **6:00 p.m.** Roll Call  
Kim Jordan  
Marina Cresswell  
Alina Eglund  
Ramiro Diaz  
Amy Paterson Sandie  
David Ruelas  
Mary Pettenger  
Dan Schumaker, Board Liaison  
Kathy Ludwig, Superintendent  
Pat McGough, Chief Operating Officer  
Remo Douglas, Bond Program Manager  
Amy Berger, Bond Coordinator  
Ellen Leventhal, Bond Accountant
3. **6:05 p.m.** Long Range Facilities Plan
4. **6:35 p.m.** Adjourn BOC Meeting

#### Bond Oversight Committee Meeting

1. **6:40 p.m.** Call to Order
2. **6:40 p.m.** Tour
3. **7:10 p.m.** Quarter 3 2023 Report
4. **7:30 p.m.** Adjourn LRPC Meeting



## West Linn – Wilsonville Schools

**Long Range Planning Committee Meeting  
Athey Creek Middle School  
2110 Brandon Place, West Linn, OR 97068  
Wednesday, October 18, 2023 6:00 PM**

**To:** Marina Cresswell Alina Eglund  
David Ruelas Amy Paterson-Sandie  
Kim Jordan Ramiro Diaz  
Mary Pettenger Andrew Kilstrom  
Remo Douglas Amy Berger  
Kathy Ludwig Dan Schumaker (Board Liaison)

**From:** Pat McGough, Chief Operating Officer

**Subject:** The Long Range Facilities Plan

The Long Range Planning Committee (LRPC) consists of community members appointed by the School Board of Directors to advise it regarding land and facility needs well into the future. The LRPC takes direction from the Board and carries out its instruction. The LRPC may then request District staff to research information necessary to provide the Board with their recommendations. District staff may bring professional consultants in to provide information requested by the LRPC. While a Board Director acts as a liaison to the Board on the committee, any initiative requires full Board approval before any action can be taken by the LRPC. Perhaps the most visible example of the Committee's impact on facilities planning is the Long Range Facilities Plan.

### **The Long Range Facilities Plan:**

The Long Range Facilities Plan has proven to be an enormously helpful tool to help guide the District in preparing for future student enrollment and school facility needs. The Plan provides the community with confidence that the District has a well vetted process in place when it proposes a construction bond to the voters. The Long Range Facilities Plan is developed with the oversight of the Long Range Planning Committee and adopted by the School Board.

### **History of the Plan:**

The West Linn – Wilsonville School District was the first in the state to create a standing Long Range Planning Committee. The committee was responsible, with the assistance of Planning Consultant Keith Liden, for creating the first Long Range Facilities Plan.

- The first Long Range Facilities Plan was created in 1996.
- The School Board periodically commissions an update to the Long Range Facilities Plan. This is intended to test assumptions made in the Plan, recognize new educational initiatives that may require adjustments to facilities, and determine if additional improvements are needed.
- The plan was updated in 2000, 2005, 2007, 2014 and most recently in 2019.
- The Long Range Plan includes enrollment projections for a 10-year period, and development projections into the long term future.

### **Long Range Thinking:**

Maintaining a vision of the District's long term needs and goals is critical to continued success. Deliberately planning for the impacts of growth, aging facilities and new educational programs allows the District to be prepared for the future.

- The discussion to build a new middle school (Meridian Creek)/rebuild Sunset Primary began in 2002 and came to fruition in 2017.
- Similarly, the discussion to build a new Performing Arts Center at Wilsonville High School began in 2008. Completion was in 2023 under the 2019 Bond.
- Modern public education requires regular updates, including technology and supported education programs.
- Energy conservation, open libraries and porches are all District sponsored initiatives that require regular periodic reviews and updates.

### **Bond Stewardship and Accountability:**

The LRPC is also the Bond Oversight Committee which provides a citizen view of the work. The goal is transparency through reporting and access to bond management staff.

- The community expects bond funds to be spent efficiently, and in accordance with bond promises. The Bond Oversight Committee meets regularly with staff to ask questions and reviews reports. The committee then presents their conclusions to the School Board and community.
- The District has successfully passed bond measures in 1978, 1988, 1989, 1992, 1997, 2002, 2008, 2014, 2019
- History has shown the Superintendent's team is capable of starting up a new school based on the district mission and goals.

### **When to Update the Plan:**

Historically, the Long Range Facilities Plan has been updated when the Long Range Planning Committee feels that a study of District programs and facilities as well as enrollment, development and financial projections may indicate the need and capacity for facility improvements.

### **The Next Step:**

At the October 18, 2023 Long Range Planning Committee meeting the committee will hear from staff and Planning Consultant Keith Liden about the importance of keeping the Plan up to date.

- Keith will discuss the importance of development and enrollment projections.
  - Long term development projections signal enrollment and property needs.
  - Enrollment projections signal need for building capacity.
- Staff will discuss the importance of understanding district programs and facilities
  - Understanding these needs signals what capital improvements may be required
- Staff will also discuss the importance of financial projections.
  - Financial projections indicate funding capacity and guide debt management strategies

### **Questions for the Committee Before Concluding:**

- Does the Committee feel that now is the time to cue the Board for direction to update the Long Range Facilities Plan? If so,
  - Does the Committee feel that staff should seek development, enrollment and financial projections?
  - Does the Committee feel that staff should engage in a review of District programs and facilities to support an update of the Long Range Facilities Plan?

October 2023



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2023

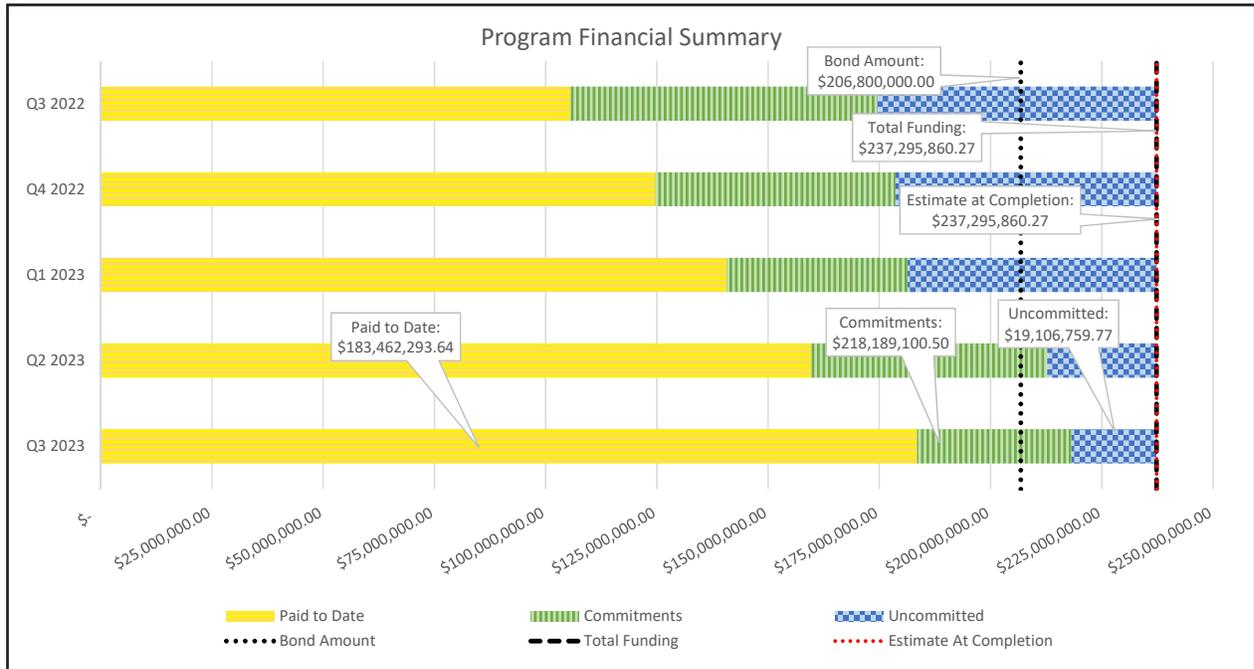
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# PROGRAM SUMMARY

Q3 2023



Bond Component	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved	Estimate At Completion	Forecasted Over/(Under)
Addition & Renovation @ WHS	28,470,000.00	10,173,063.38	38,643,063.38	37,876,949.35	36,801,150.02	38,643,063.38	0.00
New Middle School @ DLR	78,000,000.00	2,000,000.00	80,000,000.00	77,262,778.65	72,609,303.72	80,000,000.00	0.00
Third Option High School	11,673,000.00	4,005,022.25	15,678,022.25	15,337,817.07	15,064,329.82	15,678,022.25	0.00
Stadium & Parking @ WLHS	8,625,000.00	(655,343.86)	7,969,656.14	7,969,656.14	7,967,588.47	7,969,656.14	0.00
New Primary School @ FP	39,000,000.00	5,999,537.22	44,999,537.22	38,700,398.86	14,993,329.44	44,999,537.22	0.00
Learning with Technology	15,000,000.00	(750,000.00)	14,250,000.00	12,031,763.37	10,202,071.61	14,250,000.00	0.00
Facility Improvements	26,032,000.00	833,652.98	26,865,652.98	21,280,160.67	20,876,012.02	26,865,652.98	0.00
Subtotals	206,800,000.00	21,605,931.97	228,405,931.97	210,459,524.11	178,313,785.10	228,405,931.97	0.00
Program	20,139,622.10	(11,249,693.80)	8,889,928.30	7,729,576.39	5,148,508.54	8,889,928.30	0.00
<b>Grand Totals</b>	<b>226,939,622.10</b>	<b>10,356,238.17</b>	<b>237,295,860.27</b>	<b>218,189,100.50</b>	<b>183,462,293.64</b>	<b>237,295,860.27</b>	<b>0.00</b>

Community members interested in keeping up with the bond program can sign up for email updates through the District’s ListServ system at: <https://listserv.wlww.k12.or.us/self-service/>

- Nearly 92% of current funding, or \$218.1 million, has been committed
- Over \$23.7 million was spent this quarter for a total of \$183.4 million, over 77% of current funding
- The forecasted over/under for the program is balanced
- Program contingency transferred to support work at Wilsonville High School (\$300,000.00)
- Program contingency transferred to support work at Riverside High School (\$300,000.00)
- Financial data current as of October 16, 2023

## PROGRAM MARKETING & PARTICIPATION

Q3 2023

### Program Marketing:

The Bond Management Team built a program marketing plan to improve outreach to contractors, including minority and women-owned firms. The goal is to develop an extensive network of industry contacts that are kept informed of current and upcoming opportunities. A variety of platforms, both formal and informal, are being used to reach out and encourage all contractors that they are welcome, will be treated fairly, and can receive training on district-specific forms and processes.

The projects below represent over \$6.1 million dollars or just shy of 8% of minority-owned, disabled, veteran-owned women-owned or emerging small business contracts between four projects.

#### Inza Wood Middle School Project

- General Contractor: Inline Construction
- \$903,915 - 18.5% of the contract

#### New Athey Creek at Dollar Street Project

- General Contractor: Emerick Construction
- \$3.8 Million - 6.2% of the contract

#### West Linn High School Stadium & Parking Project

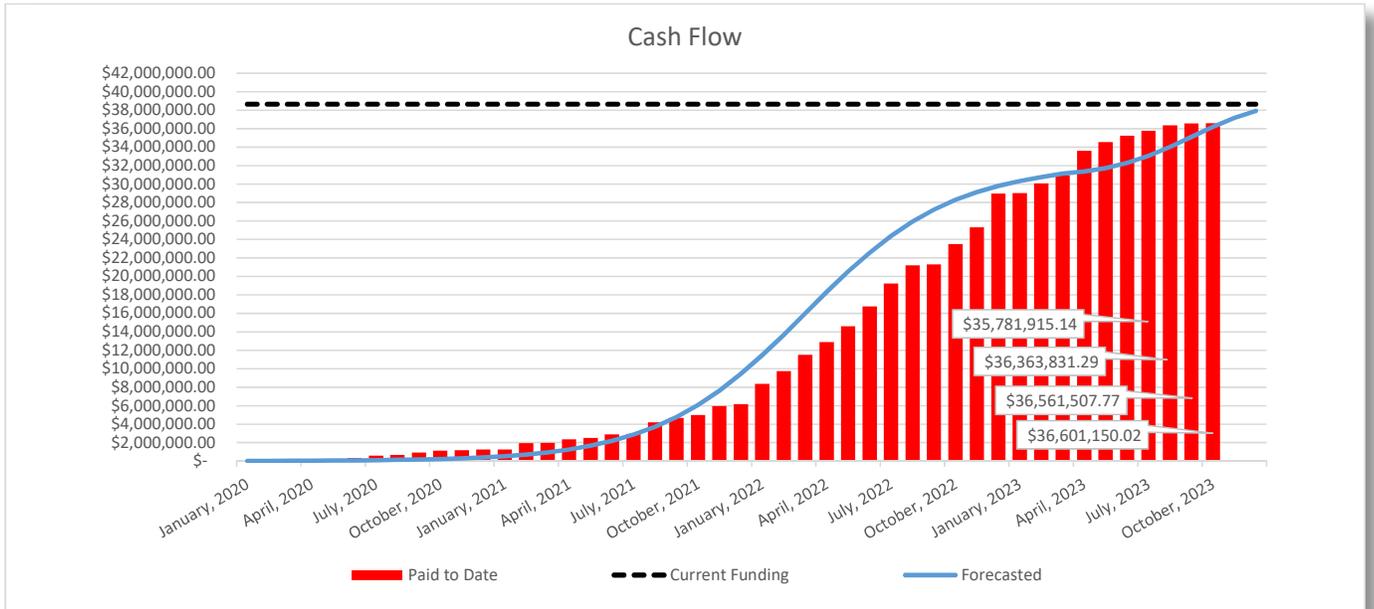
- General Contractor: Par-Tech Construction
- \$1.3 Million - 24.6% of the contract

#### Riverside High School Project

- General Contractor: Ross Builders
- \$133,323 - 2.1% of the contract

# ADDITION & RENOVATION @ WHS

## Q3 2023



New 600 seat auditorium with supporting spaces to better accommodate growing school programs and support community performing arts. Also includes additional parking, site circulation improvements, synthetic turf softball field with sports field lights, and energy efficient lighting upgrades. Renovation of existing auditorium and black box theater spaces and conversion to classroom spaces including Career and Technical Education. Also includes safety & security upgrades, energy efficient lighting upgrades and mechanical equipment replacement.

Construction is expected to be phased from summer 2021 through summer 2023. The new auditorium is expected to open fall 2023. Renovated spaces are expected to open Fall 2023.

### Recent Activities:

- Phase 4, which includes the Black Box and old theater conversion to CTE spaces is nearing completion
- Required firewall work is complete
- The technology hub is being used by the school
- Roof repairs are complete with flashing work nearing completion
- Final site plantings are complete
- Contractor punch work items being addressed

### Upcoming Activities:

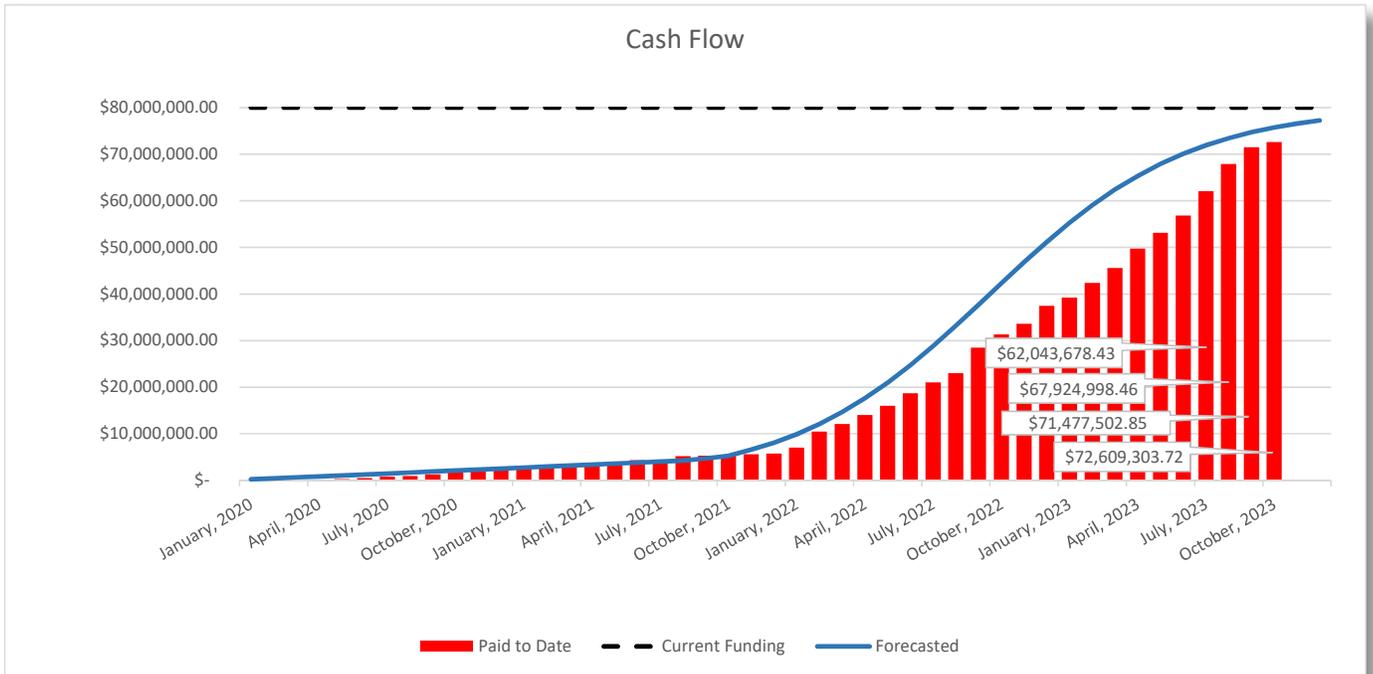
- Contractor punch list items continue
- Installation of exterior building signage
- Additional mechanical screen wall work

ADDITION & RENOVATION @ WHS  
Q3 2023



# ATHEY CREEK MIDDLE SCHOOL @ DLR

## Q3 2023



New 850 student middle school at the District’s Dollar Street property to make Athey Creek Middle School a neighborhood school, and to provide a central location for Riverside High School.

Construction is expected early 2022 through summer 2023.

### Recent Activities:

- Classes began as scheduled August 29th
- Staff was able to move in a week prior to school and get settled in the building
- Building mechanical and electrical systems are fully functioning including the kitchen
- Furniture was installed and is in use
- The auxiliary gym was opened two weeks into school and the main gym will open at the end of October
- The main parking lot and staff parking lot are complete with minor areas of planting still ongoing
- Bus drop off and pick up is functioning as intended
- A temporary access road was constructed to provide access from Brandon Place to Willamette Falls Drive
- The playground is fully functional and the turf field is slated to be complete at the end of October

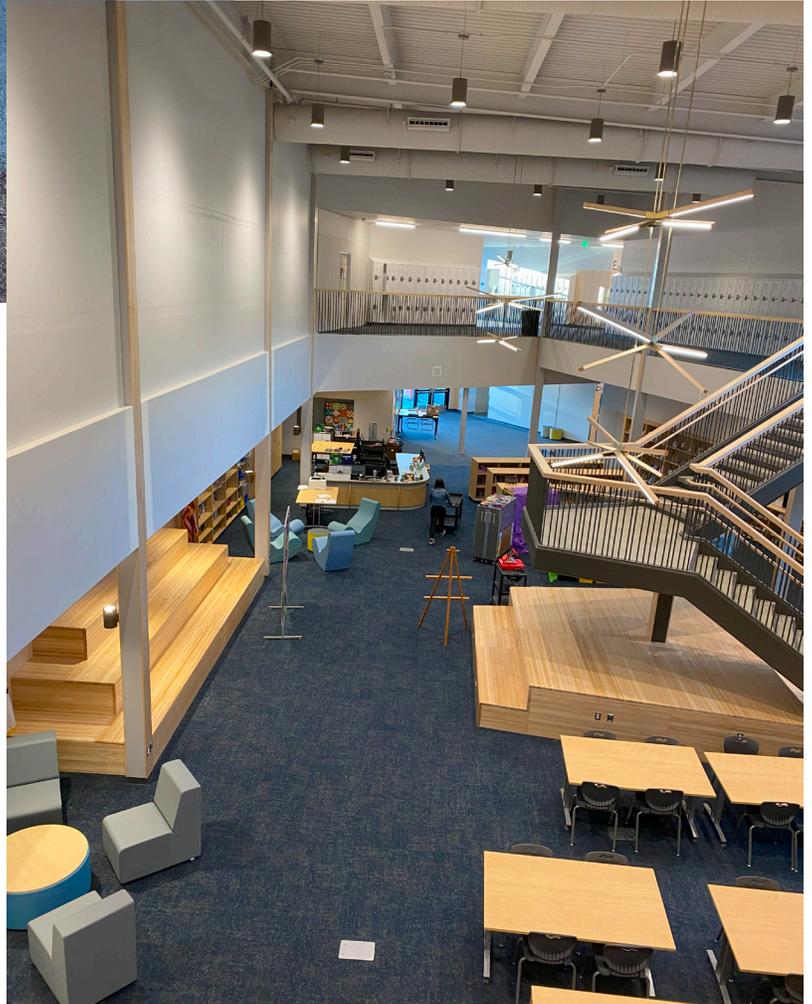
### Upcoming Activities:

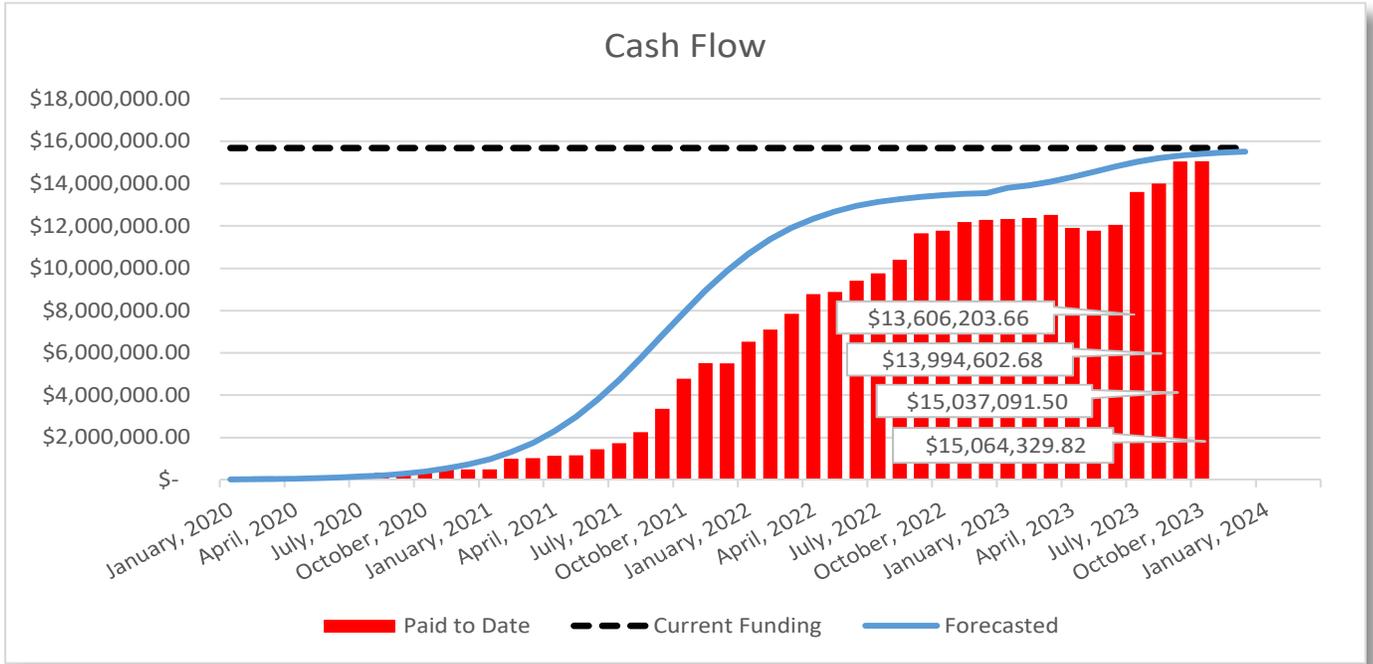
- Theater components have had on-going delays through the industry. The stage is anticipated to be complete in early to mid November
- Operations training of all building systems to occur in late October
- Roundabout construction is tentatively planned for early November

ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q3 2023



ATHEY CREEK MIDDLE SCHOOL @ DLR  
Q3 2023





Office addition to accommodate Riverside High School and create a secure entry. Renovation of existing office space and conversion to classroom spaces, including Career and Technical Education. Also includes mechanical, electrical and plumbing upgrades, roofing replacement, and kitchen equipment upgrades.

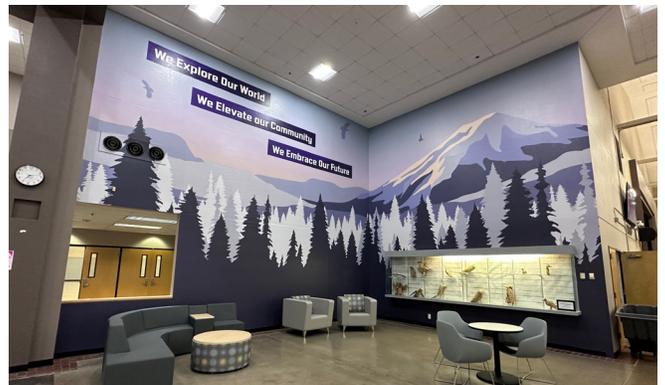
Construction is expected summer 2021 through summer 2023.

**Recent Activities:**

- Project has reached substantial completion and is in closeout
- Furniture has arrived and is in use by the school
- Wall graphics installed
- Gym floor refinished and new bleachers installed
- ADA Ramp to the athletic field and track is complete

**Upcoming Activities:**

- Contractor punch list closeout items nearing completion



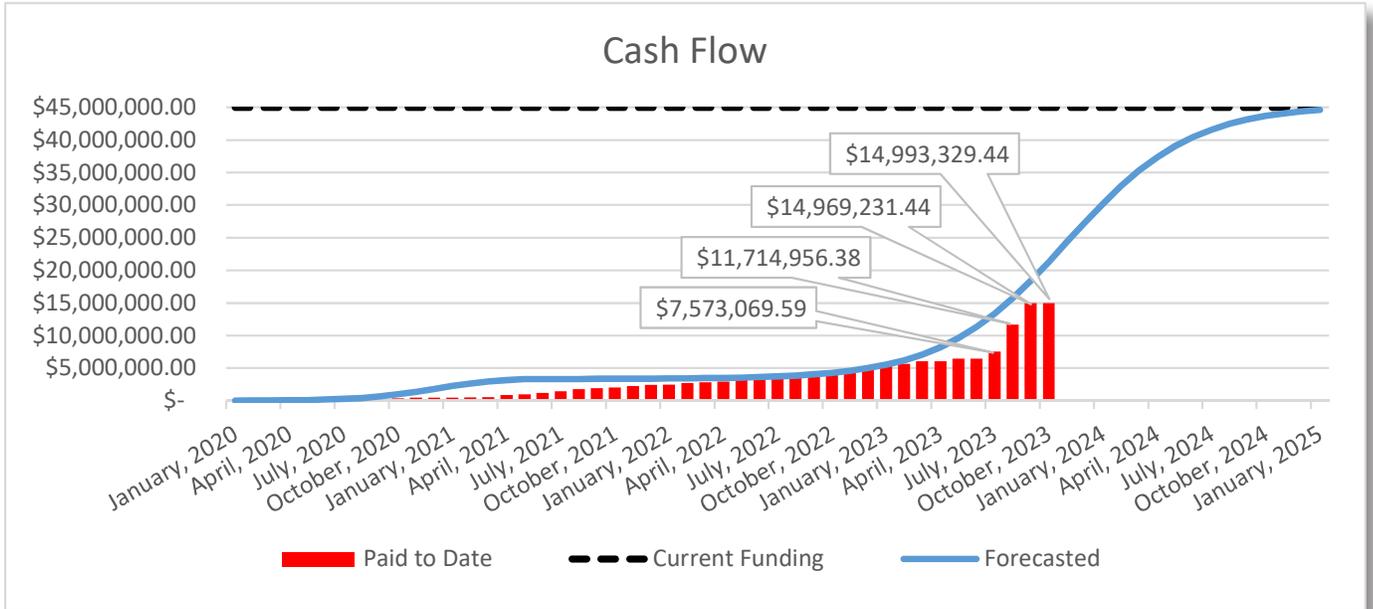
# RIVERSIDE HIGH SCHOOL

Q3 2023



# NEW PRIMARY SCHOOL @ FP

Q3 2023



New 350 student starter primary school on the Frog Pond site to accommodate enrollment growth. New storage building to replace the storage being demolished at the new primary school site.

Construction of the District storage is complete.

Design of the primary school began in 2021.

Construction of the new primary school is expected summer 2023 through early 2025.

**Recent Activities:**

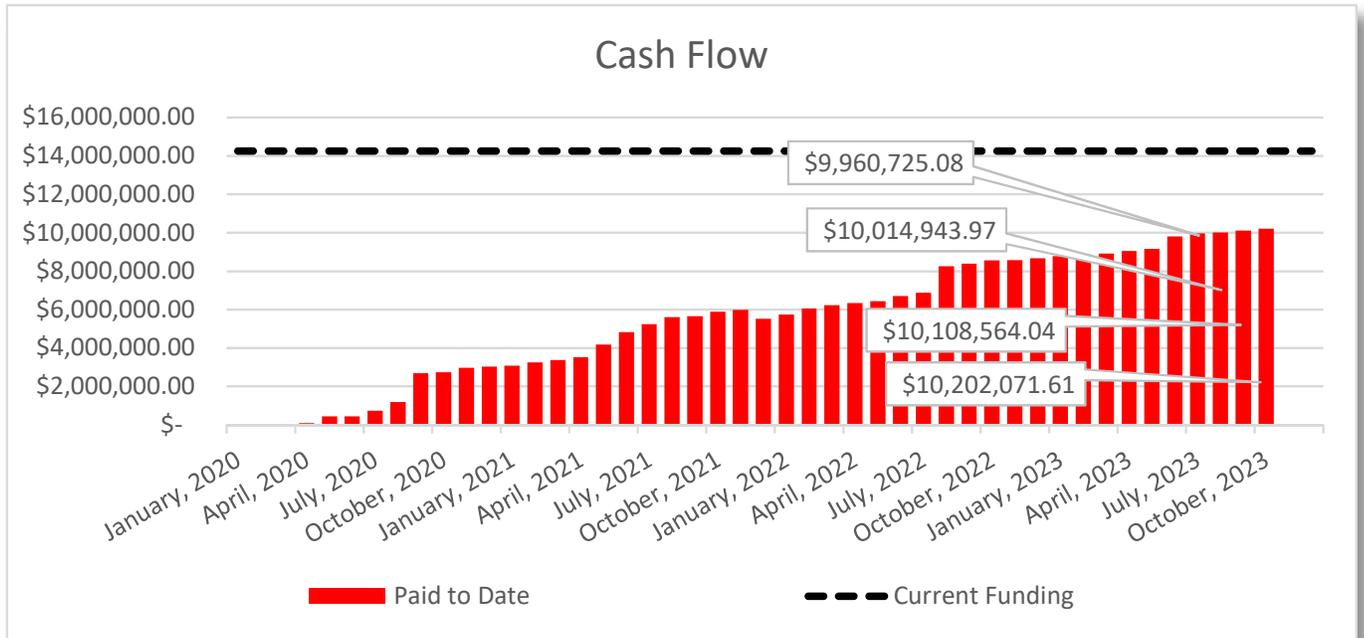
- The existing house and barns on the property were demolished and removed from the site
- Significant site grading occurred and the existing wells on site were decommissioned
- Erosion control and tree protection measures, such as hydroseed, silt fences and sediment ponds were implemented throughout the site
- Underground utilities have been installed and the buildings footings have been poured
- The first classroom sections framing has begun

**Upcoming Activities:**

- Work has begun on the street improvements for both Sherman Drive and Brisband Street. Connections for utilities to be completed in the coming weeks
- The installation of concrete floor slab, as well as wood-framed structure continues
- Coordination between the City of Wilsonville and the District continues for the construction of the school and the City's work on the Boeckman Road Corridor Improvements project

NEW PRIMARY SCHOOL @ FP  
Q3 2023





This project will roll out in phases across the District and include a wide array of infrastructure and devices that support student learning.

**Recent Activities:**

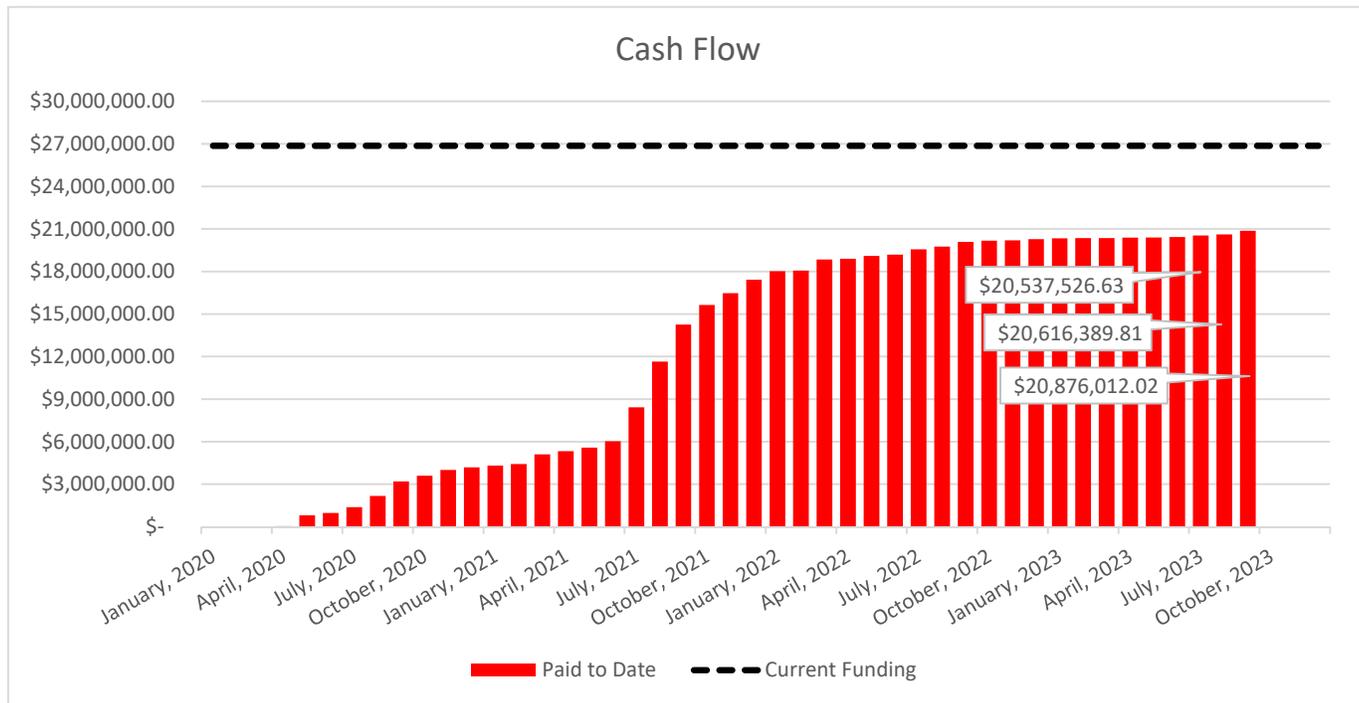
- Opened three new school locations Athey Creek, Riverside High and the Heumann Center with all networking, wifi, etc.
- Expanded digital signage

**Upcoming Activities:**

- Expanded digital signage across primary schools

# FACILITY IMPROVEMENTS

Q3 2023



These projects across the District will roll out in phases and include safety, life cycle replacement of building systems, energy efficiency upgrades, accessibility improvements and renovations. The following will provide updates for each of these projects.

## **19039.018 – Security Upgrades at Trillium Creek Primary School**

### **Project Status:**

This project includes creating a secure entry vestibule and improved classroom lockdown capability.

### **Recent Activities:**

- Project has reached substantial completion and is in closeout



## **19059.009 – Security Upgrades at Meridian Creek Middle, Sunset Primary and West Linn High Schools**

### **Project Status:**

This project includes security curtains and improved classroom lockdown capabilities at these three schools.

### **Recent Activities:**

- Project has reached substantial completion and is in closeout

**19029.007 – Boiler Replacement at Boones Ferry Primary School**

**Project Status:**

This project includes replacing the aging boilers with new energy efficient boilers.

**Recent Activities:**

- Project is in review and preparing to bid

**19061.020 – Rewiring at Willamette Primary School**

**Project Status:**

This project includes replacing all network cabling and relocating wiring closets.

**Recent Activities:**

- Project is in review and preparing to bid

**19063.001 – Security Hardware at West Linn High School**

**Project Status:**

This project includes improved classroom lockdown hardware capabilities, in line with those installed at all district schools.

**Recent Activities:**

- Project is in review and preparing to bid

**19064.021 – Track Replacement at Rosemont Ridge Middle School**

**Project Status:**

This project includes track resurfacing at Rosemont Ridge Middle School.

**Recent Activities:**

- Project is in review and preparing to bid