



West Linn – Wilsonville Schools

Long Range Planning Committee Meeting

Digital Zoom Meeting

Wednesday, July 15, 2020 6:00 PM

Long Range Planning Committee Meeting

1. Call to Order 6:03 PM

2. Roll Call

Committee Members:

Samy Nada

Julie Miller

Grady Nelson

Kim Jordan

Chelsea King (Board Liaison)

Attendees:

Kathy Ludwig

Pat McGough

Amy Berger

Andrew Kilstrom

Remo Douglas

3. Land Holding – School Board Task Assignment

- a. In March of this year a memo went to the School Board regarding the district land bank. The memo requested the Board task LRPC with reviewing land holdings.
- b. A spreadsheet was sent to the committee members with information regarding all district property. The ask is for the committee to look over the land that does not have school buildings or other district use in place. Looking at existing district land that leaves the following land holdings:
 - i. Site 012 – Oppenlander, 10.08 acres – no plan in place and currently sports fields that is not used by the district. Fields are rented out for outside sports groups and right in between Trillium Creek, Rosemont Ridge, and Sunset schools already in use. The site is too small for a middle or high school. There is no turf and is not needed by district sports teams. The committee needs to think about what to do with this site. If the district were to sell, when might be the right time to do so? A piece of property of this size could fit potentially 60 homes which would not overload the existing schools if the district sold and more homes were built.
 - ii. Site 013 – 60th Ave Property 2 acres – Sits right next to Meridian Creek Middle School. Is outside of the Urban Growth Boundary – no plan in place and cannot be a school site unless brought into the UGB. Currently used to house visiting international teachers.
 - iii. Site 023 – Frog Pond parcel currently in talks with the City of Wilsonville to possibly become a pocket park if that seems like the best use for the site. Right next to existing Frog Pond site that has been announced as the site of the new primary school as part of the 2019 Bond.

Department of Operations

2755 SW Borland Road, Tualatin, Oregon 97062

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- c. Additional sites with planned usage are:
 - i. Stafford River Property, Dollar Street, Frog Pond, Additional acreage on Meridian Creek. These sites all have intended useage. Possibly signage could be used to announce possible use for these parcels of district land. Signage could just announce the district owns the land even if nothing specific is noted for future usage. Committee Ideas for signage: Dollar Street and Frog Pond with plans to build schools in the 2019 Bond signage could be used to announce future school site with website information or phone number. The website could show a Google Earth image of the outline of the property with any idea of future plans for the site.
 - ii. The Stafford River site is being developed by the district to build district storage and warehouse facilities with future grounds unit and even a possible conference center building in the future. This storage facility will serve the same function as the current district storage, which will be removed on the Frog Pond site.
 - iii. If the district/Board assesses all land currently owned, and decides it wants to sell any, would the district then find other property to buy for land banking for future use? Flo Analytics gives indicators about future growth and can help give recommendations on where growth is likely to happen. Flo Analytics could be asked to present to the LRPC if the committee would like. The committee could also ask the district that this process becomes a formalized process to do in regular intervals. This topic will be part of the next LRPC Meeting.
- 4. LRPC Open Positions
 - a. There are three LRPC positions currently open. Applications are due to Kelly Douglas by July 30th. After the application period has ended, the Board will review all applicants and assign members to the three open positions, set to take place at the August Board Meeting.

Bond Oversight Committee Meeting 6:53 PM

- 5. 2014 Bond Report – 2020/2nd Quarter:
 - a. The latest quarterly report will be emailed out and includes work completed to current date. The program is approaching completion. 97.8% of the funds have been spent.
 - b. The 2014 Bond has three active projects: WLHS Performance and Stage Lighting, a Generators Project at Cedaroak Park and Stafford Primary Schools, and partial roofing replacement at Cedaroak Park Primary All projects are currently underway and are expected to be complete in the coming months.

6. 2019 Bond Report

- a. The 2nd quarter bond report has been produced and will be emailed out to the committee. The 2019 Bond is underway with consultants on board and a handful of projects with active construction.
- b. The current paid to date is just over \$2.5 million with over \$16 million committed in contracts.
- c. Thus far, COVID has not affected the program much. More contractors have shown up for project bids and with schools closing early, some projects were able to get going earlier than otherwise planned. As a reminder, Bond monies are tied to the bond language that voters approved and cannot be used for other items in this changing time. Of course some of what is in the bond language can help during this time, i.e. buying more Chromebooks as part of the bond and also helps with students possibly needing to learn from home. The district has always looked to the future in design and flexible spaces which could help with outcomes of the COVID pandemic if it changes the style of teaching and learning moving forward.
- d. Project status to date:
 - i. WHS Auditorium – New Auditorium wing and renovation of current theater space, additional parking, drive lanes, and a softball field. This project is nearing the end of the schematic design phase and moving into design development phase. Design meetings have included several district staff as well as community stakeholders. Construction is expected 2021-2023.
 - ii. New Middle School @ Dollar Street – Currently moving into design development with several community outreach opportunities held to date with more being scheduled in the coming months. Land use by early 2021 with construction taking place 2022-2023 with opening fall of 2023.
 - iii. Athey Creek Office Renovation – Third option high school includes an addition of a safe and appropriately-sized entry for a high school space with CTE spaces added in existing office spaces. Construction to begin 2021 with work will be complete before the lease of Art Tech runs out and can open fully fall 2023.
 - iv. Stadium & Parking @ WLHS – This project is to accommodate the entire student population on the field for safety and security as well as additional parking that goes along with added stadium seating on both home and visitor bleachers. There will be several community meetings with the first scheduled for July 16th. Construction is expected spring 2021 with completion fall 2021.
 - v. New Primary School @ Frog Pond – 350 student starter school with design starting summer 2021 and construction 2023-2024. Planned opening fall 2024.
 - vi. Technology is moving forward upgrading district systems and buying student devices.
 - vii. Smaller districtwide projects going on currently are:

1. Renovations at Inza Wood Middle School – Includes but not limited to, creating a new secure office/entry space as well as energy upgrades and creation of CTE space.
2. New Sports Field Lighting at WHS – baseball, tennis and football field lighting upgraded. Project almost complete and will be in the fall.
3. New track at Athey Creek Middle School – new sod and track surface, project is currently in closeout.
4. Security @ Boones Ferry and Lowrie – creating secure entries into the schools, currently under construction. To be complete before start of school 2020.
5. Security @ Cedaroak Park, Rosemont Ridge and Stafford Primary – creating secure entries into the schools. Currently under construction. To be complete before start of school 2020.
6. New Carpeting at Stafford Primary including abatement. Project is currently underway.
7. Mechanical work at WLHS & Willamette – new boiler at WLHS and gym mechanical unit at Willamette Primary school for lifecycle replacement. Currently under construction and will be complete before school starts.
8. Renovations @ Bolton and Cedaroak Park Primaries – air conditioning and secure entry along with other renovations currently in design with construction to start summer 2021.
9. Renovations @ Stafford and Willamette Primaries – air conditioning and secure entry along with other renovations currently in design with construction to start summer 2021.

7. 2019/20 Meeting Schedule

- a. Amy will send out the dates for the meetings for the 2020-2021 School Year.
Next meeting date: October 21st.

Next meeting: October 21, 2020

Adjourn: 7:55 PM



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting

[via Zoom online meeting]

Wednesday, July 15, 2020; 6:00 PM

Agenda

Long Range Planning Committee Meeting

1. Call to Order
2. Roll Call
Samy Nada
Kim Jordan
Julie Miller
Grady Nelson
Chelsea Martin, Board Liaison
Kathy Ludwig, Superintendent
Pat McGough, Chief Operating Officer
3. Land Holding – School Board Task Assignment
Pat McGough
4. LRPC Open Positions
Pat McGough/Amy Berger

Bond Oversight Committee Meeting

5. 2014 Bond Report
Remo Douglas
6. 2019 Bond Report
Remo Douglas
7. 2020-2021 Meeting Schedule
Pat/Amy/Remo
8. Adjourn [time_____] Next meeting _____

July 2020



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q2 2020

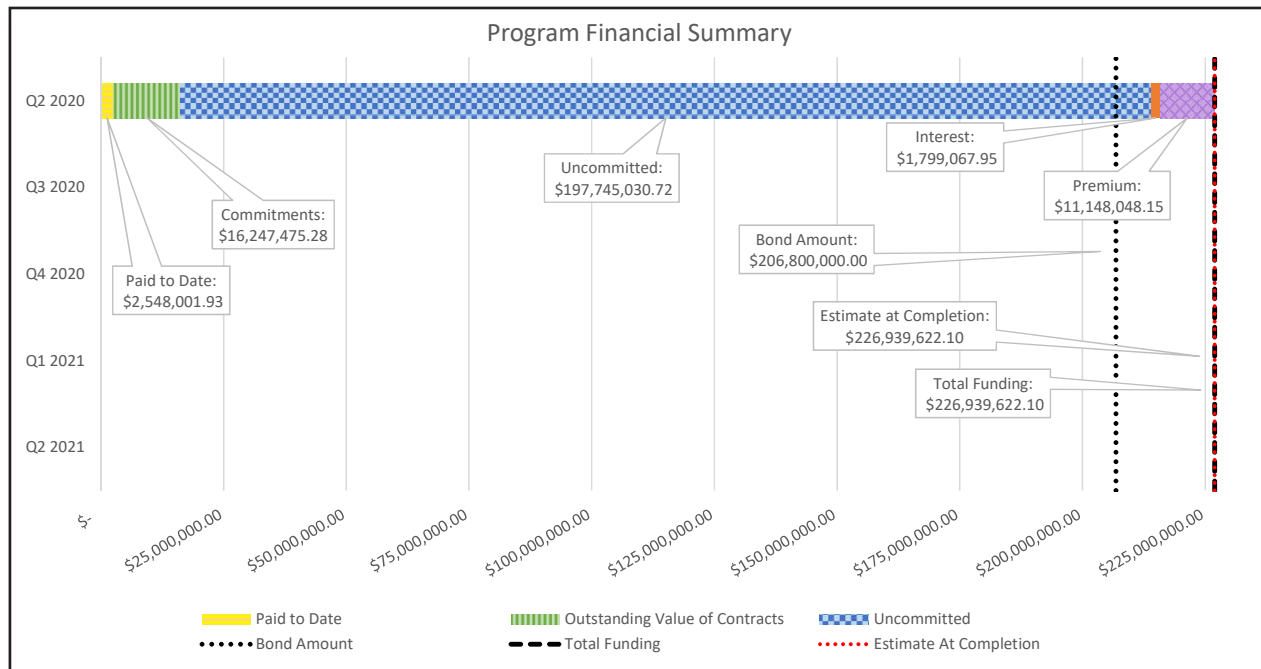
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PROGRAM SUMMARY

Q2 2020



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	0.00	28,470,000.00	2,915,215.38	303,484.23	28,470,000.00	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	6,615,279.24	464,503.04	78,000,000.00	0.00
Third Option High School	11,673,000.00	2,504,890.00	14,177,890.00	43,720.00	18,120.00	14,177,890.00	0.00
Stadium & Parking @ WLHS	8,625,000.00	0.00	8,625,000.00	1,007,711.22	37,707.34	8,625,000.00	0.00
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	114,375.21	59,483.95	39,000,000.00	0.00
Learning with Technology	15,000,000.00	0.00	15,000,000.00	2,190,288.18	715,036.16	15,000,000.00	0.00
Facility Improvements	26,032,000.00	4,687,616.00	30,719,616.00	2,890,264.81	927,160.92	30,719,616.00	0.00
Subtotals	206,800,000.00	7,192,506.00	213,992,506.00	15,776,854.04	2,525,495.64	213,992,506.00	0.00
Program	20,139,622.10	-7,192,506.00	12,947,116.10	470,621.24	22,506.29	12,947,116.10	0.00
Grand Totals	226,939,622.10	0.00	226,939,622.10	16,247,475.28	2,548,001.93	226,939,622.10	0.00

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

- The West Linn - Wilsonville Community successfully passed measure 3-554 November 5, 2019.
- The School Board adopted Resolutions 2019-5 and 2019-6, calling the election and authorizing sale of \$206,800,000.00 in bonds
- Bonds were sold on February 12, 2020 totaling \$147,876,715.85
- Interest earnings from current investments expected to be \$1,799,067.95
- Bond premium from the sale in the amount of \$11,148,048.15
- Consultants selections are largely complete
- Numerous project designs are underway
- Construction on several Facility Improvements projects is underway
- Learning with Technology projects are underway
- Program schedule is currently being reviewed

CONSULTANT SELECTION & PROGRAM MARKETING

Q2 2020

Consultant Selection:

The below list of consultants have District contacts under the 2019 Capital Bond Program:

- 3J Consulting - Civil Engineering & Planning
- BORA Architects - Architecture
- Carlson Testing - Testing & Inspections
- CBRE Heery - Program Management & Commissioning
- Compass Land Surveyors - Surveying
- GeoDesign - Geotechnical Engineering
- IBI Group Architects - Architecture
- Keith Liden - Planning
- Northwest Geotech - Geotechnical Engineering
- Osprey Solutions - Wildlife
- Pacific Habitat Services - Wetland & Wildlife
- PAE Consulting Engineers - MEP Engineering
- PBS Environmental - Environmental Consultant
- River Levett Bucknall - Estimating
- Teragan & Associates - Arborist
- The Davey Tree Expert Company - Arborist
- The Pacific Resources Group - Arborist
- Willamette Cultural Resources Associates - Archeologist

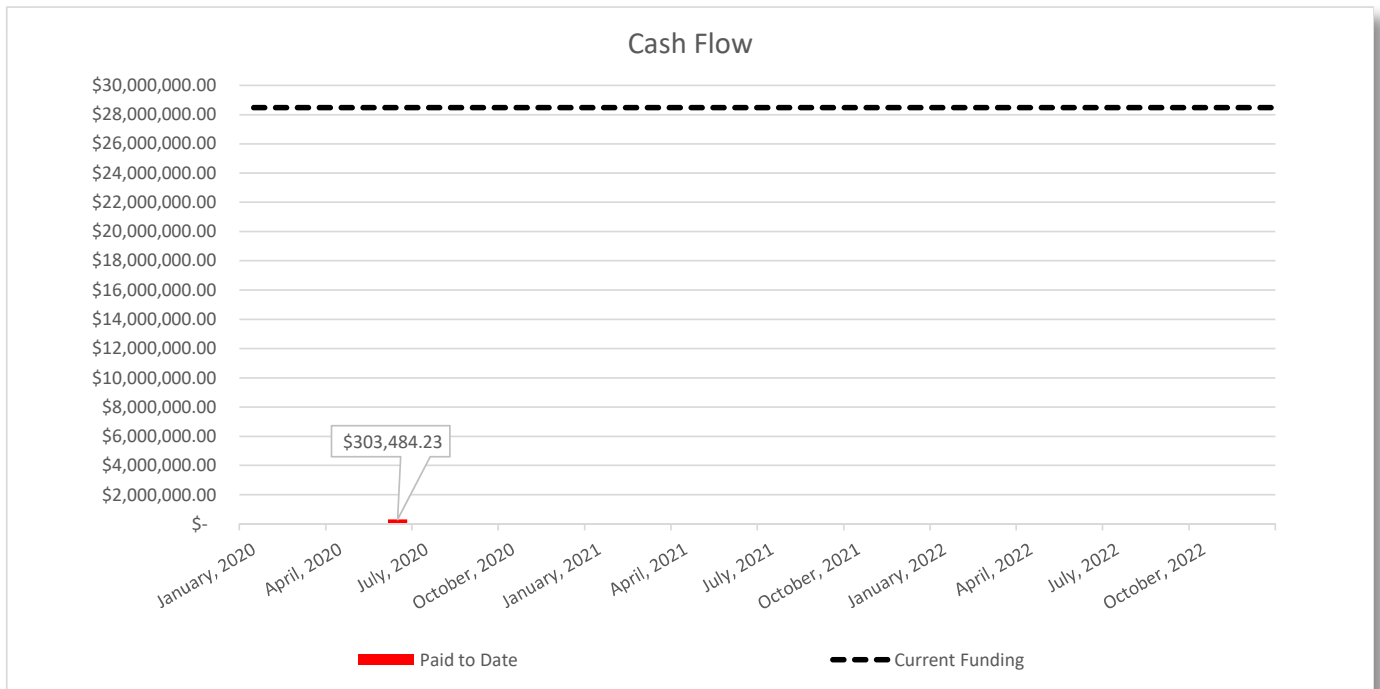
Program Marketing:

The bond management team is developing 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 will be 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.

This plan is in the very early stages of development, but the Bond Management Team is already reaching out to dozens of contractors via phone, email and virtual meeting. Additional information will be available as the program progresses.

ADDITION & RENOVATION @ WHS

Q2 2020



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, 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.

Recent Activities:

- BORA Architects selected to provide design services
- Design committee comprised of District and School leadership, staff, and community members meeting regularly
- Design is nearing completion of Schematic Design phase

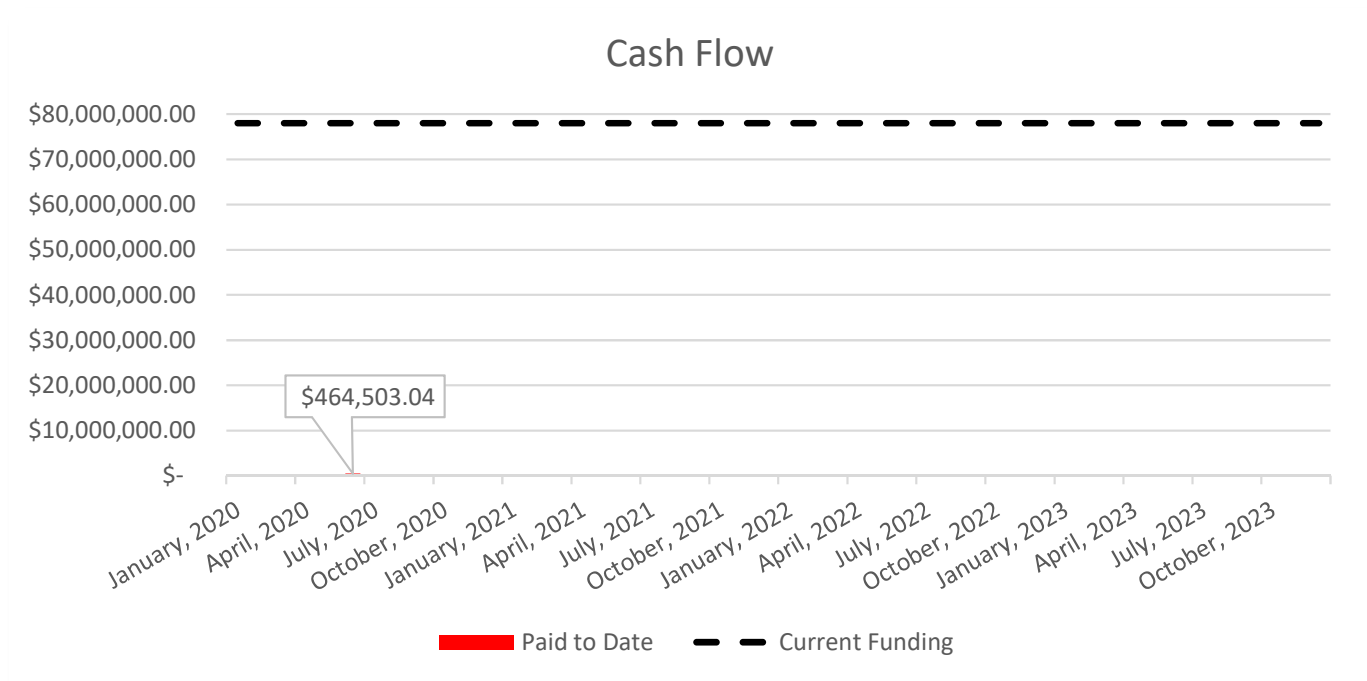
Upcoming Activities:

- Design will move into Design Development phase
- Focus groups to discuss various aspects of the project, including staff and students
- Conditional Use Permit application is expected in late summer or early fall



NEW MIDDLE SCHOOL @ DLR

Q2 2020



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 the third option high school.

Construction is expected early 2022 through summer 2023.

Recent Activities:

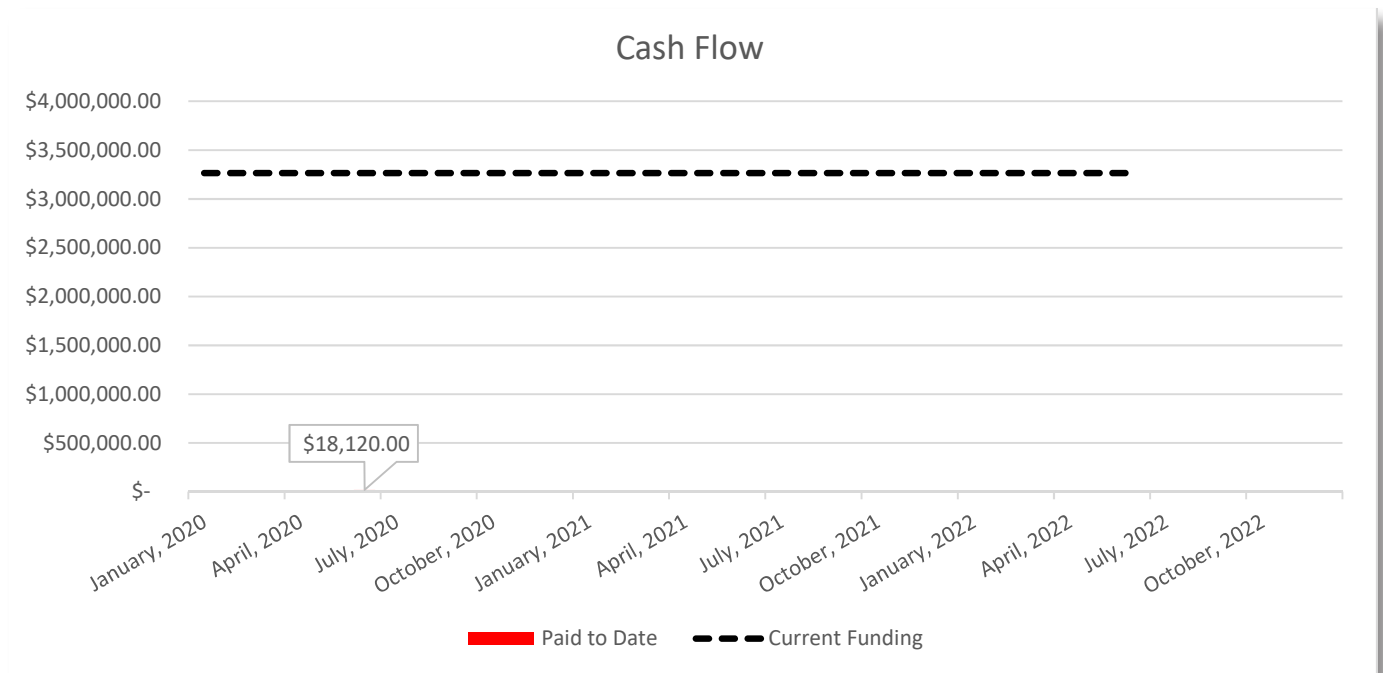
- IBI Group Architects selected to provide design services
- 3J Consulting selected to provide planning consultant services
- DKS Associates selected to provide traffic engineering services
- Geodesign selected to provide geotechnical engineering services
- PBS Environmental selected to provide environmental consultant services
- Pacific Habitat Services selected to provide wetland consultant services
- Pacific Resources Group selected to provide arborist services
- Cultural Resource Assessment selected to provide archeological consultant services
- Technical studies are underway
- Design committee formed comprised of District and School leadership
- Three community meetings have been held to present the project and receive community feedback

Upcoming Activities:

- Design will move into Design Development phase
- Additional community meetings
- Focus groups to discuss various aspects of the project, including staff and students
- Land Use Application in late 2020 or early 2021

THIRD OPTION HIGH SCHOOL

Q2 2020



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

Construction is expected summer 2021 through summer 2022.

Recent Activities:

- IBI Group selected to provide architectural services
- Design committee formed comprised of District and School leadership
- Design is nearing completion of Schematic Design phase

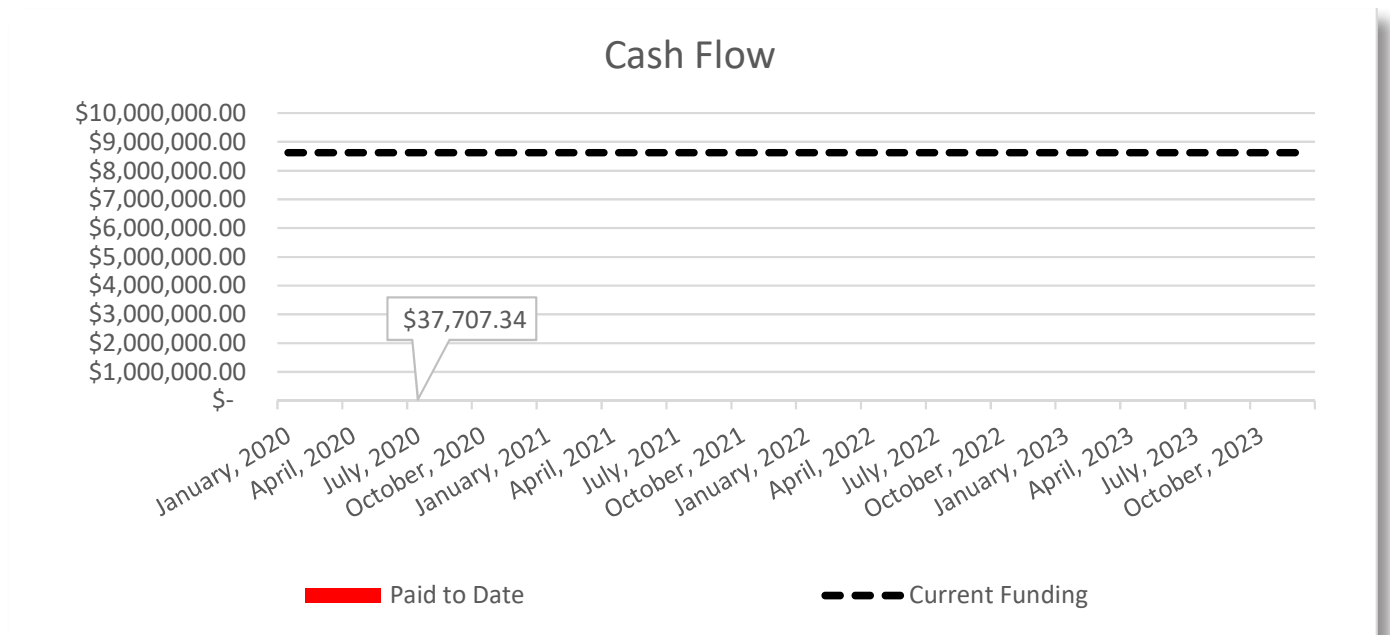
Upcoming Activities:

- Design will move into Design Development phase
- Focus groups to discuss various aspects of the project, including staff and students
- Land Use Application expected late summer or early fall 2020



STADIUM & PARKING @ WLHS

Q2 2020



Additional stadium seating and parking to better accommodate full student body gatherings as well as spectators already attending athletic events, improving safety and accessibility. Energy efficient sports field lighting upgrade also included.

Construction is expected spring and summer 2021.

Recent Activities:

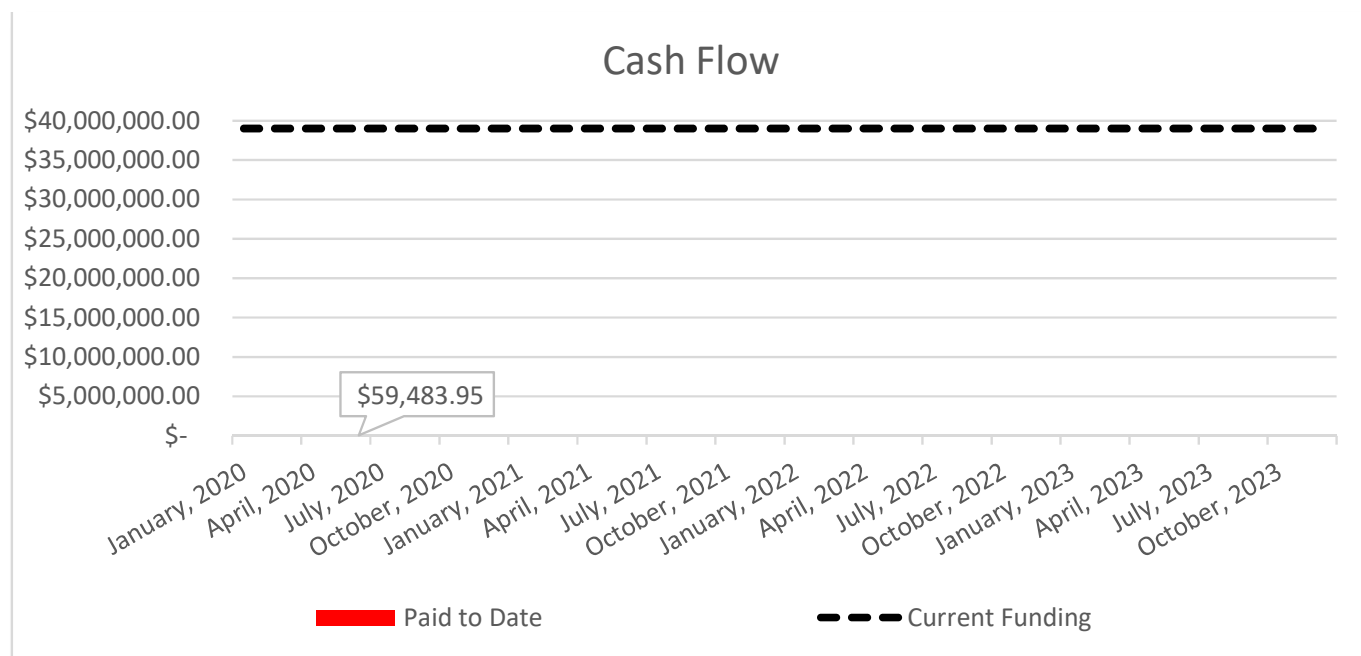
- IBI Group selected to provide architectural services
- Design committee formed comprised of District and School leadership, and community members
- Design is nearing completion of Schematic Design phase
-

Upcoming Activities:

- Focus groups to discuss various aspects of the project
- Community meetings will be held July 16, 21 and 30, 2020

NEW PRIMARY SCHOOL @ FP

Q2 2020



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.

Design of the primary school is expected to begin in 2021.

Construction of the new primary school is expected summer 2023 through summer 2024.

Construction of the district storage is expected summer 2021.

Recent Activities:

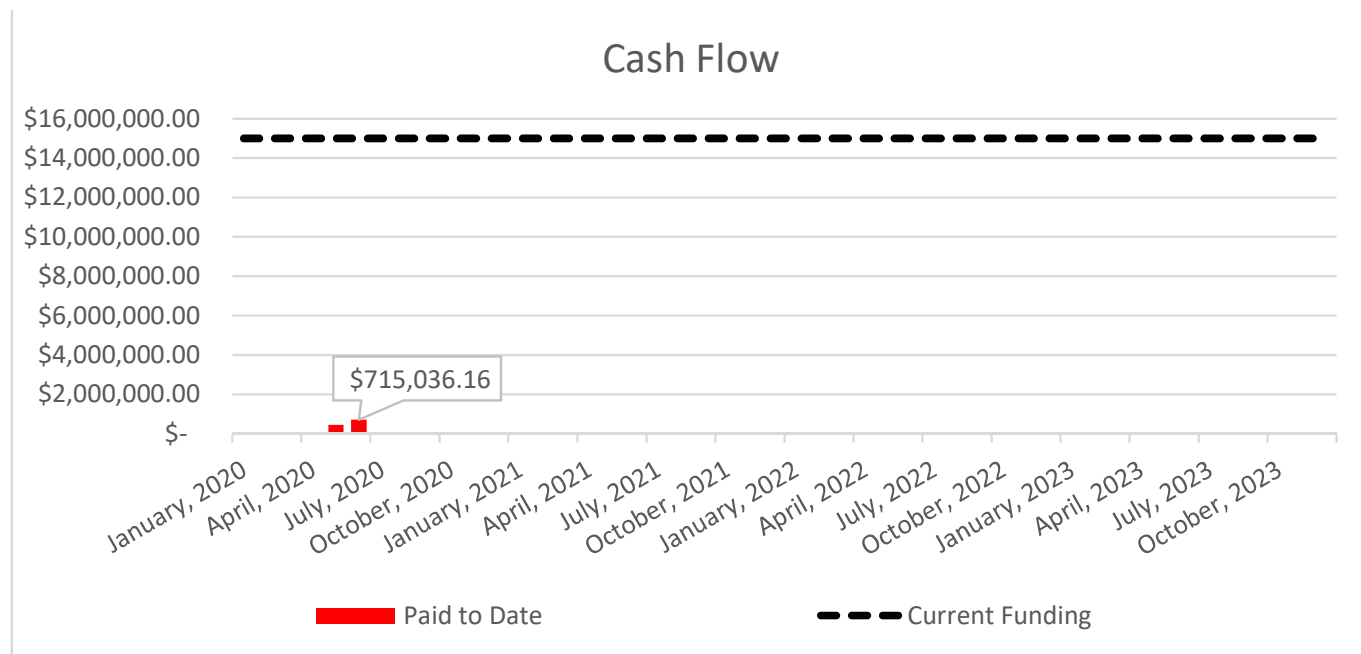
- Agreement in place for initial environmental survey of the primary school site
- Design, bid and award for demolition of existing structures at the storage site is complete.

Upcoming Activities:

- Environmental survey of the primary school site
- Demolition of existing structures at the storage site

LEARNING WITH TECHNOLOGY

Q2 2020



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:

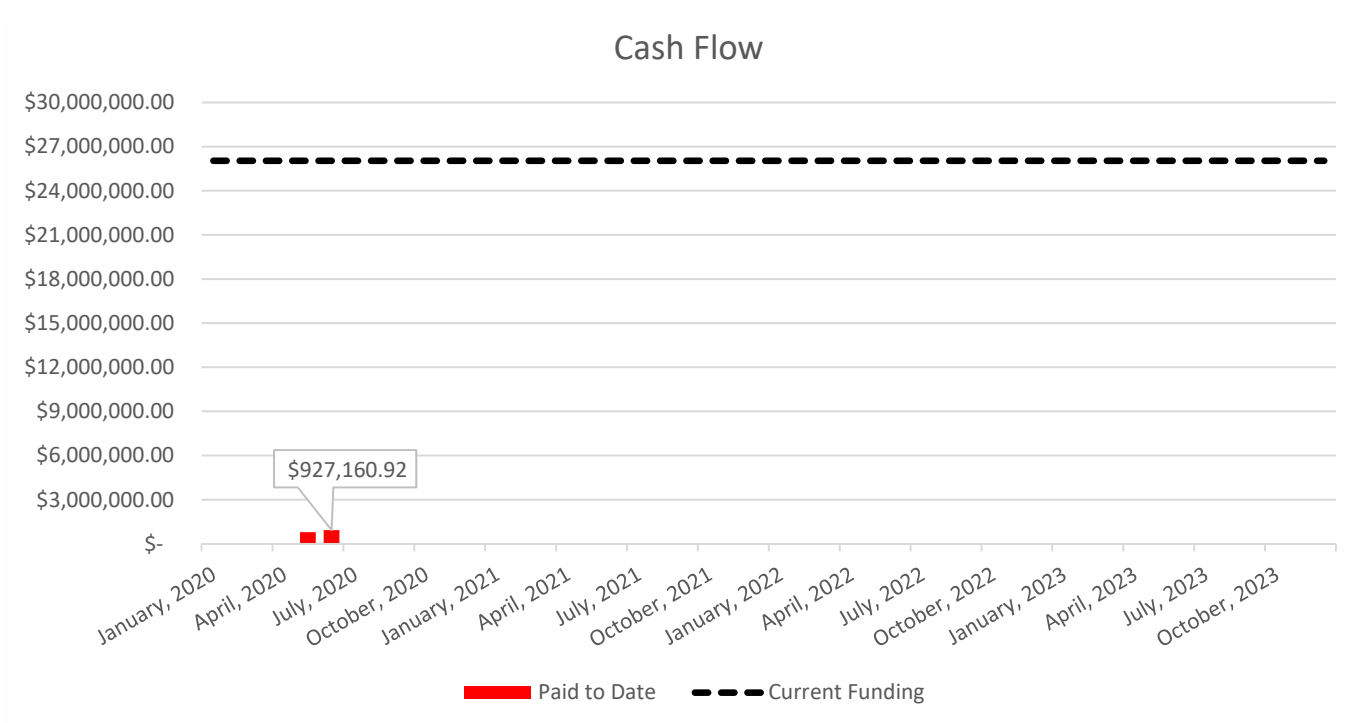
- Selection, purchase and training for new student information system
- Phone system replacement selection, purchase and launch of installation
- Student and staff device purchase and setup

Upcoming Activities:

- Phone system installation and setup
- Student and staff device purchase and setup
- Server environment replacement

FACILITY IMPROVEMENTS

Q2 2020



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 pages will provide updates for each of these projects.

19034.011 – Renovation at Wood Middle School

Project Status:

Light renovation through various parts of the school, total renovation of front classroom cluster, relocation of office and creation of new classrooms and maker space. Energy efficiency upgrades, life cycle replacement and the addition of an educational greenhouse.

This project is scheduled for construction during the summer and fall 2021. The project is in the Design Development stage of design.

19042.019 Sports Field Relighting at Wilsonville High School

Project Status:

Sports field lighting replacement for the stadium, baseball fields and three tennis courts. The varsity softball field has already received this upgrade, and the JV softball field will receive the upgrade as part of another project.

The contractor is on board, and most of the work has been completed. The final two fixtures will be replaced this fall, when Osprey are absent from this location.



FACILITY IMPROVEMENTS

Q2 2020

19043.006 - Track Replacement at Athey Creek Middle School

Project Status:

This project is substantially complete.



19045.009 – Security @ BF, LW

Project Status:

This project includes security upgrades at these two schools. The work has been design, bid and the work is underway. The work is expected to be substantially complete for the start of the school year in August 2020.

19044.009 – Security @ COP, RR, ST

Project Status:

This project includes security upgrades at these three schools. The work has been design, bid and the work is underway. The work is expected to be substantially complete for the start of the school year in August 2020.



FACILITY IMPROVEMENTS

Q2 2020

19046.004 – Flooring @ ST

Project Status:

This project includes the abatement of existing flooring materials, and the installation of new carpet and vinyl flooring for classrooms and support spaces. The abatement is complete and installation of the flooring is underway.



19048.009 – Mechanical @ WLHS, WM

Project Status:

This project includes a boiler replacement at West Linn High School and the gym mechanical unit replacement at Willamette Primary School. This equipment was routinely failing and so immediate replacement is underway. The project has been designed, bid and is underconstruction in preparation for start of school this fall.

19048.009 – Renovations at Bolton Primary School and Cedaroak Park Primary School

Project Status:

This project includes classroom air conditioning, security improvements and other life cycle replacement work. Design is currently underway with an expected construction start in summer 2021.

19049.009 – Renovations at Stafford Primary School and Willamette Primary School

Project Status:

This project includes classroom air conditioning, security improvements and other life cycle replacement work. Design is currently underway with an expected construction start in summer 2021.