

PROJECT

LOSD Long-Range Facility Planning Committee

MEETING SUBJECT

Forest Hills Tour, Student Services Focus,
& Lake Grove Site Analysis

DATE

2024-02-12

LOCATION

Forest Hills Elementary School

TIME

4:00-5:30pm

PARTICIPANTS

See Sign-In Sheet (Attached)

DISTRIBUTION

Attendees

This is a record of the February 12th Long Range Facility Planning Committee meeting.

Meeting Agenda

- Tour of Forest Hills Elementary
- Forest Hills Capital Improvements – Wrap Up
- Topic A: Student Services
- Topic B: Capital Improvements
 - Lake Grove Property – Part 1
- Next Steps

School Tour of Forest Hills ES

- Distance to restrooms noted. One ADA restroom in the school, formerly reserved as a staff restroom is now a student all-user restroom, reducing staff restroom access to one.
- Ample size, daylight, and storage for the music room (formerly the multipurpose room) noted.
- Distance from kitchen to classrooms
- Small size of innovation lab observed, not enough space to have a “messy” area and a “clean” that other schools have

Forest Hills Capital Improvements – Conversation Wrap Up

- Rebecca reviewed the improvements at Forest Hills to date, and the unforeseen conditions that were discovered during the most recent renovations.
- Review of cost & feasibility
 - Schedule is a key issue with a renovation
 - The duration of displacement with a renovation would be greater, completing a renovation of this scale would require multiple trades to work more months than would be necessary in new construction.
 - Q. Will this be a shorter schedule than River Grove ES?
 - A. Potentially, if it is a full replacement.
 - Renovation feasibility
 - Q. What is the feasibility of even entertaining the renovation track?
 - A. There are considerable ramifications that are mostly already understood and there would be considerable cost to review what is unknown

- Feasibility Site Plan Study: Existing with addition v. New Replacement. Based on the studies, it is possible to accommodate the square-footage and site program elements needed for a new 2-story elementary school
 - Feasibility of renovation seems very low
 - New SF would need to be added to meet ES Ed Spec
 - Renovating doesn't solve the Site constraint issues, it makes them worse since we have to build an addition.
 - Compromised site program with the additional sf, the fields are unusable
 - Cost prohibitive
 - Final product would need to be compromised in some way to accommodate the existing building
 - It would be a shame to start remodeling then discover even more issues, with foundations for example.
 - What is it people want to hold on to with Forest Hills?
 - The fireplace
 - The use of natural wood everywhere
- Based on the conversation, is the committee in agreement the best move forward is to plan for a full replacement school at Forest Hills?
 - "Yes" responses from those present

Student Services Facility Needs

- Rebecca presented the information gathered from interviews with the Director of Student Services and his team related to the needs in the facilities district-wide.
 - Access for all
 - Review of the Student Services spaces at the new schools: River Grove ES, Lakeridge MS, and Lake Oswego MS.
 - Supporting Student Wellbeing
 - Regulate, Relate, Reason (in that order)
 - Program Relocation Phase & Status – Which schools are supporting which programs.

Lake Grove ES

- Review of the floor plan: Similar issues that we see at Forest Hills: lack of restroom access, long corridors, distance to kitchen, and small-sized innovation lab.
- Lake Grove Site Analysis
 - Levi presented an analysis based on available materials on the city website and district as-built documents.
 - Three tax lots
 - Fully within the "Lake Grove Village Center" District
 - Zoned "Public Functions"
 - 50' Setback along Boones Ferry Rd., Water Easement and Sidewalk Easement
 - Topography: about 6' grade change from east to west. Relatively flat site
 - Many established trees along the perimeter, and on the western parcel. One Heritage Tree along Boones Ferry Rd.
 - Vehicular Access: Douglas Way, Boones Ferry, and Beasley Way
- Lake Grove Development Discussion:

- At one time the District was considering selling one site and Lake Grove was on the list, is that still under consideration?
 - The property values have changed since that discussion several years ago. The District will not be selling this property. It is the most valuable property the district owns and it is in the best interest of the district to keep it.
- The central location of this property provides an opportunity to move all district services into one location.
 - Currently the district is renting space for the Student Services Department which belongs closer to the rest of the Administration team.
 - The bond management department is using a few rooms in the Palisades World Language school building. The world language program is growing and expected to expand to fill the building in a few years.
 - The Community Transition program is currently sharing space in the CNS building with limited access to public transit.
- Uplands Elementary
 - After the major bond projects are complete, it will be an empty site
 - That is the one location in our district where a student can attend elementary, middle, and high school all in one place. The higher levels can support accelerated programs for the lower levels, older students can mentor younger students, etc.
 - The District has put \$14M into upgrading Uplands. It needs a few more things like replacing exterior windows and doors, but is otherwise ready to be a high performing elementary school for many more years.
- There is likely generally consensus from the community that the building needs to be replaced, the damage from the recent ice storm made that even more clear. But there will probably be resistance from the community if you no longer have a school on this site at all.
 - Since it is such a large site, is it possible to peel off land along Boones Ferry Rd. for the District services building and rebuild a new school on the rest of the site?
- City Partnership
 - The Urban Renewal zone offers a tax opportunity for the city to consider building on this site. This does not exist on any other district-owned land.
 - The City is considering a modern library and lifelong learning center, a place that will be a community asset and complements the mission of the District.
 - *A letter from the City expressing such interest and a desire to partner with the district was mentioned in the meeting and is attached.*
 - The partnership would be such that the city would be leasing from the District.

Next Steps:
Meeting #4 February 26th at Lake Grove Elementary

Submitted by,
Arcadis Architects Inc.

Attachments: Attendees List
Tour Handout
Letter From The City
Meeting Presentation

LOSD 2021



Long Range Facility Planning Committee Meeting

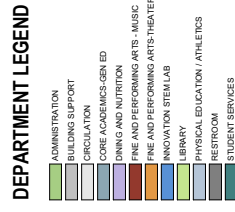
February 12, 2024 - Central Office Boardroom

4:30 PM

MEMBER SIGN-IN SHEET

COMMITTEE MEMBER	MEMBER SIGNATURE
Benn, Guy	<i>Guy Benn</i>
Brown, Bruce	<i>Bruce Brown</i>
Clements, Courtney	<i>Courtney Clements</i>
Coyle, Laura	
Ha, Wayne	✓
Haladay, Miles	
Quandt, Erin	<i>Erin Quandt</i>
Sasik, Marci	<i>N/A</i>
Spear, Cyndi	
Verdicks, Rachel	<i>Rachel Verdicks</i>
Vandenberg, Tony	✓
Hansen, Debbie	✓
Schiele, Jennifer	<i>Jennifer Schiele</i>
Ketzler, Stuart	✓
Larson, Mary Kay	<i>Mary Kay Larson</i>
Hartman, Liz	✓

LOSD 2021: Building our future, together.





February 7, 2024

Jennifer Schiele, Superintendent
Lake Oswego School District
2455 Country Club Road
Lake Oswego, Oregon 97034

Dear Jenn:

As the Lake Oswego School District and the Long-Range Facilities Planning Committee discusses the future of investments and renovations to Lake Oswego School District properties, the City of Lake Oswego would like to start a dialogue about a possible partnership between the City and District on the future of the Lake Grove Elementary School property.

The Lake Oswego City Council recently conducted its annual goal setting session. The Council tentatively approved an initiative to, *"Develop a strategy for an all-ages and all-activities community center on the west side of town that would include event and meeting spaces, public services, and may include library services,"* as part of the City's agenda for 2024.

As we have begun to develop a work plan for this initiative, staff has done a preliminary review of properties that could be a good home for a west-side community center, with an eye towards properties that are within the Lake Grove Village Center Urban Renewal District. Lake Grove Elementary quickly surfaced as a possible site. This property may afford a unique opportunity to invest in a community center/library facility that has been envisioned since the 1980s. I know that LOSD is also seeking a location where you could consolidate district offices, which could serve both of our visions. LOSD offices would be a community hub, which would help Lake Oswego realize the vision in the Lake Grove Village plan.

Thank you for your continued collaboration on issues vital to the future of Lake Oswego. Please let me know the best way to begin a conversation around the future of the Lake Grove Elementary School property and the opportunity that it provides us collectively.

Sincerely,

Martha Bennett
City Manager

C: Lake Oswego City Council

Respect. Excellence. Trust. Service.

Long Range Facility Planning Committee Meeting #3

Lake Oswego School District

February 6, 2024

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Agenda

4:30 Tour of Forest Hills Elementary

5:00 Forest Hills Capital Improvements – Wrap Up

5:20 Topic A: Student Services

5:40 Topic B: Capital Improvements

Lake Grove Property – Part 1

6:00 Next Steps

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Forest Hills

Capital Improvements

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Forest Hills Capital Improvements

Renovations Completed in the 2016 and 2020 bonds:

- Seismic Upgrades to Gymnasium
- Security Upgrades including Entry Vestibule
- Technology Upgrades
- iLAB renovation

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Forest Hills Capital Improvements

Unforeseen Challenges Discovered During Recent Renovations

- **Gym Framing:** Framed with 2x4 walls instead of 2x6 as drawn – required structural strengthening and caused a 2-week construction delay
- **Unsalvageable exterior siding** discovered during window abatement and required full replacement
- While excavating for new footings, **rusted electrical conduit** was discovered below grade and was replaced.
- While repointing the existing brick walls, it was discovered the top **10 courses of brick were loose**. Bricks were removed, replaced with new mortar, and structural bracing added to stiffen the walls.
- The **covered play ledger was not tied to the gym wall framing**. A new ledger and structural stiffening was added.

Forest Hills Capital Improvements

Unforeseen Challenges Discovered During Recent Renovations

- **Abandoned sewer and water lines discovered** where new footings were to be poured. Cut and patch the slab.
- **Rotten framing** at the covered play replaced
- One gym **truss was cracked and sagging** and required structural strengthening
- **Rotten plywood** under roof gable replaced
- **Rotten window sill plates** replaced
- Wall framing studs cut too long, causing **areas of roof to buckle**
- **Rotten wood** at exterior fascia.
- Existing **rooftop fans non-operational** due to electrical issue.

Forest Hills Capital Improvements

Cost Impact

New Construction: +/- \$540/sf

Full Renovation: +/- \$620/sf

Includes seismic upgrade to Category V, energy upgrade to meet Path to Net Zero goals, and complete reconfiguration of rooms to meet the current Ed. Spec.

*costs provided by Architectural Cost Consultants and shown for 2024 construction rates

Forest Hills Capital Improvements

Schedule impact*

New Construction:

Design Phase: Begins November 2025

Opening Day: August 2028

Full Renovation:

Design Phase: Begins November 2025

Opening Day: December 2028

*Assuming Students move to the District Swing Site at Uplands Elementary in either a New Construction or Renovation Scenario

Forest Hills Capital Improvements

Square-footage impact

New Construction: 71,000sf to comply with current Ed. Spec.

Full Renovation: 50,800sf Renovation
+
20,000sf New Addition





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Student Services

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Student Services

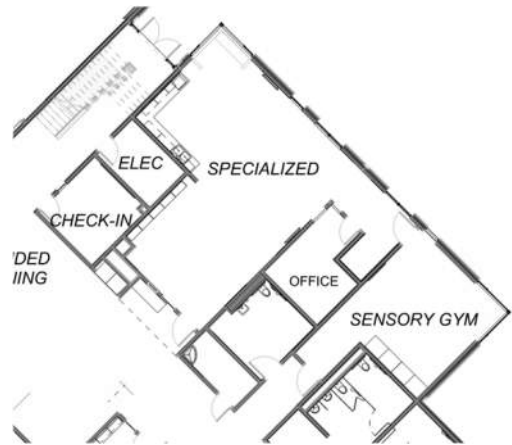
The requirements of Special Education Programs can be described in two categories: enhanced access for students with disabilities and support for social-emotional wellbeing.

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Student Services

Access for All

- Motor Rooms for OT/PT
- Universal Design Principles, enable student independence
- Restrooms with space for lifts, assistants, changing, storage.
- Spaces to support the special education programs DELTA, ACCESS, and Pathways
- Reduce sensory stimulation: Acoustics, light, crowded hallways, etc.
- Support for Students and Families in Need



Student Services

Supporting Student Wellbeing

- Places for student self-regulation and sensory breaks.
- Wellness and Counseling Support. Connect students to mental health resources.
- Design Principles: Biophilia, Trauma-Informed Design
- Spaces for Counseling and other Specialists – to work with teachers, work with students, and have confidential conversations



Regulate, Relate, Reason

Student Services

Pathways

Oak Creek, River Grove, LOMS,
LMS, LOHS, LHS

Community Transition Program (CTP)

Computer Network Services (CNS)
Building on LOHS campus

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Program Relocation Phase & Status

School	Current Program	Phase	Relocated Program	Status
Forest Hills	1 ACCESS	Phase 1 (2021/22)	1 ACCESS	Complete
Hallinan	1 DELTA	Phase 3 (2023/24)	1 DELTA	Complete
			1 ACCESS	Complete
Lake Grove	3 ACCESS	Phase 3 (2023/24)	1 ACCESS	Complete
			1 DELTA (new)	Complete
Oak Creek	3 Pathways	Phase 4 (2024/25)	1 Pathways	
Palisades	World Language	N/A	World Language	N/A
River Grove	None	Phase 3 (2023/24)	1 ACCESS	Complete
		Phase 4 (2024/25)	1 Pathways	
Westridge	1 DELTA	N/A	1 DELTA	Complete
LMS	1 ACCESS 1 DELTA 1 Pathways	Phase 2 (2022/23)	1 ACCESS 1 DELTA 1 Pathways (new)	Complete
LOJ	1 ACCESS 1 DELTA 1 Pathways	Phase 2 (2022/23)	1 ACCESS 1 DELTA (new) 1 Pathways	Complete
LHS	2 DELTA	Phase 3 (2023/24)	1 ACCESS (new) 2 DELTA	Complete
		Phase 4 (2024/25)	2 Pathways	
LOHS	2 ACCESS	Phase 3 (2023/24)	2 ACCESS 1 DELTA (new)	Complete
	3 Pathways	Phase 4 (2024/25)	2 Pathways (1 new)	

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Student Services

Learning Support Center (LSC)

All Schools

Developing Educational and Life Tools for Achievement (DELTA)

Westridge, Hallinan, Lake Grove,
LOMS, LMS, LOHS, LHS

Advancing Curriculum & Communication to Enhance Student Success (ACCESS)

Westridge, Hallinan, Lake Grove,
Forest Hills, LOMS, LMS, LOHS, LHS

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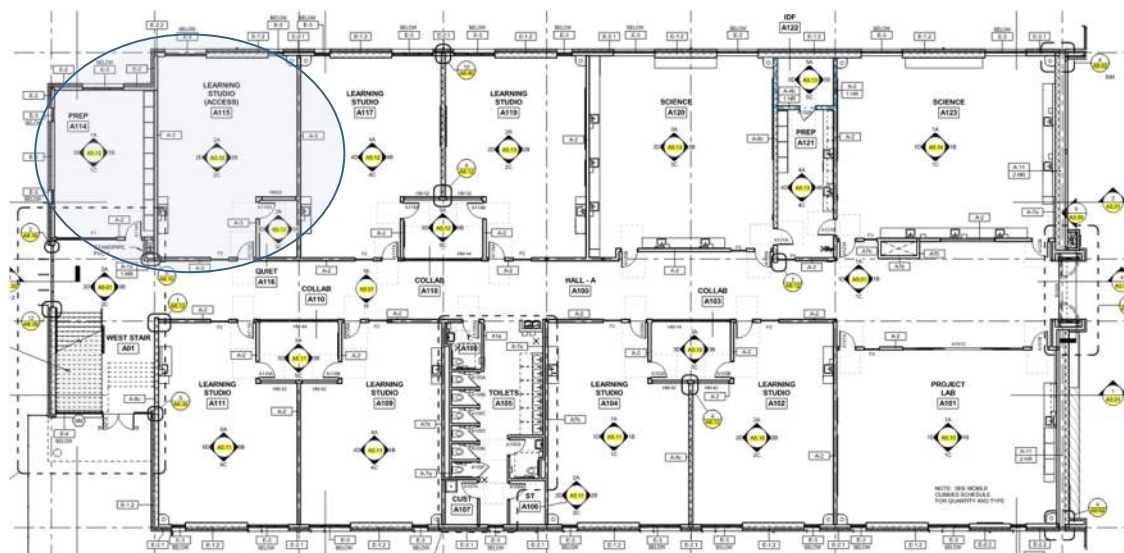
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Student Services – River Grove



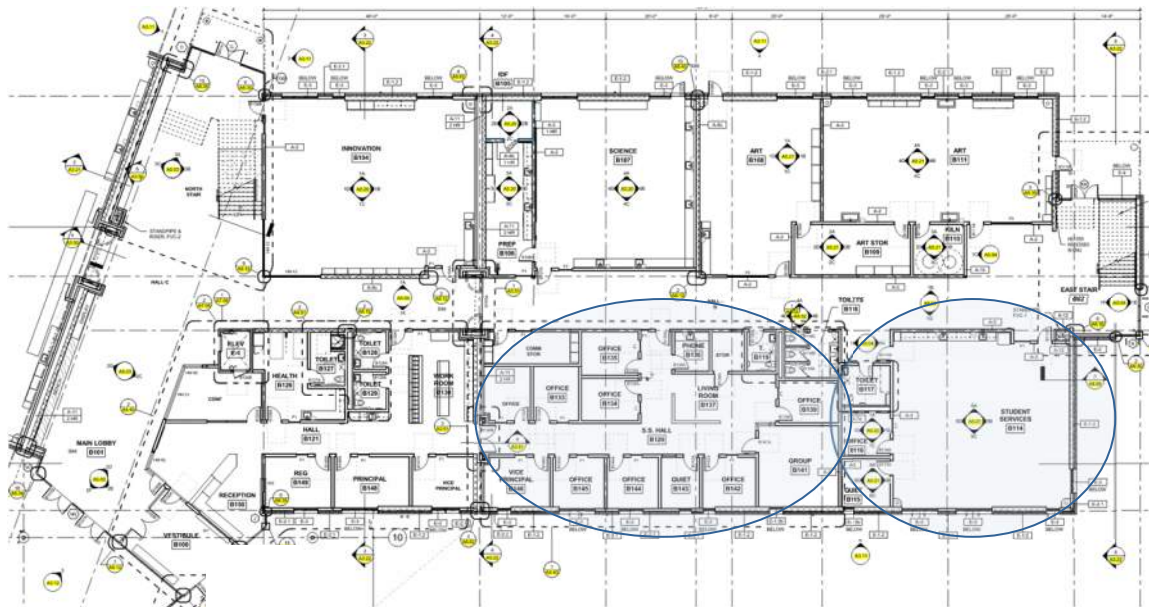
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Student Services – Lake Oswego MS



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Student Services – Lake Oswego MS

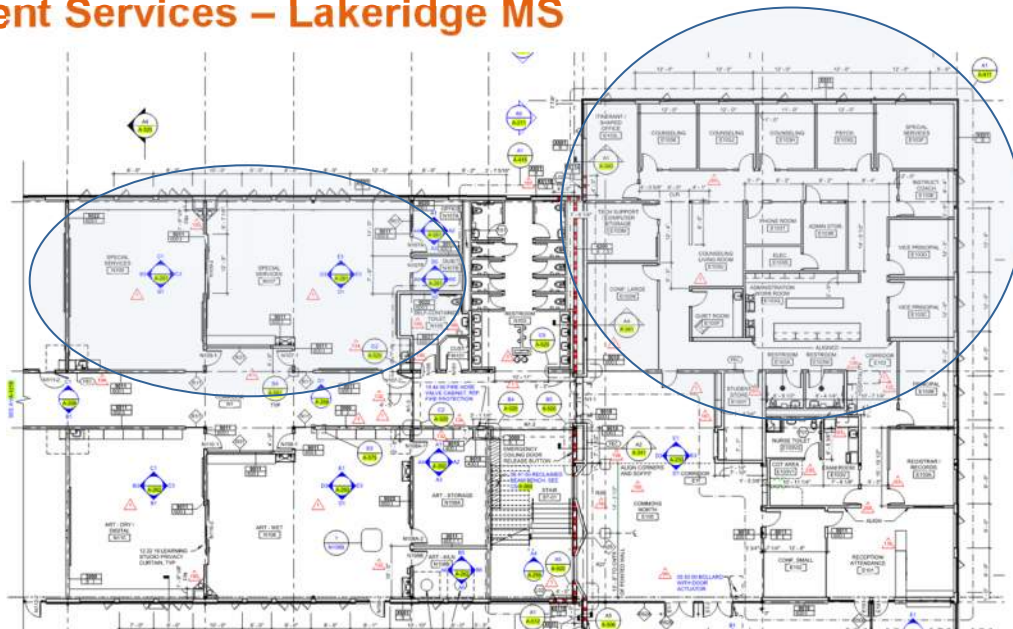


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Student Services – Lakeridge MS



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









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Lake Grove

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Lake Grove

DEPARTMENT LEGEND

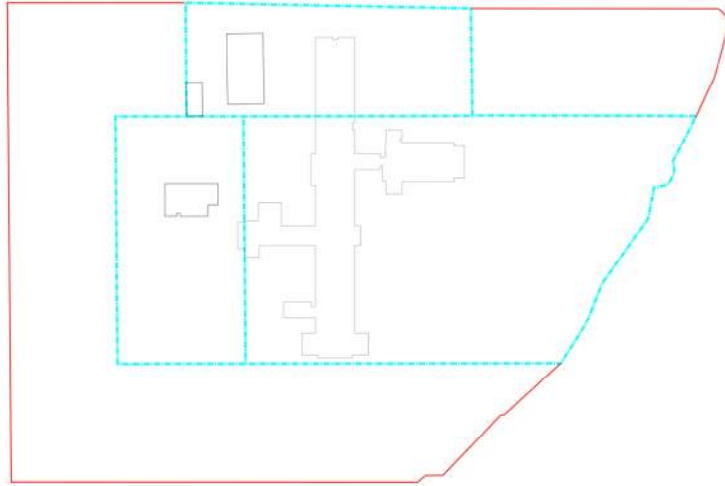
	ADMINISTRATION
	BUILDING SUPPORT
	CIRCULATION
	CORE ACADEMICS-GEN ED
	DINING AND NUTRITION
	FINE AND PERFORMING ARTS - MUSIC
	FINE AND PERFORMING ARTS-THEATER
	INNOVATION STEM LAB
	LIBRARY
	PHYSICAL EDUCATION / ATHLETICS
	RESTROOM
	STUDENT SERVICES



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Lake Grove – Site Analysis



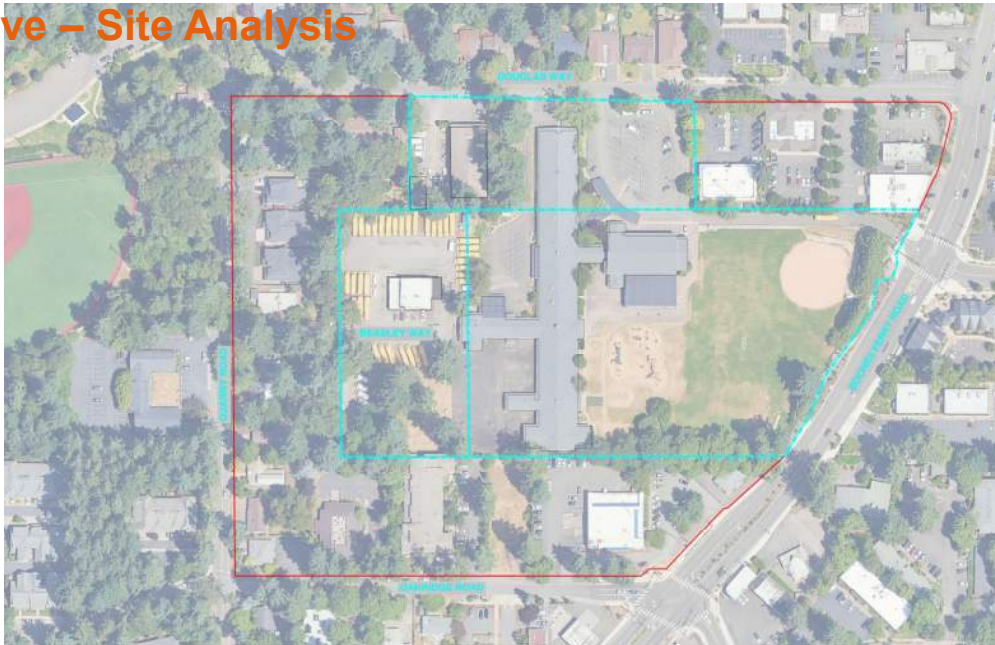
SITE SHAPE AND CONTEXT

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Lake Grove – Site Analysis



SITE IMAGE

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Lake Grove – Site Analysis



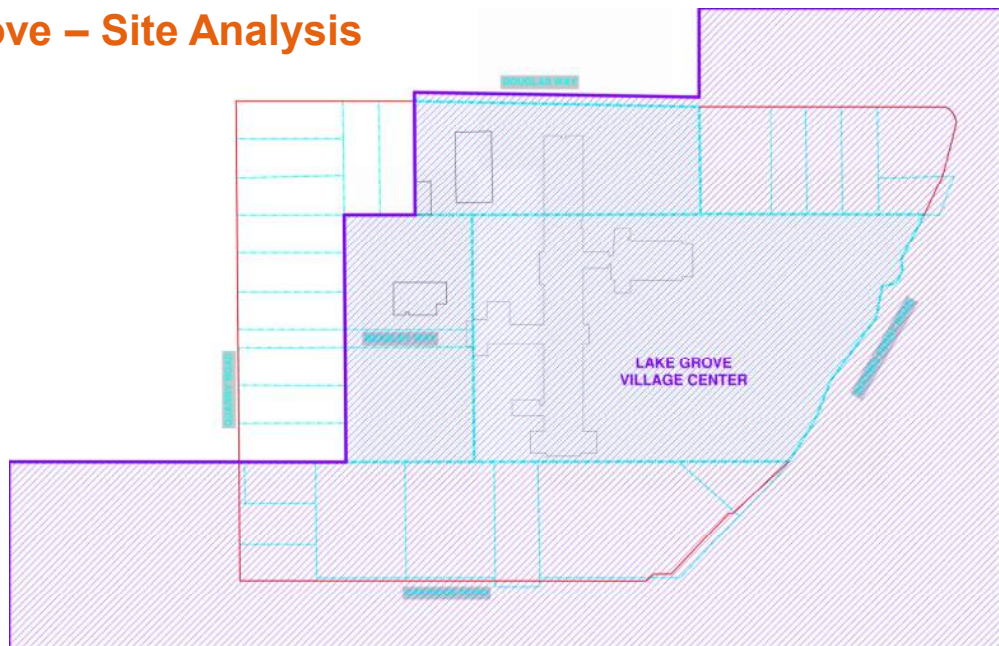
SITE SIZE

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Lake Grove – Site Analysis



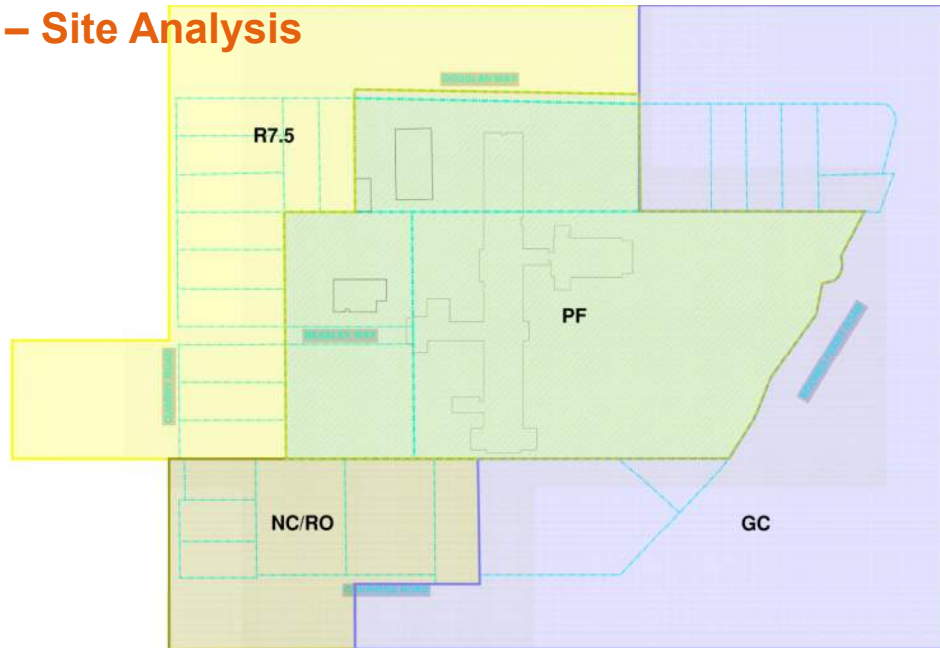
SITE DISTRICTS

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Lake Grove – Site Analysis



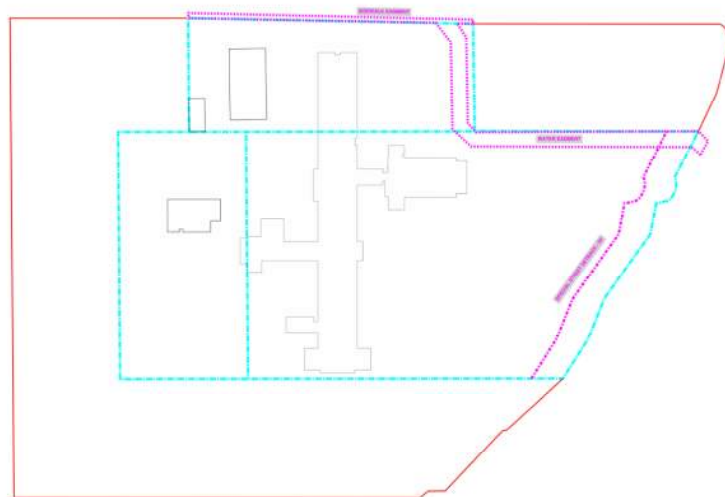
SITE ZONING

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Lake Grove – Site Analysis



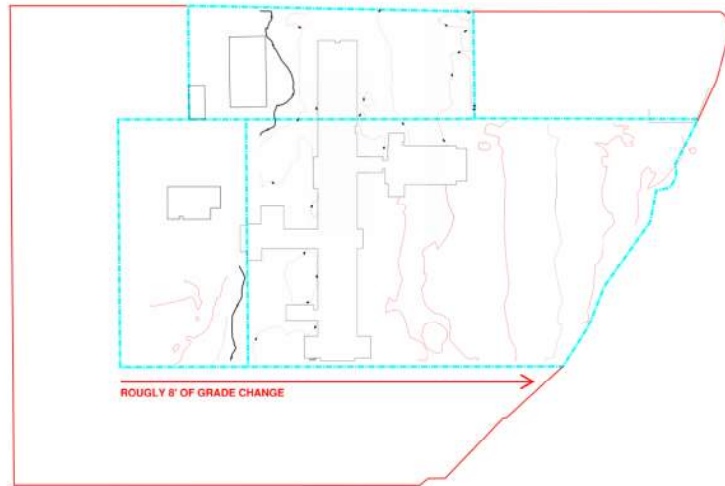
SITE EASEMENTS

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Lake Grove – Site Analysis



SITE TOPOGRAPHY

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Lake Grove – Site Analysis



SITE TREES

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Lake Grove – Site Analysis



SITE VEHICULAR ACCESS

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Lake Grove – Site Analysis



SITE PEDESTRIAN ACCESS

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Next Steps

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LRFP Committee Next Steps

Kick-Off	Nov. 15, 2023	Admin Building
Meeting #2	Jan 04	Admin Building
Meeting #3	Feb 12	Forest Hills
Meeting #4	Feb 26	Lake Grove
Meeting #5	March 5	Lakeridge HS
Meeting #6	March 12	Lake Oswego HS
Meeting #7	April 9	River Grove Elementary

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