

PROJECT

LOSD 2025 Bond Development Committee Meeting

MEETING SUBJECT

Meeting #1

DATE

2024-10-29

LOCATION

Administrative Building

TIME

4:30-6:00pm

ATTENDEES (Present in Bold)

Guy Benn
Brian Bills
Andrew Burt
Courtney Clements
Charlie Crandall
Ryan Durrett
Daniel Gareau
Debbie Hansen
Michael Harrison
Jennifer Hertert
Stuart Ketzler
Jennie Knapp
Mary Kay Larson
Sarah Lavoie
Beatrice Madden
Midorie Padin
Erin Quandt
Ally Reif
Jennifer Schiele
Jennifer Self
John Sperry
Rebecca Stuecker
Chandra Vallely
Tony Vandenberg
Patrick Walsh
Jon Wollmuth

DISTRIBUTION

Attendees

This is a record of the October 29th Bond Development Committee Meeting.

Meeting Agenda

- Welcoming & Introductions: The Committee's Charge
- Capital Improvement Bonds & LOSD Bond History
- The LRFP Process: Identifying Current Needs & Making a Recommendation
- Committee Q&A
- Next Steps

Welcome & Introductions

All participants introduced themselves.

- Superintendent Schiele began the meeting by thanking committee members for volunteering their time and gave the committee their charge:

- *Draft a bond measure package for the school board's consideration that will bring district facilities to modern and sustainable standards in the last phase of the district's three-phased capital bond improvement program.*

Capital Improvement Bonds & LOSD Bond History

- Executive Director of Communications, Mary Kay, reviewed the process and 3-phased bond program. Although there are 9 Bond Development meetings on the calendar, the committee may come to a bond package recommendation in fewer than 9. The committee may also decide to skip one meeting in order to do polling to help the decision-making process.
- Assistant Superintendent of Business, Stuart Ketzler, reviewed the current opportunities for bond proceeds and their associated rates. The following is a record of the conversation that followed:
 - The Recommendation from the school board is for the 2025 bond to be a rate renewal. Doing so will equate to \$225M in bond proceeds. The current list of projects total more \$225.
 - Q: What is the next opportunity for a bond without a tax increase?
 - A: 2039. It will only be a small bond, around \$25M
 - Q: Does this bond prepare us for the next 10 years since it will be a long time before we pass another?
 - A: yes, the improvements on the list account for the anticipated facility needs over the next 10 years.
- Tony Vandenberg, Executive Director of Project Management, presented the extensive work that has been accomplished with the 2017 and 2021 bonds at each facility.

The LRFP Process: Identifying Current Needs & Making a Recommendation

- Rebecca Stuecker, facilitator and Architect with Arcadis, reviewed the Long-Range Facility Plan process and methodology for building assessments that was used to develop the list of Capital Improvement Needs.
 - Q: Why is the cost to replace a school used in the FCI calculation different than the cost presented in the Open House?
 - A: the FCI calculation, as defined by the State Department of Education, is a cost to replace like-for-like. It does not take into account any improvements that the facility might need. For instance, the current Forest Hills does not include a multipurpose room. The cost to rebuilt Forest Hills to current district standards would include a multipurpose room, among other things. The cost used at the Open House is the true cost to replace the school.
 - Q: Will we be collecting data to understand the value of multipurpose cafeterias at elementary schools?
 - A: yes, we're doing it right now through River Grove. So far, we have heard from our staff and students that it is a great success and continue to hear from our other schools that there is a need for a dedicated place for student dining.
 - Comment: Typo on Page 9 of the LRFP report: the FCI values in the tables at the bottom of the page for Oak Creek, Uplands, River Grove, and Westridge are incorrect. They are correct on the bar graphs above.
- Mary Kay Presented the Long-Range Facility Plan Recommendations

Committee Q&A Discussion

- Q: When a bond passes are there rules governing when funds need to be spent?
 - A: yes, but we move quickly and have not had an issue with this restriction
- Comment: My biggest concern is that there has been a reduction in the number of kids enrolled at the district since I graduated High School. I've noticed the drastic change.
 - The School Board reviews boundaries every 5 years to ensure populations are balanced between schools.
 - Our elementary school population is going down, partly because the cost of living is prohibitive for younger families. Our high school population is growing, keeping our enrollment steady.
 - What about preschool? Yes, we want to offer preschool in every elementary school building. It is a matter of having the families to participate in those early childhood programs.
 - How do we plan for proper capacity in new buildings so that we're not over-building?
 - We'll use enrollment projections
- Comment: In the next meeting we'll start to look at the cost estimates for individual projects. We have started to go into them with more precision and remove unnecessary elements to get what we believe to be a lower and more accurate cost. Doing that comes with risk, however, because the market can change and construction costs rise swiftly due to an unexpected issue like a pandemic.
- Q: If the bond does not pass, what happens?
 - A: we'd update the long-range plan and go out for a bond again. If it doesn't pass in November, it would end up being a tax increase rather than a renewal.
 - We haven't failed a bond in this district for as long as I can remember
 - There was one in the 90's
 - During that time you needed a double majority (majority Yes votes and majority voter turnout), it's not a comparable scenario.
- Q: Will we get to see these other schools?
 - A: yes, we'll hold our meetings at the other schools. The next meeting will be at the Lake Grove Elementary School Library, then Forest Hills, then River Grove.
- Q: Will we be doing renderings for the new construction projects? How specific do we need to be?
 - A: regarding the design, the less specific the better because of the number of unknowns.
 - The ballot language is not very specific, you can look at Clackamas County to see our previous ballots.
 - The information campaign will have a lot of information for each school. We'll have an opportunity to say specifically what each school will receive through the bond.
- Q: Will we discuss using the additional acreage at Lake Grove for private development?
 - We can discuss it but it won't be a driver for rebuilding the school. The first priority is to design a school to meet the needs of our students and district. Once that is complete, we can evaluate those opportunities.
- Q: Do we receive written testimony?
 - A: Yes. There was only one for today's meeting, Debbie has distributed it to the committee. If there is written testimony for future meetings, Debbie will distribute it by Monday afternoon for the Tuesday meeting.

Committee members received testimony from the following people: Kirk Olsen

Next steps

- Homework: Review the Long-Range Facility Plan

Meeting #2 November 19th at Lake Grove Elementary School Library

Submitted by,
Arcadis Architects Inc.

Attachments: Presentation Slides

Bond Development Committee Meeting #1

Lake Oswego School District

October 29, 2024

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Agenda

- Welcome & Introductions: The Committee's Charge
- Capital Improvement Bonds & LOSD Bond History
- The LRFP Process: Identifying Current Needs & Making a Recommendation
- Committee Q&A
- Next Steps

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Welcome & Introductions

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LOSD Strategic Initiatives



Create a Culture of Belonging

Cultivate a diverse learning community where each and every individual feels supported, connected and valued.

Evidence of Success:
Students, employees and families feel a sense of belonging.



Achieve Equitable Academic Outcomes

Each and every student is provided the tools, support and experience they need to achieve academic success.

Evidence of Success:
Students demonstrate grade level proficiency.



Promote Health and Resiliency

Address the needs of the whole child in a culture that models and values health and wellbeing.

Evidence of Success:
Support the social, mental and physical health of students and employees.



Teach and Practice Sustainability

Preserve and sustain our shared resources while accelerating our students' ability to combat climate change.

Evidence of Success:
Create stewards of our shared resources.

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The Committee's Charge

Draft a bond measure package for the school board's consideration that will bring district facilities to modern and sustainable standards in the last phase of the district's three-phased capital bond improvement program.

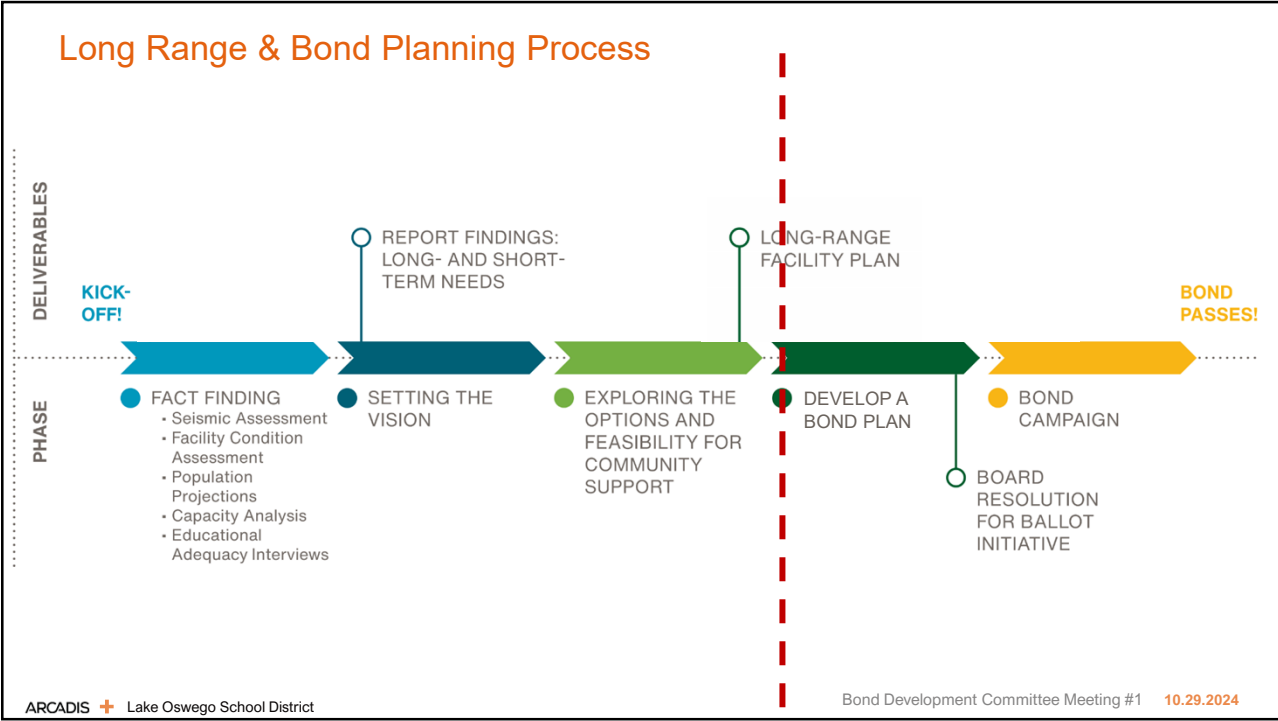
2024 Long Range Facility Plan Chapter 3: Planning for the Future

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Long Range & Bond Planning Process



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Capital Improvement Bonds

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Capital Improvement Bonds

What is a Capital Improvement Bond?

A tool subject to voter approval that school districts and public agencies use to fund construction projects. The funding comes in the form of proceeds from the issuance of bonds that are repaid with a targeted property tax.

How is it different than an Operating Levy?

An operating levy is used to supplement the operating budget and can be used to pay for things like staffing, programs, and services.

Levies are for Learning, Bonds are for Buiding

Capital Improvement Bonds

Three-Phased Capital Bond Program

Phase 1

Voters passed in 2017 by 59%

Authorized \$187M

Cost additional \$1.14/\$1,000 of assessed value

Phase 2

Voters passed in 2021 by 54%

Authorized \$180M + \$4M OSCIM Grant

Cost additional \$0.83/\$1,000 of assessed value

Phase 3

Targeting election in 2025

TBD based on Bond Development Committee work

Capital Improvement Bonds

Bond Proceeds

Current Tax Rate = \$2.90/\$1,000 of assessed value

2025 Bond Renewal

- Maintains Current Tax Rate
- Provides Estimated \$225M for Capital Construction

Capital Improvement Bonds

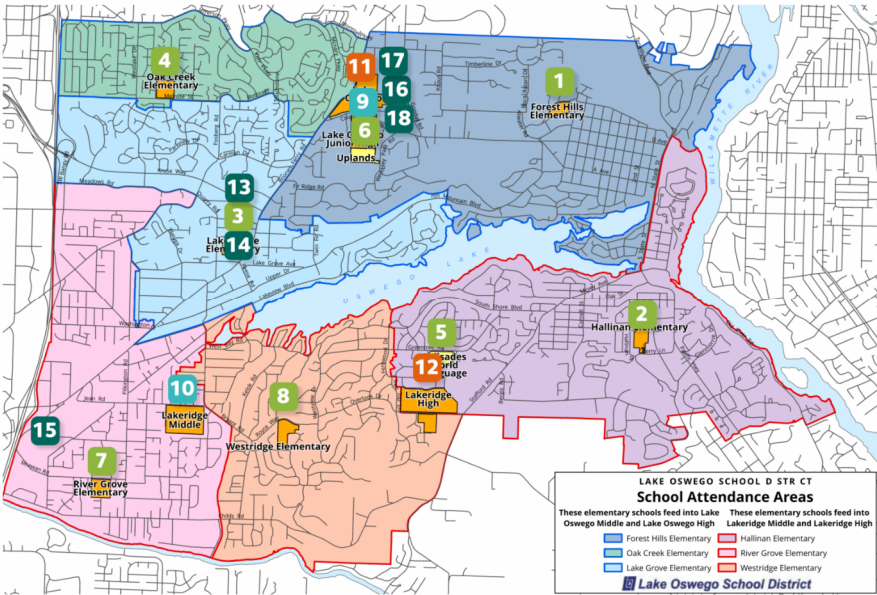
Bond Proceeds

Future Bond Renewal Opportunities

Primary Factors Influencing Bond Proceeds:

1. Duration and Structure
2. Current and Projected Assessed Value
3. Goals relating to derived tax rate

LOSD Bond History



LOSD Bond History

				Capital Construction Bonds		
				2017	2021	2025
Elementary Schools	1	Forest Hills Elementary School		Seismic, Security, Technology, and STEM Program Upgrades	General Upgrades & Repairs	
	2	Hallinan Elementary School		Major Renovation, New Addition, Seismic, Security, Technology, and STEM Program Upgrades	General Upgrades & Repairs	
	3	Lake Grove Elementary School		Seismic, Security, Technology, and STEM Program Upgrades	General Upgrades & Repairs	
	4	Oak Creek Elementary School		Major Renovation, Envelope Replacement, Seismic, Security, Technology, Playground, and STEM Program Upgrades	General Upgrades & Repairs	
	5	Palisades World Language School		Security and STEM Program Upgrades	Major Renovation, Envelope Upgrades, Seismic, Security, Technology, Furniture, Playground, and STEM Program Upgrades	
	6	River Grove Elementary School		Seismic, Security, Technology, and STEM Program Upgrades	Replaced	
	7	Westridge Elementary School		Major Renovation, Envelope Upgrades, Seismic, Security, Technology, Playground, and STEM Program Upgrades	General Upgrades & Repairs	

LOSD Bond History

			Capital Construction Bonds		
			2017	2021	2025
Middle Schools	8	Lake Oswego Middle School		Partial Roofing, Gym Replacement, Security, Technology, ADA, and STEM Program Upgrades	Replaced
	9	Lakeridge Middle School		Replaced	Outdoor Learning Area
High Schools	10	Lake Oswego High School		Seismic, Roofing, Security, Technology, and STEM / CTE Program Upgrades	STEM / CTE Program Major Renovations
	11	Lakeridge High School		Seismic, Roofing, Security, Technology, and STEM / CTE Program Upgrades	STEM / CTE Program Major Renovations

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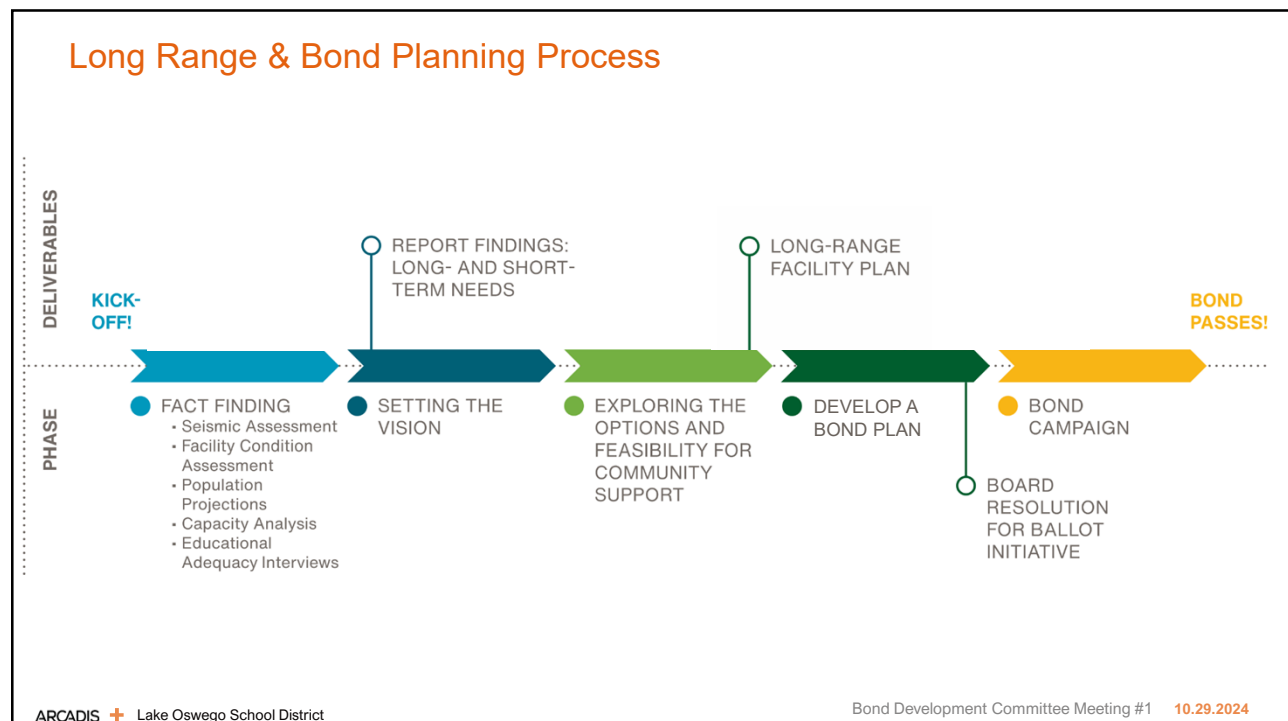
LOSD Bond History

			Capital Construction Bonds		
			2017	2021	2025
12	Uplands		Major Renovation, Envelope Upgrades, Seismic, Security, Technology, Playground, and STEM Program Upgrades	Site Upgrades Including Modularity, Fire Lane, Renovations to serve as LOMS swing site	
13	Facilities Operations		None	None	
14	Transportation Facility		None	Replaced (Non-Bond Funds)	
15	Administration		Technology, Security Upgrades	None	
16	Technology		None	None	
17	Aquatic Center		Replaced	None	
Bond Investment			\$187,000,000	\$180,000,000	

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The Long-Range Facility Plan

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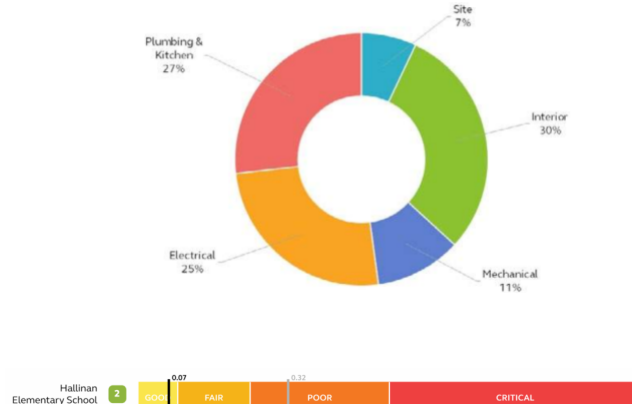


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Long Range & Bond Planning Process: Identifying Current Needs

Facility Condition Assessments

Facility Repair Cost Allocation



HALLINAN		PRIORITY	
RECOMMENDATIONS	COST	I	II
Site			
Add irrigation at front	\$10,840	X	
Storm repairs at parking	\$10,490	X	
Asphalt repairs — allowance	\$30,000		X
Concrete sidewalk repairs & SRTS allowance	\$75,000		X
	\$126,330		
Architectural Exterior			
None at this time	\$0		
Architectural Interior			
Upgrade interior finishes: flooring, walls, ceilings, cabinets, etc. — allowance	\$50,000		X
Allowance due to wear	\$75,000		X
Replace kitchen floor	\$34,423		X
New furniture in all classrooms	\$335,664		X
Replace gym bleachers	\$39,337		X
	\$534,424		
Structural			
None at this time	\$0		
Mechanical			
Replace kitchen exhaust fan	\$8,826		X
Replace kitchen cooler condensing unit, relocate out of boiler room — full replacement	\$19,001		X
General mechanical system upgrades — allowance	\$95,000		X
Allowance due to wear	\$75,000		X
	\$197,827		
Electrical			
Replace fire alarm system	\$240,229		X
Replace interior and exterior lighting fixtures with LED	\$215,000		X
	\$455,229		
Plumbing & Kitchen			
Kitchen equipment allowance	\$300,000		X
Kitchen walk-in freezer replacement	\$180,645		X
	\$480,645		
TOTAL COST TO REPAIR		\$1,794,455	

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Long Range & Bond Planning Process: Identifying Current Needs

Educational Adequacy Assessments

		Support for Edu. Programs					Healthy, Safe & Welcoming Env.					The Physical Environment					Facility Capacity and Size					Physical EA Score					Low Need					High Need				
ELEMENTARY	Forest Hills	4.0	3.2	3.1	3.8	3.53																														
	Hallinan	4.6	4.7	4.4	4.9	4.65																														
	Lake Grove	4.0	3.0	3.1	3.8	3.48																														
	Oak Creek	4.8	4.3	4.3	4.8	4.55																														
	Palisades	4.6	4.3	4.5	2.5	3.98																														
	River Grove	N/A	N/A	N/A	N/A	N/A																														
	Westridge	4.8	4.4	4.4	4.6	4.55																														
MIDDLE	Lake Oswego MS	N/A	N/A	N/A	N/A	N/A																														
	Lakeridge MS	4.9	4.9	5.0	5.0	4.95																														
HIGH	Lake Oswego HS	4.3	4.5	4.4	4.4	4.40																														
	Lakeridge HS	4.1	4.2	4.2	4.3	4.20																														



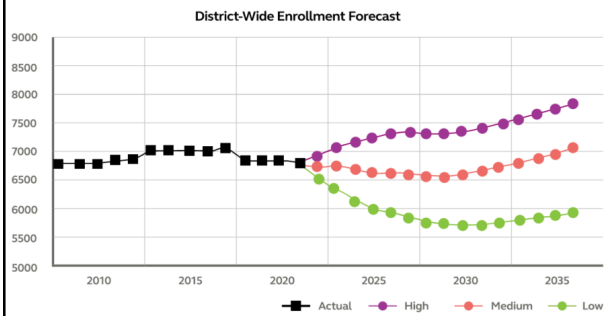
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Long Range & Bond Planning Process: Identifying Current Needs

Enrollment Forecasts & Capacity Analysis



District Wide Capacity Analysis				Projected 10-Year Forecast	
	Current Enrollment (Oct, 2024)	Teaching Station Capacity	Current Available Capacity	Enrollment*	Available Capacity
ELEMENTARY	Forest hills	389	425	36	39
	Lake Grove	425	475	50	-12
	Oak Creek	402	575	173	221
	Hallinan	364	475	111	139
	River Grove	382	600	218	264
	Westridge	389	475	86	80
	Palisades World Language School***	252	300	48	-95
	Elementary Subtotals	2,603	3,325	674	731
MIDDLE	Lake Oswego Middle School	791	1,100	309	312
	Lakeridge Middle School	888	1,100	212	343
	Middle Subtotals	1,679	2,200	521	655
HIGH	Lake Oswego High School	1,283	1,591	308	351
	Lakeridge High School	1,241	1,516	275	375
	High School Subtotals	2,524	3,107	583	726
Virtual Education Programs**				5	26
TOTALS				6,811	2,112

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Long Range & Bond Planning Process: Identifying Current Needs

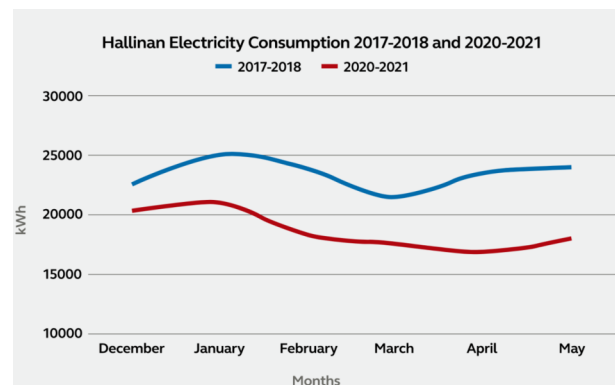
Programs and Initiatives that affect Facilities

Student Well-Being and Student Service Programs

- Provide a Facility for the Community Transition Program

Sustainability & Resilience

- Prioritizing sustainable design, construction, and facility operations



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Bond Development Committee Meeting #1 10.29.2024

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Long Range & Bond Planning Process: Identifying Current Needs

Programs and Initiatives that affect Facilities

Foster a Culture of Innovation: STEM & CTE

- Support for High School STEM & CTE Programs

Educational Specifications and Elementary School Parity

- Multipurpose Dining Commons
- Purposeful and Flexible Shared Spaces for Learning



Long Range & Bond Planning Process: Identifying Current Needs

Programs and Initiatives that affect Facilities

Safety & Security

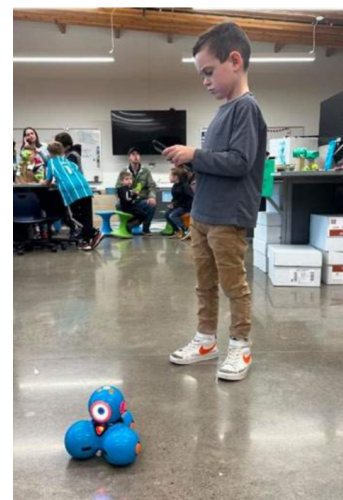
- Continue to invest in District-Wide Upgrades: Cameras, Communication Systems, Access Controls, Fencing, Site Lighting, Safe-Routes-To-Schools Upgrades, etc.

Infrastructure

- Upgrades & Replacements based on the Facility Condition Assessments.

Healthy Schools

- Air Conditioning, HVAC Systems, etc.



LRFP Recommendations

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Long-Range Facility Plan: Recommendations

Recommendation Step 1: To bring all district facilities to modern and sustainable standards in the last phase of the district's three-phased capital bond improvement program, prioritize the following capital improvement projects:

Invest in Resilient Schools for Safety, Health, and Security

- Address the highest priorities identified in the facility condition assessments, ensuring adequate budgeting for annual maintenance and system replacement expenditures to preserve and extend capital investments. This includes replacing and improving roofs, windows, siding, and floor coverings where needed.
- Prioritize health, safety, and security upgrades. This includes but is not limited to, improvements to ventilation and cooling systems and the removal of hazards like asbestos, outdated wiring, and rusty piping where needed. Additionally, replace and update all schools' outdated critical technology infrastructure, such as security cameras, communication systems, access controls, and fire safety systems

Rebuild the Oldest Elementary Schools to Current Building Standards and Educational Specifications

- Construct a replacement school facility for Forest Hills Elementary School at its current site. Built in 1946, Forest Hills is the district's oldest and rated one of the poorest-condition school facilities, as determined through facility condition assessments.
- Construct a replacement school facility for Lake Grove Elementary School at its current site. Built in 1949, Lake Grove is the district's second oldest and is rated one of the poorest-condition school facilities, as determined through facility condition assessments.

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Long-Range Facility Plan: Recommendations

Modernize Classrooms to Foster Student Excellence and Success

- Add adaptable STEM/CTE spaces at our high schools, offering dynamic, flexible environments that inspire innovation. This initiative will ensure that our Science, Technology, Engineering, and Math (STEM) and Career and Technical Education (CTE) programs are fully equipped to meet the evolving needs of students and educators, fostering the next generation of problem solvers. Construct new spaces or consider repurposing existing ones.
- Replace outdated technology for students and teachers at all schools.

Empower Learners with Developmental Disabilities by Providing Life Skills Education

- Purchase an existing facility for our Community Transition Program (CTP) near work opportunities and public transportation. Remodel it to meet educational specifications so that our students, primarily adults aged post-high school through 21, can engage in real-life experiences that build personal independence, advocacy skills, and successful transitions into adulthood.

Evaluate Revenue-Generating Partnership Opportunities to Serve the Continuous Learning and Community Building

- Allocate a portion of the Lake Grove site to a partnership that benefits Lake Oswego students and citizens. The Lake Grove site encompasses the current school property and property from the decommissioned bus barn and warehouse facility. Seek a revenue-generating agreement for the portion of the property not included in the new school/field design.

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Long-Range Facility Plan: Recommendations

Centralize Student and Teacher Support Services, Districtwide Administration, Facilities Operations, and Information Technology

- Remodel Uplands to support district-wide administrative and support services after its function as a swing school site concludes. Those departments and services include the office of the superintendent, business services, communications, computer networking services, curriculum and instruction, maintenance and facility operations, human resources, student services, school board and staff training services.
- The Administration Building, the public face of the district built in 1961, and the Facility Operations Building, built in 1971, are two of the district's oldest and are rated as two of the poorest-condition facilities; these existing facilities cannot accommodate all administrative and support functions.

Support Immersion Programs

- Add classrooms at Palisades as needed to support the world language program. Elementary programs may expand, eventually offering three classes per grade level from kindergarten through fifth grade, resulting in 18 core classes total. This expansion will align its enrollment with that of other district elementary schools.

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Long-Range Facility Plan: Recommendations

Invest in Elementary Schools

- Continue upgrading elementary schools to meet current educational specification standards, adding multipurpose spaces (cafeteria, small gymnasium, stage) for increased instructional, wellness, and recreational experiences and extended learning areas for personalized and flexible instruction.

Promote Wellness and Recreation

- Maintain current athletic facility capital investments and ensure safe and equitable access. Recommendation Step 2: Establish a Bond Development Committee to draft a bond measure package for the school board's consideration. Based on findings and community input, bring forward a bond measure for district voters' consideration on the November 2025 ballot.

Recommendation Step 2: Establish a Bond Development Committee to draft a bond measure package for the school board's consideration. Based on findings and community input, bring forward a bond measure for district voters' consideration on the November 2025 ballot.

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Discussion

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Next Steps

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Next Steps

Meeting #1	Oct 29 th	Board Room
Meeting #2	Nov 19 th	River Grove Elementary
Meeting #3	Dec 13 th	Lakeridge Middle School
Meeting #4	Dec 17 th	TBD
Meeting #5	Jan 7 th	TBD

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