



West Linn – Wilsonville Schools

**Long Range Planning Committee Meeting
Administration Building
22210 SW Stafford Rd, Tualatin, OR 97062
Wednesday, August 21, 2019 6:00 PM**

Long Range Planning Committee Meeting

1. Call to Order 6:02 PM
2. Roll Call

David Lake	Samy Nada
Doris Wehler	Grady Nelson
Julie Miller	Mike Jones
Andrew Kilstrom	Kim Jordan
Kathy Ludwig	Chelsea Martin (Board Liaison)
Remo Douglas	Tim Woodley
Keith Liden	Amy Berger
3. 2019 Capital Bond Status Report
 - a. Ballot Titles: At the School Board meeting August 5, the School Board voted to put the general election bond on the November ballot. It joins the local option that was voted on in June.
 - b. OSCIM Grant: The district applied for and received a grant from the state for a little more than \$7.1 Million. It is a matching grant, meaning if the district has a long range plan approved by the state and turns in a facilities assessment for any particular schools, the State will match funds for the work in the assessment. The grant funds are only received if the district is able to pass the bond this November, 2019. The grants range from approximately \$4 Million to \$8 million. The state dictates the district is eligible for approximately \$7.1 million based on size and need. The district was awarded the full amount eligible and will only receive it after passing a bond in November. The stipulations are that the money be spent on capital assets at the schools that were assessed in the given facility assessment. Outlined schools include the Athey Creek site and Inza Wood Middle School. The state would audit funds to make sure the work is being done appropriately.
 - c. The district is in the process of conducting a traffic study around the Athey Creek and Dollar Street sites. Traffic engineers conducted studies on traffic at Willamette Falls Drive, I-205, and Borland Rd to record traffic counts and data. Traffic engineers are in the process of creating a report with the findings. The School Board Vice Chair would like to sit down with DKS, and staff members, to analyze the findings.

4. Land Inventory Report

- a. Recent Activity: There has been some activity around district land. A handout was passed out with all land the district owns that does not currently have a school on it. The transfer of 10 acres from the IGA in 2008 with the City of Wilsonville has been completed at the Meridian Creek site. The site has been re-platted and the 10 acres has been transferred to the City in exchange for the land where the Lowrie property sits. The district owned three parcels in the Frog Pond area of Wilsonville: a 10-acre parcel on Stafford Rd, a 10-acre parcel on Boeckman Rd, and a 5-acre flag lot on Boeckman Rd. The district is keeping the 10 acres on Boeckman as a designated site for a future primary school. The 10 acres on Stafford Rd has been sold to West Hills Development, with the deal closing on Aug. 20. The 5 acres on Boeckman Rd has been split into 2 parcels, with West Hills buying 1.5 acres on the east side to help support development in connection to the 10 acres on Stafford Rd. The City of Wilsonville has expressed interest in owning the remaining acreage on the flag lot to support city parks and planning. Recently, the district purchased two parcels that make up one 5-acre property located on the Tualatin River just north of Stafford Primary school. The site will help support flow and growth of the Athey/Stafford/Operations site as the site transitions into a new high school. The current 10-acre property designated for a primary school in Frog Pond has a storage warehouse on it and, when a new primary school is constructed, that building will go away. The new property, Stafford Primary, Operations and Athey Creek sites will be master-planned for the district to know best use and layout of the property, as well as accommodating that storage space.
- b. FLO Analytics School Siting Software: Previously, the Board expressed interest in learning about what to do with money from land sales if it were to happen. FLO Analytics looks at all properties in the district and can look at land available or certain size parcels that meet district requirements. i.e. not on the edge of district boundaries, not all wetlands, etc. The report was informative in demonstrating how the district can look for property if the Board wanted to. The software is based on Clackamas County c-maps and census data, allowing the user to narrow down searches. It's a resource that will be available for the Board going forward.

Bond Oversight Committee Meeting 6:44 PM

5. 2019 2nd Quarter Bond Report

- a. The 2nd quarter bond report was handed out. The district has spent nearly 93 percent of funding with 96 percent of the funds committed by close of quarter June 2019. The bond was sold originally in February, 2015. The district sold all but \$4.5 million, which was just completed over the summer. The money is now available for bond funding in order to finish projects in the pipeline for the 2014 bond. The district budgeted \$40M for a new middle school and the project came in under \$38M, and new Sunset was budgeted for \$24M and came in just dollars under.

6. 2014 Bond Website Update

- a. The bond website has been very complete and transparent throughout the course of the bond. As the 2014 bond comes to a close, the district is proposing to change the website to a condensed version with a timeline of projects and actions from January 2014 through current work. The district has created a running timeline that would be used as the new website. The new site will be useful for staff moving forward in remembering when a project was complete, or going out for a new bond when construction started and when the school then opened. The Quarterly reports would also be included in the new bond webpage. Between the timeline document and the quarterly reports, someone should be able to find whatever they might be looking for regarding the 2014 Bond.

7. Summer 2019 Project Status

- a. A handout was passed out of construction projects that were completed summer 2019. Some projects include: continuing work at both Bolton and Boeckman Creek Primary school that carried over from summer 2018, a new track at Inza Wood, softball field lighting at Wilsonville High School, and several others.

8. Next Steps

- a. Meeting Schedule: Election day is November 5, and the committee will hold a meeting the week after election week. The remaining meeting schedule can be discussed at the next meeting after the outcome of the election is known.

Next meeting: November 13, 2019

Adjourn: 7:07 PM



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting
Administration Building
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Wednesday, August 21, 2019 6:00 PM

Agenda

Long Range Planning Committee Meeting

1. Call to Order: Welcome Julie Miller
2. Roll Call

Mike Jones	Samy Nada
David Lake	Kim Jordan
Doris Wehler	Julie Miller (new)
Grady Nelson	Chelsea Martin, Board Liaison
	Kathy Ludwig, Superintendent
3. 2019 Capital Bond Status Report
 - a. Ballot Titles
 - b. OSCIM Grant
4. Land Inventory Report (handout)
 - a. Recent activity
 - b. FLO Analytics School Siting Software

Bond Oversight Committee Meeting

5. 2019/2nd Quarter 2014 Bond Report (handout Long Range Facilities Plan)
6. 2014 Bond Website Update (presentation)
7. Summer 2019 Project Status (handout)
8. 2019/20 Meeting Schedule

Next meeting _____
Adjourn



West Linn – Wilsonville Schools

District construction projects this summer:

- 1) A new music classroom has been constructed at Bolton.
- 2) Classrooms, porches and corridors have been completely refurbished at Boeckman.
- 3) A new track is being constructed at Wood. Asphalt is complete; track surfacing to be done in September (weather permitting)
- 4) New performance field lighting has begun today at WHS-Softball Field.
- 5) New carpet was installed in activity areas A-D and classrooms 11-22 in the south building at Cedaroak Park. (included asbestos removal)
- 6) Cross-walk flashers at WLHS were converted from solar power to line power (this was a bigger deal than one might think...)
- 7) A new 4-classroom modular building was installed at Boeckman Creek. Includes all new furniture, fixtures and IT equipment.
- 8) New sound absorbing (acoustic attenuation) finishes were installed in the Athey band room.
- 9) New walk-in freezer and refrigerator were installed at Stafford Primary.
- 10) A new glass entry system was installed in the Wood Middle School library-atrium.
- 11) New bleachers were installed in the main competition gym at West Linn High School.
- 12) Tennis courts were resurfaced at WLHS and WHS.
- 13) The Sunset bell was repaired and reinstalled.

District Site #	NAME	Parcel/ Property #	Bldg Sq Ft.	Township	Range	Section	Grid	Lot Number	Acreage	Zoning Code	Address	City	State	Zip	Previous Owner	Transferred	Sale Price
012	Oppenlander Property	00388538	400	2S	1E	26	AD	2200	10.08	3-02	1275 Rosemont Rd	West Linn	OR	97068	Oppenlander	1973	\$ 40,000.00
TOTAL ACREAGE			400						10.08								
014	Dollar Street Property	00402111	0	2S	1E	34	C	600	9.45	3-02	Borland Rd./Dollar St.	West Linn	OR	97068	Mellott, Andrews	1994	\$ 1,082,566.97
014	Dollar Street Property	00403860	1,350	2S	1E	34	DC	900	12.36	3-02	945 Dollar Street	West Linn	OR	97068	Boeckman	1994	
TOTAL ACREAGE			1,350						21.81								
013	60th Ave Property	00767432	2,024	3S	1E	18		2001	2.00	3-05	28355 SW 60th Ave	Wilsonville	OR	97070	Lowrie	2015	\$ 499,900.00
TOTAL ACREAGE			2,024						2.00								
025	Meridian Creek East 60th		0						7.00		6300 SW Hazel St	Wilsonville	OR	97070	Kitzmiller		
025 - TRANSFER	Advance Rd 10 Acres	00767423	0	3S	1E	18		2000	10.20		6300 SW Hazel St	Wilsonville	OR	97070	Kitzmiller	2019	Partition to City
TOTAL ACREAGE			0						10.20								
023 - SOLD	Frog Pond - Stafford Lot	00805908	0	3S	1W	12	D	1800	10.01	3-28	27657 SW Stafford Rd	Wilsonville	OR	97070	Russell	2019	\$5,800,000
023 - PENDING	Frog Pond - Flag Lot	Plat 2019-047	0	3S	1W	12	D	Parcel 1	3.83	Frogpond	7035 SW Boeckman Rd	Wilsonville	OR	97070	Scott	1999	
023 - SOLD	Frog Pond - Flag Lot	Plat 2019-048		3S	1W	12	D	Parcel 2	1.50	Frogpond		Wilsonville	OR		To West Hills	2019	\$350,000
023	Frog Pond - School Site	00806006	18,100	3S	1W	12	D	2200	9.16	3-28	7151 SW Boeckman Rd.	Wilsonville	OR	97070	Scott	1999	
TOTAL ACREAGE			18,100						24.50								
016 - NEW	Stafford River Property	00357633		2S	1E	21	C	2001	2.29		19873 SW Stafford St	West Linn	OR	97068	Dorothy Jean Saarinen	2019	\$ 1,055,000.00
016 - NEW	Stafford River Property	00357651		2S	1E	21	C	2003	3.16						Dorothy Jean Saarinen	2019	
TOTAL ACREAGE			0						5.45								
001	WLHS Stadium West Hillside										5464 West A St	West Linn	OR	97068			
001	WLHS Tripp Lot Undeveloped	00567906		2S	2E	30	CD	4500	7.51		5464 West A St	West Linn	OR	97068	Tripp	1998	\$ 636,813.01
001	WLHS Cell Tower Site 1	01872209	0	2S	2E	30	CD	4501	0.01	3-02	5464 West A St	West Linn	OR	97068		1998	\$ 202,238.83
001	WLHS Cell Tower Site 2	01872227	0	2S	2E	30	CD	4502	0.10	3-02	5464 West A St	West Linn	OR	97068		1998	
TOTAL ACREAGE			0						7.62								
TOTAL ACREAGE			21,874						81.66								

July 2019



WEST LINN - WILSONVILLE SCHOOL DISTRICT

2014 Capital Bond Program

Quarterly Report

Q2 2019

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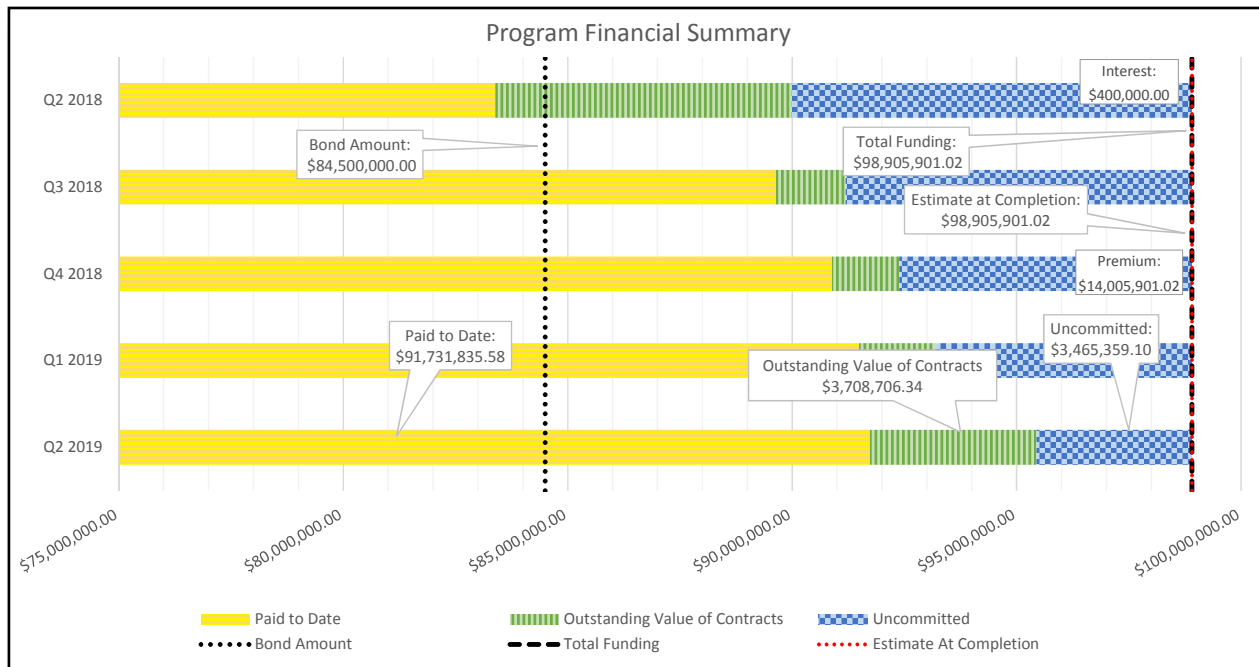
Q2 2019



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PROGRAM SUMMARY

Q2 2019



	Original Funding	Approved Changes	Current Funding	Current Commitments	Paid to Date	Estimate At Completion	Forecasted Over/(Under)
New Middle School in Wilsonville	40,000,000.00	-2,344,988.77	37,655,011.23	37,650,910.68	37,645,472.18	37,655,011.23	0.00
Sunset Primary School Replacement	24,000,000.00	-1,556.92	23,998,443.08	23,998,443.08	23,998,397.23	23,998,443.08	0.00
700 Building Renovation & Addition @ WLHS	3,000,000.00	673,241.44	3,673,241.44	3,673,241.44	3,673,241.44	3,673,241.44	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	187,865.87	3,187,865.87	3,187,865.87	3,187,865.87	3,187,865.87	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	6,325,591.10	5,949,542.08	7,000,000.00	0.00
Safety & Security @ D-W	500,000.00	1,359,831.89	1,859,831.89	1,844,352.73	1,819,148.26	1,859,831.89	0.00
Improvements @ D-W	7,000,000.00	14,274,043.09	21,274,043.09	18,502,672.60	15,200,704.10	21,274,043.09	0.00
Subtotals	84,500,000.00	14,148,436.60	98,648,436.60	95,183,077.50	91,474,371.16	98,648,436.60	0.00
*Bond Premium	14,005,901.02	-13,748,436.60	257,464.42	257,464.42	257,464.42	257,464.42	0.00
Estimated Interest Earnings	400,000.00	-400,000.00	0.00	0.00	0.00	0.00	0.00
Subtotals	14,405,901.02	-14,148,436.60	257,464.42	257,464.42	257,464.42	257,464.42	0.00
Grand Totals	98,905,901.02	0.00	98,905,901.02	95,440,541.92	91,731,835.58	98,905,901.02	0.00

*Includes \$4,505,000.00 in as-yet unsold bonds.

- The two new school projects are approaching final close
- Over 96% of current funding has been committed, 92.7% of current funding has been spent
- Summer 2019 projects are underway
- Summer 2019 projects are on schedule

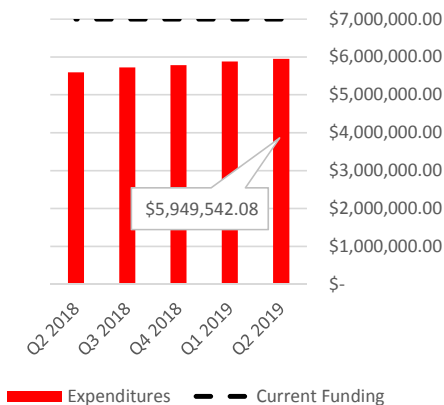
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700 Building Renovation & Addition @ WLHS	3,000,000.00	673,241.44	3,673,241.44	3,673,241.44	3,673,241.44	3,673,241.44	0.00
Performing Arts Renovation & Addition @ WHS	3,000,000.00	187,865.87	3,187,865.87	3,187,865.87	3,187,865.87	3,187,865.87	0.00
Technology @ D-W	7,000,000.00	0.00	7,000,000.00	6,325,591.10	5,949,542.08	7,000,000.00	0.00
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Subtotals	14,405,901.02	-14,148,436.60	257,464.42	257,464.42	257,464.42	257,464.42	0.00
Grand Totals	98,905,901.02	0.00	98,905,901.02	95,440,541.92	91,731,835.58	98,905,901.02	0.00

*Includes \$2,505,000.00 in as-yet unsold bonds.

LEARNING WITH TECHNOLOGY

Q2 2019

Cash Flow



The third and final wave of student device updates is under way. This will increase device accessibility at all schools and replacing some aging devices. Building wiring upgrades and installation of additional wireless access points will also occur, strengthening the backbone of the IT infrastructure.

Recent Activities:

- Plan for next rollout
- Device and infrastructure purchases as needed

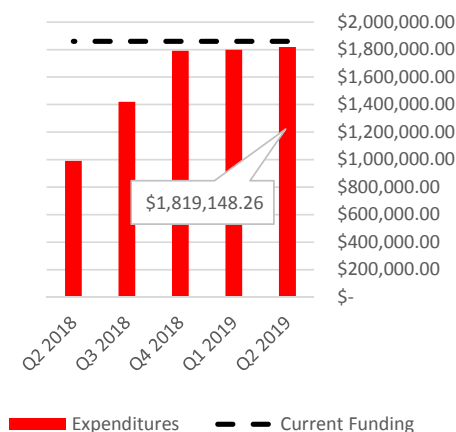
Upcoming Activities:

- Implement device rollout
- Device and infrastructure purchases as needed



SAFETY & SECURITY

Cash Flow



West Linn-Wilsonville School District is committed to creating and maintaining safe, secure facilities for students, staff and patrons as a partnership with our community, neighboring school districts, area law enforcement and emergency responders. Our schools have been assessed for safety related corrections and has identified the following specific improvements for each unique school facility.

- Building Communication Systems
- School Entrance Security
- Door Hardware and Locking
- Safe Classroom Accommodations
- School-grounds Exterior Security Measures
- Limited Video Surveillance
- Lighting and Controls

Recent Activities:

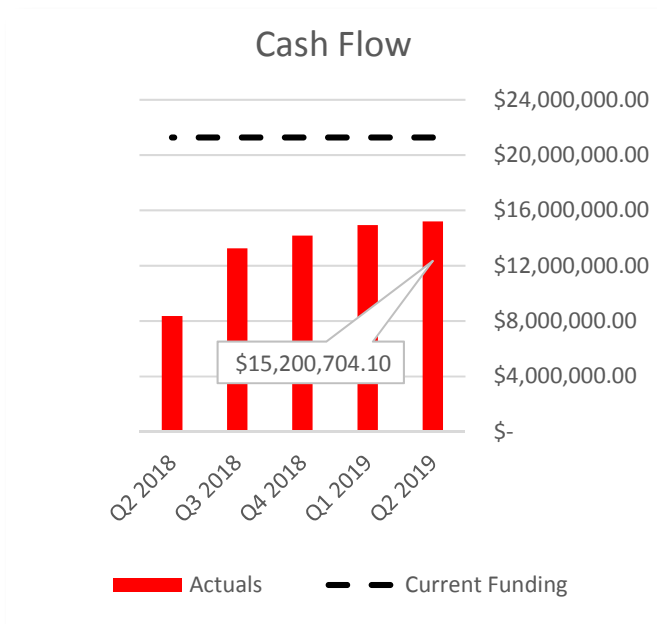
- Shelter-in-place curtains @ CREST complete
- Select camera installation across the district completed
- Deployed emergency radio system

Upcoming Activities:

- Close the project

DISTRICT-WIDE IMPROVEMENTS

Q2 2019



This category of projects represents work at all district sites that has been identified over time as improvements that respond to life-cycle replacement, upgrades required by code, changes in instructional models, growth in activity participation and obsolescence. Active and upcoming projects under this bond component will be listed below.

18051 – Flooring **CedarOak Park Primary School** **Project Status:**

This project includes asbestos abatement and new flooring for classrooms and porches. The abatement and carpet installation contracts were executed. The abatement scope is complete and the carpet will be installed in July.



18055 – Tennis Court Resurfacing **West Linn and Wilsonville High Schools** **Project Status:**

This project includes the resurfacing of all tennis courts and replacement of the nets. The contract has been executed. The work is planned for summer 2019.



**18054 – Track Replacement
Wood Middle School**

**18054 – Track Replacement
Wood Middle School**

Project Status:

This project includes the removal and replacement of the aging athletic track and underlying pavement. Bids were received and a construction contract was executed. Excavation of the existing material is complete and base rock is installed.

Project Status:

This project includes supplying line power to existing solar powered crosswalk flashers to ensure consistent operation. Bids were received and a construction contract was executed. Trenching for power is underway.



**18056 – Crosswalk Flasher Power
West Linn High School**

Project Status:

This project includes acoustic attenuation for the band room at Athey Creek Middle School. Bids were received and a contract has been executed. Demolition is complete and construction is underway.

18058 – Sound Attenuation @ AC

Project Status:

18060 – Freezers
Stafford Primary School

Project Status:

This project includes the replacement of the aging and difficult to maintain walk-in cooler and freezer. Pricing was received and approved. Demolition is complete and construction is underway.



18063 – Music Room
Bolton Primary School

Project Status:

This project includes the abatement and demolition of two existing classrooms, and the creation of a new acoustically attenuated music room with associated storage, and a conference room. Pricing was received and approved for abatement and construction. Abatement is complete and construction is underway.

18066 – Renovation
Boeckman Creek Primary School

Project Status:

This project includes the replacement of the aging vinyl-wrapped wall panels throughout the school, as well as select mechanical unit replacement. Pricing was received and approved. Construction is underway.



18067 – Bleachers
West Linn High School

Project Status:

This project includes the replacement of the aging student bleachers in the main gym. The contract has been executed and the work is planned for summer 2019.



18068 – Playground
Boeckman Creek Primary School

Project Status:

This project is a partnership with the PTA and includes the replacement of a few pieces of playground equipment at Boeckman Creek Primary School. This project is complete.



18069 – Courtyard Entry
Wood Middle School

Project Status:

This project includes the replacement of an existing window system with double doors to improve access to the courtyard. Bids were received and a contract was executed.

The school expects to make additional improvements within the courtyard in the coming year.



19070 – Site Improvements
Rosemont Ridge Middle School

Project Status:

This project includes the installation of dugouts for the baseball field at Rosemont Ridge Middle School. This project is complete.



19073 – Wrestling Mats
Athey Creek Middle School

Project Status:

This project includes the installation of a wrestling mat hoist and the purchase of new wrestling mats. This project is complete.

19076 – Softball Field Lighting
Wilsonville High School

Project Status:

This project includes the installation of athletic field lighting for the softball field. Pricing was received and the Board authorized staff to execute a construction contract. The work is expected to happen in September 2019.

