

2019 CAPITAL IMPROVEMENT PROGRAM WEST LINN-WILSONVILLE SCHOOL DISTRICT

JANUARY 2019 - DRAFT







West Linn – Wilsonville Schools

To: Kathy Ludwig, Superintendent
School Board

From: Long Range Planning Committee
Tim Woodley, Director of Operations

Date: January 28, 2019

Subject: **2019 Capital Improvement Program**

In the spring of 2018 the School Board asked the Long Range Planning Committee to explore future facility needs for the District as related to a concurrent update of the District Long Range Plan. This report entitled **2019 Capital Improvement Program** summarizes that effort and is respectfully submitted to support future planning by the Board.

The CIP covers capital improvements in response to growth, equity, student security, CTE/STEM, technology and life-cycle replacement needs at all district sites. This document is the result of a collaborative effort with district administration, staff, community members, private partners, the School Board and Long Range Planning members.

Every effort has been made to fairly and accurately represent the needs of the District. It should also be noted that this document is not prioritized in any way and has not yet been subjected to public review and comment. It is our recommendation that the Board continue that process.

Respectfully

DEPARTMENT OF OPERATIONS

Tim K. Woodley, Director

ACKNOWLEDGEMENTS

West Linn-Wilsonville School District is deeply appreciative of the generous contributions freely given by patrons and staff.

In particular, we wish to extend recognition and thanks to the following individuals and groups for their tireless efforts in compiling the information contained in this report.

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AND THANKS TO

City of West Linn

City of Wilsonville

Clackamas County

Washington County

CAPITAL IMPROVEMENT PLAN 2019

WEST LINN-WILSONVILLE SCHOOL DISTRICT

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INTRODUCTION

The West Linn-Wilsonville School District is once again facing school capacity deficiencies due to continued growth in the District. Facility improvements will be necessary to maintain the excellent education programs, which are the District's trademark. The public is invited to help the District determine which improvements should be made and how they should be accomplished. This report is intended to support consideration of a capital bond measure in the near future by providing background information relating to issues facing the District and the potential improvements that could address them.

This report is divided into four key sections:

OVERVIEW

WHAT is the District's mission, what are the challenges, and what is the capital improvement program?

EXCELLENCE IN EDUCATION

WHY does the District's goal for excellence in education serve as the basis for the Capital Improvement Program?

CAPITAL IMPROVEMENT PLANNING PROCESS

HOW is the Capital Improvement Program developed and how will the proposed projects support the District's commitment to excellence?

CAPITAL PROJECTS LIST AND NEXT STEPS

WHEN will the Capital Improvement Program projects be prioritized and implemented?



OVERVIEW





District Commitment to Excellence

The West Linn-Wilsonville School District is committed to excellence in education. We want a high-quality education for all our students – one that provides a personalized education for all students and affords all learners the opportunity to capitalize on strengths, work on challenges, and maximize potential. This unyielding commitment to excellence has produced an exemplary public education system.



VISION THEMES

The District creates learning communities that nurture a growth mindset for great thinking. In this environment, we work to maximize human potential and enable all students to function successfully in a changing world through access to a high-quality education that:

1. Demonstrates personal and academic excellence.
2. Provides a personalized education to improve student performance.
3. Establishes community partnerships and expands the classroom beyond the school.
4. Creates a circle of support for each student.
5. Educates the whole person--intellectually, emotionally, physically, and ethically.
6. Integrates technology in daily learning.

OVERVIEW

Growth - The Key Challenge

Creating and maintaining a quality educational environment is constantly challenged by enrollment growth, which has increased by approximately 74% from 5,644 students in 1990 to 9,836 students in 2018. In addition to providing the capacity to give each and every student a superior education, the District must also maintain and upgrade existing facilities and constantly look for ways to improve educational programs and techniques.

To meet this challenge, the School Board first created the Long Range Planning Committee (LRPC) made up of District residents in 1988. The committee's key responsibility is to review the capital improvement and facility needs of the District and to advise the School Board regarding these needs and the priorities for addressing them.

To further enhance the District's ability to proactively plan for the future, it developed the West Linn-Wilsonville School District Long Range School Facilities Plan in 1996, the first of its kind in the state. This plan, developed under the guidance of the LRPC, has provided a rational framework for evaluating and addressing future school facility needs as the West Linn and Wilsonville areas grow. The plan was updated in 2000, 2006, 2014, and again in 2019 to retain its value as a planning tool.

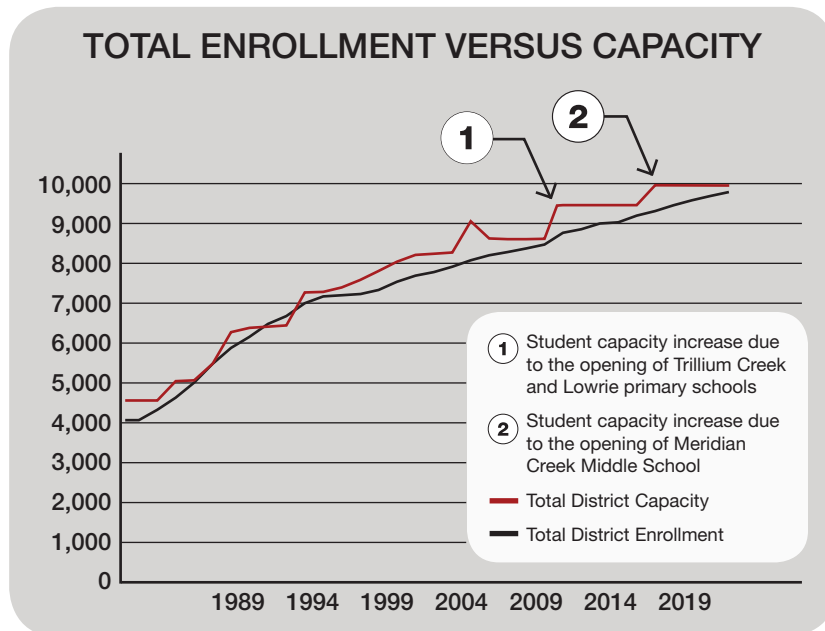


Balancing Enrollment Growth and Capacity

As noted earlier, the District has experienced a steady increase in enrollment over the past 20 years. To provide adequate school facilities for primary, middle, and high school students, the District received voter approval of school bond measures during this same period to construct new facilities and upgrade and maintain existing assets.

The District is committed to providing educational facilities in the most financially prudent manner possible. The key is to balance efficiency with maintaining quality educational environments. The District must balance steady enrollment growth with capacity, which must occur in distinct increments because new facilities, such as a new school or school addition, must be constructed at once, not incrementally. The graph in Figure 1 demonstrates the balance the District must maintain between enrollment growth and capacity. It illustrates how the enrollment has grown steadily and capacity has increased in increments when new schools or school expansions were completed.

FIGURE 1



OVERVIEW

Facility capacity is directly influenced by educational programs. Following its commitment to provide educational excellence for all students, the District continually seeks to improve its teaching practices. The District has found that an inquiry-based, collaborative, and integrated approach to teaching and learning actively engages students in their education. This well-balanced approach for creating quality education includes the following basic programs:

- Early Childhood Programs
- Inclusive Services: Learning for All
- Cultural Diversity: World Languages
- Health & Wellness
- Science, Technology, Engineering, and Math (STEM) Education
- Career and Technical Education (CTE)
- Visual and Performing Arts
- The Center for Research in Environmental Sciences and Technologies (CREST)
- Co-Curricular Enrichment and After-School Programs
- The Library: A Center for Research and Inquiry

The implementation of these programs has effectively changed the District's capacity because many of them have building space ramifications. Improving educational programs may reduce or increase school capacity, depending on the program. It is important to note that any capacity changes are outweighed by the improved educational results created by these programs.

Capital Improvement Program

With the District committed to educational excellence and efficiently providing quality facilities, the Long-Range Planning Committee continually examines existing functional needs stemming from aging facilities, expected student population growth, and education program equity for all students. This must be treated as an ongoing process for the District to successfully anticipate needs well in advance. Planning and efficiently providing educational services for the community go hand-in-hand. District residents have approved Capital Improvement Program (CIP) bond measures in 1979, 1988, 1989, 1992, 1997, 2002, 2008, and 2014. This pre-planned sequence of smaller bonds (rather than less frequent large bonds) has enabled the District to successfully balance ongoing maintenance, needed facility improvements, and expanding enrollment and capacity in a way that minimizes public debt, maintains a stable tax rate, and provides lasting solutions in real time. The 2019 Capital Improvement Program represents the next step toward fulfilling the District's Long Range Plan first envisioned over 25 years ago.

Potential Bonding Capacity

Since 2001, the District has held to its commitment to keep capital bond levies at or below \$3.00 per \$1,000 of assessed value at any given point in time. With previous bonds expiring in 2019, the District sees an opportunity to present a capital bond to voters in the near future to continue the excellence in education the communities of Wilsonville and West Linn have come to expect.

EXCELLENCE IN EDUCATION



“Be the change
you wish to see in the world”
Gandhi



Programming Affecting School Capacity

Suitable school facilities are an essential prerequisite for providing a quality education. Virtually all educational programs rely on them. The District uses many programs to create a collaborative, integrated approach that provides a high-quality education. While these necessary programs increase the space needs for the District, they significantly enhance the overall quality of education offered to the students. District programs and strategies include:

- Early Childhood Programs
- Inclusive Services: Learning for All
- Cultural Diversity: World Languages
- Health & Wellness
- Science, Technology, Engineering, and Math (STEM) Education
- Career and Technical Education (CTE)
- Visual and Performing Arts
- The Center for Research in Environmental Sciences and Technologies (CREST)
- Co-Curricular Enrichment and After-School Programs
- The Library: A Center for Research and Inquiry



Programming Affecting Facility Size, Design, and Needs

The District believes school design should create a welcoming and nurturing environment for learning. Schools are a visible and daily symbol to students and teachers of the community's commitment to education. Schools that are well designed and maintained provide a supportive environment for learning and achievement.

In planning for new facilities, the District supports the following design recommendations:

- Design schools to support a variety of learning styles.
- Enhance learning by integrating technology.
- Foster a “small school” culture.
- Support neighborhood schools.
- Create schools as centers of community.
- Engage the public in the planning process.
- Make healthy, comfortable, and flexible learning spaces.
- Consider non-traditional options for school facilities and classrooms.

As the District continues to grow, new and remodeled school facilities will be created that express the values of our community and allow the best environment for teaching all children. In addition to the traditional auxiliary facility needs, such as administrative spaces, libraries, music rooms and gymnasiums to name a few, the following programs have implications for the size and design of future facilities.

- High Performing Schools
- Safe & Welcoming Schools
- Community Partnerships
- Learning With Technology



THE CAPITAL IMPROVEMENT PLANNING PROCESS





Capital Improvement Program (CIP) History

District residents have approved Capital Improvement Program (CIP) bond measures in 1979, 1988, 1989, 1992, 1997, 2002, 2008, and 2014. This pre-planned sequence of smaller bonds (rather than less frequent large bonds) has enabled the District to successfully balance ongoing maintenance, needed facility improvements, and expanding enrollment and capacity in a way that minimizes public debt and provides lasting solutions in real time.

The last CIP bond measure, passed in 2014, represents the most recent step toward fulfilling the District's Long Range Plan first envisioned over 20 years ago. Highlights of the bond included: construction of a new middle school, a replacement primary school, additions to both high schools, new technology district-wide, remodel and modernization of two primary schools, and various athletic and site improvements. The bond provided additional square footage in excess of 95,000 square feet to district facilities, as well as contributing to the local economy.

The District's CIP is based on an over-arching strategy to "capitalize" general fund expenses by incorporating bond planning and spending with daily facility management. This allows regularly occurring bond eligible expenses to be incorporated into the CIP thus preserving general fund monies. Over the bond's 5-year period, including bond eligible expenses in the CIP has freed up over \$6-million in expenses that otherwise would have been paid by the general fund. As a result, more annual resources are available for classroom instruction.

Building on that history, and the commitment to provide quality facilities, the LRPC has examined the existing functional needs of the District stemming from aging facilities, expected student population growth, equity for all students to learn in the most conducive environment and respect for the stewardship required to maintain the facilities we currently utilize. Through this process, the LRPC has compiled and categorized this information into this 2019 Capital Improvement Program.

Responding to Growth

The District currently operates nine primary schools, four middle schools, two comprehensive high schools, one alternative high school, and one charter school. The last evaluation of the learning space capacity of each school was conducted in 2013. In 2014 District voters approved a Capital Improvement Bond that funded additions, improvements, and new facilities, changing the capacity of many school locations. Specifically, Meridian Creek Middle School is a new facility that opened in the fall of 2017 and Sunset Primary school is a new replacement facility that also opened in the fall of 2017. Major remodel and expansion projects took place at four primary schools (Trillium Creek, Lowrie, Bolton, and Boeckman), one middle school (Wood), and both comprehensive high schools.

The enrollment forecast in Table 1 illustrates what the District should expect over the next ten years. As noted above, the most acute capacity problems will be associated with high schools, which are currently operating slightly above capacity. However, this forecast also indicates that a new primary school will be needed in Wilsonville as the Frog Pond west development accelerates. In order to focus on the anticipated school facility needs for a potential school bond, the school capacity needs forecast for 2023 and 2028 are summarized in Table 2.

TABLE 1
2018 SCHOOL CAPACITY & 10-YEAR ENROLLMENT FORECAST*

	School Name	Capacity	Enrollment	5-Year Forecast				
			2018	2019	2020	2021	2022	2023
PRIMARY	Boeckman Creek	550	550	559	584	627	654	683
	Boones Ferry	775	610	595	594	601	608	613
	Lowrie	575	571	644	692	731	722	779
	Wilsonville Subtotal	1,900	1,731	1,798	1,870	1,959	1,984	2,075
	Wilsonville Available Capacity		169	102	30	-59	-84	-175
	Bolton	475	345	344	331	331	322	315
	CedarOak Park	500	291	325	329	335	321	318
	Stafford	525	433	423	416	428	436	436
	Sunset	425	345	316	320	324	332	334
	Trillium Creek	575	583	607	604	614	626	622
	Willamette	525	518	541	550	553	569	561
	West Linn Subtotal	3,025	2,515	2,556	2,550	2,585	2,606	2,586
	West Linn Available Capacity		510	469	475	440	419	439
	Subtotal		4,246	4,354	4,420	4,544	4,590	4,661
TOTAL AVAILABLE CAPACITY (K-5)	4,925	679	571	505	381	335	264	
MIDDLE	Athey Creek	669	702	735	751	712	694	720
	Meridian Creek	490	414	462	494	476	476	509
	Rosemont Ridge	713	739	716	702	703	710	743
	Inza Wood	691	532	558	549	565	583	601
	Subtotal		2,387	2,471	2,496	2,456	2,463	2,573
	TOTAL AVAILABLE CAPACITY (6-8)	2,563	176	92	67	107	100	-10
HIGH	Wilsonville	1,345	1,223	1,214	1,286	1,378	1,441	1,504
	West Linn	1,730	1,865	1,930	1,936	1,968	1,971	1,946
	Arts & Technology	80	111	80	80	80	80	80
	Subtotal		3,199	3,224	3,302	3,426	3,492	3,530
	TOTAL AVAILABLE CAPACITY (9-12)	3,155	-44	-69	-147	-271	-337	-375
Total		9,832	10,049	10,218	10,426	10,545	10,764	
TOTAL AVAILABLE CAPACITY (K-12)	10,643	811	594	425	217	98	-121	

* Projections assume that current school attendance areas remain unchanged.

THE CAPITAL IMPROVEMENT PLANNING PROCESS

School Name	6-10-Year Forecast						
	2024	2025	2026	2027	2028		
Boeckman Creek	713	747	786	815	851	PRIMARY	
Boones Ferry	613	613	613	607	608		
Lowrie	781	785	794	800	802		
Wilsonville Subtotal	2,107	2,145	2,193	2,222	2,261		
Wilsonville Available Capacity	-207	-245	-293	-322	-361		
Bolton	312	310	307	299	296		
Cedar oak Park	316	315	310	307	310		
Stafford	438	442	448	452	450		
Sunset	333	330	328	323	318		
Trillium Creek	619	619	620	612	605		
Willamette	559	559	559	557	554		
West Linn Subtotal	2,577	2,575	2,572	2,550	2,533		
West Linn Available Capacity	448	450	453	475	492		
Subtotal	4,684	4,720	4,765	4,772	4,794		
TOTAL AVAILABLE CAPACITY (K-5)	241	205	160	153	131		
Athey Creek	740	752	729	740	755		MIDDLE
Meridian Creek	564	582	595	624	642		
Rosemont Ridge	764	760	737	739	740		
Inza Wood	606	623	627	640	639		
Subtotal	2,674	2,717	2,688	2,743	2,776		
TOTAL AVAILABLE CAPACITY (6-8)	-111	-154	-125	-180	-213		
Wilsonville	1,498	1,522	1,583	1,644	1,713	HIGH	
West Linn	1,962	1,971	2,025	2,049	2,067		
Arts & Technology	80	80	80	80	80		
Subtotal	3,540	3,573	3,688	3,773	3,860		
TOTAL AVAILABLE CAPACITY (9-12)	-385	-418	-533	-618	-705		
Total	10,898	11,010	11,141	11,288	11,430		
TOTAL AVAILABLE CAPACITY (K-12)	-255	-367	-498	-645	-787		

**TABLE 2
FUTURE POTENTIAL SCHOOL FACILITY NEEDS IN 2023 AND 2028**

		2018	2023		2028		
		CAPACITY	ADDITIONAL CAPACITY NEEDED	NEW SCHOOLS	ADDITIONAL CAPACITY NEEDED*	NEW SCHOOLS	LOCATION AND APPROXIMATE TIMING
PRIMARY SCHOOLS	Wilsonville	1,900	-175	0.3	-361	0.7	Frog Pond West - proposed new 350-student primary school in response to current and projected primary level enrollment on city's east side.
	West Linn	3,025	+439	0.0	+492	0.0	Adequate capacity available in West Linn area.
MIDDLE SCHOOLS	Wilsonville	1,181	+71	0.0	-100	0.1	Meridian Creek Middle School - potential need to build out MCMS by 2028.
	West Linn	1,382	-81	0.1	-113	0.2	Dollar Street Site - proposed new 850-student middle school to replace Athey Creek facility will provide additional 181-student capacity and would respond to minimal growth in West Linn.
HIGH SCHOOLS		3,155	375	0.2	705	0.4	Renovate the current Athey Creek Middle School for a Career and Technical Education-focused high school for Arts and Technology High School. Construct a new Performing Arts Theater at Wilsonville High School and convert existing theater area to instructional classroom to increase capacity +/-200 students.
	Total	10,643	560	0.6	1,279	1.4	

*Includes all additional capacity needs based on the 10-year forecast.
Minus (-) indicates capacity needed and plus (+) indicates capacity surplus.

Primary Schools

As demonstrated in Table 1, primary level enrollment today is 169 below capacity in Wilsonville, and 510 below capacity in West Linn. This is due to the recent completion of Lowrie and Trillium Creek primary schools. However, as shown in Table 2, the anticipated development in Wilsonville is expected to turn this available capacity into a deficit of 59 students by 2021, growing to approximately 360 students by 2028. Capacity in West Linn also diminishes, but it is expected to have available capacity for approximately 490 students in 2028.

The Long Range Planning Committee recommends the construction of a new primary school in Frog Pond - West on the site currently owned by the District. This would provide for the rapidly growing enrollment triggered by developing the remainder of Villebois and a large percentage of Frog Pond – West, East, and South.

Middle Schools

Growth at the middle school level is increasing at a similar rate to primary. However, since there are fewer grade levels involved, the growth evidences itself as a smaller number of additional children. The enrollment in Table 1 shows the middle school level is 176 students under capacity as of September 2018. The available capacity is due to the 2018 opening of Meridian Creek Middle School, which is located in Frog Pond – South. This property was brought into the UGB ahead of the remainder of this area (often referred to as Urban Reserve Area 4H Advance) specifically to allow for the construction of this school. After 2023, middle schools are again expected to begin operating over capacity.

High Schools

The District has a growing capacity issue at the high school level. Table 1 shows that the three high schools are operating over capacity by 44 students. Only Wilsonville High School is operating within its 1,345-student capacity. The high schools are anticipated to be over capacity by approximately 375 students in 2023 and by over 700 students in 2028. By 2021, all three high schools are expected to be operating beyond their designed capacity.

In addition to capacity, another critical issue facing the high schools is the location of Arts and Technology High School. The District has leased a facility owned by the City of Wilsonville for several years. The lease for this building has been extended to 2022 only with the understanding that the District will actively seek an alternative accommodation. The District needs to determine a new location for the school along with addressing the overall high school capacity issue, which is expected to intensify district-wide over the next 10 years.

The 2018-2019 High School Study revealed great interest on the part of students, parents, staff and community members in expanding both course offerings and as well complete CTE Course Areas. The uniqueness of these programs requires specific equipment, fixtures, and spaces. As the district develops its pathways and courses of study, the spaces supporting CTE programs will need to be considered.

Expanding Opportunities and Addressing Capacity at Secondary Level

As noted above, both middle school enrollment and high school enrollment will exceed existing capacity in the near term. To respond to this expected growth, district leadership and the Long Range Planning Committee have proposed various solutions to provide adequate school capacity.

As high school enrollment continues to grow beyond the capacity of both West Linn High School and Wilsonville High School; and, the current lease with City of Wilsonville for the Arts & Technology High School will terminate in 2022, district administration brought the issue forward to the public and offered two scenarios as possible solutions:

- Grow both high schools and build/lease a new location for a small ATHS, or;
- Keep both high schools in the 1550 to 1750 enrollment capacity range and grow ATHS to +/-500-students. For this scenario, the options are:
 - Purchase/lease an existing larger facility
 - Build a new larger facility
 - Repurpose an existing school facility

Community Forums were held with district staff, City leadership, community partners and parents to discuss and determine preferred options. Additionally, an on-line survey was conducted over a period of several weeks with responses recorded and summarized. (see appendix “Future High School Possibilities”)



Following a presentation of all materials and deliberation, the Long Range Planning Committee agreed with district patrons and have made the following recommendations for inclusion in the 2019 Capital Improvement Program:

- To accommodate enrollment projections at the high school level, and to expand learning opportunities for students, the proposed project would renovate the current Athey Creek Middle School for a Career and Technical Education-focused high school for Arts and Technology High School. This action would provide additional high school capacity of 500 high school students at the Athey Creek site.
- Construct a new 600-seat performing arts theater at Wilsonville High School similar to the performing arts center at West Linn High School. The theater would be adjacent to the performing arts entrance that was constructed under the 2014 capital bond. The project would convert the existing auditorium, stage, and arena theater into instructional space. This action would provide an additional capacity of +/-200 students bringing the facility total student capacity to 1545 students. The additional space would also lend itself well to Career Technical Education learning.
- An 850-student Athey Creek Middle School replacement facility would be built on the district's Dollar Street property, bringing it into West Linn so that students can walk and bike to school. The 21-acre Dollar Street site would allow for a track, turf field and lights, parking and street frontage improvements, and appropriate site circulation for the new Athey Creek Middle School. Currently, Athey Creek has a student capacity of 669 students. With construction of a new 850-student middle school, capacity would be increased by 181 students and would be responsive to the projected growth in middle school students in the West Linn area for the next 10-plus years.
- While not necessary at this time, projected middle school enrollment increases in the Wilsonville area can readily be accommodated by building out Meridian Creek Middle School from its current capacity of 490 students to 750-850 students as master-planned when the school was originally designed.

PROJECT SELECTION

Identification of Facility Needs

As District enrollment increases, and life-cycle replacement schedules narrow, the Board has provided more detail and direction to the Long Range Planning Committee with the following:

- Review the West Linn-Wilsonville School District Long Range Plan with a specific focus on determining the impact of Villebois growth and potential growth in the Stafford Basin area as well as “infill” development in West Linn and Wilsonville such as the Frog Pond development;
- Develop a list of potential projects/capital items, which could be included in the next bond issue;
- Develop possible strategies for a future bond issue; and
- Re-calibrate student capacity at all schools.

Throughout this study, interviews were held with District administration, principals, building administrators, classified employees, certified employees, the technology leaders, local city planners, and the District’s land-use planner, architect, and mechanical/electrical engineer.

The 2019 edition of the Long Range Plan recognizes the value of community involvement in developing long term vision and positive outcome through collaboration between patrons, the Long Range Planning Committee and the School Board.



Project Evaluation Criteria

Following the District's vision themes, the Operations Department staff routinely canvass the District to determine the current state of existing facilities and perceived near-term (five year) needs. To weigh this information, several evaluation criteria have been developed. Each criterion has unique relevance to District goals and the CIP:

- **Growth:** Primarily related to student enrollment increases; also program and staff growth and expanded offerings.
- **Equity:** The notion that every patron's child should enjoy the same educational experience regardless of which school in the District they attend.
- **Teaching and Learning:** School facilities must be designed and have adequate capacity to accommodate successful educational programs. Part A of the Long Range Plan provides a comprehensive list and description of programs that shape school buildings.
- **Health and Wellness:** New state and federal mandates require a health and wellness policy. The District adopted this new policy in 2006. It impacts health curriculum, physical education and food service.
- **Stewardship:** The strong community support experienced over many years has provided the District with some of the finest public education facilities in the state. Stewardship contemplates measures needed to protect these investments, including capital-level maintenance and life cycle replacement.

In addition, supplemental criteria recognize the role schools play in a larger community ecosystem. They embrace many initiatives that shape the design and use of its facilities to build resiliency within its schools and increase their capacity to adapt to changing conditions.

- **High-Performing Schools:** Buildings must integrate and optimize all major performance attributes including energy efficiency, life-cycle performance, durability, and occupant productivity.
- **Safe & Welcoming:** Structures and systems for safe and welcoming schools are supported by the built environment. Policies and practices rely on those structures and systems to be in place.
- **Community Partnerships:** Joint ventures with in-district groups to further the District's mission and empower community interests to the benefit of all. District athletic facilities remain the primary venue for all organized sports in the District and for many community programs. As schools thrive and grow, so does the community.
- **Learning With Technology:** From classrooms to HVAC systems, every aspect of the District is enhanced with technology. It is integrated into and beyond the learning environment.

DISTRICT-WIDE IMPROVEMENTS PROJECT EVALUATION

This category of projects represents work at all district sites that has been identified over time as improvements that respond to project evaluation criteria. The total list of District-Wide Improvements projects is fairly extensive. In order to organize and prioritize this work two labels are applied to each. The projects are first grouped into one of six types, clarifying the nature of the work involved.

Type I - Site Improvements

These projects include outdoor improvements such as paving, sidewalks, play equipment, athletic venues, irrigation, and landscaping. **Conceptual estimate: \$5,200,000**

Type II - Interior Improvements

These include projects for minor interior remodels, carpeting, painting, finishes, ceiling replacement, doors, hardware, and casework. **Conceptual estimate: \$1,800,000**

Type III - Furniture, Fixtures and Equipment

These items are in constant use by students and staff every day and include classroom furniture, projection screens, wall coverings, tackboard/whiteboard, carts, lockers, office furniture/equipment, kitchen equipment, file cabinets, storage systems, etc. **Conceptual estimate: \$580,000**

Type IV - Roofing / Exterior Envelope

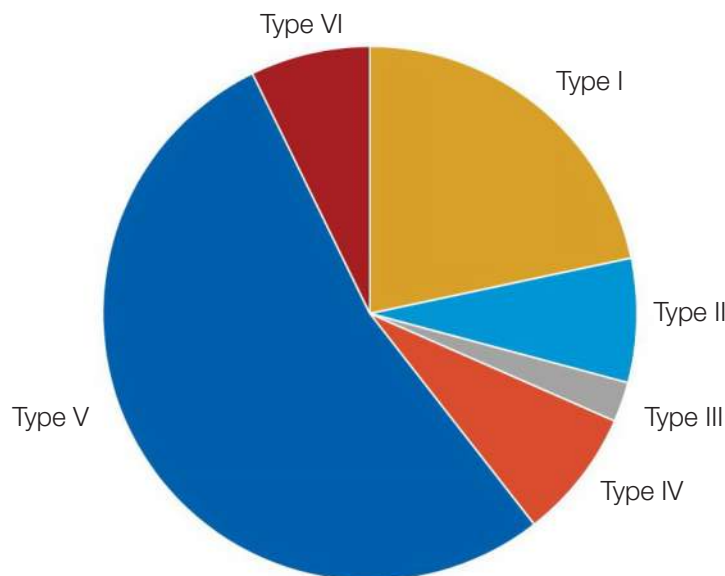
Funding is required at many district buildings to ensure waterproof integrity. Also includes some repair/ replacement of identified siding and windows at specific buildings. **Conceptual estimate: \$1,890,000**

Type V - Mechanical / Electrical / Plumbing

Fairly self-explanatory; includes repair/replacement of pumps, motors, boilers, fans, electrical components, plumbing components, digital controls, etc. These projects provide both improved performance and reliability, and also capture energy savings. **Conceptual estimate: \$12,790,000**

Type VI - Fire / Life / Safety

Includes the repair/replacement of building emergency systems and components including fire alarms, emergency generators and fire suppression systems. **Conceptual estimate: \$1,740,000**



Project evaluation criteria are then used to assign each project to one of three categories.

Category A: Mission Critical

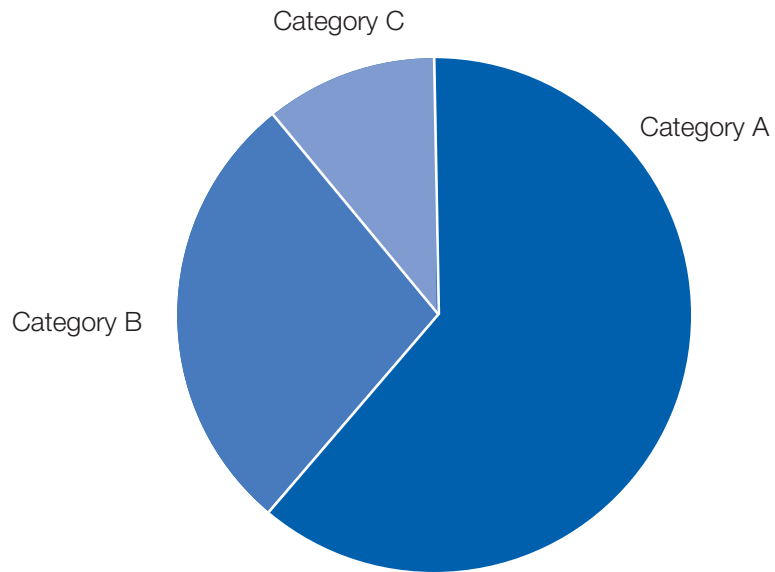
These projects represent work to correct issues that are in/near failure, are out of compliance with code thereby failing to pass critical inspections, cause inordinate labor/repair to keep operational, or otherwise necessary to improve instruction or student performance. **Conceptual estimate: \$14,630,000**

Category B: Mission Important

This Category of work, while not a threat to daily operations, does have significant value toward efficiency and effectiveness in operations and/or curriculum delivery. **Conceptual estimate: \$6,760,000**

Category C: Deferrable

This Category represents work that is not in failure, nor necessary to improve instruction or student performance. This list contains items that are currently functional but may require repair/replacement in the next 10-years or are suggested as upgrades that would be useful but not critical. **Conceptual estimate: \$2,610,000**





CAPITAL PROJECTS





CAPITAL PROJECTS

The Long Range Planning Committee and operations staff utilized these criteria to bring forward projects that were not funded previously, add new projects, as well as address facilities needs for the next five years.

2019 Capital Improvement List:

Safe & Welcoming Schools	\$4,500,000
Expanding Opportunities and Addressing Capacity at Secondary Level	\$88,000,000
Increasing Access to the Arts - Wilsonville High School Auditorium Addition	\$25,000,000
West Linn High School Parking and Stadium Improvements	\$8,300,000
Addressing Growth at Primary Level - New Wilsonville Primary School	\$39,000,000
Learning With Technology	\$18,000,000
District-Wide Improvements	\$24,000,000
 Total Estimated Value:	 \$206,800,000



SAFE AND WELCOMING SCHOOLS

<p>Location</p>	<p>All District Locations</p>
<p>Project Summary</p>	<p>Providing the best education possible for our students also means creating a safe and secure environment for both students and staff. Over the past several years there has been a heightened awareness regarding school safety and security at the national, state and local levels. 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.</p> <p>Under the leadership of the District Safety Leadership Team, and in cooperation with the school board, patrons, building principals, site emergency response teams and local law enforcement, our schools have been assessed for safety-related corrections. The following themes have been identified to provide specific improvements for each unique school facility.</p> <ul style="list-style-type: none"> • Secure School Entrances • Classroom Lockdown Hardware • Shelter-in-Place Curtains • Intrusion Limiting Glass <p>These safety upgrades follow safety work the district began following the 2014 Capital Bond. Over the past several years, the district has renovated secure school entrances at five of its 16 schools, implemented a robust emergency radio communication system district-wide, added exterior security measures at select school grounds, established video surveillance at all schools, and installed lighting upgrades among other safety work.</p>
<p>Conceptual estimate: \$4.5 million</p>	



EXPANDING OPPORTUNITIES AND ADDRESSING CAPACITY AT SECONDARY LEVEL

<p>Location</p>	<p>Current Athey Creek Middle School Site and Dollar Street Property</p>
<p>Project Summary</p>	<p>Currently, the District has three high schools – West Linn High School, Wilsonville High School, and Arts and Technology High School, a smaller option high school that typically has enrollment around 100 students. Enrollment projections show that West Linn High School could eclipse 2,000 students while Wilsonville High School will approach 1,700 students by 2028. Concurrently, the lease for Arts and Technology High School expires in 2022 and new location will be needed.</p> <p>The concept for this project is to expand the enrollment of the Arts and Technology High School from its current 100 students to approximately 500 students. The new size would still maintain a smaller feel than the other high schools; and, the increased enrollment could allow for expanded courses and programs to be offered at the school. The plan is to relocate this option high school to the current Athey Creek Middle School building site.</p> <p>An administration suite is proposed to be constructed at the front of the school to assure safety and security for students similar to other schools in the District. The existing area that houses the current administration suite will be converted to learning space. Price includes all construction costs; as well as instructional technology; and furniture, fixtures and equipment necessary to function at par with any school in the district. Renovating this existing building for the Arts and Technology High School does not involve a boundary change for middle or high school.</p> <p>Creating a high school out of the existing Athey Creek Middle School would require relocation of the current middle school. The new middle school facility will be designed on the 21-acre District-owned Dollar Street site at the southwestern edge of West Linn and is proposed to accommodate 850 students. The site components will include a track, turf field with lights, and appropriate site circulation, parking and street frontage improvements. Due to the size and shape of the site, the building is expected to be designed with two stories. Price includes all construction costs; as well as instructional technology; and furniture, fixtures and equipment necessary to function at par with any school in the district.</p>
<p>Conceptual estimate: \$88 million</p>	



INCREASING ACCESS TO THE ARTS

WILSONVILLE HIGH SCHOOL AUDITORIUM ADDITION

Location	Wilsonville High School
Project Summary	<p>The major project for this school is a large performance theater with the accompanying support spaces for performing arts including drama instruction and stagecraft. Project would construct a new 600-seat theater (similar to WLHS) adjacent to the new performing arts entrance constructed under the 2014 bond program. This will also convert the existing auditorium, stage and arena theater to instructional space increasing total building capacity of the high school. The nature of that new instructional space will allow for increased Career Technical Education opportunities for Wilsonville High students. This project also includes appropriate site circulation and additional parking in the existing soccer field adjacent to the gyms.</p>
<p>Conceptual estimate: \$25 million</p>	



WEST LINN HIGH SCHOOL PARKING AND STADIUM IMPROVEMENTS

<p>Location</p>	<p>West Linn High School</p>
<p>Project Summary</p>	<p>The community of West Linn has demonstrated strong support of District athletics. A capacity increase has been identified as a need for the West Linn High School stadium. This project will include expanded covered home-side seating, as well as additional visitor bleachers. The new seating will accommodate more than 1,000 additional spectators.</p> <p>In order to accommodate the additional stadium capacity, as well as address concerns regarding the availability of off-street parking for students, this project will also include an expansion of the existing south parking lot. The lot will be furnished with appropriate storm-water management, pedestrian paths, landscape, and site lighting. The new lot will accommodate 120 vehicles.</p>
<p>Conceptual estimate for stadium expansion and required parking: \$8.3 million Conceptual estimate for additional parking only: \$3.5 million</p>	



ADDRESSING GROWTH AT PRIMARY LEVEL

NEW WILSONVILLE PRIMARY SCHOOL

<p>Location</p>	<p>Frog Pond Site, Wilsonville</p>
<p>Project Summary</p>	<p>New housing developments in this area of Wilsonville are impacting enrollment projections. The construction of a new primary school would allow for this growth and limit the potential overcrowding of other primary schools in the area.</p> <p>As an aid to the planning process, this project is described as a new starter primary school with an initial capacity of 350 students with room for a future buildout to approximately 550 students. Price includes all construction costs; as well as instructional technology; and furniture, fixtures and equipment necessary to function at par with any school in the district. The site is 10 acres, relatively flat, and will have streets on three sides where utilities are readily available. Demolition of a residential structure and pole barns will be required.</p>
<p>Conceptual estimate: \$39 million</p>	



LEARNING WITH TECHNOLOGY

Location	District-Wide	
Project Summary	<p>Technology is a vital component of virtually every aspect of the School District. Teaching and learning is enhanced by technology and efficient building operations require a reliable technological infrastructure. Below is a summary list of technology and systems to be upgraded, replaced, or added.</p>	
	<ul style="list-style-type: none"> • Re-wiring existing schools • Network electronics • WiFi upgrades • Server environment • Phone system update • District-wide distributed digital signage • MDF/IDF power redundancy • Intercom system enhancement 	<ul style="list-style-type: none"> • Video monitoring • Radio network/system • New clock systems • Updated classroom display technologies • Auditorium/commons/MPR AV systems • Student and staff device rollouts
<p>Conceptual estimate: \$18 million</p>		



DISTRICT-WIDE IMPROVEMENTS

<p>Location</p>	<p>District-Wide</p>
<p>Project Summary</p>	<p>The District works tirelessly to protect the community’s investment in facilities. District-Wide improvements include a wide range of projects that address critical issues such as accessibility upgrades, equitable access and Title IV compliance, energy code and building efficiency upgrades, fire & life safety improvements, and renovations for Career Technical Education (CTE) learning environments. Below is a summary list of highlighted projects. See the previous chapter “Project Evaluation Criteria” for a full explanation of categories, types, and associated conceptual estimated costs.</p> <ul style="list-style-type: none"> • Air conditioning at Cedaroak Park, Stafford, Bolton and Willamette primary schools. • Instructional greenhouses at each middle school • Wet Lab / Classroom addition and site improvements at CREST • Synthetic Turf, lighting, and practice facility at Wilsonville High School women’s softball field • Improved Career Technical Education (CTE) spaces, equipment, and fixtures at all high schools • Accessible playgrounds • Replace track surface at multiple schools • Select interior improvements at all schools • Select student furniture replacement • Kitchen equipment replacement • Athletic scoreboard replacement • Select roofing replacement • Select exterior painting • Select fire alarm system upgrades and replacements • Select fire sprinkler system replacements
<p>Conceptual estimate: \$24 million</p>	



NEXT STEPS





WHERE DO WE GO FROM HERE?

“Today’s understanding leads to tomorrow’s reality. We strive to accomplish for our children that which we did not have for ourselves.”

Continuing conversations between district leaders and our community will focus and prioritize an action plan to cement a vision that leads toward a 2019 Capital Bond Campaign and the creation of a school district that elevates opportunities and success for every child.

2019	BOND PROGRAM: NEXT STEPS
February	Bond Summit
March	Public Surveys
April	Financial Modeling Project Research Project Priorities
May	School Board Study Public Input
June	Bond Election Decision
July	
August	
September	Bond Campaign
October	
November	General Election

NEXT STEPS

APPENDIX









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