



West Linn – Wilsonville Schools

Long Range Planning Committee Meeting
Administration Building
22210 SW Stafford Rd, Tualatin, OR 97062
Wednesday, February 20, 2019 6:00 PM

Long Range Planning Committee Meeting

1. Call to Order 6:08 PM

2. Roll Call David Lake **Samy Nada**
 Doris Wehler Grady Nelson
 Kent Wyatt **Mike Jones**
 Andrew Kilstrom **Kim Jordan**
 Kathy Ludwig Chelsea Martin (Board Liaison)
 Remo Douglas Tim Woodley
 Keith Liden **Amy Berger**

3. The Bond summit is scheduled for this Saturday, February 23rd at 9am with breakfast being served at 8:30. Meridian Creek was chosen as the location for the summit due to it having sufficient space and to be able to show the community a recent bond project and one that includes CTE space. The invitees include local city government/staff, students, classified staff, administrators, parents from each of the 16 schools, past board members, as well as the last two superintendents and various other members of the community. First Student will be present as well as the media. The plan is to have 25 tables of around eight people per table. Each table will include a facilitator (LRPC Member, Staff, etc) to help lead the discussions throughout the event. Participants are assigned to a table upon arrival. Keith Steele is going to be the facilitator for the event. Keith has done several bond summits in the past as both a parent and a former board member. This will be his first time as facilitator.

4. February 23 Bond Summit Planning
 - a. Agenda – The Bond Summit agenda was issued as a handout. After some welcome comments and introductions at each table there will essentially be three main components of the summit. 1. The Framework for Excellence, engaging people in the Long Range Plan and the district programs. 2. Capital Improvement Projects presented. 3. Capital Improvement Projects Group Activity, giving feedback about the projects. After these discussions and a working lunch people are asked to respond with “dots” for each of the projects presented. After responding to the projects, a summary of the results will be presented at the summit.

- b. LRPC Welcome – The welcomes will come from the Board Chair (Ginger Fitch), a LRPC Member (Kim Jordan), Superintendent (Kathy Ludwig), and the Facilitator (Keith Steele). The Board Chair will thank everyone before speaking about the opportunity this presents and how it empowers the West Linn-Wilsonville community. Chair Fitch will then talk about the Board’s fourth goal and how this has propelled a lot of the work that has been going on this last year. Next will be the LRPC Member who will welcome everyone and educate the community on what the LRPC does. She will point out facility needs and will represent the LRPC as a host of this event. Additionally, the Long Range Plan has been adopted by the School Board including other work up to this point. Following the LRPC, Superintendent Kathy Ludwig will talk about the importance of the event and how the district mission statement and vision themes come together in this planning. She will talk about the history of the district passing bonds and what they are used for as well as the difference between capital bonds and local option levies. She will also mention bonding capacity and how the district is committed to keep capital bond levies at or below \$3.00 per \$1,000 of assessed value and how that will not add a new tax but is a renewal of a previously existing tax. The bonds being paid for on current year taxes are everything in the district bond portfolio that has not dropped off in the current year. Bonds are sometimes sold as 20 year bonds, some are refinanced, some have been shorter, but everything is done to keep the capacity under that \$3.00 value. The Facilitator will then take over get the conversation started.
- c. Participant Activities – The table groups will engage in the three components mentioned above. Groups will discuss the work that has been done over the last several years, or even decades, as well as its impact on the district in previous capital bonds. A note has been brought up to the success the district has in managing the capital bonds with being on budget and time. The participants will be asked to look through their packets given to each person.
 - i. The first topic is the Framework for Excellence which looks at district programs and initiatives and how each person may have been impacted by the programs, as well as how they think facility investment impacts those initiatives and how they can continue to improve those programs. The facilitator will take notes for the table on this topic, which will then be displayed for the whole summit to view before being compiled at the end. Each table member should also feel free to turn in any additional notes/thoughts on their own handout if they would like.
- d. Bond Project Presentation – Tim Woodley will present the capital improvements projects and what the LRPC has recommended as projects for the possible bond. Each participant will be given copies of each of the project pages with descriptions of each project. These pages are also then the same page that is enlarged and displayed as the bond poster to which people will be asked to place their “dots” later in the day.
 - i. The second activity is about what facility needs should be addressed in the next 5-6 years. Again, the facilitator will take table group notes for compiling.

- ii. Finally, the participants will get a chance to respond to what each feels are important to them by walking around and placing sticky dots on whichever project board(s) resonate with them or takes most importance. They may place the dots on only a couple projects or they may spread them out and want to include all projects presented. Each person will get a total of eight dots to distribute how they would like. Feedback received will help with how to take the message out to the community as things progress with polling before moving towards a ballot. The school board will determine to go out for a capital bond by June. If they chose to move forward with the bond, the ballot language and title will be submitted to the Secretary of State.

5. Next Steps:

- a. Host Bond Summit February 23rd at Meridian Creek Middle School

Next meeting: March 20, 2019

Adjourn: 7:48 PM



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Agenda

1. Call to Order

2. Roll Call

Mike Jones
David Lake
Doris Wehler
Grady Nelson

Samy Nada
Kim Jordan
Kent Wyatt
Chelsea Martin, Board Liaison
Kathy Ludwig, Superintendent

3. February 23rd Bond Summit Planning

- a. Agenda
- b. Facilitator
- c. LRPC Welcome
- d. Participant Activities
- e. Bond Project Presentation
- f. Venue preparations/set-up
- g. Invitees

4. Next Steps:

- a. Host Bond Summit February 23rd at Meridian Creek Middle School

Next meeting March 20, 2019

Adjourn



West Linn-Wilsonville School District 3Jt

Bond Summit
Meridian Creek Middle School, Commons
Saturday, February 23, 2019
9:00 a.m. – 1:00 p.m.

Working Agenda

- 8:30 a.m. Registration; Continental Breakfast & Beverages
- 9:00 a.m. Welcome and Setting the Stage
- Ginger Fitch, Board Chair
 - Kim Jordan, Long Range Planning Committee
 - Kathy Ludwig, Superintendent
 - Keith Steele, Facilitator
- 9:30 a.m. Introductions of Attendees (at table groups)
- 9:35 a.m. Framework for Excellence – Keith Steele
- Table Group activity
 - Reporting Out
- 10:35 a.m. Capital Improvement Projects – Tim Woodley
- 11:25 a.m. Break – Working Lunch
- 11:35 a.m. Capital Improvement Projects Group Activity – Keith Steele
- Table Group activity
 - Reporting Out
- 12:20 a.m. Respond with “dots” on Project Boards – Keith Steele
- Tally of the dots for each project
- 12:40 p.m. Summary and Next Steps – Kim Jordan
- 12:55 p.m. Thank You – Ginger Fitch, Kathy Ludwig
- 1:00 p.m. Adjourn

Welcome:

9:00 – 9:05 a.m. Ms. Ginger Fitch, School Board Chair (slide of Board Goal)

- Welcome and thank you for coming today
- These types of events are important opportunities for our community to come together and collectively consider the current and future needs of our children and their education
- There are many decisions that get made at a federal and state level regarding our children's learning; and, by law there are also many important decisions we get to make at a local level about the quality of learning we wish for our children.
- This year, our Board believed it was time to consider the future needs of this district. We created a goal to launch and direct the work of the Board and various groups to partner in this endeavor. You are here today as a representative group (parents, teachers, staff, students, community leaders) to consider the opportunities we are going to present before you today and to think about your own role, but also acting as a representative, and consider what would be best for ALL children in our district within a growing community.
- As a Board member...
- As a parent in this community...
- Introduce Kim Jordan

9:05 – 9:15 a.m. Ms. Kim Jordan, Long Range Planning Committee (slides)

- Introduce self
- I am a member of the Long Range Planning Committee. The LRPC is a 7-member group of appointed community members from across the district who assist the Board in these ways:
 - Monitor school and community growth
 - Project district facility needs
 - Project district property acquisition needs
 - Participate with the district, the Cities of West Linn and Wilsonville and Clackamas County to explore and develop joint ventures to serve the needs of the residents and students of the district;
 - Serve as the group to oversee and monitor any and all previous Bonds project accountability
- The Long Range Planning Committee is hosting this event because we have brought forward to the school board our Long Range Plan which outlines district programs and initiatives and subsequently recommend facility needs (Capital Improvement Projects) to accommodate the program needs and enrollment growth.
- We have done quite a bit of work already leading us to where we are today with these recommendations:
 - We have conducted a 10-year Enrollment Growth Projection – which shows steady growth across our district

- We have conducted a Building Capacity Analysis – which examined each school building, its current enrollment and capacity and its projected future enrollment and capacity needs.
- Our Superintendent conducted a yearlong “High School Study” to examine current and progressive models for teaching and learning in high schools across the state and nation; the group visited schools, conducted surveys, held focus groups and brought in special speakers to consider how we can strengthen and enhance our high school programs.
- Together, with district staff, we conducted two community forums and an online survey to gather input regarding future high school program needs and facility options; some of you came to those forums, thank you.
- We have engaged with city staff, planners and developers, and financial advisors to consider future growth in our two communities and how our school district may respond
- This yearlong work has resulted in the two documents, Long Range Plan, and the proposed list of Capital Improvement Projects, that we then brought forward to our School Board as recommended next steps.
- You have access to the Long Range Plan (which we will work through a section of this morning with one of our activities); you will also hear a presentation about the recommended capital projects that are being proposed and will spend time providing us with feedback and response on these proposed projects.
- The School Board and Long Range Planning Committee, alongside District Leaders, will consider your input and feedback today as we plan forward.
- To provide a bit more context before we begin with our first activities, I’d like to introduce Kathy Ludwig...

9:15 – 9:30 a.m. Dr. Kathy Ludwig, Superintendent (slides)

- Welcome and thank you again for coming today...
- These types of events occur in school districts across the state, nation as a great example of local democracy in action. A community if coming together to consider what is best for its children. In these types of situations, you are invited as a representative (an ambassador so to speak) of a like-group to consider the sum total needs of the organization...and yet we ask each individual to think with the lens of a parent, a student, a teacher, a community leader, a patron, a stakeholder...and ask, “would I want this for my child...for me?”
- Our District Mission exemplifies this question...
- Our Vision Themes, created by a group of community members, much like the diverse group in this room...seeks to address the mission question by prioritizing conditions for learning, partnerships, relationships, investment in each person’s potential.
- The Long Range Plan and the Capital Improvement Projects are documents that speak to the mission of this district and the responsibility to look forward, to plan forward and to make sure that the people in the room today and considering the

needs of the children in our schools tomorrow. That is what was done for us, and this is how we “pay it forward”.

- Our district has a long history (40 years) of passing and investing in our schools through local capital bonds and local option levies. The first Capital Bond was passed in 1979. Capital bonds and local option levies are local taxes that a community votes to pass in order for the school district to obtain additional funds to serve the local community. Capital Bonds are for physical projects...school buildings, fields, lights, parking, technology. Local Option levies are funds that can be used to hire additional teachers and staff.
- Today, we are here to talk about a Capital Bond and physical projects that help us maintain and move forward with the quality of teaching and learning that are a hallmark of this district.
- 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 set to expire this year, we see an opportunity to present a capital bond to voters this fall to respond to growth, address the list of facility projects recommended by the Long Range Planning Committee, and continue the excellence in education the communities of Wilsonville and West Linn have come to expect...without increasing the tax rate. Essentially, this is not a new tax...it is a renewal of an existing tax.
- It is the belief of the Long Range Planning Committee and District Staff that we are now at a time to present to our community a plan going forward that addresses the growth in our communities and the educational facility needs to both meet the challenge and soar forward.
- Introduce Keith Steele

9:30 a.m. Mr. Keith Steele, District Patron and Facilitator (use slides)

- Introduce self
- Have tables do quick introductions

Framework for Excellence
Notes from Table Group # _____

Our district's Long Range Plan (Updated 2019) outlines programs and initiatives that build resilient schools and significantly enhance the overall quality of education offered to the students of West Linn-Wilsonville (see pp. 9-25, 27-36).

1. Which of these programs/initiatives have significantly impacted you/your child and how do you see these progressing into the future?

2. How do you see a facility investment improving upon these programs and initiatives? What do you hope current and future students will experience?

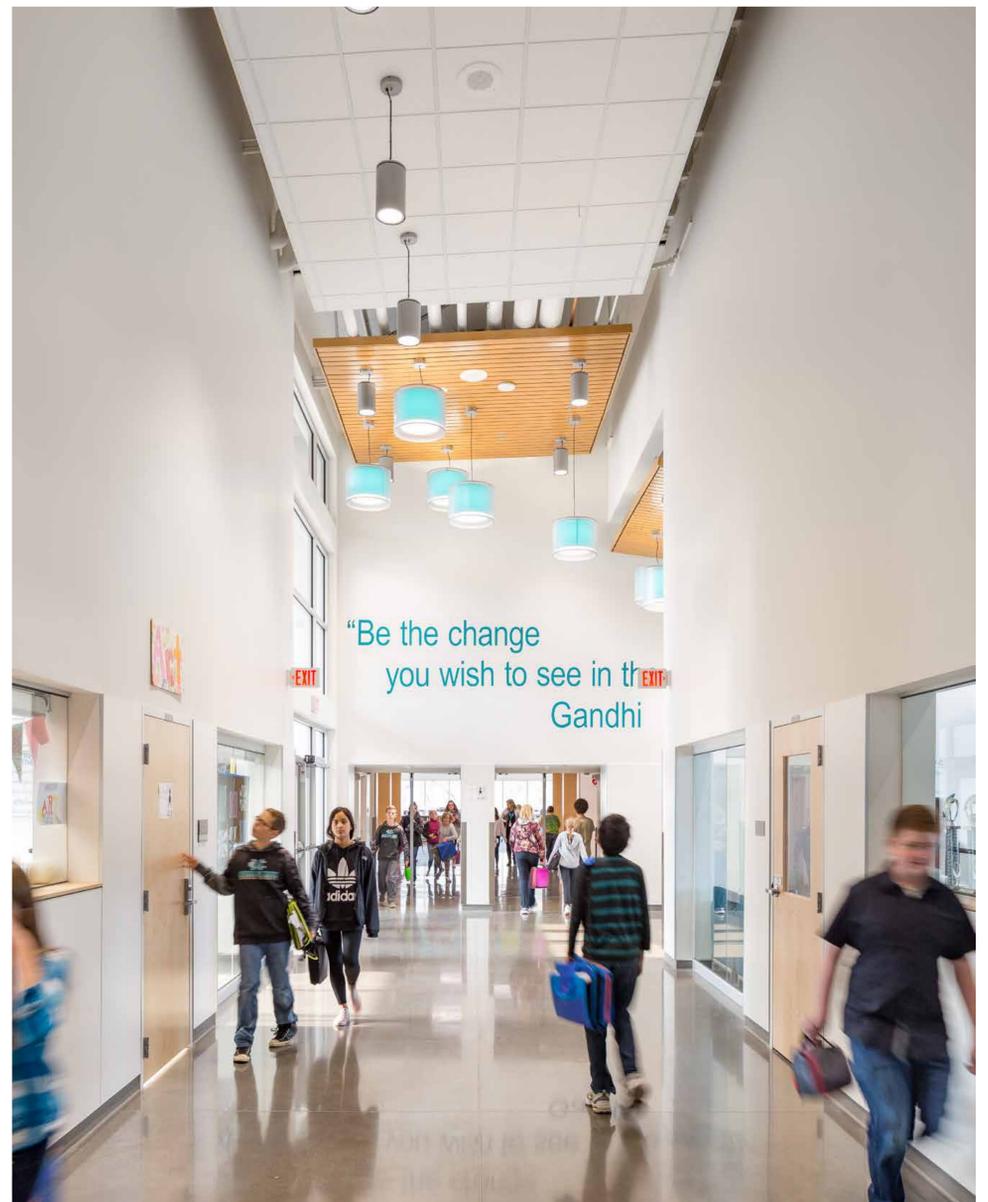
Capital Improvement Projects Table Group Activity

You have received a variety of informational documents (Long Range Plan, Capital Improvement Program) and heard about facility needs. Based on the information you currently possess:

1. What facility needs do you think should be addressed in the next five-six years?
2. How do these needs connect to the district programs and initiatives that were discussed from the earlier group activity?
3. What questions or considerations do you have as you think about the projects that have the most importance for you?

SAFE AND WELCOMING SCHOOLS

Location	All District Locations	
Project Summary	<p>Providing the best education possible for our students requires a safe, secure, healthy, and welcoming 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, including the best environment for optimal student learning. West Linn-Wilsonville prides itself on welcoming schools that provide optimal comfort, allowing students to become the best learners they can be. The following themes and projects have been selected for schools across the district.</p> <ul style="list-style-type: none"> • Secure School Entrances • Classroom Lockdown Hardware • Shelter-in-Place Curtains • Intrusion Limiting Glass • Accessible Playgrounds • Air-Conditioning in Primary School Classrooms • Emergency Power Generators 	<ul style="list-style-type: none"> • Expand Emergency Power Coverage • Replace Fire Alarm Systems • Replace Fire Sprinkler Systems • Site Lighting • Video Monitoring • Communication Upgrades • Replace Electrical Panels • Hazardous Material Management
<p>Conceptual estimate: \$15.25 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. The 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>
Conceptual estimate: \$25 million	



WEST LINN HIGH SCHOOL STADIUM IMPROVEMENTS AND PARKING

Location	West Linn High School
Project Summary	<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: \$4.8 million Conceptual estimate for additional parking: \$3.5 million Total conceptual estimate: \$8.3 million</p>	



ADDRESSING GROWTH AT PRIMARY LEVEL

NEW WILSONVILLE PRIMARY SCHOOL

Location	Frog Pond Site, Wilsonville
Project Summary	<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 a capacity of 350 students with room for a future buildout to approximately 500 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 has streets on three sides where utilities are readily available. Demolition of a residential structure and pole barns will be required.</p>
Conceptual estimate: \$39 million	



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• Video monitoring• Radio network/system• New clock systems• Updated classroom display technologies• Auditorium/commons/MPR AV systems• Student and staff device rollouts
Conceptual estimate: \$18 million	



DISTRICT-WIDE IMPROVEMENTS

Location	District-Wide
Project Summary	<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 IX compliance, energy code and building efficiency upgrades, fire and life safety improvements, and renovations for Career Technical Education (CTE) learning environments. Below is a summary list of highlighted projects.</p> <ul style="list-style-type: none"> • 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 • Resurface tennis courts • 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
Conceptual estimate: \$13.25 million	



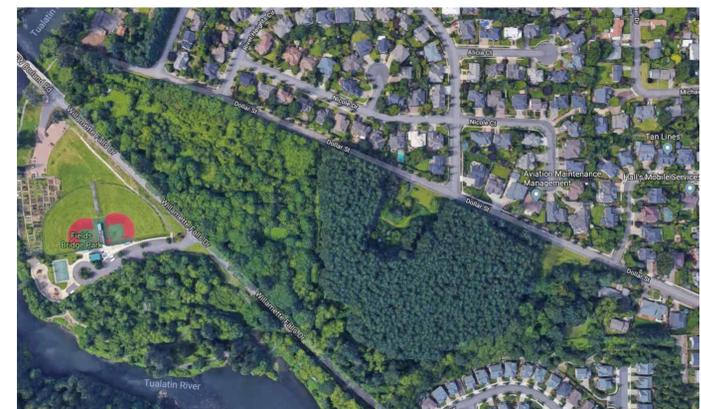
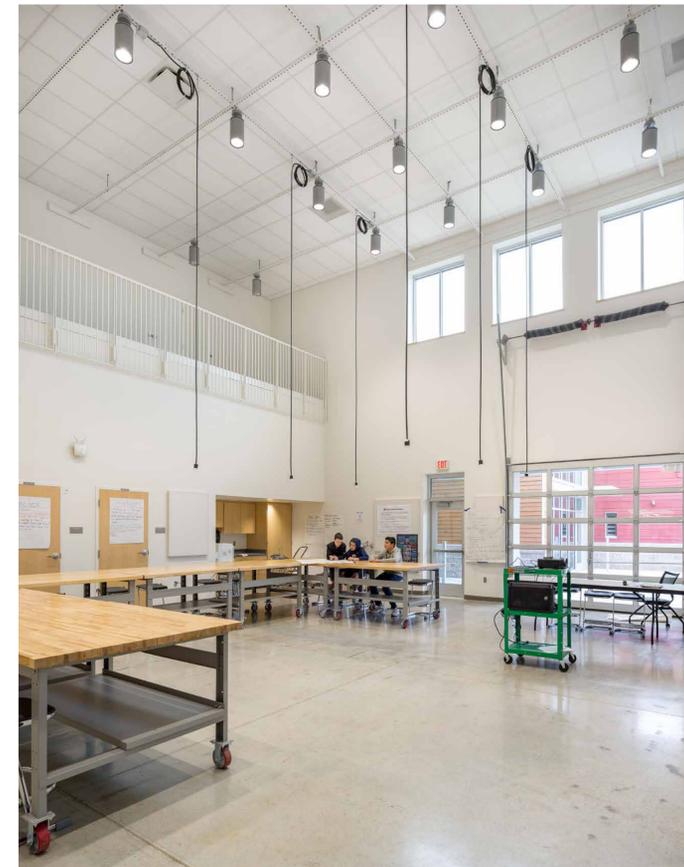
EXPANDING OPPORTUNITIES AND ADDRESSING ENROLLMENT GROWTH AT SECONDARY LEVEL

RELOCATE AND EXPAND ARTS AND TECHNOLOGY HIGH SCHOOL TO ATHEY CREEK SITE

Location	Current Athey Creek Middle School Site
Project Summary	<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.</p> <p>The plan is to relocate this option high school to the current Athey Creek Middle School building site. This would include:</p> <ul style="list-style-type: none"> • An administration suite would 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. • Learning space will be designed with Career Technical Education in mind, allowing for diverse programming. • Renovating this existing building for the Arts and Technology High School does not involve a boundary change for middle or high school.
Conceptual estimate: \$10 million	

RELOCATE ATHEY CREEK MIDDLE SCHOOL

Location	Dollar Street Site, West Linn
Project Summary	<p>This new facility is proposed to be a replacement building for the existing Athey Creek Middle School that is planned to be converted to a new option high school as indicated in the previous project sheet. 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. Construction of this new school will not affect current middle school boundaries.</p> <p>The site components will include:</p> <ul style="list-style-type: none"> • Modern, contemporary middle school. Due to the size and shape of the site, the building is expected to be designed with two stories. • Track, Turf field with lights, and appropriate site circulation • Parking and street frontage improvements.
Conceptual estimate: \$78 million	



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	\$15,250,000
Increasing Access to the Arts - Wilsonville High School Auditorium Addition	\$25,000,000
Expanding Opportunities and Addressing Enrollment Growth at Secondary Level	\$88,000,000
West Linn High School Stadium Improvements and Parking	\$8,300,000
Addressing Growth at Primary Level - New Wilsonville Primary School	\$39,000,000
Learning With Technology	\$18,000,000
District-Wide Improvements	\$13,250,000
 Total Estimated Value:	 \$206,800,000

