



## West Linn – Wilsonville Schools

**Long Range Planning Committee Meeting**  
**Administration Building**  
**22210 SW Stafford Rd, Tualatin, OR 97062**  
**Wednesday, January 9, 2019 6:00 PM**

### Long Range Planning Committee Meeting

1. Call to Order                      6:09 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**  
   **Jim Fitzpatrick (DOWA-IBI Group)**  
   **Rebecca Stuecker (DOWA-IBI Group)**
  
3. High School Options: Community Services Update
  - a. There were 34 new responses to the high school online survey. The responses seemed to follow the same path as the previous responses reviewed at the last meeting. Positive thoughts on where the district is headed with Arts and Technology High School and Athey Creek Middle School.
  
4. 2019 Long Range Plan & Capital Improvements Program Review
  - a. The most updated Long Range Plan and Capital Improvement Program documents were handed out to the group. There were minor edits from the last version after district staff reviewed further.
  - b. The district has hired a public affairs consultant who is helping with public information polling, language, bond summit, etc.
  
5. Review Capital Projects Draft – The projects are broken down into 7 project categories:
  - a. *Safe & Welcoming Schools* – The 2014 Bond had \$500,000 set aside for safety and security and with that a National Security Consultant was hired to give reports on existing schools, both built environment as well as practice in action. Through this study it was determined the next bond should include: secure school entrances (at all schools that don't currently have it), classroom lockdown hardware, shelter-in-place curtains and intrusion limiting glass (School guard glass, rated on how long it takes to get through it, currently in place at new schools 7' and below at new schools). Project estimate: \$4.5 million.

- b. *Expanding Opportunities and Addressing Capacity at Secondary Level* – This project addresses the preferred solution between the high school study, public meetings, surveys, etc. on what to do with the growing high school enrollment as well as the Art Tech High School building lease expiring. This project includes Athey Creek’s current 39 acres being used as a high school and therefore would also include relocating Athey Creek Middle School to the district’s Dollar Street site. The middle school build out would include street improvements, traffic study, parking, fields and an 850 capacity middle school. This would also include some renovations at Athey Creek, painting, classroom finishes, bringing the office space to the front for secure entry as well as recapturing the current office space into CTE space. This project is in an ideal location on the edge of the city, including the county, and would not change middle school boundaries. Project estimate: \$88 million.
  - i. WLHS is 21 usable acres, WHS 32 acres, Rosemont Ridge is 20 acres.
  - ii. A new middle school at Dollar Street for an 850 student enrollment would help the district middle school needs into the future, increasing the current enrollment capacity by 200 students. By building for an 850 student capacity the core facilities would accommodate the need into the future without feeling overcrowded.
  - iii. A question was asked about any other land the district could possibly buy for use into the future. The board has asked Flo Analytics to look into possible future land parcels that might come up for future consideration.
- c. *Wilsonville High School Auditorium Addition* – The majority of the project would be a large theater similar to WLHS, as well as additional parking and then recapturing the current theater space. This project would then increase enrollment capacity with the additional space. The current theater space, with its high ceilings, could possibly be reconfigured into CTE program space. Project Estimate: \$25 million.
  - i. This project could also help local community groups. The theater at WLHS is currently available to rent and WHS theater could potentially be rented as well.
- d. *West Linn High School Parking & Stadium Improvements* – District athletics has strong support to increase the capacity of the football stadium home seating. With a stadium expansion the parking would need to increase as well. This project then adds 120 vehicle parking spaces in the existing south parking lot. If the stadium expansion is done, the parking would have to be done to accommodate the increased capacity. The parking expansion could be done without the stadium expansion; however, it would require a variance from the city as the district is already compliant with maximum parking allowed per code. Project Estimate: \$8.3 million for both projects; \$3.5 million for parking only.
- e. *Wilsonville Primary School* – With new housing developments coming in Wilsonville’s Frog Pond area, enrollment continues to grow. Boeckman Creek is already at capacity and is the only primary school on the East side of Wilsonville. Boeckman Creek will be using portables in the near future to help accommodate growth. A new primary school in Wilsonville at the current Farm on Boeckman

Road in Frog Pond would be a starter primary school build for a 350 student capacity with a future buildout to approximately 500 students. This project would include boundary adjustments for all four Wilsonville primary schools. Project Estimate: \$39 million.

- f. *Learning with Technology* – This project includes several components including safety, video monitoring, radio systems, phone upgrades, etc. The nature of the technology is that it is not optional now like it once was. Technology also now crosses over with safety and increases the need for being able to function well in the good times as well as the bad times. Project Estimate \$18 million.
  - g. *District-Wide Improvements* – This project includes facility needs, accessibility upgrades, equitable access and Title IV components as well as energy code upgrades, building efficiency upgrades, and fire & life safety improvements and renovations for CTE learning environments. This includes Air conditioning at the remaining schools without it (Cedar oak Park, Stafford, Bolton & Willamette Primary schools), Instructional greenhouses at each middle school, Wet Lab / Classroom addition and site improvements at CREST, synthetic turf, track surface replacement, roofing, and several more. Project Estimate: \$24 million.
  - h. Total costs of all projects: \$206,800,000 million. Estimates were derived from working with professional estimators, project managers, contractors and program managers in the industry and are showing an increased cost in the coming years in educational construction.
6. The Long Range Plan & Capital Improvement Program First Reading will be at the School Board Meeting next Monday, January 14, 2019. The board will then have two weeks before a Board Work Session with time for discussion and hopeful adoption of the Long Range Plan January 28, 2019.
7. The Bond Summit is an event where community members can have input and prioritize projects. This information then goes to the board for consideration on which projects to proceed with and what the budget will be. The public affairs consultant will help with polling and how to get the information available and understood. The integrity in how the district uses the money received in bonds is always a high priority. Increasing opportunity with CTE, the continued commitment to the educational needs of our kids, and keeping the promise made to the community years ago while also not raising tax rates by staying below the \$3 per \$1,000 threshold residents currently pay.
8. Next Steps:
- a. Prepare for Board presentation of 2019 Long Range Plan - 01/14/2019
  - b. Schedule Board Adoption of Long Range Plan – 1/28/2019
  - c. Schedule Bond Summit – TBD

Next meeting: Board Work Session 1/28/2019

Adjourn: 8:22 PM



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#### Agenda

1. Call to Order
2. Roll Call

Mike Jones	Samy Nada
David Lake	Kim Jordan
Doris Wehler	Kent Wyatt
Grady Nelson	Chelsea Martin, Board Liaison
	Kathy Ludwig, Superintendent
3. High School Options: Community Survey Update                      Andrew Kilstrom
4. 2019 Long Range Plan [Draft]    Review
5. Capital Improvement Program [Draft]                                      Review
6. Review Capital Projects [Draft]    Presentation/Handout
7. Long Range Plan & CIP First Reading                                      Discussion & Direction
8. Next Steps:
  - a. Prepare for Board presentation of 2019 Long Range Plan - 01/14/2019
  - b. Schedule Board Adoption of Long Range Plan
  - c. Schedule Bond Summit

Next meeting January 16, 2019

Adjourn

## Community Survey Feedback for HS Learning Spaces

**As of Jan. 9, there are 121 survey submissions in total (30 additional responses since our last meeting). The survey was comprised of six open-ended questions mirroring those posed to participants at the district's two community forums**

### Expanding two comprehensive High Schools (Themes)

In total, 22 survey responses indicated a preference to expand the district's two comprehensive high schools, while 80 responses indicated they did not want to expand the two high schools.

Comment themes included:

- Preference to expand the two high schools IF it were deemed feasible and cost-effective (13 comments)
- Concern that expansion is not feasible due to parking restrictions (21 comments)
- Concern that expansion would overload core facilities (9 comments)
- Concern that increased enrollment would compromise community feel and the student experience (17 comments)
- Belief that expansion is not a long-term solution (12 comments)

### Increase the building capacity of Arts and Technology High School

In total, 74 survey responses were in favor of expanding Arts and Technology High School, compared to 22 survey responses who were not in favor. Other responses indicated indifference or did not provide a clear preference.

Comment themes included:

- Support for expansion if the school was restructured to offer increased options, particularly with a CTE or STEM focus (14 comments)
- Support for expansion if the district is confident it could attract 400-500 students (12 comments)
- Support for expansion if the new ATHS maintained the community feel that allows current students to be successful (5 comments)
- Belief that expanding ATHS is not the best long-term solution (5 comments)
- Belief that expanding ATHS is not preferable because the school would be too big or it wouldn't draw enough students to alleviate enrollment challenges at the district's two comprehensive schools (6 comments)

### Other Possibilities the district has not thought of

There were approximately 20 suggestions in total for additional or alternative possibilities. There were 47 comments suggesting the district build a fourth high school, in addition to ATHS. The only other suggestions that appeared more than once were:

- Merge with or buy Lakeridge High School (3 comments)
- Utilize local community colleges to free up enrollment at district high schools (3 comments)

- Add a fifth middle school and move to grades 6-9. Change the district's comprehensive high schools to schools that serve grades 10-12 (2 comments)
- A hybrid approach of rebuilding Arts and Technology while also expanding the comprehensive high schools (2 comments)
- Provide students the option to take classes exclusively online (2 comments)

### Lease/Purchase New Location for ATHS

In total, 39 survey responses were open to the possibility of leasing or purchasing existing commercial space for a new Arts and Technology location. There were 26 survey responses that opposed this possibility.

Comment themes included:

- Preference for purchasing a building (10 comments)
- Preference for leasing a building (7 comments)
- Either purchasing or leasing is ideal if it's the cheapest option (6 comments)
- Not cost-effective (4 comments)
- Not the best long-term option (5 comments)

### Build

In total, 46 survey responses were open or in favor of building a new Arts and Technology High School. A total of 28 responses were opposed to building a new ATHS high school.

Comment themes included:

- Preferred only if it is cost-effective (13 comments)
- Preferred if the new Arts and Technology is larger than 500 students to better accommodate future enrollment growth (5 comments)
- Too expensive (11 comments)

### Relocate

In total, 84 survey responses were in favor or open to relocating Arts and Technology High School to the Athey Creek Middle School site and rebuilding ACMS on the district's Dollar Street property. In total, 18 survey responses were opposed to the idea of relocating Athey Creek Middle School.

Comment themes included:

- This is the "best" option (38 comments)
- Preferred if ATHS receives program updates and is rebranded (4 comments)
- Preferred if traffic is addressed (2 comments)

## NEW Community Survey Feedback for HS Learning Spaces

There were 34 additional survey responses since our last Long Range Planning Committee meeting.

### Expanding two comprehensive high schools

- Of the 34 new survey responses, 24 were opposed to expanding the district's two comprehensive high schools.
  - 5 cited parking concerns.
  - 5 cited concerns about losing the feel of the school community.
- 5 were in favor of expanding the two comprehensive high schools.
- 4 said it was acceptable depending on cost

### Increase the building capacity of Arts and Technology High School

- Of those who responded, 20 were in favor of expanding ATHS.
  - 2 were in favor IF it were able to draw students without boundaries.
  - 3 were in favor IF it maintained its small school feel.
- 6 were opposed to ATHS expansion.
  - 1 response believed 500 students would be too big for ATHS.
  - 2 responses didn't think ATHS could draw 500 students.

### Other possibilities the district has not thought of

- 12 suggested building a fourth high school.
- 1 response suggested turning Athey Creek into a school for freshman and rebuilding ACMS.
- 1 response suggested building a sports complex at Dollar Street and turning current high school athletic facilities into learning spaces.
- 1 response suggested hybrid online schedules to free up seat space.

### Lease/Purchase new location for ATHS

- 7 in favor of leasing/purchasing
  - 2 were in favor if it were the cheapest option.
- 10 were opposed to leasing/purchasing a new location.
  - 3 reported it wasn't the best long-term decision.

### Build

- 11 were in favor of building a new ATHS.
  - 6 of those people were in favor only if it were a cost-effective option.
- 9 were opposed to building a new ATHS.
  - 2 cited it would be too costly.

### Relocate ATHS to the Athey Creek site, build a new ACMS on Dollar Street

- 21 were in favor of this option.
  - 9 said this is the "best option."
  - 1 said ATHS would need rebranding.
- 6 were opposed to this option.
  - 1 person cited traffic concerns.
  - 1 person cited the removal of trees as their concern.