



## West Linn – Wilsonville Schools

**Long Range Planning & Bond Oversight Committee Meeting**  
**Inza Wood Middle School**  
**Wednesday, October 28, 2020 6:00 PM**

### Long Range Planning Committee Meeting

1. Call to Order 6:12 PM

2. Roll Call	<b>Mary Pettenger</b>	<b>Ginger Fitch, Board Liaison</b>
	<b>Julie Miller</b>	<b>Kathy Ludwig, Superintendent</b>
	<b>Grady Nelson</b>	<b>Pat McGough, Chief Operations Officer</b>
	<b>Julie Stone</b>	<b>Remo Douglas, Bond Program Manager</b>
	<b>Kim Jordan</b>	<b>Amy Berger, Bond Coordinator</b>
	<b>Samy Nada</b>	<b>Andrew Kilstrom Communication Director</b>
	<b>Parasa Chanramy</b>	

3. Quarterly Report: The 3<sup>rd</sup> Quarter 2019 Report was passed out and the format was explained for new members.
- The overall program summary shows that almost \$9 Million has been spent through September 30<sup>th</sup>. Over \$21 million is committed in contracts thus far.
  - The main bond components are broken out on the summary page with the overall summary of financials. Over time, the spending will track and will show any budget changes and cash flow.
  - Main project components are broken down with project updates including recent and upcoming activities.
    - WHS Renovation and Addition will add a theater and support spaces. The project is currently in design and on budget.
    - Athey Creek Middle School on Dollar Street is in design. There have been several community meetings held to date with another coming November 18<sup>th</sup>. The project goes in for land use application permits in early 2021.
    - Third Option High School is at the current Athey Creek site, adding a secure office and interior renovations for CTE space. The project is currently in design and on schedule for opening as a high school fall 2023.
    - WLHS Stadium & Parking is currently in to the city for land use approval with the design phase complete. Construction is expected spring and summer 2021.
    - New Primary School at Frog Pond will be a starter 350 student primary school. Design is slated to start mid 2021 with opening scheduled for fall 2024. Current work being done include site studies and relocating the existing district facility storage to a different site.

- vi. Learning with Technology has done several upgrades districtwide include phone system installation and student device purchasing along with the server environment replacement.
  - vii. Facility Improvements include renovations at Wood, Sports field relighting at WHS, New track at Athey Creek, Secure Entries at Boones Ferry, Lowrie, Cedaroak Park, Rosemont Ridge and Stafford. Other improvements include new flooring at Stafford, new mechanical units at WLHS and Willamette. Upcoming projects for next summer currently in design are Secure entry renovation projects including air conditioning at Bolton, Cedaroak Park, Stafford and Willamette Primary Schools.
  - d. After hearing about current projects, the committee is asked to think about a project they would like to focus on as we progress through the bond. They then would become the expert on that project, attend a design meeting, and be another voice to the committee and board on that project. This will be discussed at the January meeting.
4. School Tour – Wood Middle School
- a. The group toured Wood Middle School getting a rundown of the renovation work that is part of the project.
5. Design Spotlight – Wood Middle School – floorplans were shown on screen to discuss what was just shown during the tour.
- a. Classroom Renovation – Classrooms with operable partitions will have them removed due to age and damage. The system is old, from the 1980s, and can no longer be repaired. Along with the walls, the ceiling grid and removing outdated finishes, the lighting, power, and data will all be brought up to date and give the rooms a much needed facelift.
  - b. New Maker Space – The current office spaces will be renovated into a large CTE space with access to the commons. The current staff and workroom space will be designed to be two additional classrooms to offset the loss of moving the office. The construction of those classroom spaces will take place as the school enrollment grows and more classroom space is needed.
  - c. Building Systems Replacement – Because the mechanical systems run through the ceiling grids, and the classrooms will be renovated, the mechanical system will be upgraded as well for better air flow.
  - d. New Secure Entry and Office – Secure entry will move from the center of the school to the East side of classrooms off the commons taking 3 current classroom spaces. The entry will include an entry vestibule with office and support spaces.
  - e. Restroom and Concessions Addition – Off the music wing of the building, a hallway will be extended to add onto the building. The hallway will create a space for additional restrooms. The restrooms are being designed as gender neutral, single occupant restrooms.
6. Adjourn BOC Meeting: 7:25 PM

## Long Range Planning Committee Meeting

1. Single Occupant Restroom Design
  - a. Part of the Wood design includes the restroom addition off the music corridor. The restrooms being proposed have been designed as gender neutral single occupant restrooms.
  - b. The topic of Gender Neutral, single occupancy restrooms has come up more recently to help meet learning and social emotional needs of students. Creating an inclusive climate for all students has shown to help students feel safe. Evidence from student focus groups showed the increased need for designated spaces and daily school practices that help with students' sense of safety and well-being.
  - c. The district has held community meetings and student focus groups after Oregon Legislation worked from 2009-2016 on various topics regarding student health and sexuality. The board approved a WLWV Health & Sexuality Education Plan in 2019. Student voices expressed what it was like on a school day and where and how they felt safe or not. Students talked about restrooms at school which lead to a real interest in social and emotional support and inclusive school climate and practices.
  - d. An Oregon Student Wellness survey was conducted in 2017 by the state. WLWV students revealed how they experienced school in terms of various factors, ie: your friends, race or origin, harassment in the past 30 days, etc.
  - e. Middle school focus groups in WLWV expressed a desire to have privacy and a single space with full stalls with open hand washing stations and more than one way in and out of the restroom space. They desired privacy and a space with other people around. The trend in more recent years has been that students do not go to restrooms to congregate with classmates, but more just to use the restroom. There are many more open spaces in schools now where students can be with friends throughout the day, which may have led to the change in typical usage.
  - f. The US Department of Education stated schools may provide separate facilities on the basis of sex, but also must allow transgender students access to restrooms that are consistent with their gender identity. Part of that designation option can be a gender neutral single occupant restroom.
  - g. Having gender neutral single occupant restrooms has shown to help an entire school climate and social emotional learning for all, not just those who identify as transgender.
2. The committee, as key communicators for the district, has the background on how the district has come to where we are now in looking at the change in restroom design. The committee members have the why, and can look deeper into what else the district can do in other projects and how to better fit the needs of students, staff, and the community. The school board will get a presentation on this topic at the November 9<sup>th</sup> board meeting, and then possibly a community listening session after that.
3. The bond does not contemplate changing all restrooms at all schools with gender neutral single occupant restrooms. However, with the new design in bond projects, where restrooms are involved, this will be the plan to include as a new district standard.

4. Committee members shared some concerns regarding the bathroom design. One concern was for community use where kids and adults are co-mingling in the same space with so much privacy. Supervision issues during the day for all students was another concern. This is a topic the district is going to take into consideration moving forward with the design concept. Reaching out to other districts that have implemented this design will help gather some of the pitfalls and successes that we can take into our own design decisions and implementation moving forward.

Next meeting:            January 20, 2020

Adjourn:                 8:26 PM



## West Linn – Wilsonville Schools

### Long Range Planning-Bond Oversight Committee Meeting

Inza Wood Middle School

Wednesday, October 28, 2020 6:00 PM

### Agenda

#### **Bond Oversight Committee Meeting**

1. Call to Order
2. Roll Call

Mary Pettenger	Ginger Fitch, Board Liaison
Julie Miller	Kathy Ludwig, Superintendent
Grady Nelson	Pat McGough, Chief Operations Officer
Julie Stone	Remo Douglas, Bond Program Manager
Kim Jordan	Amy Berger, Bond Coordinator
Samy Nada	
Parasa Chanramy	
3. Quarter 3 2020 Report

a. Financials	Remo Douglas/Amy Berger
b. Progress	
c. Communications	
4. School Tour – Wood Middle School

	Remo Douglas/Pat McGough
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5. Design Spotlight – Wood Middle School

a. Classroom Renovation	Remo Douglas
b. New Maker Space	
c. Building Systems Replacement	
d. New Secure Entry and Office	
e. Restroom and Concessions Addition	
6. Adjourn BOC Meeting

#### **Long Range Planning Committee Meeting**

1. Call to Order
2. Roll Call
3. Gender-Neutral Single-Occupant Restroom Discussion

	Barb Soisson/Remo Douglas
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4. Adjourn LRPC Meeting

October 2020



## WEST LINN - WILSONVILLE SCHOOL DISTRICT

2019 Capital Bond Program

Quarterly Report

Q3 2020

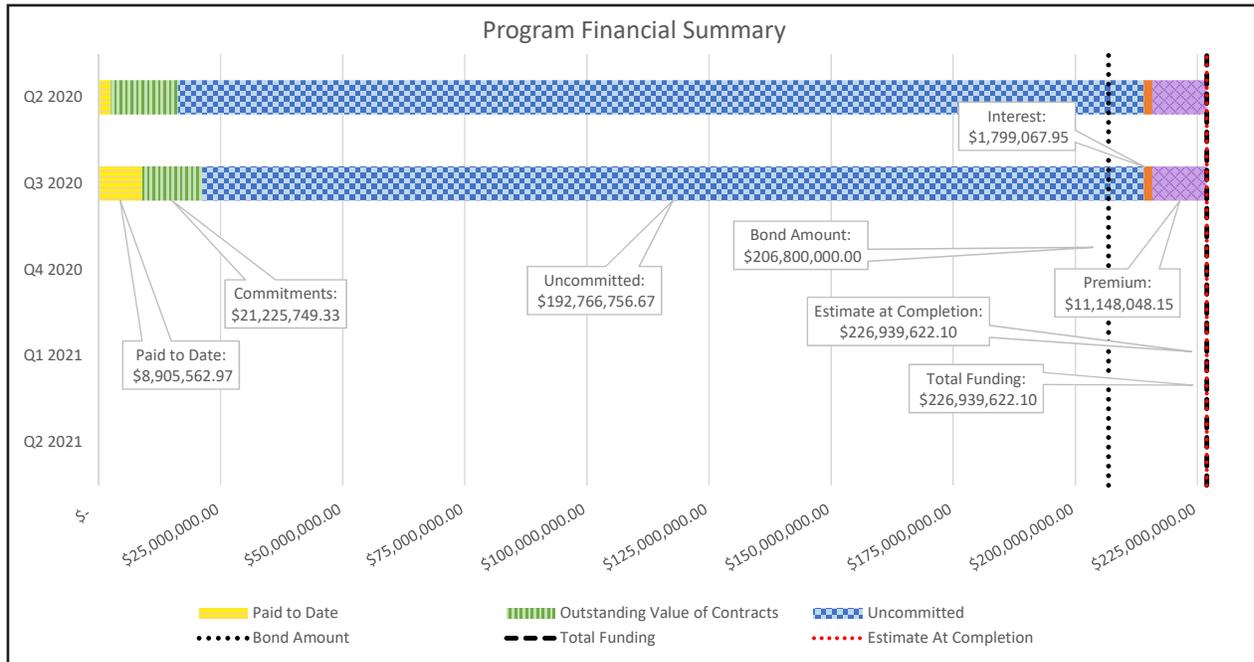
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# PROGRAM SUMMARY

Q3 2020



Bond Component	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Actuals Approved	Estimate At Completion	Forecasted Over/(Under)
Addition & Renovation @ WHS	28,470,000.00	0.00	28,470,000.00	2,944,796.38	840,833.51	28,470,000.00	0.00
New Middle School @ DLR	78,000,000.00	0.00	78,000,000.00	6,841,499.57	1,211,425.65	78,000,000.00	0.00
Third Option High School	11,673,000.00	2,504,890.00	14,177,890.00	1,604,177.70	376,729.34	14,177,890.00	0.00
Stadium & Parking @ WLHS	8,625,000.00	0.00	8,625,000.00	1,011,021.46	280,147.44	8,625,000.00	0.00
New Primary School @ FP	39,000,000.00	0.00	39,000,000.00	679,688.47	78,503.99	39,000,000.00	0.00
Learning with Technology	15,000,000.00	0.00	15,000,000.00	2,767,218.14	2,678,604.04	15,000,000.00	0.00
Facility Improvements	26,032,000.00	4,687,616.00	30,719,616.00	4,818,674.76	3,314,331.75	30,719,616.00	0.00
Subtotals	206,800,000.00	7,192,506.00	213,992,506.00	20,667,076.48	8,780,575.72	213,992,506.00	0.00
Program	20,139,622.10	-7,192,506.00	12,947,116.10	558,672.85	124,987.25	12,947,116.10	0.00
<b>Grand Totals</b>	<b>226,939,622.10</b>	<b>0.00</b>	<b>226,939,622.10</b>	<b>21,225,749.33</b>	<b>8,905,562.97</b>	<b>226,939,622.10</b>	<b>0.00</b>

Community members interested in keeping up with the bond program can sign up for for email updates through the District’s ListServ system at: <https://listserv.wlww.k12.or.us/self-service/>

- More than 9% of current funding, or \$21.2 million, has been committed.
- \$8.9 million has been spent, nearly 4% of current funding.
- Consultants selections are largely complete
- Numerous project designs are underway
- Security upgrades at five schools are substantially complete
- Learning with Technology projects are underway
- The program remains on schedule to meet targeted opening dates

# CONSULTANT SELECTION & PROGRAM MARKETING

Q3 2020

## Consultant Selection:

The below list of consultants have District contacts under the 2019 Capital Bond Program:

- 3J Consulting - Civil Engineering & Planning
- BORA Architects - Architecture
- Carlson Testing - Testing & Inspections
- CBRE Heery - Program Management & Commissioning
- Compass Land Surveyors - Surveying
- DKS Associates - Traffing Engineering
- GeoDesign - Geotechnical Engineering
- IBI Group Architects - Architecture
- Keith Liden - Planning
- Northwest Geotech - Geotechnical Engineering
- Osprey Solutions - Wildlife
- Pacific Habitat Services - Wetland & Wildlife
- PAE Consulting Engineers - MEP Engineering
- PBS Environmental - Environmental Consultant
- Phil Broome - Constructability Consultant
- River Levett Bucknall - Estimating
- Teragan & Associates - Arborist
- The Davey Tree Expert Company - Arborist
- The Pacific Resources Group - Arborist
- Willamette Cultural Resources Associates - Archeologist

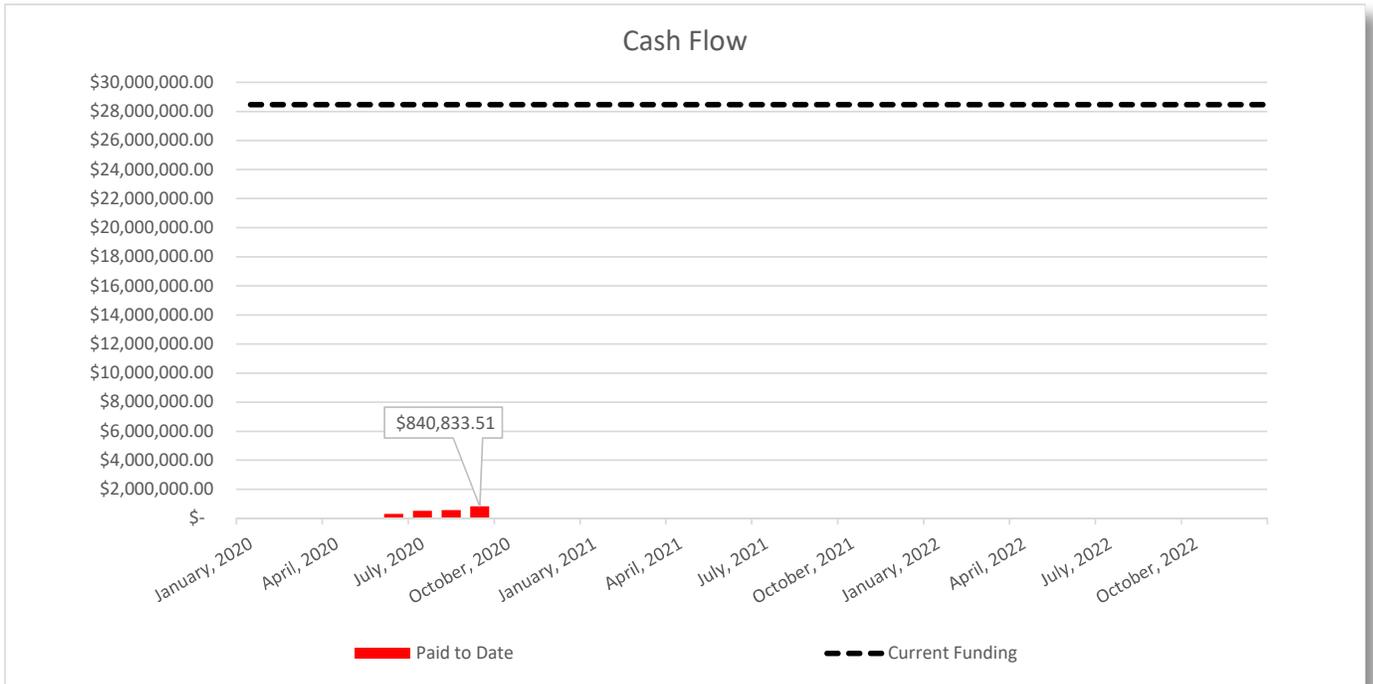
## Program Marketing:

The bond management team is developing a program marketing plan to improve outreach to contractors, including minority and women-owned firms. The goal is to develop an extensive network of industry contacts that are kept informed of current and upcoming opportunities. A variety of platforms both formal and informal are being used to reach out and encourage all contractors that they are welcome, will be treated fairly, and can receive training on district-specific forms and processes.

The Bond Management Team is already reaching out to dozens of contractors via phone, email and virtual meeting. The new West Linn - Wilsonville Construction Office LinkedIn page has 33 followers.

# ADDITION & RENOVATION @ WHS

Q3 2020



New 600 seat auditorium with supporting spaces to better accommodate growing school programs and support community performing arts. Also includes additional parking, site circulation improvements, synthetic turf softball field with sports field lights, and energy efficient lighting upgrades. Renovation of existing auditorium and black box theater spaces, conversion to classroom spaces including Career and Technical Education. Also includes safety & security upgrades, energy efficient lighting upgrades and mechanical equipment replacement.

Construction is expected to be phased from summer 2021 through summer 2023.

### Recent Activities:

- Design committee comprised of District and School leadership, staff, and community members met regularly
- First round of focus groups to discuss design details, including staff, students and community partners
- Wetland delineation report has been submitted to the state

### Upcoming Activities:

- Design will move into Construction Document phase
- Second round of focus groups to discuss various aspects of the project, including staff, students and community partners
- Conditional Use Permit application



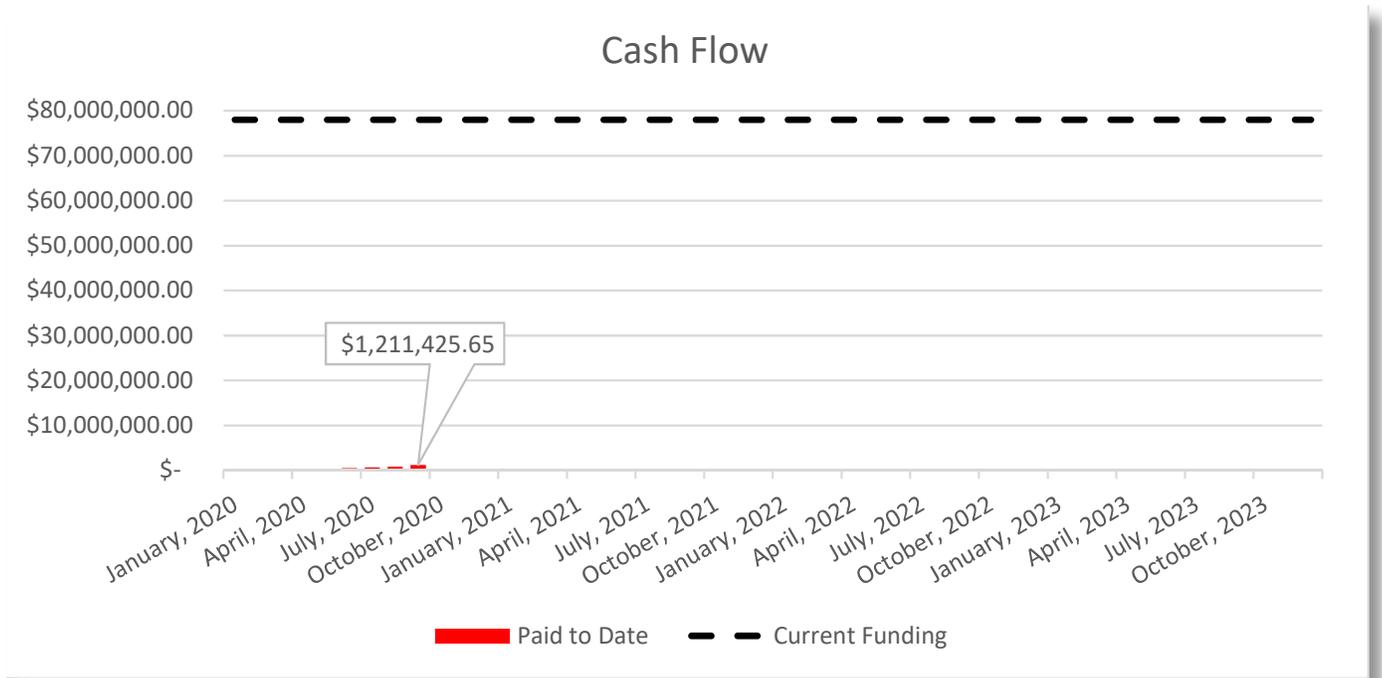
# ADDITION & RENOVATION @ WHS

Q3 2020



# NEW MIDDLE SCHOOL @ DLR

Q3 2020



New 850 student middle school at the District’s Dollar Street property to make Athey Creek Middle School a neighborhood school, and to provide a central location for the third option high school.

Construction is expected early 2022 through summer 2023.

#### Recent Activities:

- Design Development phase of design continued
- Technical reports continued to develop
- Constructability consultant selected
- Focus groups to discuss various aspects of the project, including staff and students

#### Upcoming Activities:

- Design Development phase completion
- Community meeting 4
- Posting of technical studies completed
- Focus groups to discuss various aspects of the project, including staff and students
- Land Use Application in early 2021

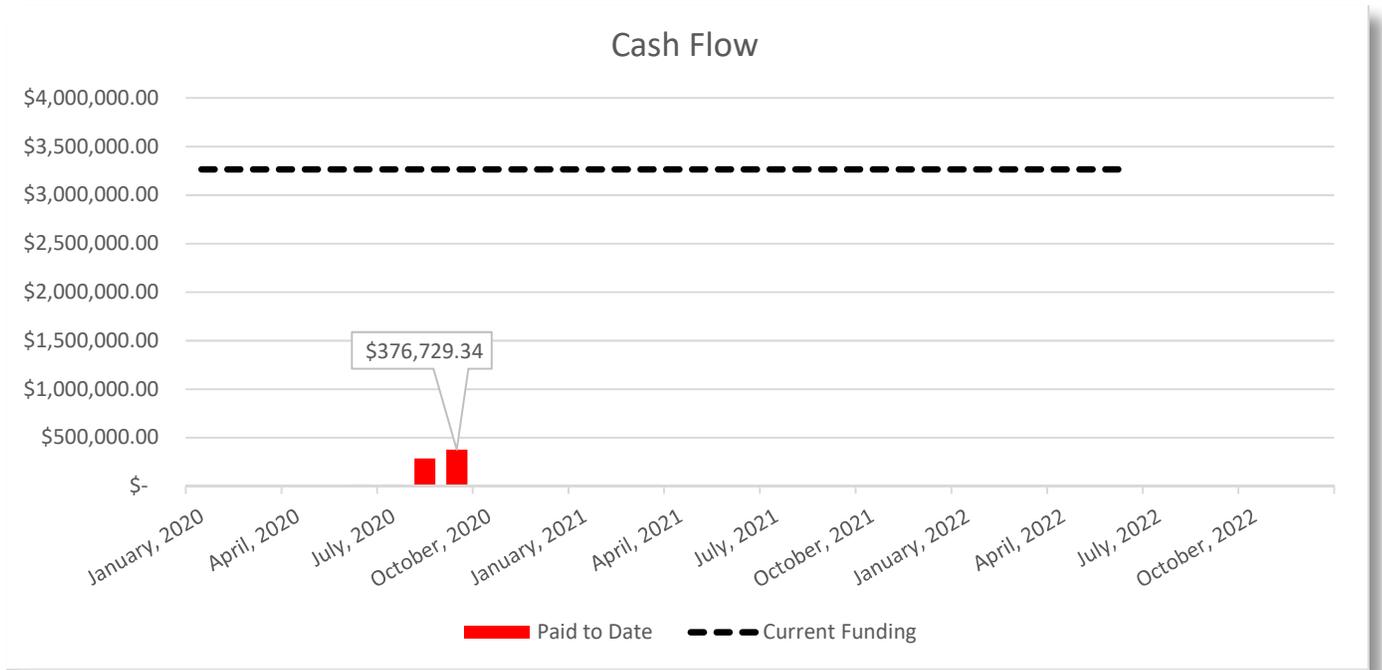
# NEW MIDDLE SCHOOL @ DLR

Q3 2020



# THIRD OPTION HIGH SCHOOL

## Q3 2020



Office addition to accommodate the third option high school and create a secure entry. Renovation of existing office space, conversion to classroom spaces including Career and Technical Education. Also includes mechanical, electrical and plumbing upgrades, roofing replacement, kitchen equipment upgrades.

Construction is expected summer 2021 through summer 2023.

**Recent Activities:**

- Design committee comprised of District and School leadership met regularly
- Design is nearing completion of Design Development phase
- Land Use Application submitted to Clackamas County
- Presented design to Stafford Hamlet and CPO
- Focus groups to discuss design details, including staff and students

**Upcoming Activities:**

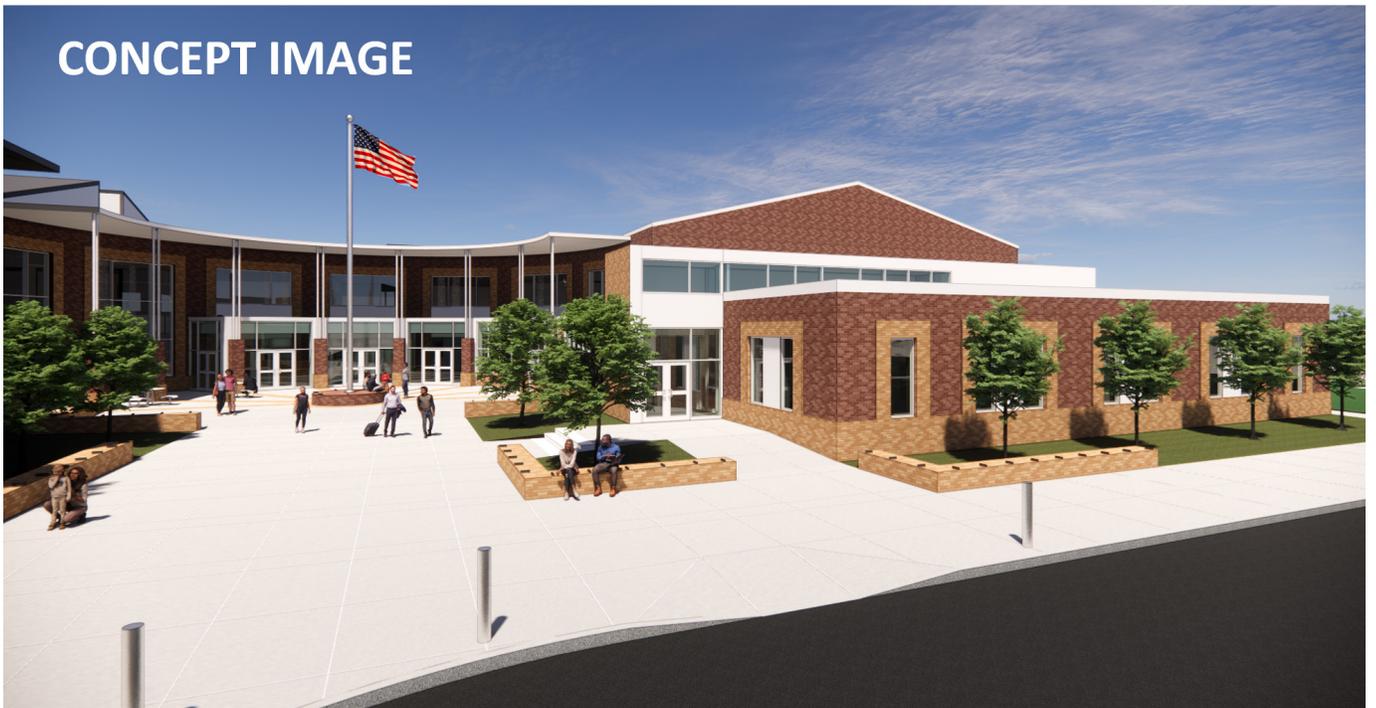
- Design will move into Construction Document phase
- Review design with Arts & Techology High School staff
- Design committee comprised of District and School leadership meet regularly

# THIRD OPTION HIGH SCHOOL

Q3 2020

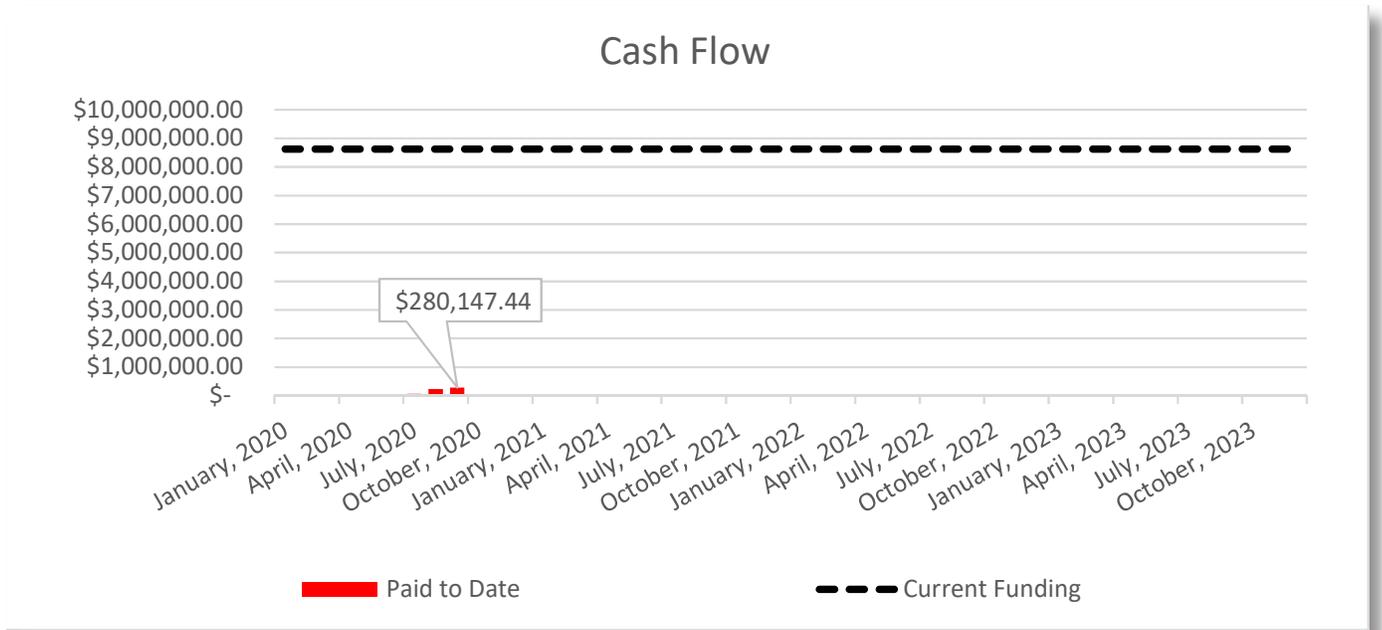


## CONCEPT IMAGE



# STADIUM & PARKING @ WLHS

Q3 2020



Additional stadium seating and parking to better accommodate full student body gatherings as well as spectators already attending athletic events, improving safety and accessibility. Energy efficient sports field lighting upgrade also included.

Construction is expected spring and summer 2021.

#### Recent Activities:

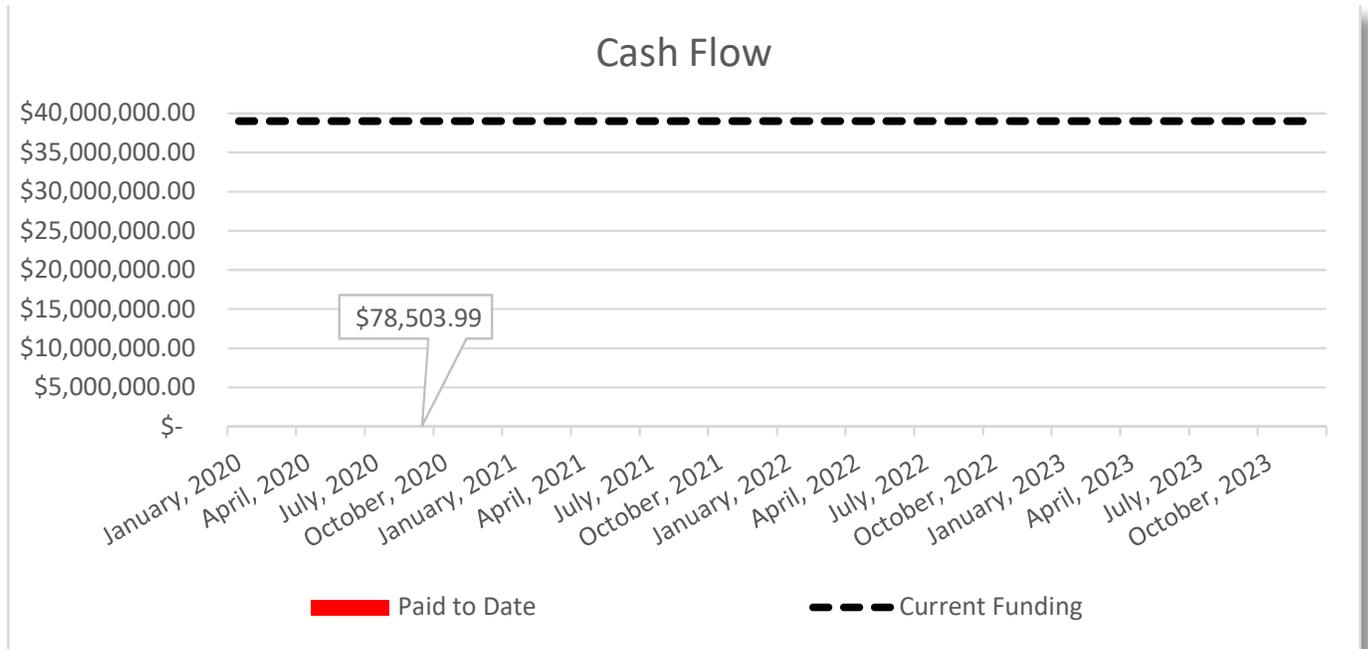
- Design committee comprised of District and School leadership, and community members met regularly
- Design presented at Community meetings July 15, 21 and 30, 2020
- Design Development phase of design complete
- Land Use Application Submitted to City

#### Upcoming Activities:

- Design committee comprised of District and School leadership, and community members meet regularly

# NEW PRIMARY SCHOOL @ FP

Q3 2020



New 350 student starter primary school on the Frog Pond site to accommodate enrollment growth. New storage building to replace the storage being demolished at the new primary school site.

Design of the primary school is expected to begin in 2021.

Construction of the new primary school is expected summer 2023 through summer 2024.

Construction of the district storage is expected summer 2021.

### Recent Activities:

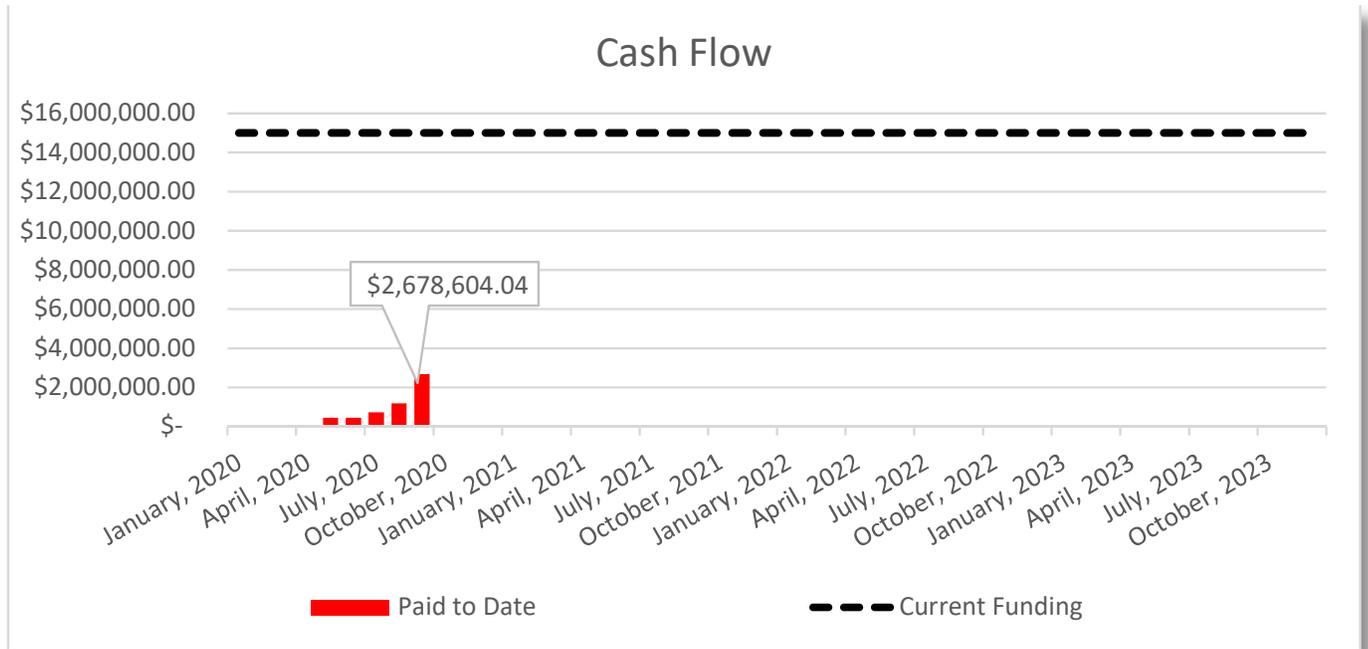
- Demolition of existing structures at the storage site is complete
- New storage building land use permit application submitted

### Upcoming Activities:

- Environmental survey of the primary school site

# LEARNING WITH TECHNOLOGY

Q3 2020



This project will roll out in phases across the District and include a wide array of infrastructure and devices that support student learning.

### Recent Activities:

- Phone system installation and setup
- Student and staff device purchase and setup
- Server environment replacement

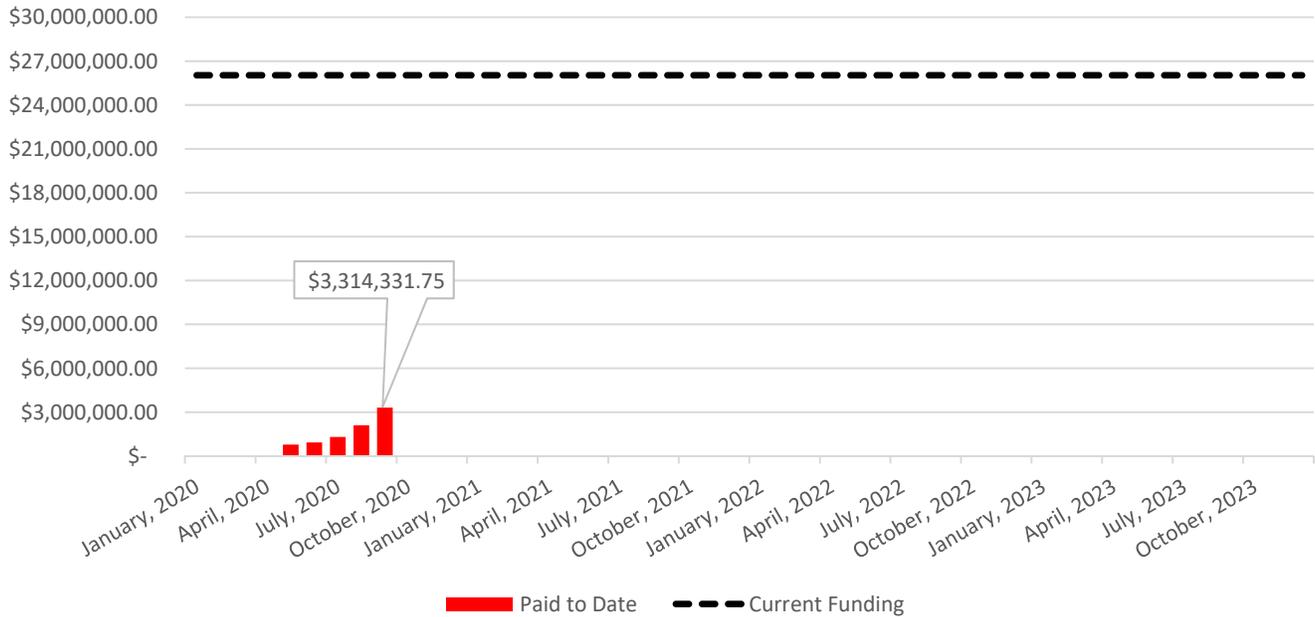
### Upcoming Activities:

- Student and staff device purchase and setup
- Preparation for 2021 projects

# FACILITY IMPROVEMENTS

Q3 2020

## Cash Flow



These projects across the District will roll out in phases and include safety, life cycle replacement of building systems, energy efficiency upgrades, accessibility improvements and renovations. The following pages will provide updates for each of these projects.

### **19034.011 – Renovation at Wood Middle School**

#### **Project Status:**

Light renovation through various parts of the school, total renovation of front classroom cluster, relocation of office and creation of new classrooms and maker space. Energy efficiency upgrades, life cycle replacement and the addition of an educational greenhouse.

This project is scheduled for construction during the summer and fall 2021. The project is in the Design Development stage of design.

### **19042.019 Sports Field Relighting at Wilsonville High School**

#### **Project Status:**

Sports field lighting replacement for the stadium, baseball fields and three tennis courts. The varsity softball field has already received this upgrade, and the JV softball field will receive the upgrade as part of another project.

On site work is complete, closeout documentation underway.



# FACILITY IMPROVEMENTS

Q3 2020

## **19043.006 - Track Replacement at Athey Creek Middle School**

### **Project Status:**

This project is complete.



## **19045.009 – Security @ BF, LW**

### **Project Status:**

This project includes security upgrades at these two schools. The work has been design, bid and the work is underway. The work is substantially complete.

## **19044.009 – Security @ COP, RR, ST**

### **Project Status:**

This project includes security upgrades at these three schools. The work has been design, bid and the work is underway. The work is substantially complete.



## FACILITY IMPROVEMENTS

Q3 2020

### **19046.004 – Flooring @ ST**

#### **Project Status:**

This project includes the abatement of existing flooring materials, and the installation of new carpet and vinyl flooring for classrooms and support spaces. The project is complete.

### **19048.009 – Mechanical @ WLHS, WM**

#### **Project Status:**

This project includes a boiler replacement at West Linn High School and the gym mechanical unit replacement at Willamette Primary School. This equipment was routinely failing and so immediate replacement is underway. The project is complete.

### **19048.009 – Renovations at Bolton Primary School and Cedaroak Park Primary School**

#### **Project Status:**

This project includes classroom air conditioning, security improvements and other life cycle replacement work. Design is currently underway with an expected construction start in summer 2021.

### **19049.009 – Renovations at Stafford Primary School and Willamette Primary School**

#### **Project Status:**

This project includes classroom air conditioning, security improvements and other life cycle replacement work. Design is currently underway with an expected construction start in summer 2021.