

**Oregon City School District  
School Board Special Session**

**1718-418 Adopt Recommendations of the Bond Development Task-Force**

**Contact: Larry Didway**

**Discussion:**

This resolution endorses the recommendations of the Bond Development Task Force, as presented to the School Board in Work Session on Monday, November 13, 2017.

**Recommendation:** Approve.

**1718-418 ADOPT RECOMMENDATIONS OF THE BOND DEVELOPMENT TASK-FORCE**

WHEREAS, a Bond Development Task-Force was charged with recommending a scope of projects to be funded with a general obligation bond that would address identified improvement needs and demonstrate the potential for public support; and

WHEREAS, the Task-Force agreed on the importance of **safety and security** improvements at elementary, middle and high school levels; and

WHEREAS, the Task-Force also agreed that both **middle schools** are in need of substantial capital improvements; and the same approach should be made at both schools to demonstrate **equivalency** to both school communities; and

WHEREAS, the Task-Force agreed not to exceed a bond rate of **\$1.54/\$1,000** assessed value over **30 years**, which is estimated to yield **\$188 million** in capital funds; and expressed some sense that it would be better to go below that level; and

WHEREAS, the preferred approach is to **replace** both middle schools; and

WHEREAS, a future phase will be required to renovate and/or replace elementary schools and develop and/or improve Career and Technical Education (CTE) facilities;

THEREFORE BE IT RESOLVED that the School Board directs the Superintendent to develop a proposed Master Plan based upon a \$188 general obligation bond that will:

- 1) Improve safety and security at both elementary and high school levels; and
- 2) Replace both middle school facilities or replace with one common middle school; and
- 3) Renovate or replace elementary schools and develop improved CTE facilities in a future phase; and

BE IT FURTHER RESOLVED that community feedback about the proposal shall be solicited and reported to the School Board no later than Monday, February 12, 2018.



**DULL OLSON WEEKES - IBI GROUP ARCHITECTS, INC.**  
907 SW Stark Street  
Portland OR 97205 USA  
tel 503 226 6950 fax 503 273 9192  
[ibigroup.com](http://ibigroup.com)

## Phased Master Plan

### **DISTRICT WIDE FOCUS = \$188M**

#### **Replace Gardiner and Ogden Middle Schools**

Originally constructed in the 1950's and 1960's, the existing Gardiner and Ogden Middle Schools are aging facilities that do not meet the needs of students and educators.

Safety and security of students at both schools is a concern relative to separation of bus and parent traffic, safe pedestrian routes, lack of secure entrance vestibules, and the locations of the main office. At Ogden, needed reconfiguration of traffic patterns and the creation of additional parking are challenging given the constraints associated with its location at the end of South Donovan Road.

Additional classrooms are needed at both schools to discontinue use of portable classrooms and better integrate all students into school communities. At Ogden, the lack of natural light to many primary teaching and learning areas is of particular concern. At Gardiner, core spaces are generally undersized, inappropriately located, in poor condition, create impediments to the proper flow of students, and limit staff supervision. At Ogden, while the gymnasium and cafeteria are in acceptable condition and generally well located, they are undersized to meet the needs of the current and projected middle school student population. Both Gardiner and Ogden are in need of roof repairs, mechanical and electrical upgrades, and technology enhancements.

These replacement facilities would transform teaching and learning at the middle school level district wide, sufficiently accommodate current school populations and projected growth, accommodate outdoor learning, and facilitate community use of fields and grounds. Additionally, the facilities would incorporate additional opportunities for Career Technical Education (CTE) and Science, Technology, Engineering, and Math (STEM) exploration, with the goal of establishing pathways to success for every Oregon City Student. Gardiner would be replaced on the same site as the existing school while Ogden Middle School would be replaced on a new site.

#### **Improvements at Multiple Elementary Schools**

Improvements would increase safety and security; facilitate community use; address needed site, traffic, and parking deficiencies; upgrade security and technology infrastructure; and repair roofs and mechanical systems. Other improvements that address operational deficiencies, such as relocation of play areas and covered play structures to improve the flow of students, will be implemented as funds are available.

#### **High School Improvements**

Various site and building improvements at all Oregon City High Schools, including Oregon City High School, Clackamas Academy of Industrial Sciences, and Oregon City Service Learning Academy, are proposed to improve, expand, and provide new Career Technical Education (CTE) opportunities; incorporate safety and security enhancements; upgrade technology; and to address issues relating to fields and grounds.

### **FUTURE PHASES – ADDRESS DISTRICT WIDE NEEDS AND GROWTH = \$TBD**

Projects may include conversion of former Ogden Middle School to an elementary school, replacement of multiple elementary schools, substantial renovation of multiple existing elementary schools, elementary consolidation and replacement, continued safety/security and technology upgrades at high schools, and construction of a CTE Facility. Additionally, the district would look to integrate basic CTE and STEM experiences at the elementary level, and to reduce the environmental footprint, life-cycle, and operational costs at all facilities.



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