



WSD Bond Update - January 2017

Introduction

In May 2015, the Woodburn community approved a \$65 million bond to finance construction, repair, renovate and improve schools and District facilities. These proposed projects are scheduled along a 5-year timeline for completion.

The Bond Advisory Accountability Committee (BAAC) was established to monitor the progress of bond projects and provide regular updates to the school board and community. The BAAC supports the District's goals of accountability and transparency to make sure tax dollars are spent wisely as bond projects are executed. BAAC meetings are typically held quarterly at 6:30 pm within the District Office Board Room at 1390 Meridian Drive in Woodburn. For more information on the BAAC meetings please contact Jenne Garcia at 503-981-2701.

Welcome Center and New District Office

Design of the Welcome Center and District Office (WCDO) Project began in January 2016 and construction was substantially completed approximately six months later. The City Building Department has issued a temporary occupancy permit until the District installs a screening system to surround and conceal the rooftop HVAC unit. Design, delivery and installation of a screening system is expected to take up to six months at which point a final occupancy permit will be issued.

Design and construction of the WCDO facility fulfilled a state procurement law requiring the District to spend 5% of the overall bond amount within the first six months. Construction of the WCDO also allowed the District to complete a significant bond project without disrupting student learning, administrative duties, and further allowed for facility programming and design of other bond projects. i.e. Success High School and Washington Elementary School.

Success High School

Design of Success Alternative High School was completed last fall and construction is anticipated to begin this spring. The District is working to obtain an access easement from a neighboring property owner and a riparian permit from the Department of State Lands and the Army Corps of Engineers before construction can begin. The permit process involves state and federal agencies and can take four months or longer.

By law, the District must use 1.5% of the cost of construction, reconstruction, or major renovations of a public building for green energy technologies. A Solar Feasibility Study was done for the proposed site, and it found that a photovoltaic system could provide a surplus of energy for Success High School. The District plans to propose a net metering agreement with PGE to use any surplus electricity as a credit against other electrical fees at the main High School campus. The initial specifications for the solar array project have been completed and a Request for Design-build Proposals is currently being drafted.

Washington Elementary School

An expansion design for Washington Elementary was presented to the Bond Advisory Accountability Committee and the Woodburn School Board last fall. Additionally, two properties adjacent to Washington Elementary School were purchased by the District to provide better access to the site. The first phase of this project included moving three modular trailers. Work began in December and was completed one month later. Construction on the new two story classroom addition is expected to start this spring.

Heritage Roofing Repair Project

An architectural firm has been selected to do the design work for the new roof. Design is expected to be completed in April with construction beginning in late spring.

Nellie Muir Elementary School

As part of a larger private property development plan, a local family has proposed to donate two acres to Nellie Muir and to sell the District an additional four acres. This property is located directly to the south of Nellie Muir, and would expand the schools lot size by approximately 60%. This increase in space would allow the District to significantly improve both the form and function of the school. The District has hired an architect to help develop a conceptual plan to best incorporate this property into the design of Nellie Muir. i.e. layout and orientations of new structures, locations and routing of student pick-up and drop-off points, and the final locations of playground and fields.

Woodburn High School

The District has hired architects to develop the plans necessary to rebuild the fire damaged areas of Woodburn High School. Revisions in state and local fire code (since the original construction of the high school) have led the City of Woodburn to require a Master Plan for sprinkler installation prior to approving any reconstruction that differs from the original design. As such, the District has partitioned the high school project into three phases:

Phase 1: Development of a Sprinkler Master Plan. This will allow the city to review and approve the installation of fire sprinklers in independent zones thereby allowing construction to occur at different time intervals without impacting normal school operations.

Phase II: Development of a Renovation Design. This includes remodeling design for partially damaged, but still structurally sound areas. This design will be completed so that these classrooms can be renovated without disrupting normal school operations.

Phase III: Development of Full Re-Build Design. The City of Woodburn is requiring a conceptual plan for the reconstruction of the structurally damaged areas. This plan will assist the Design Team and the City to develop and review systems that will be installed in Phases I and II to ensure they have the capacity to support the rebuilt area. Systems that will be developed from this conceptual plan will include electrical, sewer, fire protection, technology and data.

Closing

Thank you for signing up to receive updates from Woodburn School District on bond projects. If you have any questions about these projects or others, please contact Superintendent Chuck Ransom at (503) 981-2727 or email him at cransom@woodburnsd.org.
