



HILLSBORO SCHOOL DISTRICT
CITIZEN BOND OVERSIGHT COMMITTEE
AGENDA

August 23, 2018

5:15-8:00 p.m.

Meet at District Administration Center (Bus Tour)

5:00 p.m. Meet at District Administration Center

5:15 p.m. Depart Administration Center

- Stop 1 **Ladd Acres Elementary School** – See progress of the Parent/Bus Drop-Off and Security Fencing projects.
- Stop 2 **Reedville Elementary School** – Tour existing school and see the progress of the new modular Kitchen/Cafeteria/Classroom building.
- Stop 3 **Hillsboro High School** – See the progress of the synthetic turf field/track with lights project.
- Stop 4 **Cornelius Property** – See the 40 acre parcel owned by the District as a site for future school development.
- Stop 5 **McKinney Elementary** – See progress of the Parent/Bus Drop-Off and Modular Classroom projects.
- Stop 6 **Glencoe High School** – See the progress of the synthetic turf field with lights project
- Stop 7 **North Plains** – View location of new elementary school site in Sunset Ridge Development
- Stop 8 **West Union** – See progress of the new playground project

8:00 p.m. Return to Administration Center

Due to limited space on the bus, this tour is open only to members of the Citizen Bond Oversight Committee, School Board and staff. The public is welcome to share any comments with Adam Stewart, Capital Projects Officer, at (503) 844-1327 or stewart@hsd.k12.or.us



EXECUTIVE SUMMARY of Overall Project Budgets by Site

Hillsboro School District
2017 Capital Improvement Program
Fund 417



DRAFT

Date: 7/31/2018

A		B	C	D	E	F	G	H
School/Site		Original Budget	Current Budget	Committed to Date	Paid to Date	Uncommitted Budget (C-D)	Remaining to be Paid (D-E)	Current % Paid
1	Century	\$ 11,217,352	\$ 11,217,352	\$ 1,457,615	\$ 774,859	\$ 9,759,737	\$ 682,756	6.9%
2	Glencoe	\$ 31,311,909	\$ 33,991,909	\$ 5,921,077	\$ 2,071,664	\$ 28,070,832	\$ 3,849,413	6.1%
3	HillHi	\$ 27,222,401	\$ 29,022,401	\$ 5,556,476	\$ 2,420,011	\$ 23,465,925	\$ 3,136,465	8.3%
4	Liberty	\$ 6,861,670	\$ 7,011,670	\$ 1,425,803	\$ 717,598	\$ 5,585,867	\$ 708,205	10.2%
5	Brown	\$ 9,907,138	\$ 9,907,138	\$ 1,571,949	\$ 291,748	\$ 8,335,189	\$ 1,280,202	2.9%
6	Evergreen	\$ 25,130,885	\$ 24,380,885	\$ 2,553,163	\$ 404,979	\$ 21,827,722	\$ 2,148,184	1.7%
7	Poynter	\$ 20,394,649	\$ 19,644,649	\$ 1,937,233	\$ 298,333	\$ 17,707,416	\$ 1,638,900	1.5%
8	South Meadows	\$ 1,424,729	\$ 1,424,729	\$ 417,098	\$ 213,470	\$ 1,007,631	\$ 203,628	15.0%
9	Brookwood Replacement	\$ 41,993,410	\$ 40,493,410	\$ 3,162,984	\$ 1,329,634	\$ 37,330,426	\$ 1,833,350	3.3%
10	Butternut Creek	\$ 4,210,372	\$ 4,360,372	\$ 526,104	\$ 258,281	\$ 3,834,268	\$ 267,823	5.9%
11	Eastwood	\$ 7,486,731	\$ 8,046,731	\$ 1,065,860	\$ 333,149	\$ 6,980,871	\$ 732,711	4.1%
12	Farmington View	\$ 4,408,609	\$ 4,583,609	\$ 1,004,718	\$ 488,025	\$ 3,578,891	\$ 516,693	10.6%
13	Free Orchards	\$ 741,281	\$ 741,281	\$ 255,307	\$ 183,406	\$ 485,974	\$ 71,902	24.7%
14	Groner	\$ 3,224,743	\$ 3,224,743	\$ 172,479	\$ 139,600	\$ 3,052,264	\$ 32,878	4.3%
15	Imlay	\$ 1,162,820	\$ 1,282,820	\$ 103,392	\$ 39,178	\$ 1,179,428	\$ 64,214	3.1%
16	Indian Hills	\$ 2,771,094	\$ 2,771,094	\$ 83,114	\$ 81,335	\$ 2,687,980	\$ 1,779	2.9%
17	Jackson	\$ 5,563,949	\$ 6,023,949	\$ 1,343,655	\$ 381,413	\$ 4,680,294	\$ 962,243	6.3%
18	Ladd Acres	\$ 7,610,462	\$ 8,335,462	\$ 1,445,220	\$ 309,540	\$ 6,890,242	\$ 1,135,680	3.7%
19	Lenox	\$ 5,370,592	\$ 5,370,592	\$ 79,859	\$ 43,022	\$ 5,290,733	\$ 36,836	0.8%
20	Lincoln Street	\$ 886,499	\$ 886,499	\$ 372,033	\$ 282,772	\$ 514,466	\$ 89,261	31.9%
21	Minter Bridge	\$ 6,813,251	\$ 6,813,251	\$ 39,125	\$ 37,346	\$ 6,774,126	\$ 1,779	0.5%
22	Mooberry	\$ 7,105,088	\$ 7,105,088	\$ 411,735	\$ 234,202	\$ 6,693,353	\$ 177,533	3.3%
23	North Plains	\$ 6,969,599	\$ 7,414,599	\$ 849,007	\$ 366,174	\$ 6,565,592	\$ 482,834	4.9%
24	Orenco	\$ 1,099,528	\$ 1,099,528	\$ 99,950	\$ 98,171	\$ 999,578	\$ 1,779	8.9%
25	Patterson	\$ 975,909	\$ 975,909	\$ 95,315	\$ 93,536	\$ 880,594	\$ 1,779	9.6%
26	Quatama	\$ 860,658	\$ 860,658	\$ 120,234	\$ 98,977	\$ 740,424	\$ 21,257	11.5%
27	Reedville	\$ 8,045,981	\$ 10,770,981	\$ 7,253,262	\$ 2,160,746	\$ 3,517,719	\$ 5,092,516	20.1%
28	Rosedale	\$ 856,329	\$ 856,329	\$ 126,202	\$ 105,362	\$ 730,127	\$ 20,839	12.3%
29	Tobias	\$ 2,661,230	\$ 2,661,230	\$ 1,162,190	\$ 577,171	\$ 1,499,040	\$ 585,019	21.7%
30	W.L. Henry	\$ 9,082,731	\$ 9,222,731	\$ 886,009	\$ 394,039	\$ 8,336,722	\$ 491,970	4.3%
31	W.V. McKinney	\$ 6,443,367	\$ 6,603,367	\$ 1,418,688	\$ 534,189	\$ 5,184,679	\$ 884,499	8.1%
32	West Union	\$ 3,629,108	\$ 3,794,108	\$ 405,256	\$ 181,830	\$ 3,388,852	\$ 223,425	4.8%
33	Witch Hazel	\$ 1,095,965	\$ 1,095,965	\$ 444,217	\$ 188,030	\$ 651,748	\$ 256,187	17.2%
34	New ES #28 North Plains	\$ 38,587,500	\$ 38,587,500	\$ 2,451,091	\$ 593,720	\$ 36,136,409	\$ 1,857,371	1.5%
35	New ES #29 South Hillsboro	\$ 38,587,500	\$ 38,587,500	\$ 104,658	\$ 2,363	\$ 38,482,842	\$ 102,295	0.0%
36	Miller Ed East	\$ 1,546,174	\$ 1,546,174	\$ 3,094	\$ 1,315	\$ 1,543,080	\$ 1,779	0.1%
37	Miller Big Picture (David Hill)	\$ 6,126,277	\$ 6,376,277	\$ 709,515	\$ 107,155	\$ 5,666,762	\$ 602,360	1.7%
38	Peter Boscow	\$ 1,394,614	\$ 1,414,614	\$ 339,496	\$ 140,484	\$ 1,075,118	\$ 199,013	9.9%
39	New Satellite Transportation Building	\$ 16,352,831	\$ 18,330,221	\$ 1,617,385	\$ 320,491	\$ 16,712,836	\$ 1,296,894	1.7%
40	Transportation Building	\$ 672,875	\$ 772,875	\$ 550	\$ 550	\$ 772,325	\$ -	0.1%
41	Transportation Bus Cameras	\$ 744,188	\$ 426,798	\$ 417,426	\$ 411,798	\$ 9,372	\$ 5,628	96.5%
42	Administration Building	\$ 322,963	\$ 322,963	\$ 8,831	\$ 825	\$ 314,133	\$ 8,006	0.3%
43	Facilities Building	\$ 99,167	\$ 99,167	\$ 2,604	\$ 825	\$ 96,563	\$ 1,779	0.8%
44	Hare Field	\$ 59,904	\$ 59,904	\$ -	\$ -	\$ 59,904	\$ -	0.0%
45	Technology - Infrastructure	\$ 15,932,500	\$ 15,932,500	\$ 9,746,271	\$ 182,855	\$ 6,186,229	\$ 9,563,416	1.1%
46	Bond Issuance Cost	\$ 5,859,998	\$ 4,984,998	\$ 1,008,152	\$ 1,008,152	\$ 3,976,846	\$ -	20.2%
47	District Costs	\$ 11,719,996	\$ 11,719,996	\$ 6,807,158	\$ 3,658,167	\$ 4,912,838	\$ 3,148,992	31.2%
48	Energy Incentives	\$ (4,300,000)	\$ (4,300,000)				\$ -	0.0%
49	Program Contingency A (Prem & Int)		\$ 20,149,112					
50	Program Contingency B (Prem & Int)		\$ 24,859,112					
51	Program Contingency C - Maint.		\$ 600,000					
52	OSCM Grant (Fund xxx)		\$ 6,000,000				\$ -	0.0%
53	Other Additional Funds - see table		\$ -				\$ -	0.0%
54	2017 Bond Program Totals	\$ 408,246,526	\$ 468,464,750	\$ 66,982,559	\$ 22,560,489	\$ 354,173,967	\$ 44,422,070	4.8%



2018 Bond Projects

PROGRAM CONTINGENCY A	Improvements Required by Code	Unforeseen Conditions	Schedule Adherence	Additional Scope	Design Clarification	Explanation
Reedville Elementary School						
Improve Fire Sprinkler System	\$225,000					New library/classroom area (formerly cafeteria/kitchen) require new sprinkler riser.
Elevator - Upgrade ADA Path of Travel	\$200,000					Currently wheelchair access to ground floor is only available by outside ramps
Added Onsite Parking Stalls	\$600,000					Washington County improvements to 209th Ave. and Johnson St. will eliminate existing on-street parking
Replace Domestic Water Line		\$250,000				Existing galvanized steel water lines are failing
Address Sanitary Sewer System issues		\$100,000				Issues with sanitary sewer system have come to light since original bond project list was put together
Additional Expense to Complete Classrooms and Renovation Work by Start of School			\$300,000			As mentioned several times, we have more work than we can do over our 10 week summer work window. We will be asking contractors to work additional hours and weekends to meet our August 26th deadline
Renovate Library/Classroom area where Kitchen/Cafeteria used to be				\$300,000		Original Bond project list included a new Kitchen/Cafeteria but did not include renovation of old Kitchen/Cafeteria space
Replace Boiler with More Efficient Heating System				\$250,000		Original scope included leaving boiler only for gym and corridors. More efficient and cost effective to remove boiler completely. This will also allow us to relocate the custodial room to accommodate new Fire Sprinkler Riser (see #1)
Improve Quality of Modular Classroom Design				\$500,000		Original design provided modular building for Kitchen/Cafeteria and replacement of portables with new modular buildings. New design incorporates all Kitchen/Cafeteria, restrooms and 5 classrooms into single modular unit. This will require more foundation and site work.
Farmington View Elementary School						
Playground Replacement	\$100,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
West Union Elementary School						
Playground Replacement	\$90,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
Butternut Creek Elementary School						
Playground Replacement	\$75,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
WL Henry Elementary School						
Playground Replacement	\$65,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
North Plains Elementary School						
Relocate Portable Building from Reedville Elementary and Patterson				\$120,000		Portable classroom building re-located from Reedville and Patterson Elementary Schools
Imlay Elementary School						
Remove floor tile and replace with polished concrete				\$120,000		Remove floor tile
Cameras on Buses						
Cameras on Buses					\$10,000	Connect bus cameras to network at Transportation
TOTAL CONTINGENCY A - 2018 PROJECTS		\$1,355,000	\$350,000	\$300,000	\$1,590,000	\$10,000
NET CONTINGENCY A FOR 2018 PROJECTS					\$3,605,000	

2019 Bond Projects

PROGRAM CONTINGENCY A	Improvements Required by Code	Unforeseen Conditions	Schedule Adherence	Additional Scope	Design Clarification	Explanation
Satellite Transportation Facility - High School CTE Projects						
Add: Diesel Mechanics shop space/equipment/classroom				\$1,750,000		Original design of Satellite Transportation Facility did not include Diesel Mechanics CTE Program
Evergreen Middle School Improvements						
Addition and Improvements					-\$750,000	Soderstrom Architects met with engineers and building staff and provided a cost estimate indicating we could reasonably reduce this budget by \$750,000 (from \$23.81 million to \$23.06 million)
Poynter Middle School Improvements						
Adjust budget based on 4/26/2018 estimate from Soderstrom Architects					-\$750,000	Soderstrom Architects met with engineers and provided a cost estimate indicating we could reasonably reduce this budget by \$750,000 (from \$18.32 million to \$17.57 million)
Hillsboro High School Improvements						
Hillsboro High School Improvements				\$1,500,000		Added scope to replace ceilings in classrooms to improve student experience.
Glencoe High School Improvements						
Glencoe High School Improvements				\$1,500,000		Added scope for painting and other interior improvements to improve student experience
Brookwood Elementary School Replacement						
Adjust budget based on 5/4/2018 Estimate from LCG Pence					-\$1,500,000	LCG Pence provided a cost estimate based on DLR Architects schematic design indicating we could reasonably reduce this budget by \$1,500,000 (from \$41.9 million to \$40.4 million)
Ladd Acres Elementary School						
Domestic Water Pipe Replacement					\$355,000	Original design only replaced failing galvanized pipe in the tunnels. This will allow us to replace the pipe all the way to the fixture.
Miller Big Picture Campus						
Domestic Water Pipe Replacement					\$250,000	Original design only replaced failing galvanized pipe in the tunnels. This will allow us to replace the pipe all the way to the fixture.
TOTAL CONTINGENCY A - 2019 PROJECTS	\$0	\$0	\$0	\$4,750,000	-\$2,395,000	
NET CONTINGENCY A FOR 2019 PROJECTS					\$2,355,000	
TOTAL CONTINGENCY A - ALL PROJECTS TO DATE	\$1,355,000	\$350,000	\$300,000	\$6,340,000	-\$2,385,000	
TOTAL CONTINGENCY A					\$5,960,000	

2018 Bond Projects

PROGRAM CONTINGENCY B	Cost Escalation	Schedule Adherence	Explanation
Eastwood Elementary School			
Parent Bus/Drop Off Improvements	\$260,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
Jackson Elementary School			
Parent Bus/Drop Off Improvements	\$460,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
Ladd Acres Elementary School			
Parent Bus/Drop Off Improvements	\$370,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
McKinney Elementary School			
Parent Bus/Drop Off Improvements	\$160,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
Total Program Contingency B - 2018 Projects	\$1,250,000		

2018 Bond Projects

PROGRAM CONTINGENCY C	Cost Escalation	Explanation
Eastwood Elementary School		
Wall Construction Project	\$300,000	Add walls to elementary classrooms - Labor + Supplies
Glencoe High School		
Stage Rigging Replacement	\$200,000	Replace stage rigging which fire marshal has declared unsafe due to loss of fire-retardant
New Dugouts and Athletic Equipment	\$300,000	Dugouts for varsity softball and athletic equipment
Hillsboro High School		
New Track equipment and storage	\$75,000	Purchase equipment for and storage for equipment at new Hilhi Track
Liberty High School		
Track Repair	\$150,000	Repair portion of track that has failed
Century High School		
Purchase new Cafeteria Tables	\$50,000	Purchase new cafeteria tables
North Plains Elementary School		
Wall Construction Project	\$150,000	Construct wall between rooms 19 and 20
Relocate Portable Building	\$175,000	Portable classroom building re-located from Reedville and Patterson Elementary Schools
Total Program Contingency C - 2018 Projects	\$1,400,000	

REEDVILLE - PROJECTS INCLUDED IN BOND PROMISE



Safety & Security Upgrades

- Interior Door Locks
- Strobes, Visual Warning
- Entry Vestibule
- Card Key Access (Installed but not implemented)
- Glass film at Main Door
- Seismic Upgrades
- New Playground

Technology

- Classroom Projectors
- Voice Amplification
- Wireless Access Points
- White Boards
- Document Cameras
- Student Computers
- Staff Computers
- Gym A/V System

Flexible Classroom Furniture

Other Improvements

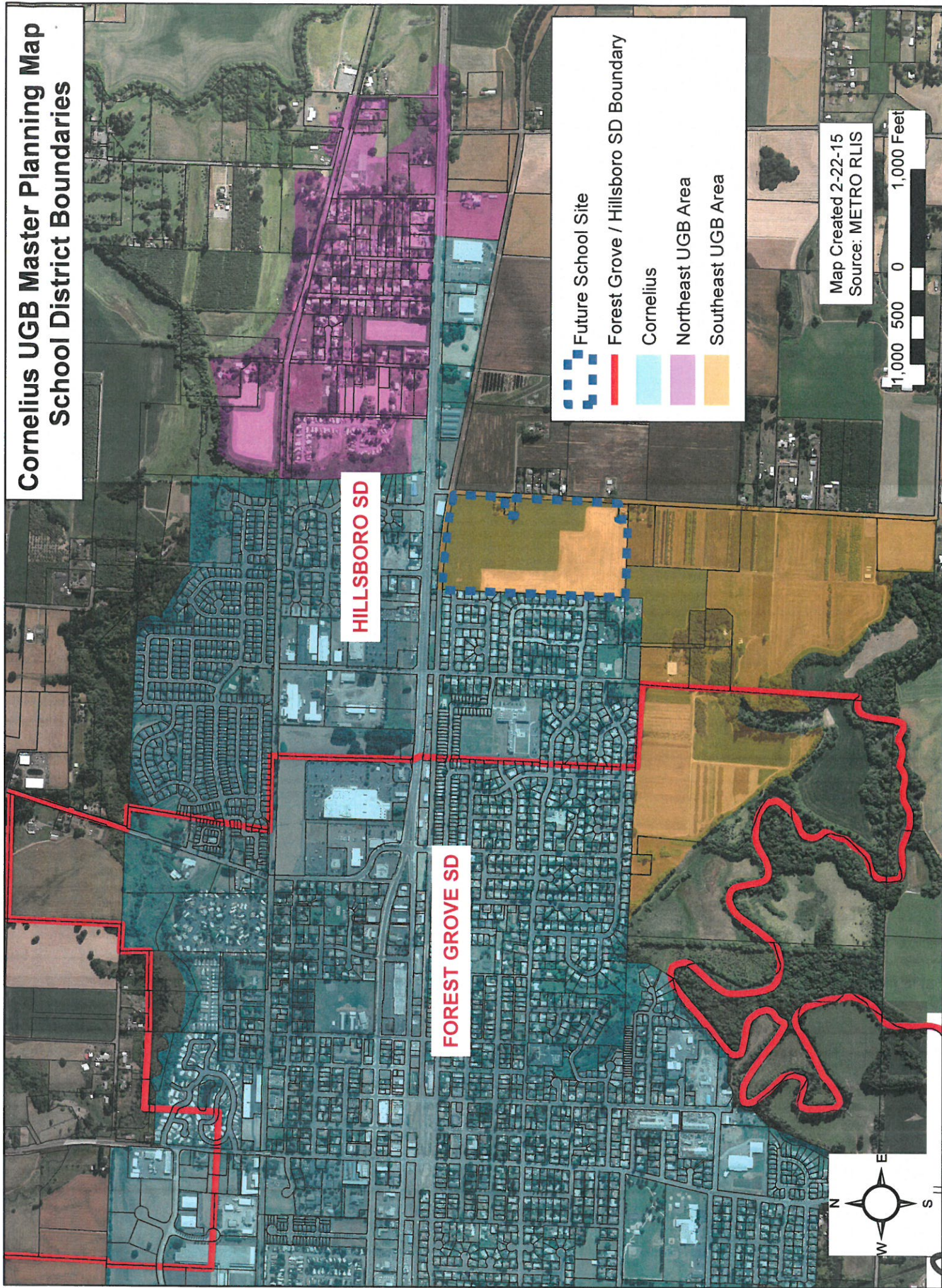
- New Roof
- Add Air Conditioning
- Direct Digital Controls for HVAC
- Upgrade Electrical Service
- Construct New Parking Lot
- Replacing Flooring
- Replace Portable Buildings
- Construct new Cafeteria and Kitchen

REEDVILLE - OTHER PROJECTS COMPLETED AS PART OF BOND WORK

- New Elevator
- Replace all domestic water pipes
- Remove boiler
- Replace all radiant steam heaters with electric heaters
- New 4" fire water service to support sprinkler system
- Replace sewer pipe in courtyard
- Cabinets in each classroom
- New ceilings in downstair corridor
- Modified ramp downstairs to ADA compliance
- Perimeter Security Fencing
- New Media Center and Offices – Old Kitchen/Cafeteria Space
- New Tackboards in all classrooms
- New Staff Restroom on lower level
- Exterior Painting
- Interior Painting



Cornelius UGB Master Planning Map School District Boundaries





GENERAL SITE PL

SCALE: 1"=200'

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SHEET INDEX

West Union
NW Jackson School Rd

46.79 ACRES
24 TO 10000

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