



# Hillsboro

## School District Bond

**BUILDING FOR OUR FUTURE**

*The first year of our \$408 million, five-year bond included a major renovation of Reedville Elementary School (originally built in 1922); installation of multi-use synthetic turf fields at Glencoe and Hillsboro High Schools; and new dropoff areas, playgrounds and modular buildings at several schools, among many other things—a total of \$31 million over 37 projects. Planning and design has already started for the next round of projects. Visit [hillsborobond.org](http://hillsborobond.org) for project updates and archives.*

### 2018 - COMPLETED



#### Remodel of Reedville Elementary School

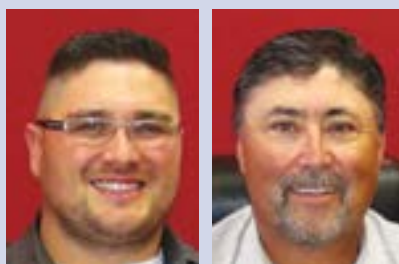
Reedville's remodel was the most ambitious project of the 2018 bond project schedule—there was a lot of work to squeeze into one summer! Added tasks were uncovered as the building was gutted, increasing project cost and complexity. When all was done, however, the total investment of \$11.3 million in bond funds revitalized the Reedville building to modern standards while maintaining its historic charm.

The main building received: seismic and security upgrades; HVAC upgrades and air conditioning; a roof replacement; new flooring; and a bathroom addition at the lower level. The old cafeteria space was remodeled into a new media center and flexible classroom space. A new elevator improves accessibility between the lower and upper levels.

Existing portables were replaced with a permanent, modular building with five classrooms. The modular also houses a new kitchen and cafeteria, enabling students to eat together—previously, they ate in four different shifts or in their classrooms. A new parent/bus dropoff area takes students and drivers off of busy roads, alleviating traffic and safety concerns. Of course, the new playground is a hit with students, but also provides a safer, rubberized tile surface and an all-weather, synthetic turf play area. New classroom technology and flexible furniture

provide state-of-the-art tools for learning and achievement.

Despite extraordinary efforts by contractors to finish the work, classes were delayed two days at the start of the school year. This allowed teachers to prepare their classrooms and the crew to work on their punchlist. The kitchen is awaiting its final state inspection; it is expected to be fully operational by the end of October. In the end, though, the brief delay ensured the work was done safely and completely, and two days were a very small part of the thousands of school days yet to come for the revitalized Reedville campus.



Brandon and Dave Flint  
Inline Commercial Construction

#### The Builders' Perspective

"Failure was not an option," Brandon Flint emphasized. The Vice President of Operations for Inline Commercial Construction was determined to finish the Reedville project by the end of summer, despite the unforeseen issues, added scope and complexity. This determination resulted from some personal history: Dave Flint, Brandon's father and president of Inline, attended Reedville about 50 years ago, from first through sixth grades, when Reedville was surrounded by orchards. He still has his sixth-grade report card and recalls Mrs. Tucker as his favorite teacher. The Flint family has lived in the area since 1862, and Inline has been in business in Aloha for 35 years, so they have a long-standing, vested interest in their community.

Inline gave Reedville special attention, getting crews to work extra hours and days. As fathers themselves, they knew the importance of providing students and staff a safe, modern campus for a great start to the school year. For its efforts, the District recognized Inline at the Fall Summit on Oct. 19. Mooberry Elementary improvements are next for Inline.



Hilhi's ribbon-cutting event took place on Oct. 3.

#### Synthetic Turf Fields with Lights

Glencoe and Hillsboro High Schools are now proud recipients of new, multi-use, synthetic turf fields that can be used in all types of weather and, with the addition of lights, in the evening hours. Hilhi also received a seven-lane track and areas for field events.

These new resources not only benefit student athletics and activities, but also provide recreational opportunities for the broader community. The Hillsboro Hops' \$300,000 donation toward the Hillsboro Hops Youth Field (at the southwest corner of Glencoe's field) will provide needed space for youth baseball and softball. Ribbon-cutting ceremonies to commemorate the opening of the school fields were held on Oct. 3 for Hilhi and Oct. 15 for Glencoe. Watch for the official dedication of the Hillsboro Hops Youth Field to come in spring 2019, in time for opening day for youth leagues.



Eastwood's new bus dropoff area

#### Parent/Bus Dropoff Improvements

Improvements to pedestrian and driver safety were the goals of reconfiguring parent/bus dropoffs and parking lots at Eastwood, Ladd Acres, McKinney and Reedville Elementary Schools. The new designs separate buses from regular vehicular traffic to help improve the flow, student safety, and efficiency of dropoffs. Construction of the lots was completed by the start of school (except at Reedville, which opened Sept. 7). Required lighting and landscaping work finished in October.

## HILLSBORO SCHOOL DISTRICT BOND: fulfilling the 2017 bond promise for the future of Hillsboro's students



West Union Elementary's new playground

### Playground Replacements-Phase 1

In addition to Reedville, playgrounds were updated at Butternut Creek, Farmington View, W.L. Henry, and West Union Elementary Schools to replace aging structures. The new playgrounds have ADA-compliant equipment, rubberized tiles for added safety, and synthetic turf play areas for all-weather use. All playgrounds were completed before the start of school (some were already being tested out before then!).



McKinney's three-classroom modular building

### Replace Portable Classrooms at Elementaries

Portables are being replaced with permanent structures that include bathrooms, eliminating the need to travel to the main school building. Being modular, the buildings are constructed off-site, then delivered and put together at the school site. At Farmington View, the two-classroom portable was replaced with a two-classroom modular building. McKinney's three, single-classroom portables were replaced by a three-classroom modular building. The modulares at both campuses were ready for students by the first day of school.

Reedville's two portables were replaced by a five-classroom modular, which also includes a kitchen and cafeteria. (One of Reedville's portables was able to be salvaged and, along with a portable from Patterson, relocated to North Plains Elementary to provide additional student capacity until the new elementary school in North Plains is built.) Due to external delays, W.L. Henry's two-classroom modular is being installed as of press time, and is expected to be ready for occupancy by early November.



Farmington View's new flexible classroom furniture

### Flexible Classroom Furniture-Phase 1

New flexible classroom furniture was delivered to Butternut Creek, Farmington View, Free Orchards, Groner, Jackson, Lincoln Street, Mooberry, North Plains, Reedville, Tobias, and Witch Hazel Elementary Schools. Flexible furniture not only provides comfort, but also the means to collaborate, move, communicate and more—leading to higher student engagement and academic achievement.

### Technology Infrastructure Upgrades

In collaboration with the City of Hillsboro, a "dark fiber" ring is being constructed to accommodate future internet bandwidth needs on an internal fiber connection system. Technology upgrades include a new, districtwide voice-over-IP (VoIP) phone system, fence-to-fence wireless access at all school sites, and refreshment of the District's wireless, server, and storage infrastructures. Students, teachers and classified staff will receive new computers—4,680 student Chromebooks were already deployed to all schools earlier this year.

### Technology-Enhanced Classrooms

In addition to technology upgrades, bond funding is being invested in implementing 21st-century educational environments. Classrooms are being outfitted with mounted, wireless digital projectors, voice amplification systems, projection whiteboards/screens, document cameras, and wireless access points. All CRT monitors are being replaced. Nearly one-third of the District's 1,000 classrooms have been completed to date.

### Other Bond Promise Projects

- **Security Camera Project-Phase 1:** Hillsboro Big Picture, and R.A. Brown, Poynter, and South Meadows Middle Schools
- **Entry Security:** Century, Liberty (expected completion in winter 2018)
- **School Bus GPS and Cameras:** Transportation, all school buses
- **Fencing Upgrade:** Fencing installed at Ladd Acres to secure the perimeter of the campus
- **Boiler Replacement:** R.A. Brown
- **Roofing Repair/Replacement:** North Plains, Tobias, Peter Boscow building (Hillsboro Online Academy)
- **Distributed Antenna System-Phase 1:** Witch Hazel, South Meadows, Century, Glencoe and Liberty; DAS upgrades public safety communication capability in the schools

### Additional Projects

Projects were added that were not originally part of the promised set, but were included as contingency funding and implementation schedules allowed. The projects are completed, unless otherwise noted:

- **Remove Aging Floor Tile:** Imlay and Mooberry; underlying concrete was polished

- **Construct Classroom Walls:** North Plains (complete) and Eastwood (expected completion by press time)
- **Replace Stage Rigging:** Glencoe
- **Replace Failing Portion of Track:** Liberty
- **Automatic Security Gate:** Transportation
- **Construct Dugouts:** Glencoe varsity softball field (to be completed prior to season)
- **New Track Equipment:** Hilhi (ordered and on-site prior to season)
- **New Cafeteria Tables:** Hilhi (anticipating delivery by late October)

## 2018 PROJECTS BY BUILDING

Acronyms used:

DAS = distributed antenna system

FFE = furniture, fixtures and equipment

**R.A. Brown:** security cameras, boiler replacement

**Butternut Creek:** playground, FFE

**Century:** DAS, entry security\*

**Eastwood:** dropoff improvements

**Farmington View:** playground, FFE, new modular-2 classrooms

**Free Orchards:** FFE

**Glencoe:** DAS, new turf/lights

**Groner:** FFE

**W.L. Henry:** playground, new modular-3 classrooms

**Hilhi:** new turf/track/lights

**Hillsboro Big Picture:** security cameras

**Jackson:** FFE

**Ladd Acres:** fencing, dropoff improvements

**Liberty:** DAS, entry security\*

**Lincoln Street:** FFE

**W.V. McKinney:** dropoff improvements, new modular-3 classrooms

**Mooberry:** FFE

**North Plains:** FFE, roofing, relocate portables

**Peter Boscow:** roofing

**Poynter:** security cameras

**Reedville:** FFE, new modular-5 classrooms, kitchen\*\*, cafeteria, main building improvements, parent/bus dropoff

**South Meadows:** security cameras, DAS

**Technology:** phase 1 (all buildings)

**Tobias:** FFE, roofing

**Transportation:** GPS, cameras on buses

**West Union:** playground

**Witch Hazel:** DAS, FFE

\*winter 2018 completion expected for Century and Liberty entry security

\*\*Reedville kitchen is expected to be completed in late October 2018

## KEY THINGS TO KNOW

The bond is focused on four key areas:



### Prioritize safety and security

- Security cameras, including cameras on school buses
- Seismic and roofing upgrades
- Playground upgrades



### Renovate and repair aging schools

- HVAC, plumbing and electrical upgrades
- Significant remodeling at Hilhi and Reedville Elementary
- Replacement of 15 portable classrooms



### Relieve crowding, plan for growth

- Construction of two new elementary schools and replacement of Brookwood
- Construction of separate gymnasiums at schools with shared gym and cafeteria space
- Expansion of Evergreen and Glencoe



### Provide a modern education for students

- Student and teacher technology
- Expansion of career-technical educational spaces in high schools
- Flexible classroom furniture
- Internet self-sufficiency

## 2019 PROJECTS

There will be \$200 million in projects slated to begin in the spring or summer of 2019, including the replacement of Brookwood Elementary School. Several schools will receive improvements or additions to upgrade their buildings. All high schools will have new or updated career-technical education (CTE) spaces as part of their renovations.

The Transportation Department will get a second hub on the north side of the District to house buses as well as mechanics and other staff; also included is space for our new diesel mechanic CTE program. Phase 2 of the installation of distributed antenna systems (DAS) and flexible furniture (FFE) will continue at new sets of schools.

The renderings for select projects shown here are preliminary. Designs, as well as schedules, may change due to cost of features and budget limitations, site or permitting conditions, and any necessary revisions to the scope of the projects. Project updates will be posted regularly to the [hillsboro-bond.org](http://hillsboro-bond.org) website.

### 2019 PROJECTS BY BUILDING

Acronyms used:

DAS = distributed antenna system

FFE = furniture, fixtures and equipment

**Brookwood:** replacement of school (summer 2019-2020)

**R.A. Brown:** improvements

**Century:** turf field/lights ★, CTE spaces

**Eastwood:** new gym, modular, building improvements, playground, FFE

**Evergreen:** addition/improvements (summer 2019-2020)

**Glencoe:** addition/improvements (summer 2019-2020)

**W.L. Henry:** FFE

**Hilhi:** roofing (summer 2019); improvements, CTE spaces (summer 2019-2020)

**Hillsboro Big Picture:** water pipe replacement, improvements

**Imlay:** DAS, FFE

**Indian Hills:** FFE

**Jackson:** dropoff improvements, DAS

**Ladd Acres:** domestic water pipe replacement, FFE

**Lenox:** building/dropoff improvements, FFE

**Liberty:** building improvements, CTE spaces

**Lincoln Street:** DAS

**W.V. McKinney:** FFE

**Minter Bridge:** FFE

**Mooberry:** new gym, modular, building improvements, playground, FFE

**Orengo:** DAS, FFE

**Patterson:** DAS, FFE

**Poynter:** improvements

**Quatama:** DAS, FFE

**Rosedale:** DAS, FFE

**Transportation:** new satellite facility (summer 2019-2020)

**West Union:** improvements, FFE

★ work is currently scheduled to start November 2018, with completion by spring 2019 (subject to permit approvals)

view the bond construction timeline, project updates and archives at:

[www.hillsboro-bond.org](http://www.hillsboro-bond.org)

### Brookwood Elementary School Replacement



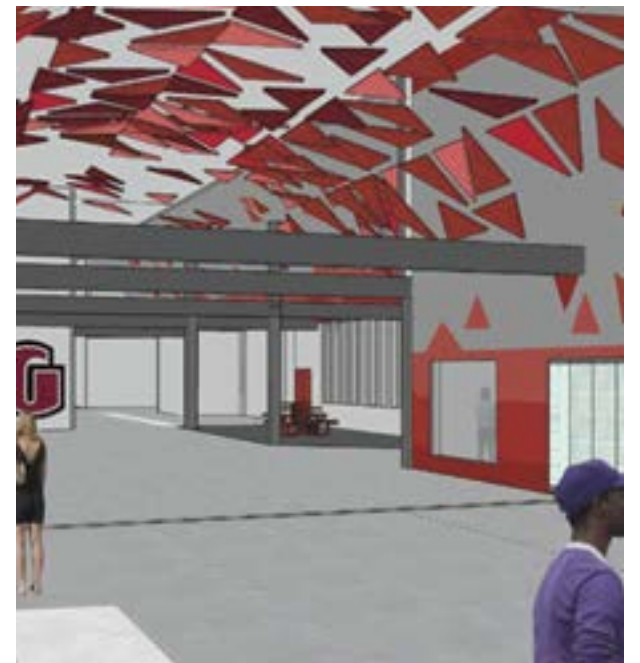
NORTH PERSPECTIVE



SOUTH PERSPECTIVE

**PROJECT HIGHLIGHTS:** The new school can house up to 600 students. Learning corridors stimulate group learning, a STEAM lab and outdoor learning area promote inquisitive research, and the cafeteria and gym are separate spaces (but can be combined as needed for large events). Natural lighting is a feature of the design and orientation of the new building, which is sited behind the existing building. Anticipated start is June 2019; completion by August 2020.

### Glencoe High School Addition/Improvements



**PROJECT HIGHLIGHTS:** The front of the school will get a facelift to construct a more dramatic and welcoming entrance and commons area, and to create a secure entry vestibule. A cafeteria addition on the first floor will allow more space for students and takes advantage of natural lighting. A new media center will be added to the second floor. Classroom spaces will be renovated for the early childhood education, graphic design, business, construction trades, and health sciences CTE programs. Both the north and south parking lots will be reconfigured. Anticipated start is May 2019; completion by August 2020.

### Hillsboro High School Improvements



**PROJECT HIGHLIGHTS:** In academic areas, seismic improvements will be made and the concrete floors polished. The front entry vestibule and offices will be updated for added security. More efficient traffic flow is expected to result from the parking lot reconfiguration. The commons and cafeteria area will get a facelift, power upgrades, new furnishings, a projector, and screen. Air conditioning will be installed in the gym, and new ceilings and energy-efficient lighting will be added in many areas. Aged roofing will be replaced and new rooftop HVAC units installed. Specific CTE spaces, including the auto shop, will be expanded or upgraded. Anticipated start is May 2019; completion by August 2020 or earlier.

### Seismic Upgrades

All of our buildings have been examined and determined to be at low risk of failure in an earthquake; none have unreinforced masonry. However, we always strive to make them even safer, so bond improvements at our buildings will include seismic upgrades to bring them up to the latest code. This requires that students, staff and visitors are able to safely exit the building, even if damage prevents them from being able to re-occupy it immediately afterward. The Brookwood Elementary School replacement and the new gyms being built at several elementary schools will meet "immediate occupancy" standards to enable them to serve as emergency shelters for the community in case of a major earthquake.

### Phasing of Multi-Year Projects

For projects extending into summer 2020, construction will be a continuous process during the school year. Phasing plans, in consultation with the school principal and other staff, will be in place to cycle construction in specific zones and keep students safely out of those zones. Alternate classrooms will be made available so education is uninterrupted by the work taking place on the campus. As one zone is completed, students will be returned to that area, and then the next phase in another zone begins until the project is completed.

### Eastwood Elementary School Improvements



**PROJECT HIGHLIGHTS:** Eastwood will be getting seismic and roofing upgrades, and heat added to the HVAC system. Portables will be replaced by a four-classroom modular building. A new playground, similar in style to the playgrounds installed in 2018 at other schools, will have an ADA-accessible structure and rubberized tile surface. The new gym will house a high school-sized basketball court. Classrooms will receive new flexible furniture. Anticipated start is March 2019 for the gym and June 2019 for remaining projects, with completion by the end of August 2019.

### Evergreen Middle School Addition/Improvements



**PROJECT HIGHLIGHTS:** The school will add an 18,000 square-foot wing that will house a new library and classrooms. This addition will allow Evergreen to accommodate the expected growth in enrollment at the school due to development in the North Plains and Cornelius areas. Seismic, safety/security and HVAC upgrades, new roofing and other improvements will be made to the rest of the building. Anticipated start may be as early as April 2019; completion by January 2020.

### R.A. Brown Middle School Improvements

The R.A. Brown building will receive seismic upgrades, HVAC upgrades and direct digital controls (DDC), addition of air conditioning, and domestic water pipe replacement. Anticipated start is June 2019 with substantial completion\* by the end of August 2019.

### Century High School CTE Improvements and Turf Field

Classrooms will be renovated and upgraded for Century's CTE programs: business and finance, computer technology, culinary arts, early childhood education, graphic design, and health sciences. This project is expected to start in May 2019, with substantial completion by the end of August 2019. In addition, a new multi-use synthetic turf field with lights will be installed. Anticipated start is late fall 2018, with completion by spring 2019.

### Hillsboro Big Picture Improvements

Housed in what is familiarly known as the Miller West building, HBP will receive seismic and HVAC upgrades, as well as DDC and a boiler and domestic water pipe replacement. Anticipated start is June 2019, with substantial completion by August 2019.

\*Substantial completion allows safe occupancy of the building, but there may be punchlist items yet to perform for the final closeout.

### Jackson Elementary School Dropoff and Jacob's Field Relocation

The parent/bus dropoff project originally scheduled for summer 2018 was postponed to 2019 due to permitting and scheduling constraints. Buses and cars will be separated with the addition of a new dropoff area and parking lot in the southeast corner of the campus. As a result, Jacob's Field will be relocated to the northeast corner. Anticipated start is June 2019, with completion by August 2019.

### Lenox Elementary School Improvements

Lenox will receive seismic and roofing upgrades. Heat, air conditioning and DDC will be added to the upgraded HVAC system. A new parent-bus dropoff will help ease traffic back-up along Rock Creek Blvd., and increase safety and efficiency. Anticipated start is June 2019, with completion by the end of August 2019.

### Liberty High School CTE Addition/Improvements

The culinary arts and early childhood education classroom spaces will be renovated at Liberty. The new sustainable agriculture/design program will get a new building that includes shop and tool space, food processing and marketing/sales areas, and a covered outdoor area. Anticipated start is May 2019, with substantial completion by end-August 2019.

### Mooberry Elementary School Improvements

Seismic, HVAC (with added air conditioning), and safety and security upgrades will be implemented at Mooberry. Domestic water pipe will be replaced. The school will also replace portables with a new, five-classroom modular building, and add a new playground, gym and flexible classroom furniture. Anticipated start is March 2019 for the gym and June 2019 for the remaining projects, with completion by the end of August 2019.

### New Elementary School #28 (North Plains area)

Using the replacement Brookwood Elementary School design as the prototype, a new elementary school is planned for the Sunset Ridge development of North Plains, adding another school to serve the area along with the existing North Plains Elementary School. However, as of press time, the actual date of construction has not yet been determined. The project could start as early as June 2019 (completion by August 2020) or be moved to June 2020 (completion by August 2021). The start date is dependent on near-term enrollment projections that are currently being evaluated for the North Plains area.

### Poynter Middle School Improvements

Poynter will receive seismic, HVAC (with added air conditioning), electrical service, and roofing upgrades. The boiler and domestic water piping will be replaced. A new walk-in freezer will be installed in the kitchen. Anticipated start may be as early as January 2019, with substantial completion by August 2019.

### West Union Elementary School Improvements

Seismic, roofing, ADA compliance, and safety and security upgrades will take place at West Union. Air conditioning will be added to the HVAC system, and classrooms will receive new flexible furniture. Anticipated start is June 2019, with completion by August 2019.

