



▲ **Atfalati Ridge Elementary:** the rising sun illuminates the beams of the new school under construction in North Plains, as crews start early on installing roof joists and pouring concrete for the second floor.

Atfalati Ridge Elementary School New Construction

Project Updates



bit.ly/2VeEI5E

Formerly called “ES28” as its working name, the 28th elementary school in the District now has an official name, “Atfalati Ridge,” adopted by the School Board on Oct. 27 after a months-long community process.

Atfalati (ah-TFAH-lah-tee), means “The people” in the indigenous Tualatin Kalapuyan language. Coming soon is selection of a mascot and school colors.

Since COVID-19 restrictions prevented a groundbreaking ceremony when construction began in April, an alternate celebration was planned: a beam signing open house for the community, held outdoors on Oct. 12, 13 and 15. School Board Chair Erika Lopez and North Plains Mayor Teri Lenahan provided opening remarks. Signees ranged from a descendant of pioneers Joseph and Virginia Meek to a 1950s North Plains alumnus to youngsters barely able to sign their names. State Rep. Janeen Sollman, Board members, Superintendent Mike Scott, City councilors, and staff added their signatures. This isn't just any beam—this will be placed above the entrance to the new school so visitors will walk directly underneath it for decades to come (even if it is hidden in the ceiling). Look up and know the beam is there and part of the school's history.

Atfalati Ridge is currently being constructed in the Sunset Ridge area in North Plains and will join the existing North Plains Elementary School in fall 2021 to serve the community. Watch for upcoming news of the boundary change process that will determine the new attendance areas for both Atfalati Ridge and North Plains Elementary Schools.

Hillsboro School District Bond

BUILDING FOR OUR FUTURE

This third year of the bond has seen the completion of some of its biggest projects. A fiber optic network now connects District buildings to the City of Hillsboro's HiLight fiber backbone. The Brookwood Elementary School campus has been completely replaced. Renovations and additions to Glencoe and Hillsboro High Schools rejuvenated the aging schools. A new Transportation and Support Services campus provides a northern hub for District operations and houses one of the District's newest career-technical education programs. Renovations also were completed at several schools to upgrade equipment, building structures, work and classroom spaces, and roofing.

Currently underway is construction of the new elementary school in North Plains, recently named Atfalati Ridge to honor the indigenous people of the area. New gyms are nearing completion at W.L. Henry, Minter Bridge and North Plains Elementary Schools as construction begins this month for gyms at Ladd Acres and McKinney Elementary Schools, and by March for Jackson Elementary. Planning is already in progress for other upcoming projects. View the latest updates at:

hillsboro-bond.org

➤ **Beam Signing:** about 170 names were added to this beam in mid-October. This will be placed over Atfalati Ridge's main entrance. It is just one of the first of many commemorations to come in the school's history. View the ceremony at youtu.be/3AmbAoiEAqE and the highlights at youtu.be/doHnVblpgEE.



FIBER OPTIC PROJECT

Project Archive



bit.ly/2Jv9wM6

One of the bond’s most ambitious projects involved the installation of infrastructure for a fiber optic network to connect all of the District’s buildings to the City of Hillsboro’s new HiLight* fiber optic backbone. Originally conceived as a stand-alone project, this developed into a mutually-beneficial, long-term partnership with the City to reduce our reliance on independent service providers for broadband.

“Our network services are no longer dependent on what our ISP contracts limit us to based on pricing,” explained Jordan Beveridge, HSD’s Chief Technology Officer. “Rather, our network capacity and speed are based solely on the equipment we have installed.”

Not only will HSD facilities enjoy over 10 Gb of bandwidth, but the multiple fiber strands into each building provide resiliency and redundancy; if one strand goes down, there are others to support the load. The partnership with HiLight includes long-term prospects for expansion as the District grows. However, instead of purely commercial goals and outcomes, the focus will be on affordable service to the community and supporting our students’ futures.

Mayor Steve Callaway has stated: “We wanted to make sure [HiLight] was something that would address equity, education, and entrepreneurial and economic opportunities.”

The fiber optic project involved three years of planning and design, laying conduit, and installing fiber optic lines and switchgear around the District, from North Plains to Groner and Free Orchards to Butternut Creek.

The first directional bore of conduit for the fiber cable took place at McKinney Elementary in March 2019. Work then progressed building by building, ring by ring, across the District. In February 2020, at Evergreen Middle School, we commemorated completion of the first school connections. The latest connection was made at Groner K-8 in August 2020. All existing District buildings are now connected to HiLight; Atfalati Ridge Elementary and ES29



will be connected when their construction is completed.

Not only will the fiber optic network provide fast, reliable internet access, it also supports the District’s security systems, telephone services, and other communications systems.

The \$13 million fiber optic network investment from the bond and the partnership with the City of Hillsboro are already yielding dividends. Cancellation of contracts with the District’s original ISP will produce over \$50,000 per month in networking cost savings.

“We are not only saving money by removing those commitments,” Beveridge stated, “but also insulating ourselves from the ongoing spikes in pricing we experienced with our previous contracts.”

The savings are being applied toward removing some of the barriers that students experience in connecting to remote learning and digital resources, as well as ensuring equitable access to those resources.

Beveridge added: “The savings have helped pay for additional digital learning resources and IT staff to manage Comprehensive Distance Learning and the 1:1 project.”

Bond funding also added about \$6.4 million to enable the 1:1 project to eventually provide a Chromebook for each student in grades 3-12 to use. In grades K-2, each device would be shared between two students (1:2). This currently amounts to

▲ **Fiber Optic Network:** three years of planning and implementation included the first directional boring, seen here in March 2019, to install conduit at McKinney Elementary and culminated with the latest connection in August 2020 at Groner K-8.

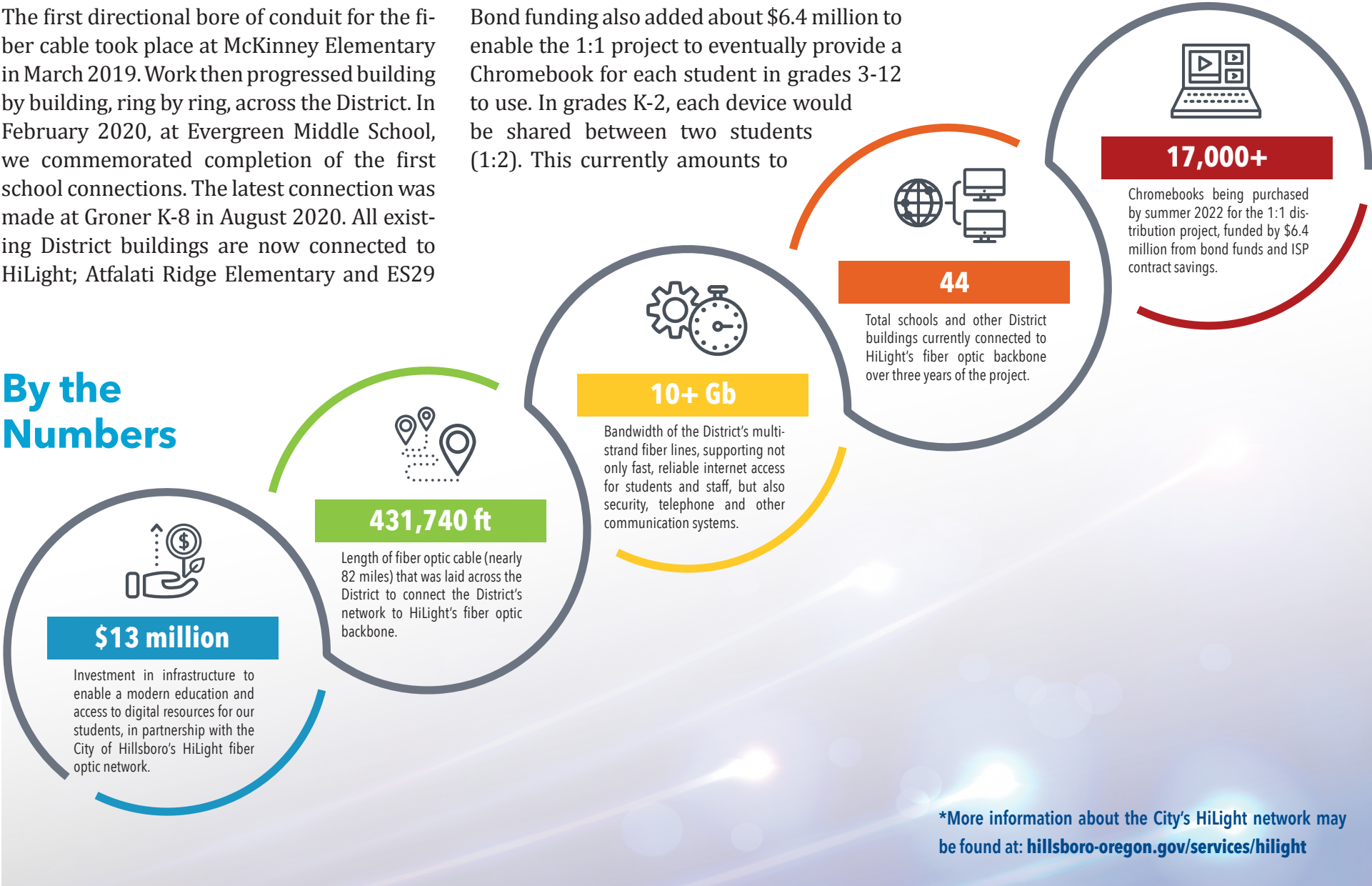
over 17,000 devices to be purchased for our students.

New Chromebooks will be checked out this school year, subject to the supplier’s availability, to middle and high school students to facilitate their learning. Returned devices will be sanitized and redistributed for elementary students who need them. By summer 2022, Beveridge expects to purchase and distribute enough Chromebooks for classroom use by the elementary students.

With the City’s partnership and HiLight, the fiber optic project will enable the District to provide a modern education to every student, fulfilling a primary goal of the bond promise. As School Board Chair Erika Lopez remarked at the commemoration:

“There is a well-known African proverb that says, ‘If you want to go fast, go alone. If you want to go far, go together.’ ”

By the Numbers



*More information about the City's HiLight network may be found at: hillsboro-oregon.gov/services/hilight

SUMMARY OF PROJECTS

Acronyms used:
CTE = career-technical education
FFE = furniture, fixtures and equipment
HVAC = heating, ventilation, and air conditioning

COMPLETED THIS YEAR (by October 2020)

- Brookwood:** replacement of school
- R.A. Brown:** phase 2 building improvements including main office, HVAC, roofing, FFE
- Butternut Creek:** domestic water pipe replacement
- Century:** roofing
- Distributed Antenna Systems:** select installations to ensure emergency services' radio connectivity in school buildings
- Eastwood:** new gym, roofing
- Evergreen:** addition of media center, six classrooms, and central courtyard; FFE
- Fiber Optic Network:** installation of fiber optic infrastructure to connect to the City's HiLight fiber backbone
- Glencoe:** additions of media center, cafeteria, weight room, team room; renovations to CTE spaces, many second-floor classrooms and science labs, parking lots; Glencoe Road half-street improvements; FFE in renovated areas
- W.L. Henry:** building improvements, roofing
- Hilhi:** renovations to all academic buildings, main office, workshop, gym, weight room, media center, commons, and parking lots; auto tech expansion; FFE in renovated areas
- Imlay:** roofing
- Indian Hills:** modular, seismic upgrades, add AC
- Liberty:** sustainable agriculture/design modular building, roofing
- McKinney:** interior walls
- Miller Big Picture:** roofing
- Minter Bridge:** modular, renovations, main dropoff/parking lot
- Mooberry:** new gym, playground, HVAC, replacement of classroom sliding-glass doors
- North Plains:** staff dropoff/parking lot
- Poynter:** shoring of crawlspace

IN PROGRESS (with construction schedule*)

- Atfalati Ridge:** new school construction in North Plains (April 2020–August 2021)
- W.L. Henry:** new gym (June 2020–February 2021)
- Jackson:** new gym, building improvements (March–October 2021)
- Ladd Acres:** new gym, playground, building improvements (November 2020–August 2021)
- McKinney:** new gym, building improvements (November 2020–August 2021)
- Miller Education Center (West):** new modular for Pathways Center (March–August 2021)
- Minter Bridge:** dropoff extension, new gym (May–December 2020)
- North Plains:** new gym, parent dropoff/parking lot (February–December 2020)

COMING IN SUMMER 2021 *

- Peter Boscow, Butternut Creek, Farmington View, Groner, North Plains:** building improvements
- Century:** replacement of select areas of exterior insulation/finish system
- ES29:** begin site work
- Hare Field:** domestic water pipe replacement
- Indian Hills:** half-street improvements
- Minter Bridge:** canopy roofs

*construction schedules subject to change


view project updates and archives at:
hillsboro-bond.org



CURRENT PROJECTS

Here is a select listing of projects that include those that were completed by fall and those that are in progress or planning stages.

Brookwood Elementary School Replacement Campus

Brookwood Virtual Tour

youtu.be/GjLZh1HdbCA

Construction is wrapped up, totally transforming the Brookwood campus. It now holds: a brand-new, two-story building; separate bus and parent dropoffs/parking lots; lighted, synthetic turf field, striped for youth soccer and baseball/softball; covered play area; and ADA-accessible playground. The separate gymnasium and cafeteria/commons area provide ample space for PE and meals, respectively, as well as community recreation and activities. New furniture finishes it all.

The new Brookwood can hold up to 600 students. K-1 students will be on the first floor and students in grades 2-6 on the second floor. The building opened up to staff in August, but is currently closed to students and the public due to COVID-19 restrictions. Until we can safely host an open house for the community, visit Brookwood through Principal Emily Caldwell's virtual tour. View the project archive at bit.ly/2GrD3Fi.

R.A. Brown Middle School Renovations, Phase 2

All classrooms now have new HVAC units with air conditioning. The main and counseling offices have been switched and renovated. Roofing work is complete, including replacement of all the skylights. The entry vestibule will be renovated soon to add upgraded security. View the project archive at bit.ly/2HWuz9E.

Butternut Creek Elementary School Domestic Water Pipe Replacement

This project was completed ahead of upcoming summer renovations at Butternut Creek due to the age and condition of the domestic water pipe. All pipe has now been replaced throughout the building. View the project archive at bit.ly/2TR3szu.

Century High School Roofing, EIFS

This summer, the building was re-roofed. Next summer, the exterior insulation and finish system, or EIFS, around the building will be replaced to eliminate potential water intrusion issues, which will complete all bond-related work on the campus. View the project archive at bit.ly/32aouxw.

Brookwood Elementary School: The campus has been totally transformed. The building is a prototype for the new elementary schools, Atfalati Ridge and ES29, to be constructed, although site configurations will differ.


Distributed Antenna System Various Schools

As determined by a facilities study and site testing, communications gaps for emergency responders' radios were found to exist at several schools due to their building configurations and composition, i.e., signals were blocked by concrete walls, or they could not sufficiently travel across large spaces. To eliminate these gaps, distributed antenna systems were installed to strengthen the radio frequencies, and repeat and distribute the signals, ensuring uniform radio coverage in the buildings.

Eastwood Elementary School New Gym, Roofing


We were lucky to be able to hold a grand opening for Eastwood's new gym on Feb. 4. Students and recreational youth basketball teams were able to use it for a bit—until COVID-19 hit. It was the first of several new, stand-alone gyms that will be built across the District. Following last summer's renovations, the building was re-roofed this summer, finalizing bond work at the school. View the project archive at bit.ly/2KeKqy1.

Evergreen Middle School Media Center/Classroom Addition

Evergreen Virtual Tour

youtu.be/1IS-WuK7tN4

Evergreen's new 18,000 square-foot building addition, including a new media center and six new classrooms, was completed in April. A new plaza between the commons and the addition provides a beautiful space for students to eventually gather for meals and classroom activities. Principal OJ Gulley hosts a virtual tour of the addition; take a look inside! See how it was built in the project archive at bit.ly/3eojuu3.

Glencoe High School Building Additions, Lab Renovations

Glencoe Project Archive

bit.ly/2KbdnuT

The most visible change to Glencoe is to the left of the entrance, a new wing housing counseling offices and health science classrooms and labs on the first floor, and a spacious, new media center on the second floor. An expanded entry vestibule provides added security. The cafeteria area also was increased with the addition of a large space and patio,

Why Build Separate Gyms?

Alternately, why aren't we building gyms attached to the school building? With any construction project, we have to take into consideration physical safety, impacts on the school, the time to build, costs, and available space on the existing site. At active school sites, student and staff safety as well as disruption to classrooms are foremost considerations when planning such projects. Gyms take several months to build, from excavating the ground to construction of the building.

For totally new construction, such as the new Brookwood, Atfalati Ridge, and ES29 schools, we are able to design and incorporate a gym as part of the school building—we are constructing everything from the ground up.

At existing schools, the buildings and sites simply do not allow us to attach a gym without: major changes to the building at higher cost; the need to partially demolish the existing building (potentially classrooms, gym-cafeteriums, and other rooms which can't be



W.L. Henry: bricklaying of exterior wall

used during the construction period); and relocation of students and staff away from the construction zone. Building codes may require us to incorporate a whole new sprinkler system to cover both the gym and the existing building—a prohibitively expensive undertaking. Plus, construction times would need to be adapted to the school schedule to minimize noise and disruption during the school/work day; this would prolong the construction schedule even more.

With the new gyms, we can separate cafeterias and gyms for their intended purposes and not have PE classes going on at the same time as meals. The stand-alone design we are using has already been built at Eastwood and Mooberry Elementary Schools; is



Minter Bridge: interior construction



North Plains: the front entry area

currently being built at W.L. Henry, Minter Bridge and North Plains; and is the template for upcoming gyms at Jackson, Ladd Acres and McKinney. Community access is also easier to manage without having to go into the school building. The prototype design provided the most cost-effective way to build these gyms, while also taking into account placement onto each unique site.

replacing the former breezeway between the main building and the original cafeteria. The beam signed by the community last year is visible in the ceiling. On the second floor, the old library has been converted into science classrooms and upgraded science labs. The building trades workshop now occupies the converted, old weight room. Last winter, new weight and team rooms were completed. Along with HVAC, seismic, lighting, and roofing upgrades as well as fresh paint, these changes have expanded Glencoe by more than 30,000 square feet and rejuvenated the 40-year-old school.

Outside, the south parking lot has been re-configured to better manage queueing and traffic flow, with two exit lanes. To accommodate these changes, the tennis courts were rebuilt in front of the locker rooms. Half-street improvements to Glencoe Road also added a traffic signal at the intersection to improve pedestrian and vehicle safety. With this final phase, bond work at Glencoe is now complete. View the project archive at bit.ly/2KbdnuT; a virtual tour by Principal Claudia Ruf will be added there soon.

W.L. Henry Elementary School Renovations, Dropoffs, New Gym

HVAC, seismic, lighting, and security upgrades were implemented inside the building. Hallways were painted and new carpet added in the learning areas. Outside, roofing work included reinforcement under the new HVAC units as well as new roofing material. The parking lot was redesigned to separate the bus dropoff from the parent dropoff for added safety. Construction of the new gym started in June and is expected to be completed in February 2021. View project updates at bit.ly/2TRbwa1.

Hillsboro High School Campus Remodel - final phases

Renovations took place in several phases at Hilhi, starting with the business education building last year and ending with math/science this summer. Ultimately, all academic

buildings received lighting, HVAC and seismic upgrades, as well as new classroom furniture. The automotive technology CTE space was expanded to add about 2,400 square feet in all. The technology education classrooms received power upgrades, and a new weight room emerged from remodeling of the old health science classroom.

Hilhi
Virtual Tour



youtu.be/jeOANQewvfo

Two of the most dramatic changes occurred in the media center and the commons area. A new, Hilhi-branded reference desk is at the middle of the media center, and glass-enclosed study and small group areas are located on the sides. The commons has white acoustic tiles against a black ceiling, along with new lighting, to provide a more dramatic space.

At the front of the school, renovations to the main office created more open space and added a secure entry vestibule. The gym and its vestibule also were upgraded. The main and student parking lots were repaved and striped. Even though much of the exterior still looks the same, the underlying changes have modernized Hilhi, originally built in 1969. View the project archive at bit.ly/31urem0.

Imlay Elementary School Roofing

Work to replace the old roofing material was completed in May.

Indian Hills Elementary School Modular, Playground, Renovations

Projects this summer included seismic upgrades and upgraded HVAC equipment and controls. A new modular building houses three classrooms, replacing the old portables. Another addition is a new, ADA-accessible playground with rubberized tiles and a synthetic turf play area. And, the parking lot potholes have been filled! Next summer, the street in front of the school will be regraded and paved. View the project archive at bit.ly/3kVQoo7.

Jackson Elementary School New Gym, Renovations

Planning and permitting is underway to construct a new gym on the campus, which is expected to start by March 2021 and finish in October. The building also will undergo remodeling in the summer, adding to last year's dropoff/parking lot renovations. Project updates will be posted to bit.ly/3o0mrZL.

Ladd Acres Elementary School New Gym, Renovations, Playground

The contractor has mobilized to start the initial site work this month for the new gym, with expected completion in August 2021. In the summer, interior renovations include seismic upgrades and the addition of air conditioning to an upgraded HVAC system. Students will enjoy the new, ADA-accessible playground that will be added to the campus. View upcoming project updates at bit.ly/3o5jcR0.

Liberty High School Modular Building, Roofing

Students were able to enjoy the new, pre-fabricated building for the sustainable agriculture and design CTE program for a few months this winter, before COVID-19 restrictions. In August, a small area over the school's main building was re-roofed. This completes bond work at Liberty, which included last summer's chiller replacement and remodeling of the front office to create a new, secured entry vestibule. View the project archive at bit.ly/383GSMh.

McKinney Elementary School Interior Walls, New Gym, Building Renovations

McKinney's former open-layout classrooms are now separated by interior walls, resulting in less noise and more secure spaces. Construction of the new gym will start this month; it is expected to be completed in August 2021. In the summer, HVAC, seismic and ADA accessibility renovations will close out bond work, which started with a new modular building and dropoffs/parking lots in 2018. View upcoming construction updates at bit.ly/3enOtGx.

➤ **Transportation and Support Services:** The new campus houses the District's north terminal of transportation operations and support services. It includes a classroom and lab area for the diesel mechanic and trades CTE program.



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/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

Miller Education Center (West) Roofing, Pathways Center

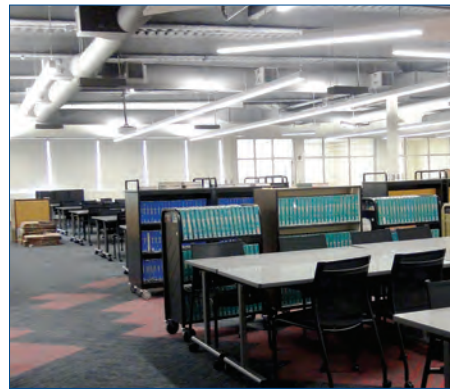
After last year's renovations, the final phase of re-roofing was completed in spring. The next project is the addition of a multi-room modular building that will serve as a college and career pathways center for students to learn more about CTE and trades, college, and other avenues to post-secondary futures. Importantly, the centralized, downtown location is accessible by public transportation. Counseling, resources and support will be provided as well as potential CTE courses. Permits are being finalized toward starting site work in March 2021, with delivery of the modular building in April, and expected completion in August 2021. Upcoming project updates will be posted to bit.ly/363CikX.

Minter Bridge Elementary School Renovations, Modular, New Gym, Dropoffs

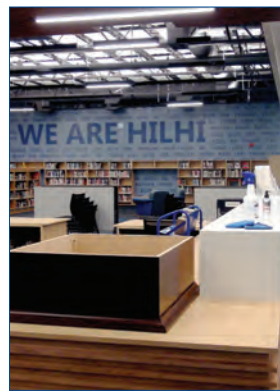
Over the summer, building renovations added seismic, HVAC and roofing upgrades. The new, two-classroom modular building was craned-in and the pieces assembled in June, after which the interior was finished with wiring and plumbing connections and floor polishing. The new gym's structural steel was erected in July and construction continues to progress toward an expected finish in January 2021. The front parking lot and bus dropoff have been repaved. Curbwork for the new parking lot extension is complete and



➤ **Glencoe High School:** The new media center has been stocked with furniture and library contents; the cafeteria addition gleams with reflected lights, ready for students to return.



➤ **Hillsboro High School:** The media center has been renovated from top to bottom; Hilhi branding adds spirit to the remodeled commons; expansion adds 2,400 sq. ft. for the automotive technology CTE.



➤ **Indian Hills Elementary:** A new playground and modular building have transformed the back of the school.



paving will begin soon. View project updates at bit.ly/210ABX4.

Mooberly Elementary School New Gym, Playground, Windows

Just a few days—that's all students had to enjoy their new gym before COVID-19-related school closures in March. Also ready for the students' return are the new, ADA-accessible playground and re-covered blacktop play area, finished in spring. This summer, new windows have replaced the original sliding-glass doors in the classrooms to provide added security. Work is continuing to fine-tune the new HVAC system; sound walls also were added to lessen the noise from the outside mechanical units. View the project archive at bit.ly/35YY3ff.

North Plains Elementary School Dropoffs, New Gym

The main/staff parking lot has been repaved and striped, and the new parent dropoff/parking lot has been added to the campus. The new gym's exterior is nearly completed, with remaining work to finish the entry canopy and vestibule. Inside, crews have installed the basketball hoops and the projection and sound system; finished HVAC ductwork and ceilings; added drywall; and started on finishes. In just a week or so, after the HVAC system has been running a while to condition the wood, the gym floors will be installed and striped. The gym is expected to be completed next month.

Next summer, the building will undergo seismic, roofing and HVAC control upgrades. A new playground will be added, too. View project updates at bit.ly/2HSsxYx.

Poynter Middle School Crawl Space Shoring

After renovations were completed last summer, work was conducted to shore up part of the crawl space area underneath the building. View the project archive at bit.ly/32dm1T4.

Transportation/Support Services Satellite Facility

Transportation Virtual Tour



youtu.be/P8oTUBUHCOI

Much of the District's transportation operations and facilities and support services have been moved to a new 47,000 sq. ft. building in north Hillsboro. Just completed in September, the building houses bus maintenance, groundskeeping, carpentry, painting, and maintenance staff and equipment. In addition to propane and diesel/unleaded fuel islands, the site has capacity to add electric vehicle charging in the future. A section of the building is devoted to classroom and lab space for the District's new diesel mechanic and trades CTE program. View the virtual tour of the new building, hosted by Carol Hatfield, Executive Director of Transportation, and Dave Peterson, Facilities Coordinator. The project archive is available at bit.ly/34TU8kM.