



Hillsboro School District Bond

BUILDING FOR OUR FUTURE

5 Down, 3 to Go New Elementary Gymnasiums Add Needed Facilities

For many, many years, elementary students and staff have had to make do with juggling PE, activities and school meals in the same space—the so-called “gymacafetorium.” By the end of summer 2021, this will no longer be the case.

New stand-alone gymnasiums have been completed at five campuses, and more are being constructed at three. First to be built were the Eastwood and Mooberry gyms, completed in early 2020. These were followed by North Plains, W.L. Henry and Minter Bridge in early 2021. Currently under construction are gyms at Jackson, Ladd Acres and McKinney, which are expected to be completed in summer 2021. Each gym includes six basketball hoops (two stationary), volleyball net hookups, electronic scoreboard, electric motorized display screen, and mounted projector and speakers.

With these new gyms, there now will be dedicated facilities at those schools for indoor PE instruction, additional spaces for school and community gatherings, and more resources for community youth recreational basketball and volleyball. Because they are built to “immediate occupancy” seismic standards, the gyms can further assist the community as shelters for emergency services in the event of a major earthquake.

In 2021, we are now in the fourth year of the bond. This year, at the latest count, there are 33 separate projects at 19 sites for budget commitments of about \$80 million. Overall, \$502 million have been invested in past projects or committed to current or upcoming bond projects. This is 98.4 percent of the total bond budget of \$510.2 million.

By the end of the bond, we expect to meet our key goals and more—the “bond promise” plus items on the “wish list.” We will have built two new elementary schools, a replacement school,

a satellite transportation and support services campus, and eight new gyms. Expansions to add capacity or support career-technical education were implemented. Significant renovations rejuvenated our oldest schools. And, in the end, every building will have benefitted from bond investments.

Read more about the bond promise and the projects undertaken to achieve our goals. View the latest updates at:

hillsboro-bond.org

Constructing a Gym

It can take up to 9-10 months to construct a gym, depending on the weather, equipment delays and many other factors. These photos cover the main steps, featuring some of the construction work at each of our gyms (note some was performed before COVID-19 masking requirements).



Build the foundation



Erect the structural steel



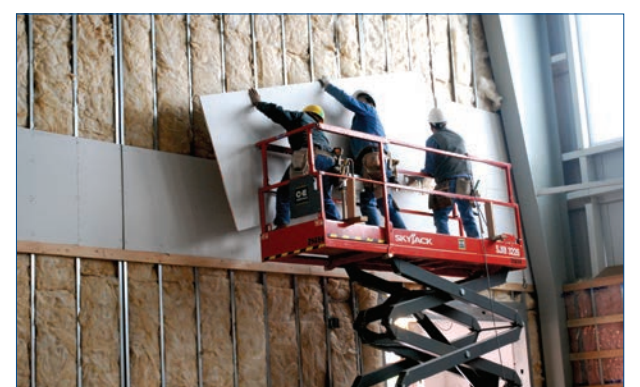
Install roof panels



Finish exterior framing, install siding



Install interior framing, conduit, plumbing



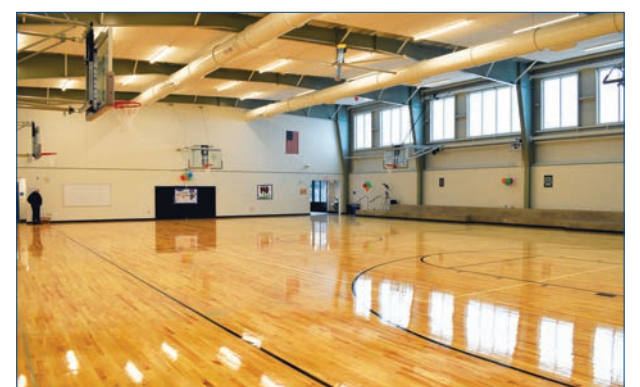
Insulate and sheetrock the walls



Install HVAC ductwork



Add hoops, equipment and the wood floor



Complete the gym



Passage of the \$408 million Hillsboro School District Bond in November 2017 came with the district’s commitment to fund projects under key goals—called the “bond promise.” The district has even been able to go beyond that promise. With millions more added to the bond budget through premiums and interest from bond sales, as well as matching grants from the state, funding was available to include projects that were placed on the “wish list”—other capital projects that fit under the key goals—further extending the impact of the bond.

So, now that we have passed the midpoint of the bond, where do we stand? The following provides the status of the bond promise and projects so far. Remaining budget and project commitments will continue to be reviewed to ensure the bond promise is met as well as to determine if other wish list projects can be funded with uncommitted budget.

Note that, by law, the bond cannot be used for non-capital costs such as staffing or supplies.

● = complete ⊙ = in progress



Prioritize Safety and Security

Ensuring the safety of our students, staff and families on our campuses and buildings is the top priority of the district. While the extent of safety and security measures will vary with the age and needs of each campus, the bond projects will help to ensure that all schools have uniform levels of security districtwide.

Bond Promise

⊙ **Safety and security upgrades at all schools**

Distributed antenna systems were installed where needed to eliminate gaps in radio communications for first responders, particularly in larger structures built with dense, signal-obstructing materials like concrete. These systems consist of an array of antennae that overlap transmissions to provide clear and consistent coverage throughout the buildings. DAS projects took place from 2018 through 2020. The final installation will be completed this summer at Minter Bridge as part of its building improvements.

Cameras, pathways and other hardware are being upgraded to the latest technology at all schools to enhance the security of our buildings, inside and out. Centralized systems allow staff to remotely monitor camera views and alarms. So far, 18 schools have gone live with the new security systems, with the rest expected to be completed by early 2022.

Security enhancements also include renovations to entry vestibules as part of building

improvements, enabling office staff to more closely monitor visitors during school hours. Entry into the main office will be allowed only after proper identification at the school’s “doorbell” camera; visitors must complete check-in at the office. All other building doors are alarmed and secured against unauthorized entry and non-emergency exit.

● **Cameras on all school buses**

Cameras were installed in 2018 to enable better monitoring of riders by school bus transportation staff.

⊙ **Seismic and roofing upgrades**

Although all existing buildings meet the codes in effect at the time of their construction, the district worked closely with our seismic engineer to identify upgrades needed. We committed to renovating buildings constructed prior to 1997 to meet or exceed current “safe exit” seismic standards. This ensures occupants may be able to safely exit our buildings in the event of a major earthquake, even if the building ends up being unable to be occupied afterward.

Thirteen buildings built after 1997 already meet the “life safety” seismic standard. New construction, like the eight elementary gymnasiums, Brookwood, Atfalati Ridge, ES29, and the Transportation and Support Services building, are being built to “immediate occupancy” seismic standards.

Re-roofing where needed extends the life of the roofs over our buildings to continue providing protective cover from weather for future decades. Roofs have been upgraded at: Imlay, North Plains, Tobias, Brown, Century, Hilhi, Liberty, MEC, and Peter Boscow. Coming in summer 2021 are Butternut Creek, Farmington View and Groner. In 2022, roofing work will be done at Witch Hazel, South Meadows and the Transportation Center on Walnut Street.

⊙ **Playground upgrades**

Playgrounds at many existing elementary schools are being upgraded to provide accessibility, for those with disabilities, safer rubberized tile surfaces, and adjacent synthetic turf areas for year-round play. Elementary schools that received new playgrounds are: Butternut Creek, Eastwood, Farmington View, W.L. Henry, Mooberry, Reedville, and West Union. Coming in summer 2021 are: Ladd Acres, Minter Bridge and North Plains.

● **Parent/bus drop-off improvements**

Renovations were made at many schools to separate school buses and family vehicles, providing safer flows of traffic. This separation helps to increase safety for pedestrians and vehicles. Improvements were made at: Eastwood, W.L. Henry, Jackson, Ladd Acres, Lenox, McKinney, Minter Bridge, North Plains, Glencoe and Hilhi. Coming up are Butternut Creek and Farmington View in summer 2021, and Tobias in summer 2022.

Wish List

● **Upgrading of new gymnasiums to the “immediate occupancy” seismic standard**

This seismic standard for buildings was incorporated into the design of all eight of the new gymnasiums being constructed through the bond. What the standard dictates are structural upgrades that ensure the buildings will remain standing and usable after a major earthquake, serving not only our students, but also as community shelters if needed for emergency services.



Renovate and Repair Aging Schools

Our oldest school is Reedville Elementary, built in 1922, and the newest is South Meadows Middle School, built in 2009 through the previous 2006 Bond. In between are about 40 other campuses and support buildings. Bond construction is helping to rejuvenate these sites to serve our students and community for years to come.

Bond Promise

⊙ **HVAC, plumbing and electrical upgrades**

Numerous building improvement projects are being implemented throughout the district. This includes upgrading of aging heating, ventilation and air conditioning (HVAC) equipment and ducts, plumbing pipes, and electrical conduits and wiring to current standards. These renovations are being done not only to prevent potential failures and avoid costly maintenance, but also to increase safety and comfort in the buildings.

HVAC projects included boiler replacements at Brown and MEC, a chiller replacement at Liberty, and mechanical upgrades and duct replacements at many schools. By this summer, every school will have air conditioning.

Major plumbing upgrades included domestic water pipe replacements at Butternut Creek, Ladd Acres and MEC. Pipes at Groner will be replaced in 2021 and in Hare Field’s locker



Bond Budget
(in millions)

as of April 20, 2021

Budgeted Revenues

\$408.0 approved by voters in 2017
79.3 premiums received on bond sales to investors
14.0 bond interest
8.0 state grants
0.9 balance from 2006 bond

\$510.2 total budget

Project Investments

\$378.2 bond expenditures to date
123.8 remaining commitments
\$502.0 total committed



bit.ly/3xiL3hm

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

rooms in 2022. Drinking fountain stations will be added where needed to provide convenient refilling of water bottles (which will also help to reduce plastic waste).

● Significant remodeling at Hillsboro High School and Reedville Elementary School

Our oldest high school and oldest elementary school received extensive renovations that included seismic, HVAC, plumbing, and electrical upgrades, resulting in rejuvenated campuses that will serve students and the surrounding community for decades to come.

In addition to upgrades in all of its academic buildings, gym and weight room, Hilhi received an expansion of the auto technology building, dramatic renovations to the media center and commons, parking lot re-paving and striping, and a secure entry vestibule at the main office. These renovations occurred in phases throughout 2019 and 2020.

Reedville's building renovations in 2018 maintained the historic character of the school, while renewing its structure. We also replaced the old portables with a modular building containing five classrooms and a new cafeteria, which allows students to eat together instead of in four different shifts or in classrooms. A new playground and parent dropoff and parking lot were added to the campus.

● Replacement of 15 temporary portable classrooms in the poorest condition

Old portables that served as "temporary" classrooms have been replaced by new, permanent, modular buildings housing not only classrooms, but also restrooms so students no longer have to travel outside into the main building. Modulares were constructed off-site and delivered and assembled at the schools. In addition to Reedville in 2018, modulares were placed at Eastwood, Farmington View, W.L. Henry, McKinney, Mooberry, and Minter Bridge in 2019 or 2020. This summer, Butter-nut Creek will receive a modular building.

● Installation of lighted turf fields at Century, Glencoe, and Hillsboro High Schools

Not only will these schools have playing fields that can be used year-round, but lighting also allows for evening use. Students can have PE, practices and competitions on these new fields, and the community is able to utilize these neighborhood resources for recreation.

Wish List

◎ Replacement of pavement, sidewalks, other hardscapes

Bond funding also was made available to replace hardscapes to supplement interior building upgrades and dropoff/parking lot improvements. These new hardscapes help to add finishing touches to the other construction work.

◎ Replacement of single-pane windows

Especially at older schools, replacing single-pane windows with modern, double-pane windows will not only help to increase energy efficiency and to lower energy costs, but also improve comfort in the buildings. By the end of the bond, replacement will be complete.

● Replacement/resurfacing of tennis courts

Last summer, aging high school tennis courts were made to be practically new as courts were resurfaced at Century and Hilhi. At Glencoe, the old tennis courts were demolished as part of the north parking lot renovation and new courts were constructed adjacent to the locker rooms.



Relieve Crowded Classrooms, Plan for Growth

As the area around the district grows, so typically does student enrollment, resulting in the need for space in school buildings as well as for services that support students.

Bond Promise

◎ Construction of separate gymnasiums at elementary schools that currently share gym and cafeteria space

Eight gyms are being built in all. Five have been completed at Eastwood, W.L. Henry, Minter Bridge, Mooberry, and North Plains. Three will be completed by the end of this summer at Jackson, Ladd Acres and McKinney. Not only do these gyms furnish space for PE and school activities, but they also provide facilities for youth recreational basketball and volleyball for our community.

● Expansion of Evergreen Middle School and Glencoe High School

Building improvements plus new wings expanded capacities of Evergreen and Glencoe to be able to accommodate additional students, particularly as the Cornelius and North Plains areas grow.

At Evergreen, capacity was increased by 200 students (1,200 students total). An 18,000 sq. ft. addition completed in April 2020 houses a new media center and six classrooms, and encloses a patio area. In 2019, renovations to the existing building included a dramatic upgrade to the commons, a secure entry vestibule, HVAC and roofing upgrades, and chiller replacement. The new skylight in the commons and solatubes in hallways provide for natural daylighting in the building.

Glencoe's renovations and additions over 2019 and 2020 increased its square footage by about 30,500 sq. ft. and capacity by 400 students (2,000 students total). A new wing houses an enlarged media center, with study/meeting rooms on the second floor, and counseling offices and health science classrooms on the first floor. A cafeteria addition, including outdoor patio, provides more space for student meals.

The front of the school was renovated to construct a secure entry vestibule and impressive entry into the commons area and new wing. New team and weight rooms were added. Improvements were made throughout the building, classrooms and labs, including HVAC and roofing upgrades, addition of natural lighting, and painting to refresh the spaces. The north

and south parking lots were renovated for better traffic flow.

◎ Construction of two new elementary schools and replacement of Brookwood Elementary School

Each of these schools will provide capacity for up to 600 students. The new Brookwood campus was completed in August 2020 although, due to COVID-19 restrictions, the first day of in-school education did not occur until March 29, 2021. The building comprises two stories and features central learning areas and a glass-enclosed think tank. A lighted, synthetic turf field already serves as a resource, not only for the school, but for community recreation.

Atfalati Ridge is the new elementary school being built in North Plains, joining North Plains Elementary in serving this community. The building is a mirror image of the new Brookwood. After its name and mascot, a blue jay, were selected by the community to pay tribute to the indigenous people of the area, work has been underway to incorporate Atfalati Kalapuyan cultural elements into the building. It will open in September 2021.

The new elementary school in south Hillsboro, or "ES29" as it's temporarily called, will start with site work this summer. Building construction will begin in spring 2022 and be completed in summer 2023. As the final project of the bond, ES29 will be opening in September 2023.

● Satellite transportation and support services campus

Serving the north side of the district, this new building houses transportation dispatch, school buses and a modern bus maintenance facility. Diesel and propane tanks are available to refuel the buses. Capacity also has been added for a future electrical charging station. Facilities department operations are also stationed here, including carpentry, painting and grounds maintenance. Classroom and lab space have been allocated for the new diesel mechanic and construction trades program.



Provide a Modern Education for Every Student

The latest technology and furnishings go hand-in-hand with modernizing our buildings, facilitating students' education and preparation for their future careers.

Bond Promise

● Student and teacher technology

These bond projects focused on applying technology uniformly in all classrooms, removing barriers to accessing digital resources. Included is classroom technology such as mounted HDMI projectors, projection whiteboards, document cameras, and student Chromebooks. By summer 2022, we expect to purchase enough Chromebooks for each student in grades 3-12 (students in grades K-2 would share). Underlying this is the supporting networking hardware such as wireless access points for campus-wide coverage, network servers and switches.

🕒 **Expansion of career-technical education (CTE) spaces at all high schools**
Significant renovations were added to other building improvements to modernize the spaces for CTE programs hosted at their respective high schools such as: biotechnology; business/marketing; construction trades; culinary arts; early childhood education; engineering/technology; graphic arts; health sciences; and veterinary technology. These spaces will support students’ pursuits in their chosen interests as they learn about career or technical options.

An addition to Liberty’s campus is a new building for its sustainable agriculture/design program. This building includes shop and tool space, food processing and sales areas, and a

covered outdoor area. This building opened to students in January 2020.

Currently under construction at the MEC site is a new building that will house classroom and office space for the district’s career and college readiness and other programs. Expected completion is December 2021.

● **Flexible classroom furniture**
Buildings provide the infrastructure; furnishings make it livable. All classrooms received new furniture by 2020 that enabled flexible configurations. Research has shown that flexible furniture helps keep students engaged while providing a comfortable, relaxing environment as they learn.

🕒 **Internet self-sufficiency**
Launched in March 2019, fiber optic network infrastructure was installed throughout the district, in partnership with the City of Hillsboro, and connected to Hillsboro’s HiLight* fiber network backbone. The fiber network provides extensive bandwidth, speed, reliability, and potential expandability to support the district’s growing needs independent from internet service providers’ costly contracts. All existing buildings and new Brookwood were connected to the network by fall 2020; Atfalati Ridge and ES29 will be connected before their construction is completed.

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



2021 PROJECTS

Here is a summary of projects in 2021 currently under construction or about to begin by the summer.

Administration Center Data Center Renovation
Housings for network servers and other equipment will be upgraded as part of the data center renovation.

Atfalati Ridge Elementary School New Construction



The 28th elementary school in the Hillsboro School District will be completed this summer and open for the 2021-22 school year. With a capacity of 600 students, Atfalati Ridge will be joining North Plains Elementary in serving the North Plains community as development grows in the area. Note that a recent boundary adjustment process has designated new attendance areas for the respective schools. Also, in keeping with the tribute to the indigenous people of the area, elements representative of the Atfalati Kalapuya culture will be incorporated into the design of the school.

Construction has been progressing steadily. As of press time, the synthetic turf field has been completed, with markings for youth recreational baseball, softball and soccer. Lighting will enable evening use of the field. The exterior of the two-story building is being finished with masonry and siding that complement the surrounding natural environment. Inside, painting and casework installation in the first-floor classrooms are nearing completion as

sheetrocking and priming of the second-floor classrooms progresses. Keep current via the project archive at bit.ly/3dKIA7N.

Century High School EIFS

Originally scheduled for last year, this complex project was moved to 2021. The exterior insulation and finish system, or EIFS, that encompasses the building will be replaced to eliminate potential water intrusion issues. This work will start in May in areas not occupied by students and will be completed by the end of summer. View upcoming project updates at bit.ly/3nukAsl.

‘ES29’ New Construction

The working name of “ES29” indicates that this will be the 29th elementary school in the district, which will be built in the south Hillsboro area. Construction will be divided into two phases: phase 1 will begin by this summer with preliminary site work; phase 2 comprises building construction, expected to start in late spring 2022. The school will be completed by the end of summer 2023 and open in fall 2023. More information is posted at bit.ly/3gwfkDA.

Farmington View Elementary School Building/Dropoff Improvements, Roofing

This summer, Farmington View will undergo renovations that include: safety and seismic upgrades; window replacements; HVAC equipment replacement and upgrades; accessibility improvements; and roofing upgrades. The parent dropoff and parking lot will be renovated to improve traffic flow and safety.

▲ **Atfalati Ridge Elementary School:** Construction as of April 19 shows the synthetic turf field being finalized. Work continues on roofing and exterior finishes as well as construction of interior rooms.

Groner K-8 Building Improvements, Roofing
Groner’s summer bond projects include safety and seismic renovations, domestic water pipe replacement, and roofing upgrades.

W.L. Henry Elementary School New Gym, Covered Play Posts, HVAC, Entry Vestibule



W.L. Henry’s gymnasium was completed in March 2021—peek into this new addition through the virtual tour at bit.ly/2QixiyJ. Also in March, some of the posts in the covered play structure were found to have weakened and were replaced or reinforced for added safety. This summer, HVAC upgrades continue with the addition of air conditioning in the library and cafeteria areas. A secure entry vestibule will be constructed to monitor and limit entry into the building, adding to the security hardware upgrades that were recently completed. View project updates at bit.ly/2TRbwA1.

Hillsboro High School Concrete Replacement, Landscaping
Pending the final engineering design, deteriorating concrete at the front of the main office and gym will be replaced. New landscaping will be installed in the fall, when there is cooler weather and less need for water to establish the plants. View Hilhi’s project archive at bit.ly/32BdTeH.

Indian Hills Elementary School
Half-Street Improvements, Entry Vestibule

In the summer, as required by our county land use permit, the street area in front of the school will be improved with some paving, sidewalk replacement and parking lot lighting. Another project is construction of a new entry vestibule to better monitor visitor access. View the project archive at bit.ly/3kVQoo7.

Jackson Elementary School
New Gym, Renovations

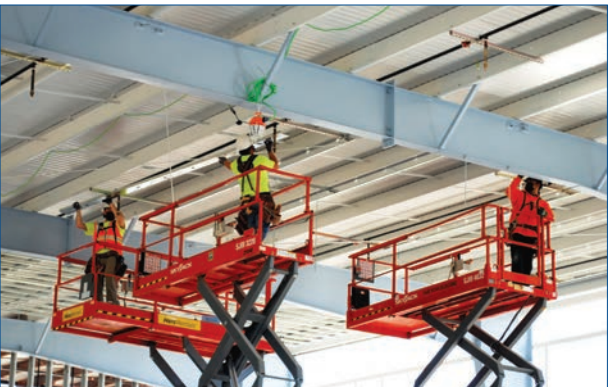
The new gym is underway, with completion expected by the end of summer. Steel erection is complete and roof panels are expected to be installed as of press time. Summer building renovations include seismic upgrades, a new entry vestibule and other security upgrades. A single bathroom was renovated in March to add accessibility for those with disabilities. Project updates are posted to bit.ly/3xv08wv.



▲ **Jackson Elementary School:** structural steel in the gym is being primed and painted.

Ladd Acres Elementary School
New Gym, Playground, Renovations

Construction of the new gym continues. Roof panels and most exterior panels have been installed over the structural steel and framing. At the site of the new playground, the foundation and utility trenching have begun. While students were out, work started early in the building for seismic upgrades and installation of an upgraded HVAC system; renovations will resume over the summer. Completion of all projects will be in August. View project updates at bit.ly/32VdmnY.



▲ **Ladd Acres Elementary School:** framing is installed on the ceiling of the gym.

McKinney Elementary School
New Gym, Building Renovations

The last of the new gyms is being constructed at McKinney. Roof panels were just installed and exterior panel installation and interior framing continue. Seismic upgrades in the school building started early as crews work in the evenings to get a jump-start on summer work that will include HVAC and accessibility renovations. View project updates at bit.ly/2QxD0Nk.



▲ **McKinney Elementary School:** the final roof panel is installed on the gym.

Miller Education Center (West)
Career and College Readiness Building

New construction started in March to erect a multi-room, career and college readiness building, centrally located near downtown Hillsboro and public transportation. All district students will be welcomed here to learn more about CTE and trades, college, and other avenues to post-secondary futures. Completion is expected in December. Project updates are posted to bit.ly/363CikX.



▲ **Miller Education Center:** trenches are being excavated for the new building's foundation footings.

Minter Bridge Elementary School
New Gym, Entry Vestibule, Canopy Roofs



bit.ly/3eqcPA3

Minter Bridge's gym was completed in February, adding a new facility for PE, activities and community recreation. View the virtual tour at bit.ly/3eqcPA3. A new entry vestibule will be constructed this

summer, adding to the safety and security measures already implemented last year. The school's canopy roofs also will be upgraded along with a new aluminum coating. View project updates at bit.ly/2IOABX4.

North Plains Elementary School
Building Improvements



bit.ly/3aCpO0p

The new year saw completion of North Plains' new gym in January. View the virtual tour at bit.ly/3aCpO0p. This summer, renovations in the school building include seismic, roofing and HVAC control upgrades. A new playground will be added, too, after the portables have been moved out. View project updates at bit.ly/2HSsxYx.

Peter Boscow Building/ Hillsboro Online Academy
Building Improvements

Seismic upgrades have already begun in unoccupied areas of the building, such as second-floor classrooms and the basement area used by the local boxing club. This work will continue in other areas of the building this summer as well as roofing upgrades. Two portables currently at North Plains Elementary will be moved and sited at this campus. View project updates at bit.ly/3v8PJV3.



▲ **Peter Boscow Building:** seismic reinforcements are being added to the structure.

Tobias Elementary School
Entry Vestibule, Small Roofing Area

Already completed this year was re-roofing of a small area over an outlying building. A secure entry vestibule will allow office staff to closely monitor access into the building during school hours. Safety and security upgrades will be added. Construction will take place this summer. Project updates will be posted to bit.ly/2Ph81EA.

West Union Elementary School
Network Room

The room housing the main distribution frame (network) facilities will be renovated to provide better housing and cooling for this essential equipment.

COMING IN 2022*

Safety and security upgrades at:

- Facilities Building
- Free Orchards
- Lincoln Street
- Orenco
- Patterson
- Quatama
- South Meadows
- Witch Hazel

Other projects:

- Orenco - rooftop condenser unit replacement
- Patterson - rooftop condenser unit replacement
- South Meadows - roofing, upgrades to electrical service and generator
- Tobias - bus dropoff improvements
- Transportation (Walnut Street) Facility - HVAC upgrades and direct digital controls; roofing; upgrades to electrical service and generator
- Witch Hazel - roofing

New construction:

- ES29 - complete phase 1 site work, begin phase 2 building construction in late spring

*construction schedules and scope are subject to change