

BOND UPDATE – NOVEMBER 19, 2019

UPDATE ON 2019 BOND PROJECTS

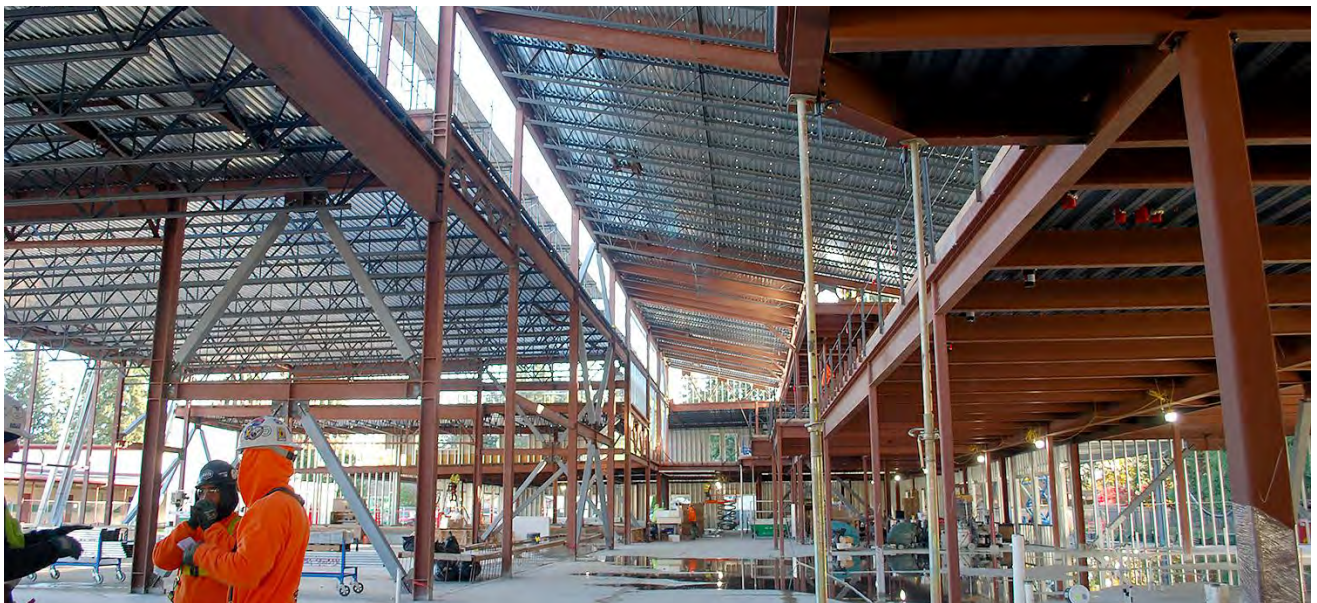
Summer 2019 projects went fairly smoothly, and they are being currently closed out from punchlist and budget standpoints. Projects that were supposed to be completed by the start of 2019-20 were ready for the first day of school (or at least did not impact school opening). However, a few of the projects spanning the 2018-19 and 2019-20 school years have met with challenges that impacted the construction schedule. The progress and outcomes for each project are outlined below.

The Citizens' Bond Oversight Committee and the bond team appreciate the professionalism and diligence of the project teams in the design, permitting and construction of our projects. The Committee extends much credit and gratitude to the students and staff of every school for their patience with and support of their respective projects. We fully empathize with the disruptions caused by the construction, especially the longer projects, but we are proud of and confident that the investments in our schools bring not only revitalized campuses for our students and staff, but long-term benefits to the broader school communities.

The bond website at hillsboro-bond.org is a great resource for following the progress of each bond project, particularly in photos and videos. Some recent photos are included here.

ELEMENTARY SCHOOLS

Brookwood Elementary School



Oct. 29 - replacement building under construction (cafeteria and gym to the left, classrooms to the right, offices ahead)

Scope – A new building, currently being constructed on the south side of the campus, will replace the existing Brookwood Elementary School, and new dropoffs/parking lots and a synthetic turf play field will be built on the existing building's site once it is demolished at the end of the 2019-20 school year.

Progress to Date – Building construction is on schedule. The concrete footings were poured on June 20, 2019, and the foundation was completed with a final pour on Aug. 9. Crew members began erecting structural steel framing in mid-August; both sections of the building are now framed. Concrete pour for the second floor has been completed for section A, and the subfloor is complete for section B. Wall framing, interior room rough-ins, and installation of exterior sheathing panels is in progress. Plumbing and electrical conduit installation has begun.

Unexpected Challenges/Concerns – After removal of an on-site storage tank in the area of the new building, work has progressed smoothly over the summer and fall.

Scheduled Completion – Demolition of the existing building is expected to begin as soon as school is out for the summer. Expected completion of the new school building is July 2020. By Aug.15, 2020, with completion of the new dropoffs/parking lots and play field, the campus will be ready for staff and students returning for the 2020-21 school year.

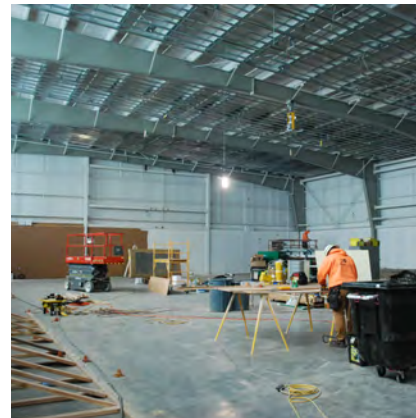
Eastwood Elementary School



Aug. 6 - modular



Aug. 29 - playground



Nov. 5 - gym

Scope – The Eastwood site has undergone a major addition and renovations and will have a new gymnasium:

Completed August 2019

- New permanent modular building with four classrooms to replace all old portables, and associated site work
- Installation of new playground, relocation and expansion of track/play field
- Addition of heat to HVAC system

- Seismic upgrades in the main building to meet the life safety standard
- Americans with Disabilities Act (ADA) accessibility improvements, including installation of ADA lift and new ADA restroom in the main building
- Painting of cafeteria, doors, and site concrete
- New garbage enclosure
- Site fencing
- Replace damaged concrete flatwork
- New bike racks and concrete around garden

In Progress

- Construct secure entry vestibule – final security connections are in progress
- Construction of a new gymnasium that will meet the immediate occupancy seismic standard

Progress to Date – The modular building, playground, track/play field, and building renovations were completed in August 2019, prior to the start of the 2019-20 school year.

The new gym is in progress and currently on schedule. Framing, exterior side walls, and roofing are complete, and windows have been installed. On the outside, concrete has been poured for the entry stairs and ADA access, to be followed shortly by remaining concrete work adjacent to the building. Brickwork is complete and the surfaces have been acid-washed, with anti-graffiti coating pending.

Inside the gym, HVAC ductwork, plumbing, a high-volume ceiling fan, and electrical conduit are in place, with full power-up of the building expected soon. Insulation, panels and sheetrock have been installed on the walls, and painting is complete. Concrete in the hallway has been polished. The entry storefront (doors, windows) has been installed and is awaiting completion. Framing for ceiling panels is being installed; the panels are expected to be placed by mid-November. Once all the interior work is done, the final construction task is installation, polishing and painting of the wood flooring, which will require several weeks of work.

Unexpected Challenges/Concerns – Brick was delayed by the supplier, but all supplies were delivered on site and have been placed on the building exterior. The ceiling fan is about 8 inches below the desired 20-foot height above the floor; the present plan is to replace the rod with a shorter version to lessen the drop by several inches. Design of all gyms being constructed in the future will need to account for the ceiling fan height.

Scheduled Completion – Entry security connections are expected to wrap up in March 2020 with the rest of the security trio upgrades, providing full functionality of the system (current security processes are still in place). The new gym is expected to be completed by early January 2020, after which there will be a “grand opening” celebration at the school.

Jackson Elementary School



Aug. 19 - dropoff/parking lot

Scope – Parent and bus dropoff areas and parking lots.

COMPLETED – Note that irrigation controls are currently on a battery-operated system, pending completion of the new gym (2021 project), where it will be permanently mounted and wired.

Ladd Acres Elementary School

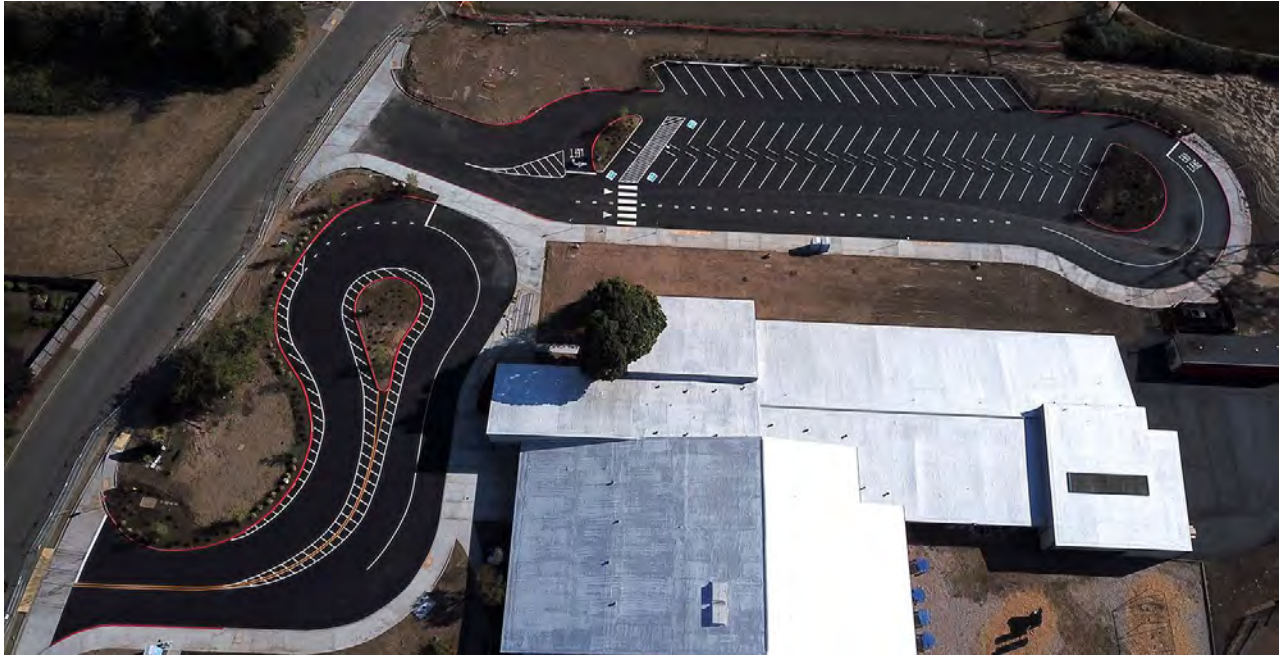


Aug. 19 - domestic water pipe replacement

Scope – Replace domestic water pipe with copper and PEX piping.

COMPLETED – All cutouts have been resheeted and painted, and all ceiling tiles replaced.

Lenox Elementary School



Aug. 25 - dropoffs/parking lot



July 29 - cafeteria



Sept. 3 - cafeteria



Sept. 3 - classroom

Scope – Renovations/upgrades to the exterior and interior of the campus:

Completed August 2019

- Parent/bus dropoffs and parking lots
- Seismic upgrades to meet the life safety seismic standard
- HVAC upgrades, including the addition of air conditioning
- Flexible classroom furniture

In Progress

- Remediation of degraded vegetative corridor on the west side of campus (added scope)

Progress to Date – Building renovations as well as dropoff construction and landscaping were completed before the start of school. Parking lot lighting was installed in September. In process are fine-tuning of HVAC controls, specifically in the music room, and fencing around heat pumps in the play area.

Pending award of the winning bid, work on remediation of the vegetative corridor is expected to start shortly and progress through the end of the month.

Unexpected Challenges/Concerns – Our consultant has determined that the westside vegetative corridor is fully degraded and requires replacement at additional cost.

Scheduled Completion – All tasks are substantially completed, except for the vegetative corridor replacement. Timeline is still to be finalized.

McKinney Elementary School



Nov. 8 - east parking lot, parking lot lighting

Scope – Installation of lighting and grinding/overlay in east parking lot. This work was conditioned by the City of Hillsboro in order for us to have permanent occupancy of the modular classrooms we placed last summer.

COMPLETED

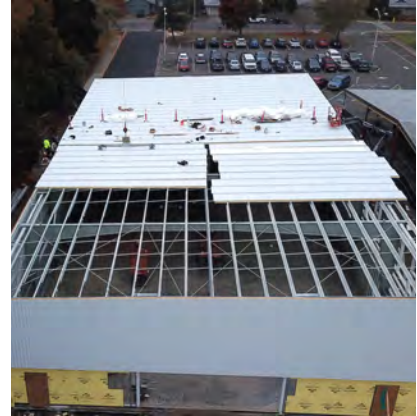
Mooberry Elementary School



Aug. 13 - modular



Aug. 29 - hallway



Nov. 4 - gym

Scope – The Mooberry site has undergone a major addition, and renovations and will have a new gymnasium and playground:

Completed August 2019

- New permanent modular building with five classrooms to replace all old portables, and associated site work
- Seismic upgrades in the main building to meet the life safety standard
- HVAC upgrades
- Domestic water pipe replacement
- Polishing of concrete flooring in the hallway corridors
- ADA-accessible restroom

In Progress

- Sliding glass door security solution
- Secure entry vestibule – final connections pending sliding glass door solution
- Construction of a new gymnasium that will meet the immediate occupancy seismic standard
- New playground

Progress to Date – In mid-June, the six pieces of the modular building were set by crane on its foundation, followed by exterior siding, roofing, HVAC and electrical work, then interior finishes. Interior renovations of the main building began as soon as school was finished on June 17. Both the modular building and interior renovations were completed before the start of the school year; however, this was accomplished by focusing contractor labor away from the gym construction.

The foundation for the new gym was poured at the end of July. Framing, including restrooms, and painting of the steel structure are complete. Wall panels on the south and east sides were installed in mid-October. Roof decking panels is complete. Crews will be starting on installation of masonry, insulation, and electrical work inside the building, and

irrigation outside. Work is expected to begin soon on the playground area. Construction of the gym and playground area is currently behind schedule.

Unexpected Challenges/Concerns – Additional gym restrooms were required by the city, resulting in utility line upgrades and delays. Lack of labor forced us to concentrate on the school building renovations to ensure completion before the start of school, at the cost of progress on gym construction. Follow-up is underway on tuning heat from the rooftop unit and decibel levels from the condensing unit and fans.

Scheduled Completion – The modular building and school renovations are complete. The new gymnasium and playground area are expected to be completed in February 2020.

West Union Elementary School



Sept. 13 - elevator



hallway



secure entry

Scope – The West Union building underwent significant improvements:

Completed August 2019

- HVAC upgrades with direct digital controls
- Electrical service upgrade
- Domestic water pipe replacement
- Seismic upgrades to meet the life safety seismic standard
- Secure entry vestibule
- Installation of ADA-accessible elevator and ADA-accessible pathway to playground

Unexpected Challenges/Concerns – Heating was not completely available at the start of school, and there were issues with trench drainage in the mechanical area; these have been resolved. Official inspection of the elevator was delayed due to availability of the inspector, but the elevator was operational on Oct. 10.

COMPLETED

MIDDLE SCHOOLS

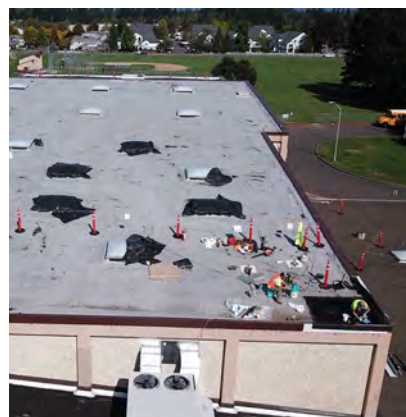
R.A. Brown Middle School



Sept. 3 - soffit placement (upper left)



Sept. 3 - hallway



Sept. 25 - roofing

Scope – Over two phases (summer 2019 and 2020), the building will receive:

- New roof
- New HVAC with the addition of air conditioning
- Seismic upgrades to meet the life safety seismic standard
- Domestic water pipe replacement

Progress to Date – Summer 2019 work was completed before the start of school, along with installation of soffits to hide new, large water pipes near the main office. The exception was some roofing work that extended into the start of school, but has since been completed. HVAC balancing is in progress, but the air conditioning in the early fall has been well-received by staff and students.

Unexpected Challenges/Concerns – Exposed piping on the ceiling posed temptations for students to hang from it. Some soffits were installed to alleviate this concern, but the principal's preference is to maintain the existing skylighting (and bright hallways) versus installing dropped ceilings to hide the piping.

Scheduled Completion – Summer 2019 work is complete. Summer 2020 work will be complete by Aug.15, 2020.

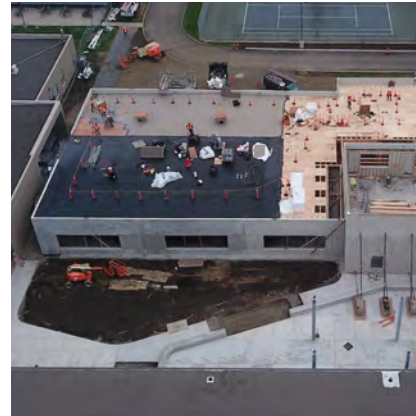
Evergreen Middle School



Aug. 26 - hallway



Sept. 3 - commons



Nov. 4 - media center

Scope – Evergreen underwent building renovations and will be getting a major addition:

Complete

- Commons area renovation and expansion
- HVAC improvements
- Seismic upgrades to meet the life safety standard
- Conversion of old library into six classrooms
- General repairs and renovation
- Entry security

In Progress

- New, 18,000 sq. ft. wing housing a media center and classrooms

Progress to Date – All interior renovations and HVAC and seismic work are complete. The commons renovation includes a skylight that brings needed natural light into the expanded area. All hallways have been freshly painted and include solar tubes to bring in natural light. Sets of lockers have been replaced. The office area was remodeled, with a new secure entry door that requires visitors to be vouched for and buzzed in during school hours.

Work on the media center/classroom addition is back on schedule. All concrete tilt walls have been erected, and texture and scoring touched up on the exterior. Steel was embedded to prepare for the roof installation. Concrete has been poured around the perimeter and in the plaza area. Wood rough-in framing of the classrooms is in place. Roofing is currently being installed over these spaces, with electrical conduit to follow. Thick, custom-cut wood joists are being erected over the media center space.

Unexpected Challenges/Concerns – Land use issues added scope. The resulting permit process as well as over-excavation added cost and initial delays.

Scheduled Completion – All work will be done by April 17, 2020.

Poynter Middle School



Sept. 12 - finished hallway (phase 2)



classroom HVAC unit



Oct. 18 - phase 3 classroom

Scope – Poynter is undergoing renovations that will take place in four phases in different parts of the school across two school years. These include:

- Seismic upgrades to meet the life safety standard
- Roof repair/replacement
- HVAC improvements
- Domestic water pipe replacement
- Gym floor replacement
- General repair and renovation

Progress to Date – Phases 1, 2 and 3 are complete (ahead of schedule). Students were moved out of the temporary portable classrooms and back into the phase 3 classrooms on Oct. 25. Phase 4 renovations are being implemented ahead of schedule from Oct. 28 through Dec. 20, 2019; demolition has begun in the phase 4 wing. The secure entry at the main office is complete. The gym floors were finished on Oct. 11 and turned over to the school on Oct. 14, but painting will occur over the winter break.

Unexpected Challenges/Concerns – Overhead seismic work required significant additions to the roofing scope. HVAC delivery delays required an alternate ventilation plan for September, but the school is now successfully operating on the new HVAC system. A flooring substrate issue with the small gym was recently discovered; resolution is in progress.

Scheduled Complete – All work is expected to be completed by Dec. 20, 2019, well before the original Feb. 20, 2020, schedule date.

HIGH SCHOOLS

Century High School



Sept. 19 - culinary arts



student store



Oct. 8 - open house in modular building



Nov. 1 - tennis courts

Scope – Career-technical spaces were expanded or improved, and the aging tennis courts were refurbished:

Completed August 2019

- Early childhood education (ECE) program – a new two-classroom modular building with kitchen, storage and office support area has been erected
- Business - remodeled student store
- Computer engineering – added power and data capacity, renovated maker spaces to better meet program needs
- Robotics – added power and data capacity
- Culinary arts – upgraded classroom to meet industry standards
- Eight tennis courts repaved and repainted

Progress to Date – All CTE spaces were occupied at the start of the school year. The computer engineering and robotics classrooms are functioning well, and the student store has more space for its business. However, full use of the culinary arts equipment was delayed until a fire panel was installed and commissioning occurred on Oct. 15. In the new modular building, ECE classes and the Little Jags preschool are in full swing. ECE staff showcased their spaces with an open house for staff and families on Oct. 8.

Unexpected Challenges/Concerns – Some unforeseen conditions were found in existing building walls. Compliance with fire regulations in the culinary arts spaces caused delays, and final inspection is still pending.

COMPLETED

Glencoe High School



Sept. 26 - main office



student store



commons (band storage, concessions)



Nov. 4 - team room



front entry/media center wing



cafeteria expansion

Scope – Glencoe will receive 30,000 additional sq. ft. from expansion projects as well as improvements to the existing building. Additions and renovations include:

Completed August 2019

- Improvements to the south dropoff/parking lot

- Seismic upgrades to meet the life safety standard
- Upgrades to CTE spaces – child development, graphic design and business/student store
- Remodel administration and commons area
- Remodel concessions area, add band storage
- Replace auditorium chairs

In Progress

- New addition and front entry wing to include media center, counseling area and science classrooms
- Cafeteria expansion – add 7,500 sq. ft. of seating
- New weight room
- Renovation of team rooms
- CTE program upgrade - construction trades
- Improvements to the north student parking lot (summer 2020)
- Improvements to the campus side of Glencoe Road with a new traffic signal at the north parking lot intersection

Progress to Date – Spring and summer 2019 work inside the building has been completed, including replacement of the auditorium chairs and addition of band storage adjacent to a remodeled concessions area. Three CTE program spaces were renovated. The wholly remodeled administration area contains new office spaces and finishes with school branding and colors. Old tile in the commons area has been removed and the underlying concrete was sanded and polished.

The south dropoff/parking lot was redesigned, paved and landscaped. A covered awning shelters students waiting for buses. The lot separates bus dropoffs from the parking area for staff and visitors. Lighting was installed by PGE in October.

Work continues on the front entry/media center wing, which is currently on schedule. Steel structural framing began Oct. 1, followed by installation of the roof deck and second floor base panels. Fireproofing is complete. The concrete pour on the second floor has begun.

The cafeteria expansion area is a bit behind schedule due to unexpected work/added scope. Foundation has been laid, and installation of reinforced concrete masonry is beginning to define the walls of the structure. Steel erection for the roof will start shortly after the masonry work is complete (this includes the beam signed by the community).

The new weight room and team rooms have been roofed and the exteriors framed. Fireproofing has been applied to both structures. Interior framing and siding of walls, as well as installation of HVAC, plumbing and electrical conduit have started for the team room.

Bid openings for the Glencoe road improvements will take place on Nov. 20. Work is expected to take place from May 1 through mid-August 2020. The north parking lot bidding is to be scheduled shortly, with construction during summer 2020.

Unexpected Challenges/Concerns – The cafeteria expansion required relocation of an electrical transformer and investigation of dry rot in the existing cafeteria area. Excess

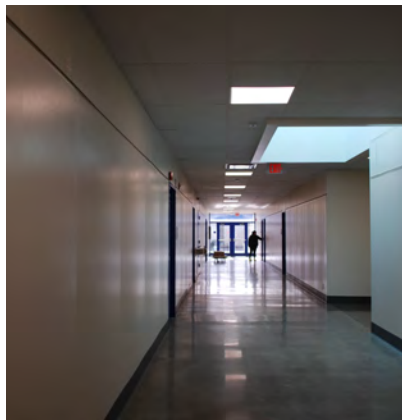
noise in the school psychologist's office required additional soundproofing, which has been completed.

Scheduled Completion – All work will be complete by August 2020.

Hillsboro High School



Oct. 10 - gym entry vestibule (phase 1)



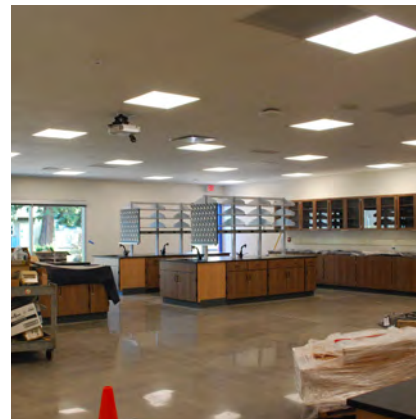
Oct. 31 - social studies (phase 2)



Oct. 31 - media center (phase 2)



Nov. 7 - portables



Nov. 7 - creative arts (phase 2)

Scope – Over four phases (during two school years), Hilhi will undergo major renovations throughout the campus, including, for each building:

- Lighting upgrades
- Seismic upgrades to meet the life safety standard
- Replacement of original ceilings
- Multizone HVAC unit replacements

Completed August/September 2019 (phase 1)

- Woodworking building
- Add air conditioning to gyms
- Remodel gym entry vestibule

- Convert health education classrooms to new weight room
- Remodel of business education building, including operable wall between BE02 and BE04 to provide flexible classroom space
- Remodel main office/administration area, including secure entry door

Substantially completed Oct. 31 (phase 2)

- Media center/library
- Social sciences building

In Progress

- Phase 2 renovations
 - Creative arts building
 - Upgrades to CTE program spaces: early childhood education
- Phase 3
 - Language arts building
- Phase 4
 - Cafeteria and commons
 - Academic buildings: math and science, theater, drama, technical education
 - Upgrades to CTE program spaces
 - Automotive – expand by 2,000 sq. ft.
 - Bio-tech – upgrade old culinary arts classroom to meet the needs of biotech program
 - Graphic design – add power
 - Robotics – add power and data
 - Business education – student store

Progress to Date – Phase 2 renovations are partially complete, but behind schedule due to necessary remediations as issues were uncovered. In the social sciences building, seismic upgrades underlie the painted walls, the exposed concrete floor has been scrubbed and polished, and ceiling tiles were put in place to cover up overhead ductwork and electrical conduit. In the media center, carpeting and Hilhi graphics provide the finishing touches to a totally renovated building that included seismic and HVAC upgrades. Glass walls enclose conference and work rooms. On Oct. 31, furniture was moved into both the social sciences and media center buildings, which opened to students on Nov. 12. New furniture for the media center is expected to arrive over winter break.

Work continues in the creative arts building to achieve a Nov. 21 expected completion. Concrete floors have been polished and walls painted, and cabinetry has been reinstalled in the creative arts classrooms.

Phase 3 is expected to begin as scheduled on Dec. 4. However, to ensure remaining work is completed by Aug. 21, 2020, the phase 4 schedule has been accelerated by several months, potentially to December 2019, but no later than Jan. 6, 2020.

This necessitates placement of 26 classrooms in temporary portables in the north parking lot for the remainder of the 2019-20 school year. The first two were delivered on Oct. 17, with the full “Spartsville” (current working designation) in place on Oct. 29. Electrical and

utility connections, skirting, ADA ramps, etc. will be installed through mid-November to prepare for classroom moves, expected Nov. 27, and instruction beginning on Dec. 2.

Unexpected Challenges/Concerns – As is the case with old buildings, issues are discovered as buildings are uncovered, revealing: rusted structure track in walls; non-plenum-rated exterior walls; exterior envelope issues (water leaking into building); and presence of microbial growth as a result of moisture intrusions. These issues have caused schedule delays as renovation work cannot resume until the remediation is completed. Also, the weight room opening (phase 1) was postponed due to a delay in HVAC equipment delivery. Currently, a higher-than-expected level of noise from the HVAC system in the media center is being mitigated.

Scheduled Completion – All phase 1 work is now complete. The social studies and media center buildings (phase 2) were completed at the end of October, and the remaining phase 2 building, creative arts, will be completed by Nov. 21. Phase 3 (language arts) is expected to be completed by April 16, 2020, and phase 4 (remaining buildings) by Aug. 19, 2020.

Liberty High School CTE



Aug. 23 - culinary arts classroom



Aug. 23 - ECE view window



Nov. 5 - sustainable ag/design building

Scope – Liberty underwent improvements to career-technical spaces and will have a new CTE building:

Completed August 2019

- Upgrade of culinary arts classroom to industry standard
- Early childhood education program classrooms – adding viewing window to classrooms, security fencing for outdoor play, and observation platform

In Progress

- New, prefabricated metal building for sustainable agriculture/sustainable design program

Progress to Date – Upgrades to CTE spaces in the main building were completed before the start of the school year. The new building is slightly behind schedule, but structural framing, plumbing, curb and sidewalk, roofing, and driveway paving have been completed. Sliding shop doors have been installed. Inside the building, the exposed concrete of the classroom floor has been scrubbed and polished. Ductwork, lighting and windows are currently being installed. The bioswale is ready for planting.

Unexpected Challenges/Concerns – Some redesign was needed to include prep sinks and tables in the center of the culinary arts classroom. Use of culinary salamanders was delayed until fire panels and surge protection were in place. There is currently a delay in obtaining light pole bases from PGE for the new building, but this should not impact occupancy of the building once it is completed.

Scheduled Completion – The sustainable agriculture/design building is expected to be completed by the end of November.

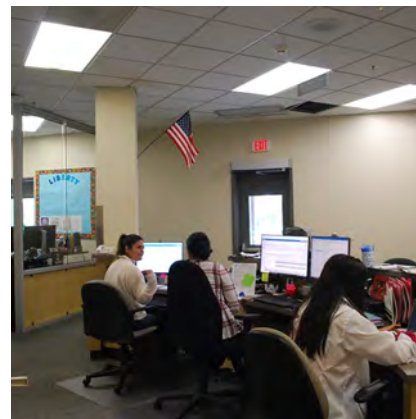
Liberty High School Entry Vestibule



Sept. 16 - secure entry door



inside entry vestibule



reception area

Scope – Add secure entry directly into the main office to control access to the interior of campus.

COMPLETED

Liberty High School Chiller Replacement



July 16 - chiller units

Scope – With this project, we expect to improve energy efficiency of the HVAC system throughout the building through:

Completed August 2019

- Replacement of original building chiller units with new high efficiency chillers
- Upgrading of controls for school

In Progress

- Retro-commissioning (system operational evaluation) of entire building

Progress to Date – Despite a few hiccups at the start of the school year, the building has steady cooling.

Unexpected Challenges/Concerns – Installation of the new chiller system required the building to be without cooling for approximately two weeks in the summer.

Scheduled Complete – Installation is complete. Retro-commissioning and training on the use of the controls are expected shortly.

Miller/Hillsboro Big Picture



Aug. 20 - classroom with AC wall unit gym



boiler room

Scope – Campus improvements include:

Completed August 2019

- Seismic upgrades to meet the life safety standard
- Boiler replacement
- Add AC to classrooms, office, gym and cafeteria
- Domestic water pipe replacement
- Direct digital control upgrade (programmable controls for the HVAC system)
- Increase size of data closets to meet code requirements

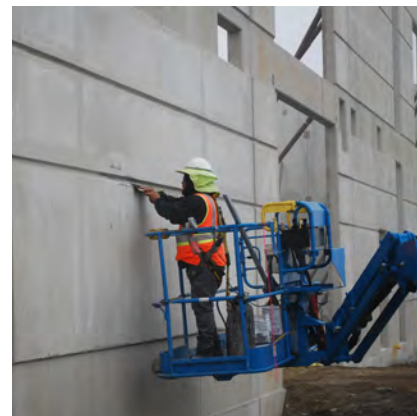
COMPLETED

OTHER PROJECTS

Satellite Transportation/Support Services Facility



Nov. 5



Scope – Construct new 47,000 sq. ft. satellite Transportation/Support Services facility and parking for 100 school buses.

Progress to Date – Foundation has been set, and concrete tilt walls have been erected for the building. Concrete masonry walls to form rooms are being laid inside the building shell, with completion of this task by the end of November. Preparations have begun for installation of the roof girders (already on site) once the interior walls are done. Both parking lots have been paved, with the east lot marked for vehicle parking spaces. The project is currently on schedule

Unexpected Challenges/Concerns – Land use issues slowed the initial permit process for this project, and the city is requiring the district to improve the adjacent section of Jacobson Road to a 20-year standard.

Scheduled Completion – All work will be done by Aug. 20, 2020.

Building Security Upgrades at All Buildings

Scope – Over the next few years, “security trio” upgrades – comprising security camera, access control and intrusion alarm systems – as well as distributed antenna systems (DAS) to improve emergency responder and radio communications will be installed throughout the district.

Progress to Date – Security trio installations are complete at South Meadows and Liberty, and are currently underway at Hillsboro Big Picture, Century’s School-Based Health Center, and Reedville. A schedule to complete security trio upgrades at each building has been outlined, with the last set of installations in November 2022.

DAS installations have been completed at 20 sites, and are currently underway at Evergreen, Lenox and Eastwood.

Unexpected Challenges/Concerns – Challenges include: removal of existing systems and wiring; verifying adequate, unobstructed views for the new cameras; transitioning from old to new systems; and training of staff on the new systems. Another challenge is coordinating with current bond construction work while maintaining existing systems.

Scheduled Completion – All security trio upgrades are expected to be completed by November 2022. All DAS installations are expected to be completed by January 2020.

New Flexible Furniture

Scope – Deliver new flexible furniture to replace existing classroom furniture.

COMPLETED – The 2019 deliveries comprise these elementary schools: Eastwood, W.L. Henry, Imlay, Indian Hills, Ladd Acres, Lenox, W.V. McKinney, Minter Bridge, Mooberry, North Plains, Orenco, Patterson, Quatama, and Rosedale.