

BOND UPDATE – JULY 19, 2019

UPDATE ON SUMMER 2019 BOND PROJECTS

Rick Rainone, President of Cornerstone Management Group, has been telling us for some time that the first few weeks of summer construction are the tests – when we really hold our breath on any unforeseen and underlying issues we might find when we begin opening up our buildings. Now that we have this summer start-up behind us, I wanted to give you a detailed update on all of our summer 2019 projects.

All in all, I am very happy with the progress we are making on all of these projects. We have encountered some challenges that you will read about in the report, but nothing we have found that will impact the start of school. We continue to track the budgets for each of these projects very closely. Some project budgets will be challenged and may require additional contingency funds, but this may not be determined until we get closer to the end of this summer's construction and are able to assess the revised project scopes.

Our [Bond webpage](#) 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



Scope – A new building, currently being built on the south side of the campus, will replace the existing Brookwood Elementary School, and new drop-offs/parking lots and synthetic turf play field will be built on the existing building's site once it is demolished.

Progress to Date - Work on the new Brookwood Elementary School began with a groundbreaking ceremony on April 29, 2019, with construction mobilization starting on May 6. Concrete footings have been poured for the new building and the two kindergarten classrooms nearest to construction have been demolished. We are also doing some abatement work this summer inside the existing school which will help expedite the demolition process next summer.

Unexpected Challenges/Concerns – We did locate a storage tank under the site of the new school, which was removed prior to footings being poured.

Scheduled Completion – The new school building is anticipated to be complete by the end of June 2020. The new drop-offs/parking lots and play field are anticipated to be complete by August 15, 2020, prior to staff and students returning for the 2020-21 school year.

EASTWOOD ELEMENTARY SCHOOL



Scope – The Eastwood site will be undergoing major additions and renovations:

- Construction of a new gymnasium that will meet the immediate occupancy seismic standard
- 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
- Construct secure entry vestibule
- Painting of cafeteria, doors, and site concrete
- New garbage enclosure
- Site fencing
- Replace damaged concrete flatwork

- New bike racks and concrete around garden

Progress to Date – The modular building is approximately 80 percent complete. The gym’s steel frame has been constructed; side panels will be added soon. Site work is underway with demolition of concrete, site utilities installation, interior TI.

Unexpected Challenges/Concerns – City of Hillsboro interpretation of occupancy in the new gymnasium led to an increase in the number of plumbing fixtures required in this building. Land use required the relocation of the trash enclosure, which wasn’t anticipated.

Scheduled Completion – We anticipate the modular, playground, site work, and interior building work to be completed by August 16. The new gym is expected to be completed by December 2019.

JACKSON ELEMENTARY SCHOOL



Scope – Renovate parent and bus drop-off areas and parking lots

Progress to Date – Project is currently ongoing and on schedule.

Unexpected Challenges/Concerns – Unforeseen condition of bad material was discovered during excavation, which requires additional base rock.

Scheduled Complete – All work will be done by August 16.

LENOX ELEMENTARY SCHOOL



Scope – Lenox is undergoing renovations to the exterior and interior of the campus:

- Improve parent/bus drop-offs and parking lots
- Seismic upgrades to meet the life safety seismic standard
- HVAC upgrades including the addition of air conditioning

Progress to Date – Project is currently ongoing and on schedule.

Unexpected Challenges/Concerns – Unforeseen condition required additional utility trenching for lighting bases in new parking lot. Degraded vegetative corridor on the west side of campus needs to be upgraded beyond what was in the original scope.

Scheduled Completion – All work will be done by August 16.

LADD ACRES ELEMENTARY SCHOOL

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

Progress to Date – two buildings are complete as of July 9. Work is continuing in other buildings at this time.

Unexpected Challenges/Concerns – Some additional asbestos abatement was required that was not in original scope.

Scheduled Completion – All work will be done by August 16.

McKINNEY ELEMENTARY SCHOOL

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.

Progress to Date – Grinding of east parking lot is complete as of July 9.

Unexpected Challenges/Concerns – PGE had cancelled the original order for the light pole bases. We now expect the lighting installation to start on July 15.

Scheduled Completion – All work will be done by August 16.

MOOBERRY ELEMENTARY SCHOOL



Scope – The Mooberry campus will be undergoing major additions and renovations:

- Construction of a new gymnasium that will meet the immediate occupancy seismic standard
- New permanent modular building with five classrooms to replace all old portables, and associated site work
- New playground
- 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
- Secure entry vestibule
- ADA-accessible restroom

Progress to Date – Existing building renovations are in full swing. Old HVAC units were craned out through the roof and removed from site; replacement units were craned in through rooftop access points on July 22. Installation and connection to the HVAC system will follow shortly. The modular unit has been placed on its foundation, roofing and siding installed, and interior finishes are underway. Framing for the gym's concrete footings is currently in progress.

Unexpected Challenges/Concerns – Additional gym bathrooms were required by the city and required upgrades to utility lines have resulted in high change orders as well as delays. Lack of labor has forced us to concentrate on the existing building improvements to ensure that they are complete before students and staff return. These have forced us to push back the completion date for the new gymnasium and playground.

Scheduled Completion – The modular building and work on the main building will be complete by August 16. The new gymnasium and playground work are expected to be complete by January 15, 2020.

WEST UNION ELEMENTARY SCHOOL



Scope – The West Union building will be undergoing significant improvements:

- 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

Progress to Date – Mechanical demolition is complete, and new unit ventilators were being set the week of July 15. The framing for the elevator is complete, and the new elevator is on site. Water pipe replacement is underway.

Unexpected Challenges/Concerns – Delay in obtaining fully permitted documents was resolved on July 12; however, this will not have an impact on the completion date.

Scheduled Completion – All work will be complete by August 16.

MIDDLE SCHOOLS

R.A. BROWN MIDDLE SCHOOL



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

- 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 – Project is currently ongoing and on schedule.

Unexpected Challenges/Concerns – We will need to construct a soffit in the entry hallway to hide new, large water pipes.

Scheduled Completion – All summer 2019 work will be complete by August 15. Summer 2020 work will be complete by August 15, 2020.

EVERGREEN MIDDLE SCHOOL



Scope – Evergreen will receive a new addition and building renovations:

- New, 18,000 sq. ft. wing housing a media center and classrooms
- Commons area renovation and expansion
- HVAC improvements

- Seismic upgrades to meet the life safety standard
- Conversion of old library into six classrooms
- Gym floor replacement
- General repairs and renovation

Progress to Date – Seismic Improvement is on schedule and working its way from the west part of the building to the east. HVAC Improvements are on schedule and nearing completion in the hallways. Demolition of the commons area is complete, and renovations are on schedule. Work on the addition is currently behind schedule (see unexpected challenges/concerns) but progressing very well. Grading of the pad is complete, and crews are starting to frame the concrete footings.

Unexpected Challenges/Concerns – Land use issues added scope and resulted in permit delays that are causing cost and schedule issues. The schedule for the addition will have to be re-worked; the revised schedule needs to be reviewed and accepted by the district. Over-excavation has been encountered on the building site and has generated some cost impacts.

Scheduled Completion – All work will be done by April 15, 2020.

POYNTER MIDDLE SCHOOL



Scope – Poynter is undergoing renovations that will take place in four phases 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 – Roofing work is ahead of schedule. The westside roofs are complete and crews are currently working on the east side. Seismic work is on schedule. HVAC is on schedule, demolition is complete. Domestic water pipe replacement is on schedule and moving through the north wing. Gym floor demolition is complete and on schedule; the floor of the small gym has been installed and ready for finishing and polish. Temporary

classrooms in portables will house students from affected areas of the building during specific construction phases; these have been set on the northeast side of campus on an asphalt base.

Unexpected Challenges/Concerns – Significant roofing scope additions were required to accommodate seismic work that needed to be performed from above. HVAC equipment delivery schedule is becoming a challenge; five units will not arrive until September. The contractor is developing a temporary HVAC plan for the first month of school.

Scheduled Complete – All work will be done by February 20, 2020.

HIGH SCHOOLS

CENTURY HIGH SCHOOL CTE



Scope – Career-technical spaces will be expanded or improved:

- Early childhood education program – a new two-classroom modular building with kitchen, storage and office support area has been erected
- Computer engineering – add power and data capacity, renovate maker spaces to better meet program needs
- Robotics – add power and data capacity
- Culinary Arts – upgrade classroom to meet industry standards

Progress to Date – Work is continuing on the finishes, including flooring and painting, for the modular building. Demolition in the main building is complete, and crews are currently finishing electrical and plumbing rough-in work.

Unexpected Challenges/Concerns – Some unforeseen conditions were found in existing building walls.

Scheduled Completion – All work will be complete by August 16.

GLENCOE HIGH SCHOOL



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

- Improvements to the south drop-off/parking lot (summer 2019) and the student parking lot (summer 2020)
- New addition and front entry wing to include media center, counseling area and science classrooms
- Cafeteria/commons expansion – add 7,500 sq. ft. of seating
- Seismic upgrades to meet the life safety standard
- CTE program upgrades – construction trades, child development, graphic design and business/student store
- Remodel administration area
- New weight room
- Renovation of team rooms
- Improvements to the campus side of Glencoe Road with a new traffic signal at the north parking lot intersection

Progress to Date – Summer 2019 is busy with work ongoing on the southside bus drop-off and parking lot. The old parking lot was demolished with a number of trees removed. The new parking lot has been graded and cement-treated. Work will begin soon to install the rock base on which new asphalt will be paved.

Utilities are being worked on for storm drainage and electrical. Building pads are prepared for the new weight room, team room, and cafeteria expansion. Foundations will soon be excavated. Flooring in the hallways is in progress as old VCT flooring is being removed and abated, and the underlying concrete is polished. Areas of roofing have also been removed, and new roofing is being installed.

The administration area has been abated for asbestos and demolished. New framing is complete in this area, along with HVAC rough-in. Demolition and rough-in work are in progress in the child development and graphic design classrooms. Old auditorium chairs have been removed and new chairs have been installed.

Unexpected Challenges/Concerns – Project crews encountered a large area of unsuitable soil in the south parking lot. The soft spot is about 50 ft x 100 ft (3 feet deep) and will be

worked on this week with removal of soil and replacement with new rock. We will need to relocate an electrical transformer at the new cafeteria expansion. Last remaining work to be bid will be the north parking lot and Glencoe Road improvements; bidding is expected to be done in November.

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

HILLSBORO HIGH SCHOOL



Scope – Over four phases (two school years), Hillsboro will be undergoing major renovations throughout the campus, including:

- Lighting upgrades campus wide
- Seismic upgrades to meet the life safety standard
- Replacement of original ceilings
- Multizone HVAC unit replacements
- Adding air conditioning to gyms
- Upgrades to CTE programs;
 - Automotive – expand by 2000 sq. ft.
 - Early childhood education – space upgrades
 - Bio-tech – upgrade old culinary arts classroom to meet needs of biotech program
 - Graphic design – add power
 - Robotics – add power and data
 - Business – upgrades to student store, and add operable wall between BE 02 and BE 04 to provide flexible classroom space

Progress to Date – Phase 1 is approaching substantial completion (business education [photo of nearly-completed classroom above left], wood shop, gym/health education and administration/counseling buildings). Phase 2 has started (social studies, theater, media center/library, and creative arts buildings [photo above right]).

Unexpected Challenges/Concerns – Unforeseen conditions include: rusted structure track in walls; non-plenum-rated exterior walls; exterior envelope issues (water leaking into building); and delay in HVAC equipment delivery.

Scheduled Completion –Business education, wood shop, gymnasiums, new weight room and administration/registrar areas will be complete by August 21. Gym lobby will be complete in early September. The old weight room, which is being converted to temporary classroom space, will not be ready until mid-October due to delay in HVAC equipment delivery. Entire project completion will be August 2020.

LIBERTY HIGH SCHOOL CTE



Scope – Liberty will receive a new building as well as improvements to career-technical spaces, including:

- New pre-fabricated metal building for sustainable agriculture/sustainable design program
- 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

Progress to Date – Work is ongoing in all areas.

Unexpected Challenges/Concerns – Culinary arts classroom required some redesign to include prep sinks and tables in the center of classroom.

Scheduled Completion – Culinary arts and early childhood education upgrades will be complete by August 16. Sustainable agriculture/sustainable design building will be complete by November 8.

LIBERTY HIGH SCHOOL ENTRY VESTIBULE



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

Progress to Date – Work is ongoing.

Unexpected Challenges/Concerns – None at this time.

Scheduled Completion – All work will be complete by August 16.

LIBERTY HIGH SCHOOL CHILLER REPLACEMENT

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

- Replacement of original building chiller units with new high efficiency chillers
- Upgrading of controls for school
- Retro-commissioning (system operational evaluation) of entire building

Progress to Date – New chillers are on the new pad and are currently being connected. Cooling of building by new chillers will begin on July 19.

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

Scheduled Complete – All work will be complete by August 16.

MILLER/HILLSBORO BIG PICTURE CAMPUS



Scope – Campus improvements include:

- Seismic upgrades to meet the life safety standard
- Boiler replacement
- Add AC to classrooms, office, gym, and cafeteria
- Domestic water pipe replacement
- DDC upgrade
- Increase size of data closets to meet code requirements

Progress to Date – Project is currently ahead of schedule.

Unexpected Challenges/Concerns – Unforeseen conditions include lack of insulation in walls, and plumbing redesign to better meet school needs.

Scheduled Completion – All work will be done by August 30.

OTHER PROJECTS

BUILDING SECURITY AT ALL BUILDINGS

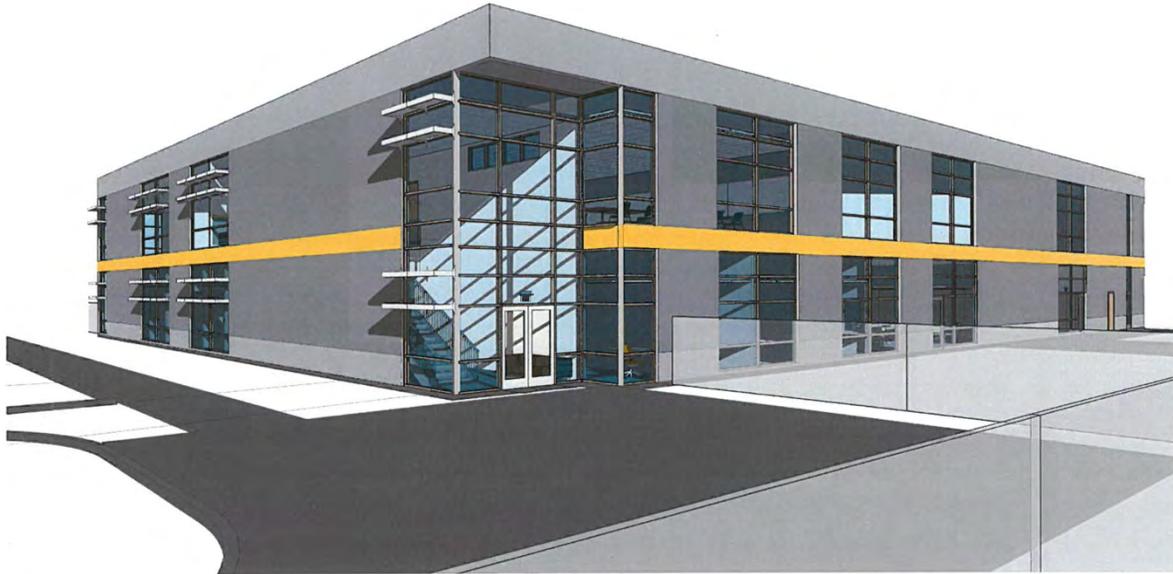
Scope – The “security trio” – comprising security camera, access control and intrusion alarm systems – as well as distributed antenna systems to improve emergency responder and radio communications will be installed at several buildings this summer.

Progress to Date – Century High School is complete, South Meadows Middle School is 80 percent complete, Liberty High School is 70 percent complete.

Unexpected Challenges/Concerns – Need to demolish and remove old security and camera wiring from existing schools, verify new camera locations that provide complete coverage without visual barriers, and transition from existing systems to new systems along with training of staff for new systems. Another challenge has been coordinating with all summer 2019 construction work as well as maintaining security and camera systems while new construction and remodel work is being done.

Scheduled Completion – South Meadows Middle School will be complete by August 1 and Liberty High School by August 23. All schools will be complete by August 2022. DAS upgrades are anticipated to be done by the end of the 2019-20 school year.

SATELLITE TRANSPORTATION/SUPPORT SERVICES FACILITY



EXTERIOR ENTRY

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

Progress to Date – Excavation work is underway, and pad will be in place in the next couple of weeks.

Unexpected Challenges/Concerns – Land use issues have slowed the permit process for this project; specifically, the City is requiring that the District improve Jacobson Road to a 20-year standard. We received structural permits on July 17; we are still waiting on our public improvement permit (PIP).

Scheduled Completion – All work will be done by August 15, 2020.