



# Hillsboro

School District Bond

*Building for our future:  
the bond promise fulfilled*

2017 BOND  
**FINAL  
REPORT**

December 2023

# The Bond Promise Fulfilled

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## ABBREVIATIONS COMMONLY USED

CTE	Career-technical education
DAS	Distributed antenna system
FFE	Furniture, fixtures and equipment
HVAC	Heating, ventilation and air conditioning

## PROJECT ARCHIVES

The descriptions and photos in this report represent the major highlights of the bond project work. To view full project archives, including construction history, please visit the bond website at [hillsboro-bond.org](https://hillsboro-bond.org).

**HIGHLIGHTS VIDEO:** <https://youtu.be/8xSp8HRg1D4>



# BY THE NUMBERS

How did the district change?  
How were the budgets allocated and spent?  
This summary provides some details.  
Data is as of December 12, 2023.

# BY THE NUMBERS

**202.5** .....square miles of Hillsboro School District area

**27** .....elementary schools (two new schools added with the bond)

**8** .....middle and high schools

**2** .....alternative/multi-level schools

**6** .....district support facilities (one new facility added with the bond)

**580** .....total acres of active campus area after bond implementation (previously 550 acres)

**372** .....thousand square feet added by bond projects

**3.3** .....million in total building square footage (previously 2.9 million)

**10.2%** .....of total COBID-certified contractors<sup>1</sup>

**4.83%** .....of total contract funds awarded to COBID contractors<sup>2</sup>

**\$5M** .....in state incentives to implement energy efficiency projects

**119.78** .....MWh in solar array output from Oct. 2022 - Dec. 12, 2023<sup>3</sup>

1 and 2: The School Board aspired to allocate at least 10 percent of bond projects/funds to contractors/consultants certified by the state's Certification Office for Business Inclusion and Diversity (COBID), which promotes fair opportunities to compete for public/government contracts regardless of owner ethnicity, gender, disability, or firm size. These include:

WBE – Women Business Enterprises

ESB – Emerging Small Business

MBE – Minority Business Enterprise

SDVBE – Service-Disabled Veteran Business Enterprise

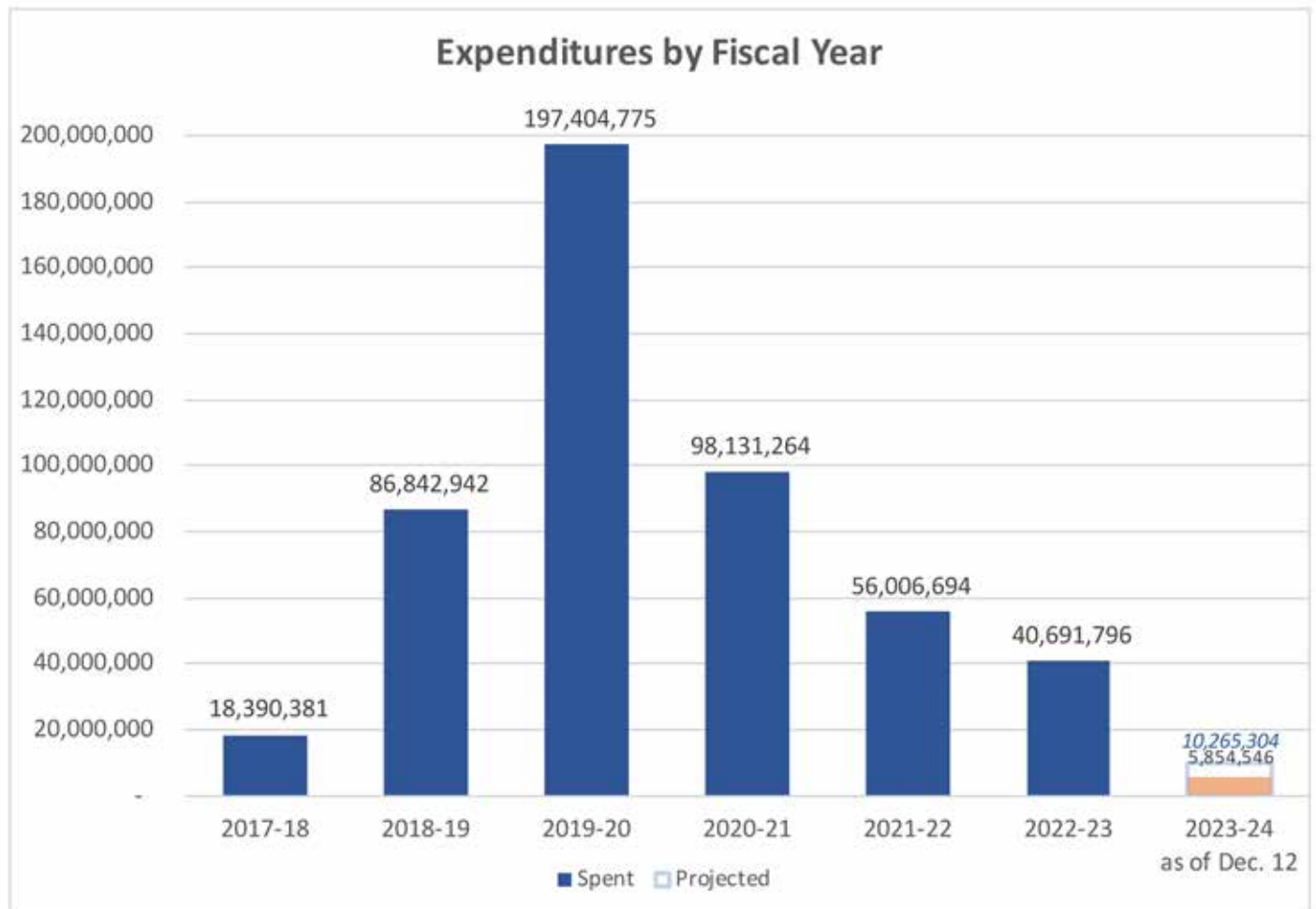
DBE – Disadvantaged Business Enterprise

3 Lifetime output so far, as of Dec. 12, was 73.48 MWh from Tamarack Elementary and 46.30 MWh from Liberty.

# Bond Budget Summary

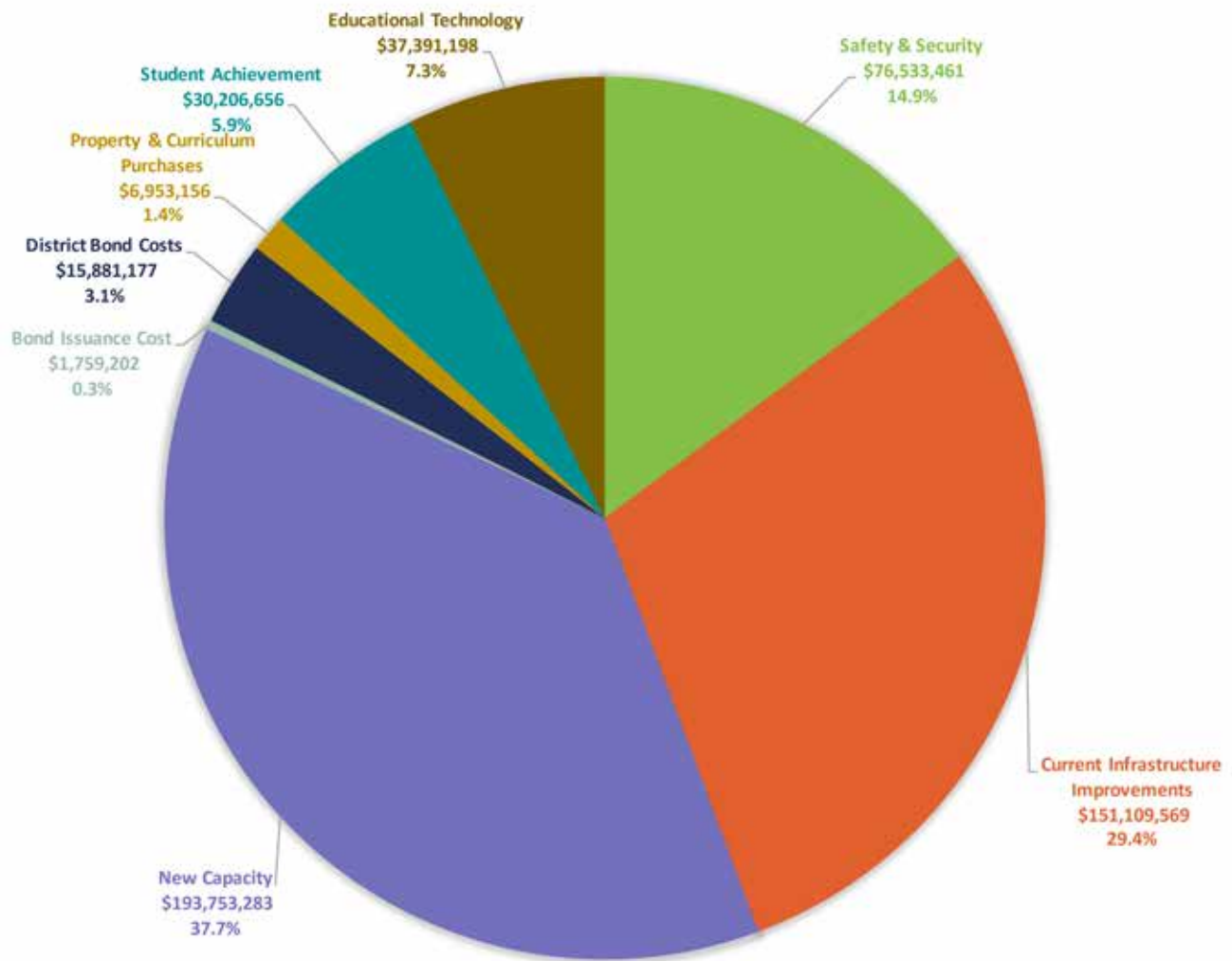
as of Dec. 12, 2023

Budgeted Revenues		Project Investments		Contingency	
\$ 408.00	approved by voters in 2017	\$ 503.32	bond expenditures to date	\$ 1.77	unallocated contingency
79.30	bond sale premiums	10.27	remaining commitments		
8.00	state grants				
0.94	balance from 2006 bond				
0.61	misc. revenue				
3.63	land compensation/sale				
(0.82)	gain (loss) on investments				
15.69	bond interest				
\$ 515.35	total budget	\$ 513.59	total committed	\$ 1.77	total contingency



## BOND EXPENDITURES BY CATEGORY

AS OF DEC. 12, 2023





# THE BOND PROMISE FULFILLED

The Hillsboro School District Board of Directors established several main goals and promises which were met by the 2017 Bond:

- ✓ Prioritize safety and security
- ✓ Renovate and repair aging schools
- ✓ Relieve crowded classrooms, plan for growth
- ✓ Provide a modern education for every student
- ✓ Wise use of taxpayer dollars



# Prioritize safety and security

**\$76.53 million  
expended**

The bond would:

- add security cameras
- enhance emergency communications
- upgrade security measures that would help keep students, staff, and school visitors safe

Safety is a foremost priority for the district. Over the decades since our oldest schools were built, safety and security measures have evolved. This resulted in varying, but still significant, levels of security at our campuses before the 2017 Bond.

The bond's safety and security enhancements would ensure that **all** campuses, regardless of age, have a consistent level of security with uniform safety measures in place. Much of this work involves limiting access into schools during school hours, improving communications within buildings, and closer monitoring of our campuses.

## **Distributed Antenna Systems (DAS)**

Especially in our newest schools, the amount of dense concrete and steel creates reception gaps in parts of the building that prevent first-responder radios from working properly. DAS installations, where needed, eliminated these gaps and ensure that first-responder radio communications are fully operational in the event of an emergency, regardless of their building location.

DAS was installed at 20 buildings by Reece Complete Security Solutions as principal contractor.

## **Dropoffs/Parking Lots**

In this project area, the bond focused on creating physical separations of buses and other vehicles. Dropoff areas and parking lots were reconfigured to ensure that dropoffs of students could be accomplished safely and efficiently. Lanes are marked for traffic flow to guide drivers into the designated areas for dropoff, parking or exiting the parking lot.



Designated lanes direct traffic flow at Eastwood Elementary

Although drivers and pedestrians needed some time to adjust their behavior and practices when traffic patterns changed, the separation lessened queuing out into public streets and increased safety



for pedestrians and vehicles. These upgrades were implemented at Glencoe and Hillsboro High Schools and 12 existing elementary schools. Separated bus and parent dropoffs were incorporated into the designs of the three new or rebuilt elementary campuses.

### Building Security Measures

All buildings received safety and security measures as part of bond projects. These measures form the parts of the rings of security, summarized on the next page, that surround a building. Each part successively deters unauthorized activity as well as increases safety for students, staff and campus visitors. The most important pieces are the human factors—including our safety partners, ongoing safety drills to reinforce safety practices, and personal vigilance—that help to keep the rings intact. Visit the district's safety page at [hsd.k12.or.us](http://hsd.k12.or.us) for more information about safety protocols and resources.

**Security Fencing**—miles of fencing were added to campuses to enclose gaps or augment the perimeters of the campuses. Fencing establishes a visual as well as physical deterrent to entry, assists in steering visitors to the main office, and improves student supervision during the school day.

### Entry Vestibule Upgrades / Line-of-Sight Improvements

a key to increasing safety is limiting access into our school buildings via more secure entry vestibules and ensuring school staff can see all visitors entering the building (line of sight). Although the physical layout is customized to each building, all visitors are now required to check in during the school or work day through the main office before they are allowed to proceed past the vestibule into the building.



Interior entry vestibule doors at Lincoln Street Elementary



Video doorbell

**Access Control**—all exterior doors are locked from the outside so that entry into buildings can only be accomplished by using an electronic access key card or by checking in through the main office. Visitors announce themselves at the main entrance via video doorbells and wait for staff to remotely unlock the front door for additional check-in procedures. The access control system also allows building staff to remotely "freeze" all exterior doors as needed to prevent any entry during an emergency.

### Security Cameras

—connected to monitoring systems, the cameras allow building staff to view the interior of school buildings (building entry, main corridors,



Exterior security camera

and commons areas) as well as the exterior (access points, parking lots, covered play areas, and play fields) to prevent unauthorized activities. The camera footage also allows for a quick review by administrators, saving significant time on any needed investigations.

**Alarms for Exterior Doors**—door alarms alert building staff when an exterior door has been left open so that it can be re-closed immediately.

**Alarms and Visual Warnings**—all school buildings were already equipped with audio alarms for fire protection. Visual warnings were added so that students and staff are



Visual warning lights

alerted in the event of an emergency in areas where audio warnings may be difficult to hear (or for those who are deaf or hard-of-hearing). Specially-designated buttons trigger these alarms.



Alarm buttons

**Public Address (PA) Systems**—all PA systems were upgraded and/or tested to ensure lockdown and

lockdown warnings are functional in all areas of the school building.

**In-Building Communication**—all schools were supplied with new radios to ensure staff are able to communicate throughout the school building and when out on playgrounds and play fields.

**Interior Door Locks**—all interior classroom doors now have the ability to be locked from the inside, eliminating the need for staff to have to go into the hallway to lock a room in the event of an emergency. This saves precious time as well as protects staff and students.

**Security Film**—film was placed over windows and glass in various areas for added strength against breakage.

### Playground Upgrades

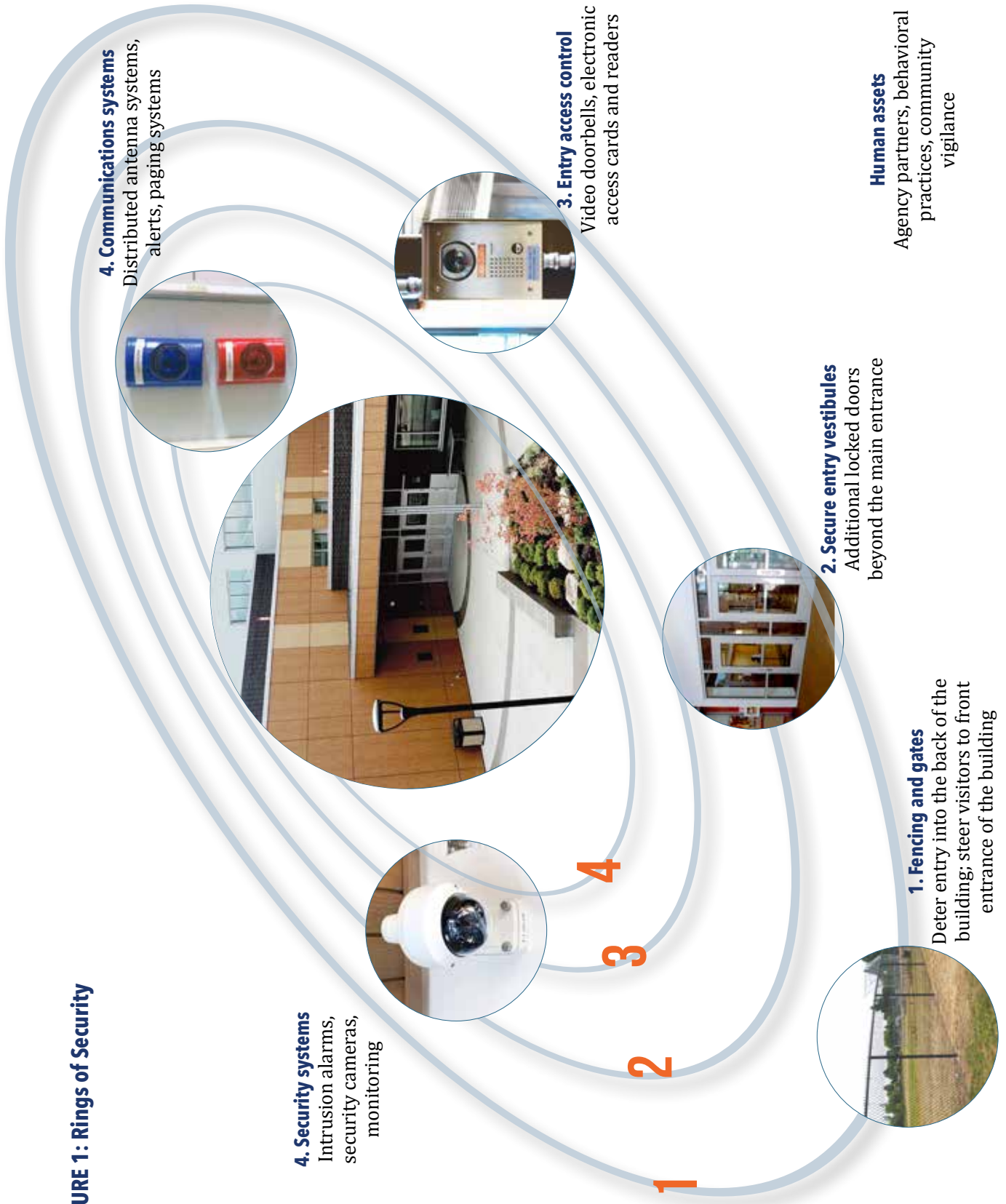
Eleven elementary schools received modern, ADA-accessible play structures and swingsets. The playgrounds were built on safer, rubberized-tile surfaces that help absorb shock from jumps. They also include adjacent synthetic turf areas that enable all-weather play.

### School Bus Cameras and GPS

At the beginning of the bond, all buses were equipped with live-camera monitoring systems for added safety and security. GPS tracking systems also were installed to allow bus locations to be known at all times.

➤ **FIGURE 1: Rings of Security:** these rings represent the different layers of security implemented with bond investments. Each ring provides increasing deterrence for potential threats to a building. The safety and security measures are tailored to each building for maximum effectiveness. These are further complemented by human assets, including local agency partnerships and regular drills, that help strengthen and reinforce proper safety practices.

**FIGURE 1: Rings of Security**







# Renovate and repair aging schools

**\$151.11 million expended**

The bond would:

- repair and update aging building systems at schools across the district
- replace 15 of the portable classrooms in the worst condition
- complete significant upgrades at two of the District's oldest schools: Reedville Elementary and Hilhi

## Pre-Bond State of Campuses

Just as safety measures have evolved, so have building codes. All of our buildings met codes in place when constructed, but the effects of aging and regular wear and tear take their toll. While many schools have been upgraded over the years, renovations and repairs continue to be needed to maintain our schools. This is especially true of seismic standards as the awareness of seismic risks has grown.

At the time of the bond measure, the district included 25 elementary schools, four middle schools, four comprehensive high schools, two alternative schools and five support campuses.

The oldest of these buildings was constructed

in 1922 (Reedville Elementary) and the newest in 2009

(South Meadows Middle School). Regular maintenance and upgrades are necessary to keep these

buildings running at functional levels—we cannot risk system failures that could close a building. Aging systems also are becoming more

expensive to maintain and parts are harder to find.



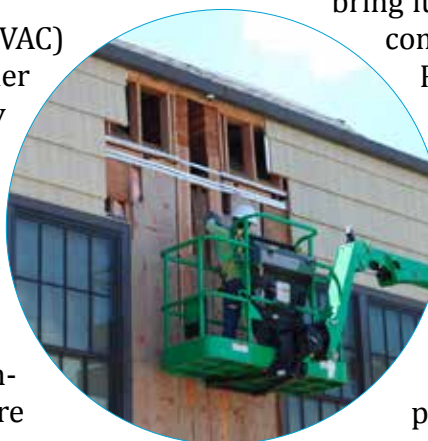
An old boiler at North Plains Elementary

## Seismic Retrofits and Upgrades

The majority of the district's older school buildings, those built before 1997, are wood-frame structures that tend to perform better in a seismic event than unreinforced block or concrete buildings. The bond implemented about \$45 million in seismic upgrades in these pre-1997 buildings to ensure they meet the current "life safety/safe exit" standards, enabling occupants to safely leave a building after an earthquake, even if it may not be occupiable after the event. Thirteen buildings built on or after 1997 already met the safe exit seismic standards and did not require seismic upgrades. More information about the bond's seismic program goals may be found in the key projects section of [hillsboro-bond.org](http://hillsboro-bond.org).

### Mechanical System and Plumbing Upgrades

Heating, ventilation and air conditioning (HVAC) systems and ductwork were upgraded in older buildings to provide a more consistently comfortable educational environment for students and staff. As a result, all district schools, not just the newer ones, now have air conditioning as part of their HVAC systems. Aging plumbing systems also were replaced where needed, along with fixtures, faucets and drinking fountains. These system updates help ensure against expensive breakage and failure that could impact school operations.



Seismic bracing added to Reedville Elementary

bring it to a more modern condition comparable to newer schools.

Reedville was the first major project of the bond and resulted in essentially gutting the building to install seismic, security, mechanical, and other upgrades in 2018, with additional security work in 2019. A modular building, dropoff/parking lot, playground, and walkways were newly added to the campus. Fresh paint and a roofing upgrade com-

pleted the overhaul while maintaining the historic appearance. More details about these upgrades may be found on the school's page in this report.

### Portable Replacements

Fifteen portables were identified to be in the worst condition, barely suitable for classroom work. Bond premiums and interest provided funding to not only replace these portables, but replace them with permanent modular buildings. These were pre-constructed at the factory and assembled on site over in-ground foundations.



Demolition of an old portable at Reedville Elementary

These modulares contain at least two classrooms, replacing or exceeding the spaces previously available in the old portables. Restrooms also are housed in the modulares so that students no longer need to travel from a portable into the main building. At Reedville

Elementary, the new modular building also contains their cafeteria, providing expanded space for students to eat their breakfasts and lunches together as a school community.

Another 15 portables in good condition were moved to or remain at schools across the district, but may need replacement in the next bond cycle.

### Reedville Elementary Upgrades

Built in 1922, Reedville is the oldest school in the district and required major renovations to

### Hillsboro High School Upgrades

Over several phases, the Hillsboro campus was completely upgraded, expanded and renewed, resulting in a total revamp of the campus, originally constructed in 1968.

In 2018, the school and community received a new lighted, synthetic turf field, enclosed by a seven-lane track. The field is available for both school activities and athletics as well as community recreation during non-school hours. Hyper-directional lighting over the field enables evening use, but concentrates the light on the field and not in neighbors' yards.

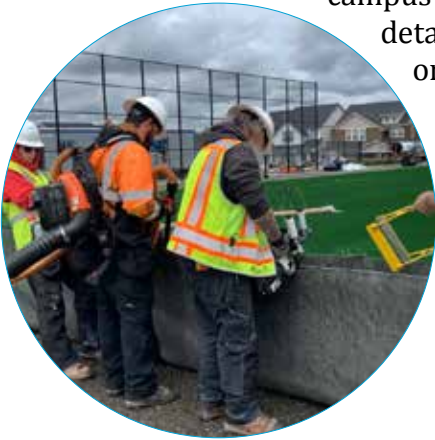
Campus upgrades in 2019 and 2020 took place in phases, building by building, and included seismic, security, mechanical, and other improvements. Extensive renovations included redesign of the media center and cafeteria/commons area as well

as expansion of career-technical education spaces and labs, particularly the automotive technology shop. Safer traffic flow resulted from the parking



Building renovations

lot reconfiguration. Landscaping and exterior painting (with Hilhi branding) completed the campus rejuvenation. More details may be found on the school's page in this report.



Crew members stitch together turf pieces at Tamarack Elementary

In addition to the new field installed at Hilhi, lighted, synthetic turf fields also were constructed at Century and Glencoe High Schools as well as at the new elementary schools, enabling evening school and recreational use, rain or shine, for sports and activities on these campuses.

### Added Scope

Additional funding from bond premiums and interest enabled the district to do more projects from its bond wish list such as these renovations:



Contractors install new windows at Groner Elementary

**Window Replacements**—Farmington View, Groner and North Plains Elementary Schools no longer have single-paned windows after these were replaced with double-paned models. The new windows are not only more energy-efficient, but they also help to ensure a comfortable environment in school buildings.

**Tennis Court Resurfacing or Replacement**—weeds and cracks on the existing tennis courts were removed with resurfacing at Century and

Hillsboro High Schools, enabling much safer and better play for students and the community. At Glencoe, the tennis courts were replaced as a result of the student parking lot renovation.

**Replace Sidewalks, Pavements and Other Hardscapes**—many schools' walkways were added or replaced to ensure safer passage around the campuses, especially for ADA accessibility for those with disabilities. Parking lots were resurfaced to cover over cracks and then freshly striped.

**ADA Accessibility**—in addition to upgraded walkways, those with disabilities also have improved access to physical spaces. This includes installation of lifts to school building stages and elevators between floors where needed. ADA-accessible restrooms were constructed where needed at several buildings. New playgrounds also are designed with accessibility to ground-level activities. These improvements and additions are further described in the respective schools' pages.

ADA ramp built to access Farmington View Elementary's lower level



Construction of shaft for elevator at Butternut Creek Elementary





# Relieve crowded classrooms, plan for growth

**\$193.75 million expended**

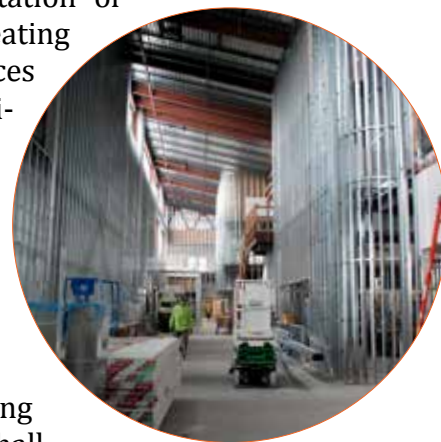
The bond would:

- construct additional elementary schools where future growth is happening
- expand two existing middle and high schools to accommodate expected growth and reduce overcrowding
- replace eight gymcafeteriums with new stand-alone gyms

## New Construction

As part of the 2017 Bond, the district completed three new elementary school buildings, two of which were constructed on new campuses: Brookwood (2020), a replacement of the existing building in central Hillsboro; Atfalati Ridge (2021) in North Plains; and Tamarack (2023) in south Hillsboro. These were designed around a common prototype, saving on architectural costs, with building orientations and siting customized to each campus.

The new buildings are approximately 73,500 square feet, two stories, and have capacity for 600 students. Natural lighting is a feature of the design and orientation of the buildings, creating bright, open spaces throughout. Security and monitoring are enhanced by the fully-enclosed structure and secure entry vestibules.



Brookwood Elementary's learning street under construction

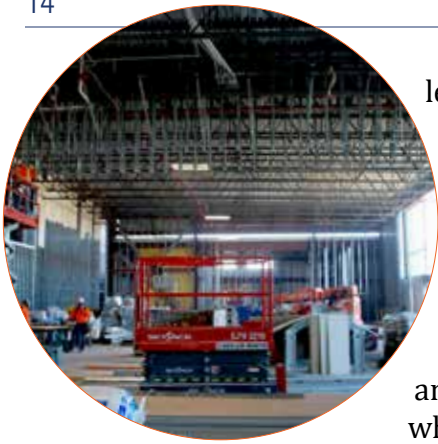
A broad "learning street," or main hallway, divides the building, with offices, gym and cafeteria on one side, and the media center, labs and classrooms on the other side. Clerestory windows provide daylighting to brighten the space.

Learning areas are centered between classrooms on the first floor (grades pre-K-1) and the second floor (grades 2-6); these promote group learning for each class as well as mixed classes in specific subjects.



Think tank under construction at Tamarack Elementary

On the first floor, a science lab and outdoor learning area promote inquisitive research, and an adjacent studio provides opportunities to



Construction of Atfalati Ridge Elementary's gym and commons area

learn about media production. On the second floor, the glass "think tank" provides an enclosed space for more independent group activity and collaboration, while allowing staff to monitor students through the clear partitions.

information about Atfalati Ridge, Brookwood and Tamarack Elementary Schools' bond construction in their respective pages.

### Evergreen Middle School Expansion

To expand capacity at the school, Evergreen Middle School received a new media center and classroom wing. Between the new wing and the main building is an enclosed plaza for students to safely gather outside. Other renovations have modernized the school. More details may be found on Evergreen's pages.

The gym and spacious cafeteria/commons area can be combined as needed for large school or community events, or totally separated by descending a skyfold door. The gym is also available for community youth recreational leagues during non-school hours. Although the basic design is the same, individualized school branding distinguishes these areas from the other new schools' spaces.

Outside, the children can enjoy the covered play area and an ADA-accessible playground set on rubberized tile. A lighted, synthetic turf field is lined for youth soccer and baseball/softball and can be used for recreation and for youth leagues. The bus dropoff/staff parking lot and parent dropoff/parking lot are separated for more efficient queuing and improved pedestrian and vehicle safety.

Each campus is intended as a center for the surrounding neighborhood, with opportunities for gathering and recreation. Additionally, the buildings are constructed to immediate occupancy seismic standards, which enables them to serve as emergency shelters after an earthquake, assuming utilities are available to serve the buildings. View photos of the finished products and more



Steel construction of Glencoe's new media center/classroom wing

### Glencoe High School Expansion

In addition to the existing building's renovations, Glencoe's campus was expanded with the additions of a new media center and classroom wing, additional cafeteria space, and team and weight rooms. The front entry was upgraded to include a new secure entry vestibule. More details may be found on Glencoe's pages.

### New Gymnasiums

Eight elementary schools that previously shared cafeteria and gymnasium space now have stand-alone gyms with dedicated space for physical education and other activities. Schools no longer need to coordinate gym use with cafeteria service. Bond premiums and interest allowed for additional funding to upgrade the structural designs

of these gyms to immediate occupancy seismic standards, meaning the gyms will be available as emergency shelters for the community after a seismic event. The new gyms were installed at Eastwood, W.L. Henry, Jackson, Ladd Acres, W. V. McKinney, Minter Bridge, Mooberry, and North Plains Elementary Schools.



Construction of Evergreen Middle School's new media center/classroom wing





# Provide a modern education for every student

**\$67.60 million expended**

The bond would:

- update our schools to provide a modern educational environment, including technology, labs, and spaces for hands-on learning
- thereby expand access to up-to-date job training opportunities in partnership with PCC and local employers, giving students a head start on career and college

## Modern Technology

This area consists of two major areas of investment: classroom technology and technology infrastructure. Although technology continues to rapidly evolve, its availability and use have not been uniformly applied across the district. The purpose of the 2017 Bond's technology investments is to ensure that every school, regardless of age, has modern classroom technology, and a strong infrastructure to support the growing technology needs districtwide, including digital curriculum.

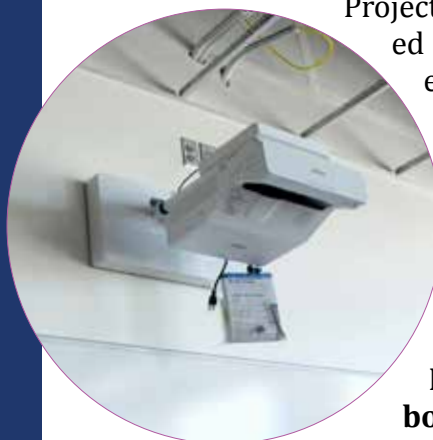
## Classroom Technology Investments

Several years ago, the district's Long-Range Planning Committee formed the Equitable Learning Environments Sub-Committee to determine a baseline standard for classroom technology. They identified the components that all classrooms should have available to students, regardless of the age of the facility. These components were installed in every classroom, typically in the 2018-19 school year or after major renovations or new construction was completed. Investment in classroom technology and device purchases totaled nearly \$19 million.

**Cathode Ray Tube (CRT) Monitor Replacement**—all CRT monitors would be eliminated and replaced with newer flat-screen monitors to provide better performance, usability and energy-efficiency.

**Mounted Wireless HDMI Projectors**—all teaching staff now have the ability to project content for the entire classroom in a safe and efficient manner.

Projectors are securely mounted on the ceiling or wall of every classroom. Where possible, all cabling is placed inside the walls to ensure equipment obstacles and cords are safely removed from classroom aisles.



Mounted HDMI projector in a classroom

**Projection Whiteboards or Screens**—these were installed in coordination with the mounted HDMI projectors.

**Document Cameras**—teachers are able to display information and objects to the entire classroom with their new document cameras.

**AirTame** (or similar device)—this projection tool allows teaching staff to project web-based educational content from their computer to an Apple TV or similar display device. This tool is also available in school and district conference rooms.

**Voice Amplification Systems**—these systems ensure that all students can hear their teacher in their classroom by providing a microphone and speakers to amplify the voice of the speaker. These systems have been shown to significantly improve student performance.

**Wireless Access Points (WAPs)**—WAPs ensure that all students and staff have access to a wireless signal from anywhere inside a district campus or public building. This is made possible by having at least one WAP in every classroom and learning space, and additional WAPs in common areas throughout each campus.



Chromebook carts delivered to Century High School

**Student Computers**—the bond purchased over 17,000 Chromebooks to enable every student in grades 3-12 to use a dedicated device in their classroom, and for a device to be shared between two students in grades K-2. The technology enables students to access digital curriculum and content important to a modern education. Eventually, with additional purchases and replacements using remaining technology bond funds, the goal is to achieve a 1:1 device to student ratio.

## Technology Infrastructure Investments

Infrastructure investments and replacements were deployed over the course of the 2017 Bond, and completed in 2023, for an overall investment of \$18.43 million.

**Districtwide Internal Dark Fiber Ring**—in partnership with the City of Hillsboro's HiLight fiber optic network utility, the district designed and constructed a redundant-path dark fiber ring that connects all district buildings. This allows for exchange of digital information, delivery of digital curriculum, digital telephone service, and internet connectivity. With its own dedicated infrastructure, the district can be self-sufficient for internet services and to discontinue subscriptions with a commercial service provider.



Undergrounding conduit for dark fiber installation

The joint venture with the City extended the efforts of both agencies beyond what each could do alone, saving time and money in the construction of this very large build-out. The benefits of no longer paying an internet service provider will help to offset this cost. Planning and design started in 2017, an inter-governmental agreement with the City initiated the construction in 2019, and the final connection was made with the completion of Tamarack Elementary in 2023.

**Security and Routing Architecture Upgrades**—on completion of the fiber ring, routers and firewalls in all schools were installed to support its new capabilities. This upgrade also enables the district to leverage security enhancements and centralize security operations.

**Technology Replacements**—to further modernize the existing, aging technology infrastructure, the bond funded the replacement of:

- voice over IP (VoIP) phone system
- network switching infrastructure

- uninterruptible power supply devices supporting all network and server operations
- existing WAPs with devices with more extensive bandwidth capabilities
- outdated and aging servers in the district data center and the replication site at Liberty High School to meet the growing needs for digital storage space
- internal frame-to-frame fiber connections to support increased data transfer
- licensed staff computers (all classrooms received a desktop computer and all teachers received a laptop for greater mobility)
- classified staff computers for those who do not currently have ready access (maintenance staff were also provided tablets to complete tickets and manage duties will away from their desk) .



Installation of Century High School's modular building

**Elementary Gym Audio/Visual (A/V) System Installation**—every elementary school gymnasium received a new A/V system, including a projector and screen.

**Fence-to-Fence Wireless**—all campuses will have wireless coverage inside and out, allowing learning and access to take place from any place on a campus. This expansion began in the 2022-23 school year and is expected to finish in two years.

### Career-Technical Education (CTE) Expansion

At all high schools, the 2017 Bond invested \$17.45 million in expansions of classrooms and labs to provide students with modern facilities for career-technical education. This included spaces for construction trades, culinary arts, early childhood education, and business and marketing.

Major projects included:

- expansion of the automotive technology shop at Hilhi
- a new modular building for Century's early childhood education program
- new health sciences classrooms and lab on the first floor of Glencoe's new wing
- a new building and solar array canopy for the sustainable agriculture/design program at

### Liberty High School

- new classroom and workshop space for diesel service technology education, housed in the new satellite transportation/support services campus
- a new Pathways Center at the Oak Street Campus for career exploration and guidance, available to all HSD students.

With these expanded or new spaces, our students can be better prepared for their futures after high school as they explore, learn about, and further pursue the variety of career and technical education options available in HSD.

### Furniture, Fixtures and Equipment (FFE)



Just one of many configurations for flexible furniture

While a building provides the infrastructure to house staff and students, FFE is the final touch that makes it livable. All of our schools received flexible furniture, with a bond investment of \$12.76 million, to replace old classroom furniture (which was repurposed in classrooms around the world). Desks were supplied by McDowell-Craig and seating by School Specialty.

School staff are able to furnish and arrange tables and seating of varying shapes and height to suit their desired configurations in classrooms and learning areas. Research has shown that flexible furniture helps to provide an environment that is comfortable, relaxing and safe for students, while also helping them stay engaged in learning.





# Wise use of taxpayer dollars

The bond would:

- renew the current tax rate (\$2.24 per \$1,000 assessed value) and would not increase this rate
- be part of a long-term plan to maintain and improve our school facilities
- provide an independent Citizens Bond Oversight Committee to monitor the progress of the bond, issue regular reports, and ensure that projects are being managed responsibly
- require at least 90 percent of the money raised be spent on construction and repair projects, not administration

# \$1.9707

current bond property tax rate per \$1,000 of assessed value

## Bond Tax Rate

When voters approved the 2017 Bond measure, they agreed to fund the bond by continuing, or going below, the property tax rate at the time of \$2.24 per \$1,000 of assessed value. As of the 2023 property tax bills, the bond tax rate is \$1.9707 per \$1,000 of assessed value, well below what was promised.

The bond tax rate is dependent on several factors, including the assessment and property tax obligations across the district, payment of current bonds still on the rolls, and any future bonds approved by voters. While the bond tax rate is uniformly applied across properties, the actual tax dollars assessed on a property may vary annually with the state's three percent escalation and any changes due to major renovations or sale/transfer of the property.

## Long-Range Planning

The 2017 Bond project updates are now incorporated into the latest drafts of the district's facilities assessment and facilities handbook. These provide the foundation for long-term maintenance and planning for future upgrades and renovations, including any future bonds that may be needed to pay for those projects.

Why continue with long-range planning? While the 2017 Bond addressed many items from the previous assessment, the normal passage of time and aging of equipment mean capital expenditures will continue to be required in the future. Like all owners, the district is responsible for ongoing and timely upkeep of its buildings.

It's not just about the physical and financial aspects of keeping our schools in shape. Several factors highlight the importance of schools to the community that aren't as tangible:

- Schools are essential to a thriving community
- Schools help drive business, resident and home value growth
- Schools offer arts and culture opportunities to all
- Schools work with partners to grow the workforce of tomorrow (and future contributors to their communities)
- Schools and students provide a source of community pride
- Safer schools help create safer communities.

Long-range planning is an essential piece to continue building for the future, while wisely assessing potential costs and capital funding needed.



CBOC members review the start of Reedville renovations

### Accountability: Citizens Bond Oversight Committee

Comprising about a dozen community volunteers, the Citizens Bond Oversight Committee (CBOC) met regularly over the course of the bond, typically three to four times per year. The CBOC also undertook field trips of construction sites to view the progress in real time and hear directly from the contractors and project managers.

The CBOC provides: oversight of bond projects on behalf of the community; guidance to the bond management team; and reporting to the School Board on the bond's progress. Their insight and suggestions provided valuable, material impact to the bond implementation over the several years of bond projects.

Additional accountability has been provided through annual reviews of bond accounting by an external, independent auditor. These audits may be found on the district website, in the business office section.

**3.5**  
percent  
spent on  
administration

### Administrative Costs

Administrative and bond issuance costs total only 3.5 percent of total bond expenditures. Consequently, 96.5 percent of the bond taxpayers' dollars has been spent directly on projects, much more than the 90 percent that was part of the bond promise.

### Energy Incentives

Helping to offset project costs are the \$5 million in energy incentives received so far from

**\$5M**  
in state energy incentives

state SB1149 public purpose and Energy Trust funds. These were obtained by installing energy-efficient equipment, lighting and other measures in buildings as part of the bond projects. This exceeds the goal of at least \$4.3 million that is being added into the district's general fund.



West Union's new playground, the first installed by the bond, is checked out by CBOC members



CBOC members hear about the progress and construction of the new Brookwood Elementary building's foundation





# Hillsboro

## School District Bond

BUILDING FOR OUR FUTURE





# PROJECTS BY CAMPUS/ FACILITY

The 2017 Bond was applied to every campus and facility in the district. Projects were determined through bond planning and community review, and based on needs identified in the 2016 long-range facilities plan.

Expenditures include planning, siting, permitting, design, and construction costs.



# CENTURY High School

**\$12.72 million expended**

## CAMPUS FACTS

Constructed 1997

37.5 acres

270,332 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group

- In-building radio communication/DAS: Todd Johnson
- Entry security: Mary Dolan
- Renovations/CTE expansion: Mary Dolan
- New turf field: Becca VandeWalle
- Roofing: Rick Cunningham
- EIFS replacement: Mary Dolan
- Softball fence: Luke Harkness

### Architects/Engineers

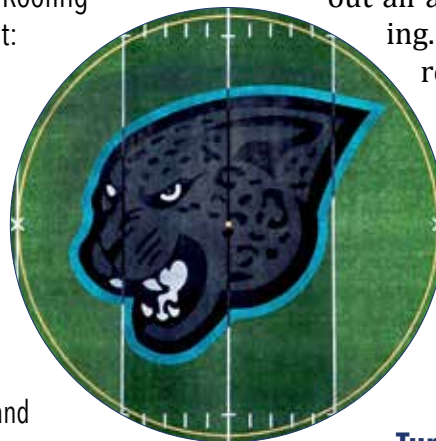
- Renovations/CTE expansion: BLRB Architects (design)  
Sazan Group (electrical, mechanical, plumbing, fire protection)
- Turf field: AKS Engineering & Forestry
- EIFS replacement: PRC Engineering

## Principal Contractors

- DAS: Reece
- Turf field:
  - Lights: Lightworks
  - Turf: Bernhardt Golf
- CTE modular building: Aries Building Systems
- Roofing: Snyder Roofing
- EIFS replacement: 2KG Contractors
- Softball fence: Zochert Fence

## SITE HIGHLIGHTS

- 1 Lighted, synthetic turf field
- 2 Softball fencing and dugout renovations
- 3 Early childhood education modular building
- 4 Secure entry vestibule
- 5 Restoration of exterior insulation finishing system and roofing
- 6 Tennis court restoration



The Jaguar logo on the center of the turf field

## BOND PROJECTS

### DAS

Completed in 2018, Century's distributed antenna system (DAS) ensures that local first responders can communicate between themselves throughout all areas of the building. This safety-related project incorporates various cable and antennae that boost the signals on the first responders' radio operating frequencies.

### Turf Field and Lights

This project installed a multi-use synthetic turf field with lights over winter 2019 to replace the existing grass field. With all-weather availability and lighting, the field can be used throughout the school year for high school sports and activities as well as





Preschool classroom in early childhood education building

by the community during non-school times.

### Entry and Upgraded Security

The front office area was renovated to improve line of sight to the front door, upgrade entry security, streamline access into the building, and better monitor visitors to the school.

The entry access system went live in 2019. As is the case at all campuses, all doors are locked after the start of each school day. Visitors are directed to the main office for check-in. Staff have key card access for electronic entry at all exterior doors. This is just part of the safety and security measures that are being implemented across the district, including: security cameras, interior door locks, strobes, visual warnings inside and outside the building, exterior door alarms, and window security film on the main door. These enhancements also were installed in the Student-Based Health Center at Century.



Culinary CTE renovations

### CTE-Specific Renovations

In 2019, career-technical education spaces were added or renovated in 2019, including:

- **Early childhood education**—a new modular building installed on the north side of Century holds two classrooms (high school and preschool), a one-way observation window into the preschool, kitchen area, office space, and storage
- **Business/student store**—new finishes and flooring; collaborative walls; lighting upgrades; new prep area with dishwasher/sanitizer and three-part sink; HVAC improvements; and electrical upgrades

- **Culinary arts**—renovated classroom; commercial kitchen casework and shelving; ventilation and power upgrades; new dishwasher/sanitizer added
- **Graphic design**—collaborative room finishes; flooring; transparency screen
- **Health science**—lab collaborative walls; new double sink; finishes and flooring; upgrades to data cabling, power, storage and lighting
- **Maker, fabrication and**

**engineering spaces** (rooms 101A/B, 102, and 105)—new finishes; flooring; collaborative walls; power/cable management; lockable storage; transparency screens.

### Tennis Courts

Part of the wish list, funding was made available from bond premiums to refurbish the degraded tennis courts in 2019.

### Roofing

The existing roofing was refinished in 2020.

### EIFS

In 2021, portions of the exterior insulation finishing system (EIFS) were replaced to mitigate failing areas that can cause water to get into the building. This work included removal of the existing EIFS in sections of the auditorium, auxiliary gym, and the mechanical unit screen wall, followed by installation of new EIFS cladding over new weather and mesh barriers as well as fresh paint. Windows also were replaced in the weight and wrestling rooms. New architectural sheet metal was installed at HVAC unit locations.



EIFS replacement at the rear of the building

### Softball Field Fencing, Dugouts

Home run fencing was added to the softball field in 2022. The next year, dugouts were restored with new siding, roofing, benches and fresh paint.



# GLENCOE High School

**\$42.37 million expended**

LCG Pence Construction

## CAMPUS FACTS

Constructed 1980

39 acres

270,500 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group

- In-building radio communication/DAS: Todd Johnson
- New turf field/lights: Craig Markus
- Additions/renovations: John Abel

## SITE HIGHLIGHTS

- 1 Lighted, synthetic turf field
- 2 Renovated student parking lot
- 3 New tennis courts
- 4 New team room
- 5 New weight room
- 6 Cafeteria addition
- 7 Media center/classroom addition
- 8 Renovated visitor/staff parking lot



New wing and  
new front entry

## Architects/Engineers

- Renovations/CTE expansion: BLRB Architects (design)  
Sazan Group (electrical, mechanical, plumbing, fire protection)
- Turf field: AKS Engineering & Forestry

## Principal Contractors

- DAS: Reece
- Turf field:
  - Lights: Lightworks
  - Turf: Bernhardt Golf
- Additions/renovations:

BEFORE: the campus in 2015







Celebrating opening of the  
Glencoe turf field

## BOND PROJECTS

### Turf Field and Lights

Since 2018, Glencoe has utilized its multi-purpose, lighted, synthetic turf field for varsity softball and practices for football, band and other school activities. The Hillsboro Hops Youth Field (funded by a \$300,000 donation from the Hops) continues to be a resource for youth recreational baseball and softball. Installed lights enable the school and community to use the all-weather field in the evening hours.

## DAS

Glencoe's distributed antenna system, installed in 2018, helps ensure that first responders' radio communications are boosted throughout all areas of the building.

## Additions/Renovations

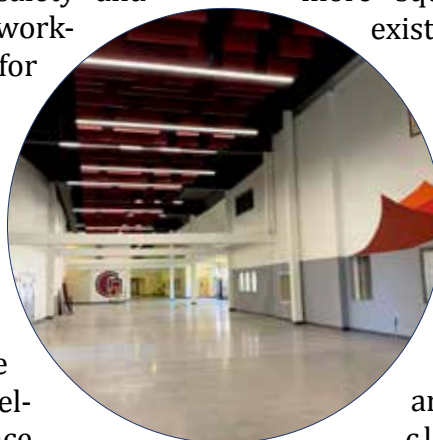
Glencoe had its first major building renovations since 2000, with construction completed in phases from 2019 to 2020. These changes have transformed the campus and

help to accommodate projected growth, up to 400 more students, especially from new North Plains and Cornelius developments.

Underlying all the construction were seismic, HVAC and lighting upgrades throughout the building, improving safety and the learning and working environment for its occupants.

## Main Entry and Additions

—The front of the school received a facelift, with a more dramatic and welcoming entrance and commons area, as well as a secure entry vestibule. Crimson acoustic tiles on the ceiling of the entry corridor spell out "Roll Tide! Roll Tide!" in Morse code.

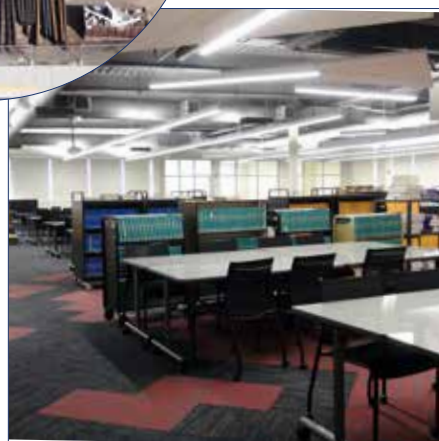


Renovated entry corridor

Site work for the  
new wing



A new wing houses counseling offices and health science classrooms on the first floor and a new, expansive media center



Media center in new front wing

on the second. A cafeteria addition allows more space for students and brings in natural lighting. One of the overhead beams contains signatures signed by the community before installation. An adjacent plaza allows for eating outdoors. These additions brought 30,500 more square feet to the existing building.

## Major Renovations

—A new team room and weight room resulted from renovating old, existing spaces. In other areas, upgraded classrooms, new science labs, and career-technical educational spaces provide modernized learning areas for students.

Both the north (student) and south (staff/visitor) parking lots were reconfigured to improve safety as well as traffic flow and efficiency. The student lot now has left and right turn exit lanes. New tennis courts were built as a result of the student lot improvements.

Other Glencoe renovations included:

- **Base building improvements**—update main street, general classrooms, science labs and prep room, new paint, add skylights to bring natural lighting in hallways, roof resurfacing
- **Expansions**—commons area, outdoor covered eating area, table/chair storage, add cafeteria furniture

- **Covered bus waiting area**
- **Band instrument storage**—after being stored in trailer for years, instruments were moved to a renovated room inside the building
- **New auditorium chairs**
- **Safety and security upgrades**—measures include electronic key card access, security cameras, interior door locks, door alarms, strobes, and visual warnings.

### CTE-Specific Renovations

Upgrades to career-technical educational spaces included:

- **Business/student store**—counters/casework, added sinks, HVAC and electrical upgrades, new store opening
- **Construction trades**—the existing weight room was converted to support the program and add locker storage
- **Early childhood education**—added observation window and toilet, expanded

outdoor play and fenced areas, security, added student lockers

- **Graphic design**—added transparency screen, HVAC and ventilation improvements, electrical upgrades
- **Health science**—in addition to classroom/lab spaces in the new wing, an existing classroom was converted to a laboratory.

### Glencoe Road Upgrades

In 2020, as required by the City of Hillsboro, the bond installed:

- New traffic signals at the student parking lot entry
- Widening of the east lane of along the Glencoe campus
- New sidewalk and bike lane on the east lane, along with upgraded utilities.

### Extra Site Improvements

A new monument sign was added at the entrance to the main parking lot in 2021 to publicize school messaging.



Cafeteria addition



Construction trades shop



New science lab



BEFORE: the old library



AFTER: one of the new classrooms



Weight room and team room additions





# HILLSBORO High School

**\$36.67 million expended**

## CAMPUS FACTS

Constructed 1969

48 acres

226,580 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group

- New turf field/track/lights: Craig Markus
- Renovations/CTE expansion: Mary Dolan
- Exterior paint: Becca VandeWalle

### Architects/Engineers

- Turf field/track/lights: AKS Engineering & Forestry
- Renovations/CTE expansion: BLRB Architects

### Principal Contractors

- Turf field:
  - Excavation and drainage: Pihl Excavating
  - Lights: Lightworks
  - Turf: Bernhardt Golf
- DAS: Reece

- Renovations: LCG Pence Construction
- Concrete replacement: Five Star Builders
- Stucco repairs: J.R. Johnson
- Exterior paint: Williamson & Bleid

## SITE HIGHLIGHTS

- ① Resurfaced tennis courts
- ② Expanded auto technology shop
- ③ New rooftop HVAC units, roofing

- ④ Walkway replacements and added ADA access
- ⑤ Fresh exterior painting and Hilhi branding
- ⑥ Renovated parking lots
- ⑦ New synthetic turf field, track and lights

**BEFORE:** the campus in 2015



## BOND PROJECTS Turf Field, Lights and Track

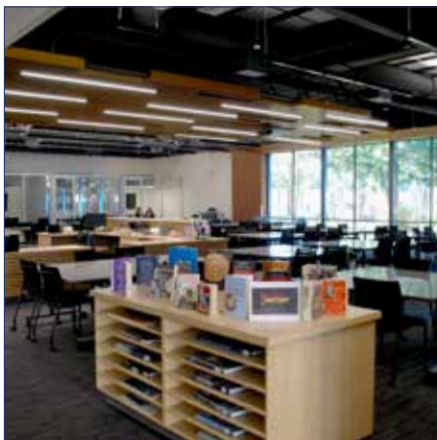
Hilhi's new all-weather, lighted synthetic turf field was completed in 2018. The field is enclosed by a new seven-lane track with spaces for field

events. Hyper-directional lighting enables evening use while avoiding spillage into surrounding neighbors' properties. In addition, the track and field are available for use by youth recreational leagues and the community during non-school hours.

## Building Renovations, DAS

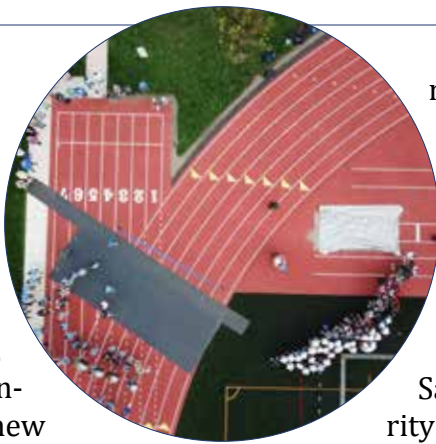
Over several phases in 2019 through 2020, the Hilhi campus was rejuvenated with extensive building renovations, upgrades of career-technical education spaces, and new furnishings.

Every part of the campus was impacted. Seismic improvements brought buildings up to



Transformed media center

life safety/safe exit standards. New ceilings and energy-efficient lighting were added in many areas. Upgrades included



Hilhi turf field and track

roofing, new rooftop HVAC units, HVAC systems, and building envelopes. Concrete floors were polished to a high sheen.

Safety and security upgrades were installed throughout the campus, including

a DAS to boost first-responder radio communications. Other projects included:

- **Media center**—a modern media center and career and college readiness office emerged from the remodeled library and book storage areas



Renovated commons

- **Commons and cafeteria**—renovations included power upgrades, a projector and screen, remodeled restrooms, and Hilhi branding
- **Administration building**—the front entry vestibule was updated for added security, and new Hilhi branding welcomes visitors to the school
- **Performing arts**—band spaces were remodeled; the choir room received acoustical panels, casework, and video projection; a new

projection screen was installed in the auditorium

- **Athletic facilities**—air conditioning and a new sound system were installed in the gym. Former health science classrooms were converted to a new weight room.

## CTE-Specific Renovations

Classrooms, labs and/or shops were renovated for several career-technical education programs such as:

- **Automotive technology**—added approximately 2,000 sq. ft. to the shop area
- **Biotechnology**—power and plumbing updates; fume hoods; added equipment room; eyewash and shower for safety; autoclave and centrifuge; commercial refrigerator and freezer; permanent islands with sinks, air, gas, power and data access
- **Business**—improvements to BE2 and BE4 classrooms, adding a retractable door
- **Former woodshop area**—this space was cleaned out and improved for future CTE programming
- **Early childhood education**—updated existing toilet, renovated kitchenette,



Renovated main office





BEFORE: classroom renovation



AFTER: renovated classroom



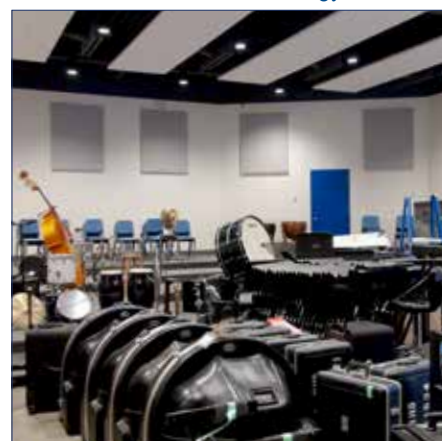
Expanded auto technology shop



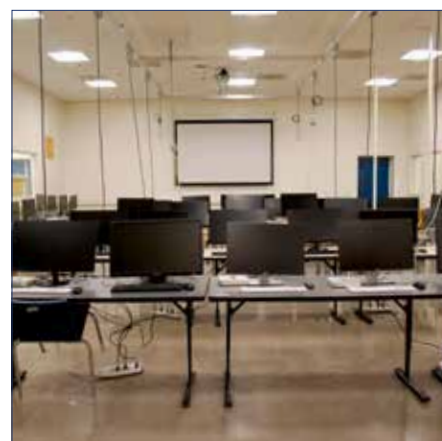
Hilhi branding on building exteriors



Renovated biotechnology lab



Renovated band/music room



Engineering/design classroom

and added an observation window

- **Engineering and graphic design**—added overhead power, sound separation from Fab Lab
- **Veterinary technology**—classroom and storage room improvements

### Parking Lot Reconfiguration

Safer and more efficient traffic flow was enabled with a cost-effective design to reconfigure and repave the parking lot.

### Concrete Replacement, New Monument Sign, Mechanical Upgrades

In 2021, concrete at the front of the school was replaced as added scope to renovations. A new

monument sign was installed at the campus' front entrance. Mechanical units on the gym roof were upgraded to provide better conditioning of the space.

### Exterior Painting

The last renovation at Hilhi was completed with minor stucco repairs and exterior painting in 2022 to freshen up the campus. Final touches of Hilhi/Spartan branding and new signage added to the transformation.

### Landscaping

The campus landscaping was cleaned up and updated over 2021 and 2022.



# LIBERTY High School

**\$9.30 million expended**

## CAMPUS FACTS

Constructed 2003

44 acres

296,397 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group

- In-building radio communication/  
DAS: Todd Johnson
- Solar array: Becca VandeWalle /  
Emil Hameed
- Roofing: Rick Cunningham
- Renovations/CTE expansion:  
Mary Dolan
- Entry security: Mary Dolan

### Architects/Engineers

- Solar array:
  - DLR Group (architectural design;  
structural, mechanical, electrical  
engineering)
  - 3J Consulting (civil engineering)
- Renovations/CTE expansion:
  - BLRB Architects (architectural  
design)

– Sazan Group (electrical, mechanical, plumbing, fire protection)

### Principal Contractors

- Roofing: Umpqua Roofing
- CTE expansion: Corp Inc.
- DAS: Reece
- Solar array: Ross Builders

## SITE HIGHLIGHTS

- 1 New entry vestibule
- 2 Roofing and chiller replacement
- 3 Sustainable agriculture and design building and solar array
- 4 Softball dugout renovations and fencing

## BOND PROJECTS

### Chiller Replacement

The first project at Liberty was to replace the aging chiller in 2018 to ensure adequate delivery of cooling to the building's HVAC system.

### Entry Vestibule, DAS and Security

In 2019, renovations to the main office area added a new visitor entry and improved the line of sight to the front door. This project enhanced entry

security, streamlined access into the building, and allowed for better monitoring of visitors who are required to check in at the office. Liberty also received safety and security upgrades throughout

the campus as well as a DAS to enhance first-responder radio communications.



New entry vestibule



### Roofing

Roofing over two areas of the Liberty building was restored in 2020.

### Baseball Field Irrigation

Repairs were made in 2021 to the irrigation system on the baseball field to mitigate ponding and provide more efficient watering of the grass turf.

### CTE-Specific Renovations

Improvements were made to several career-technical education spaces in 2019. Construction of a new building in 2020 provided spaces for the sustainable agriculture and design program.

Projects included:

- **Culinary arts**—renovation of the food preparation area to include addition of Class A exhaust hoods, finishes per health code, upgraded power and infrastructure improvements
- **Early childhood education**—added observation

window between high school and preschool classrooms, fencing around play area, and an observation platform

- **Sustainable agriculture/design**—constructed on the north side of the Liberty campus, the new building includes shop and tool space, food processing and marketing/sales areas, and a covered outdoor area.



Sustainable design classroom/shop

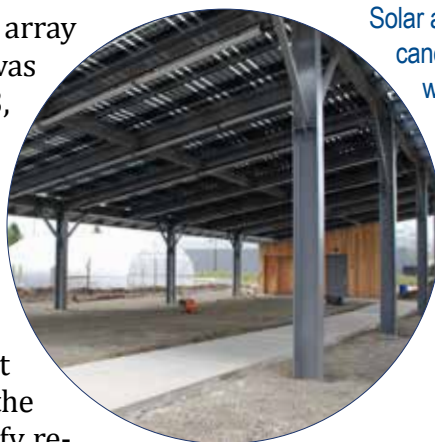
Photovoltaics are integrated into the 18-foot long, 5,500 sq. ft. building, which holds 220 panels. Under the canopy, students can monitor and analyze the solar power generation in the PV equipment room. Up to 64kW of power can be generated and fed into the electric utility system. A 3,600 sq. ft. open gravel yard under the canopy provides workspace for fabricating student projects.

### Softball Dugout Renovations

Liberty's softball dugouts were restored with new siding, roofing, benches and fresh paint. Work was completed in 2023.

### Solar Array Canopy

A solar photovoltaic array canopy building was completed in 2023, adding to education on sustainable technologies. The nearly \$2 million cost helped to fulfill the district's obligations to set aside 1.5 percent of the bond budget to satisfy requirements of the state's Green Energy Technology program for sustainability investments.



Solar array canopy and work area



Renovated softball dugout



# OAK STREET Campus

**OSC West/East Buildings:**  
\$4.47 million expended

**Pathways Center:**  
\$2.56 million expended  
(\$1.4 million was added from Oregon Measure 98 funding)

## CAMPUS FACTS

### West Campus:

Constructed 1943  
3 acres  
43,000 main building square footage

### Pathways Center:

Constructed 2021  
7,500 building square footage

### East Campus:

Constructed 1958  
3.3 acres  
10,959 total building square footage

## PROJECT TEAM

### Project Managers

Hillsboro School District

- Water pipe replacement: Jim Peterson

Cornerstone Management Group

OSC West:

- Renovations: Mary Dolan
- Roofing: Rick Cunningham

Pathways Center:

- Cheryl Pin

OSC East:

- Security gates: Luke Harkness

### Architects/Engineers

Pathways Center:

- BLRB Architects
- AKS Engineering (civil/landscape)
- PCS Structural Solutions (structural)
- Sazan Group (mechanical)

### Principal Contractors

OSC West:

- Renovations: LCG Pence Construction

- Roofing: Snyder Roofing

Pathways Center:

- Five Star Builders

OSC East:

- Security gates: Dick's Evergreen Fence & Deck

## SITE HIGHLIGHTS

### OSC West

- ① Rooftop HVAC units and roofing upgrades
- ② New Pathways Center building
- ③ Asphalt resurfacing

### OSC East

- ④ New security gates (below)





## BOND PROJECTS

### OSC West Main Building Improvements

Housed in what was formerly known as the David Hill Elementary/Miller West building, the Oak Street Campus received numerous safety, HVAC, electrical and domestic water pipe upgrades throughout the building, as well as direct digital controls for the HVAC. The aging boiler (believed to be from the '40s) was replaced.



Old boiler being removed



A new water heater, pipes and HVAC equipment in the old boiler's space

In the gym, new acoustic panels and fresh paint make it look nearly new. These renovations were completed in 2019.

In 2023, the main office was remodeled to provide line of sight to the main entrance. A new health room was added next to the office.



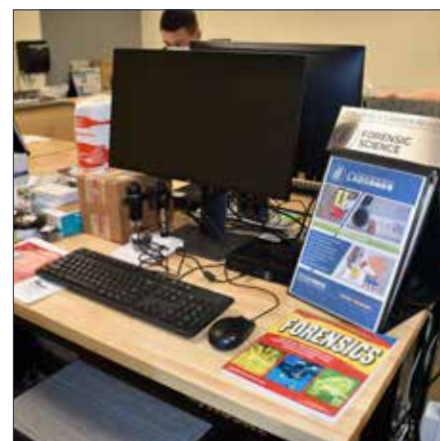
New Pathways Center

### Roofing

In 2020, after completion of the first building renovations, specific areas of the building were reroofed and the metal cap on the parapet wall was replaced and restored.

### Pathways Center Building

The back (east) portion of the Oak Street Campus was transformed to add a career and college pathways center in 2021, accessible to all district students. The new building is centrally located near downtown Hillsboro and transit lines, as well as community and business partners.



One of many stations in the Pathways Center's career exploration labs

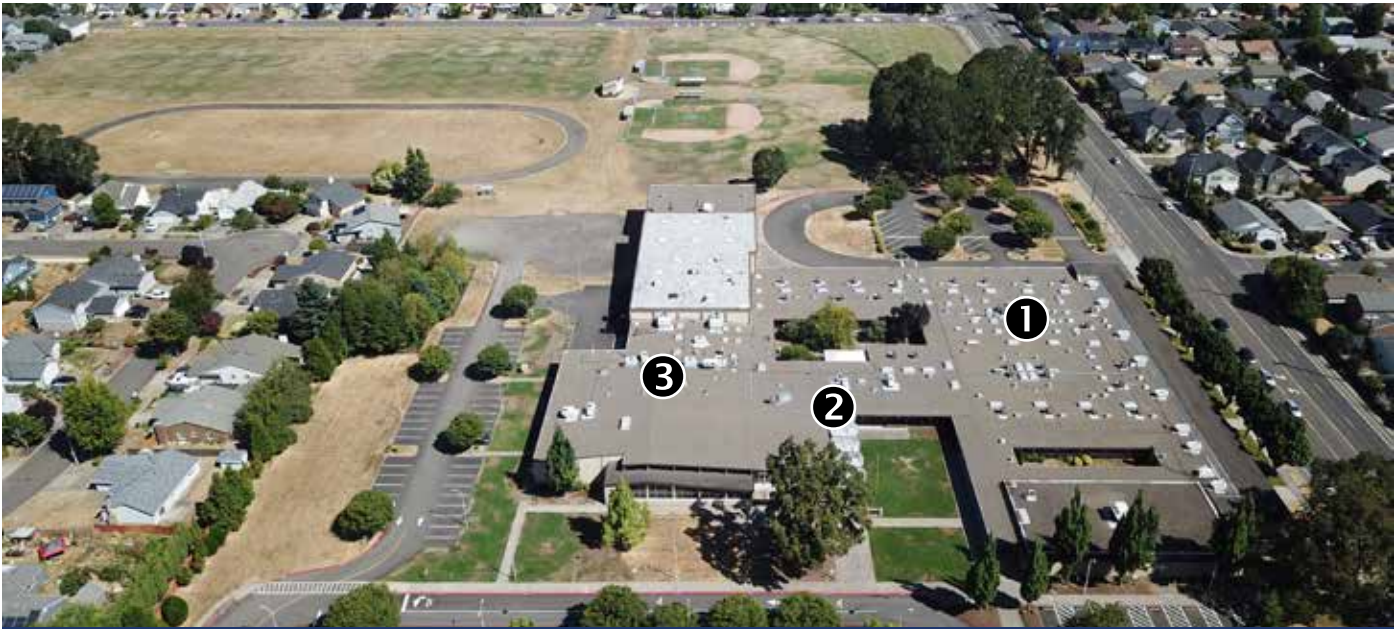
It houses several classrooms for career exploration and academic supports, and offices for counseling and program activity staff. Shower and laundry facilities also are included for homeless students.

### OSC East Campus Security Gates

At the entrances to the parking lot of the OSC East building, safety gates were installed in 2022 to prevent parking and unauthorized activities by blocking the driveways during non-school hours.



Remodeled main office



# R.A. BROWN Middle School

**\$17.40 million expended**

## CAMPUS FACTS

Constructed 1963  
30 acres  
95,414 building square footage

## PROJECT TEAM

### Project Managers

- Hillsboro School District
- Boiler replacement: Jim Peterson
- Cornerstone Management Group
- Renovations: Rick Cunningham

### Architect

Soderstrom Architects

### Principal Contractors

- DAS: Reece
- Renovations: P&C Construction

## SITE HIGHLIGHTS

- 1 New roofing and skylights
- 2 Upgraded entry vestibule
- 3 HVAC upgrades

## BOND PROJECTS

### Boiler Replacement

The aging boiler was replaced in 2018 for more efficient water heating.

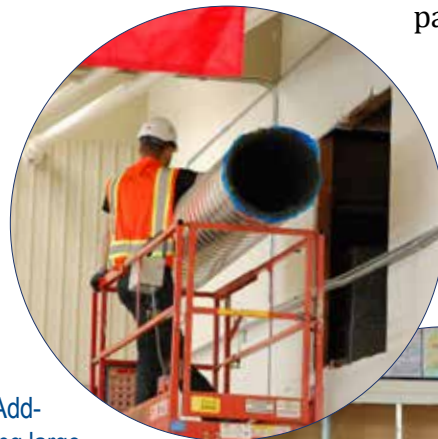
- HVAC direct digital controls
- Domestic water pipe and fixture replacements
  - Interior and exterior painting

### Building Improvements

Over 2019 and 2020, as well as during the 2020-21 school year (on days when students were not present), the school underwent extensive building renovations and upgrades.

These improvements included:

- Distributed antenna system
- Seismic upgrades
- Secure entry vestibule and other safety and security upgrades
- Roofing upgrades
- Upgrades to HVAC systems and ductwork
- Added air conditioning



Adding large HVAC duct in cafeteria



Plumbing upgrades in progress



Updated skylights  
and roofing



An updated  
lab with new  
plumbing, air  
conditioning and  
furnishings

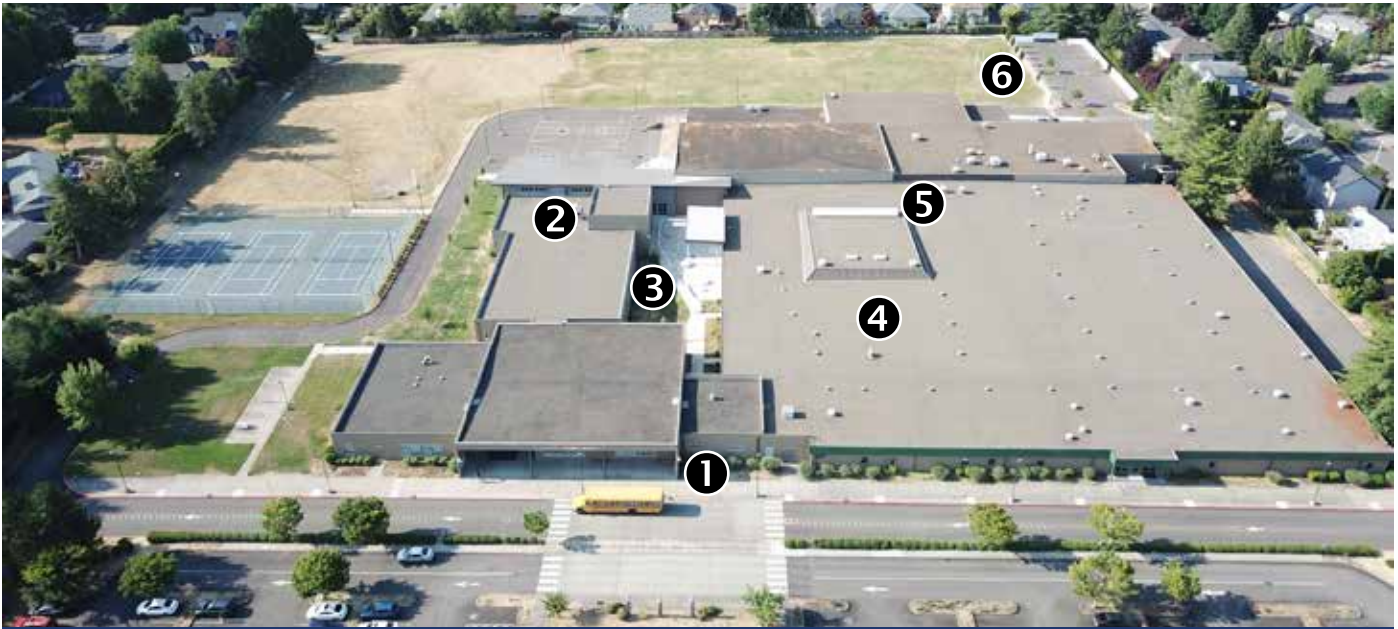


Updated plumbing  
and skylights in  
a freshly-painted  
hallway



Renovated office





# EVERGREEN Middle School

**\$22.57 million expended**

## CAMPUS FACTS

Constructed 1981  
15 acres  
158,000 building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group  
• Casey Cunningham

### Architect

Soderstrom Architects

### Principal Contractor

P&C Construction

## SITE HIGHLIGHTS

- ❶ Upgraded entry vestibule
- ❷ New media center/classroom wing
- ❸ New, enclosed plaza
- ❹ Roofing upgrade
- ❺ New skylight over commons
- ❻ New staff parking lot

## BOND PROJECTS

### Building Improvements

Renovations in 2019 allowed Evergreen to add capacity for 200 more students. An improved main entrance with secure entry is one of several safety and security measures installed.

The building underwent seismic, roofing and HVAC upgrades, and the aging chiller was replaced. Gone is the pit in front of the stage, a result of a leveling

and expansion of the commons/cafeteria area, and a new skylight brightens the area. Skytubes also were installed to use sunlight to bring daylighting into hallways. Concrete floors were polished, and painting refreshed the school's interiors.

### New Addition

In 2020, a new 18,000 square-foot wing was added to Evergreen, which houses a media center, six classrooms, and rest-

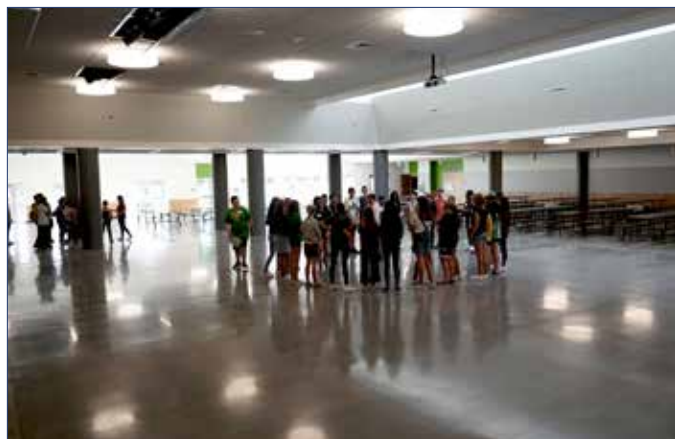
## BEFORE: the campus in 2015





rooms. It encloses a new plaza that provides outdoor seating and a covered canopy for shelter from the weather.

Students gather under the skylight in the renovated commons



Dismantling the pit in the commons area

Media center in the new wing



BEFORE: construction in hallway

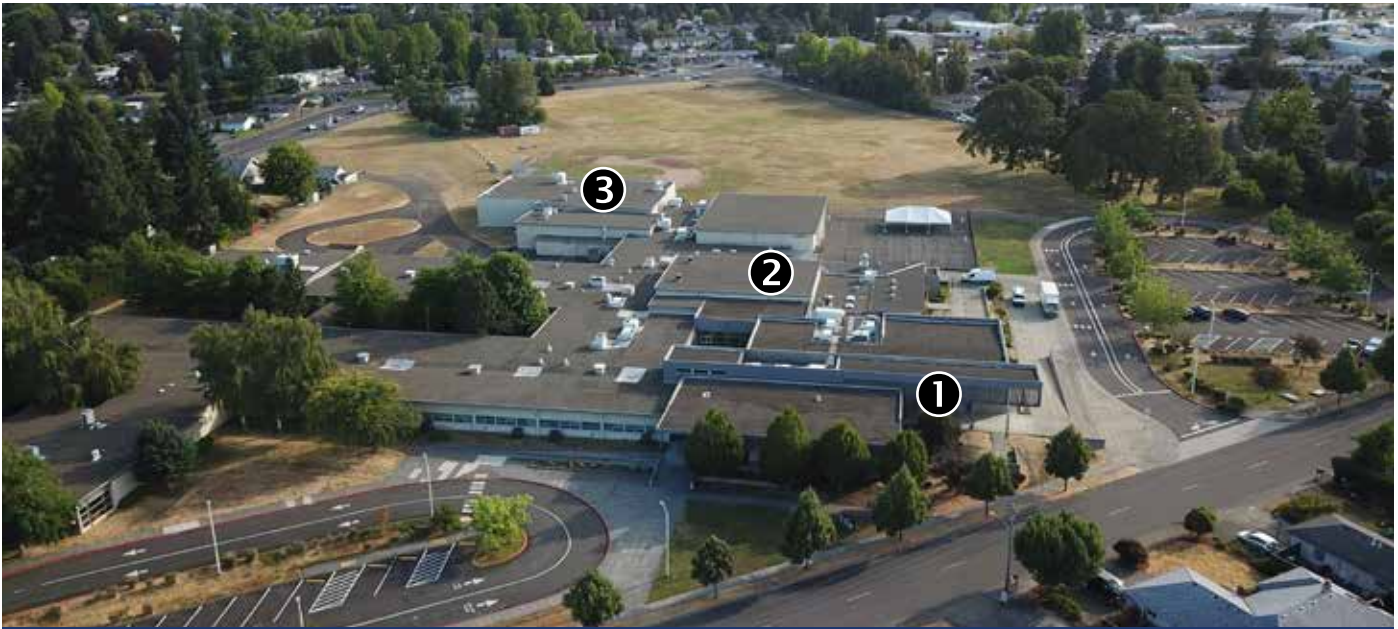
New plaza between commons and new addition



AFTER: renovated hallway

Updated entry vestibule with visitor door into main office





# POYNTER Middle School

**\$18.89 million**  
expended

## CAMPUS FACTS

Constructed 1959  
19.6 acres  
83,000 building  
square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management  
Group

- Casey Cunningham

### Architect

Soderstrom Architects

### Principal Contractors

- DAS: Reece
- Renovations: P&C Construction

## SITE HIGHLIGHTS

- ① Upgraded entry vestibule
- ② New roofing
- ③ Gym renovation

## BOND PROJECTS Building Improvements

In 2019, over four phases, the school received extensive seismic, electrical, roofing, and HVAC upgrades, including added air conditioning and direct digital controls. Gym

flooring was replaced, as were the boiler and domestic water plumbing. The kitchen received a new walk-in freezer.

Instruction continued throughout the project by housing classrooms in temporary portables as the renovations cycled through parts of the building during each phase.



**BEFORE:** stripped-down hallway



**AFTER:** renovated hallway with new lighting

## Entry Vestibule, DAS and Security

In 2019-20, Poynter's existing security systems were upgraded and enhanced, including a distributed antenna system for radio communications and the remodeling of the main office to add a secure entry vestibule.

## Tunnel Bracing

Reinforcements were installed in 2020 in a couple underground tunnels to alleviate some sagging in the floors.

## Perimeter Fencing

Fencing was replaced or added in 2021 to upgrade the perimeter of the campus.

## Preschool Playground

Poynter's preschool now has a new playground, installed in 2023, appropriately sized for the young children.



BEFORE: gym  
floor replacement



AFTER:  
renovated gym



Upgraded entry  
vestibule with  
visitor door into  
main office



Inside building  
entrance





# SOUTH MEADOWS Middle School

**\$1.95 million expended**

## CAMPUS FACTS

Constructed 2009

9.0 acres

153,000 building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- In-building radio communication/  
DAS: Todd Johnson
- Renovations: John Abel/Luke  
Harkness

### Architects/Engineers

- Generator upgrade: PAE Engineers  
/ Process Engineering

### Principal Contractor

- DAS: Reece

## SITE HIGHLIGHTS

- 1** DAS

## BOND PROJECTS DAS and Security

A distributed antenna system was installed in 2018 to ensure first-responder communications throughout the building. Several security cameras were installed for added monitoring.

As the newest school in the district at the time of the bond, South Meadows did not require much upgrading. Note, however, that the electric generator upgrade that was originally planned was not undertaken due to the high cost of bids that greatly exceeded the available budget. This may need to be reconsidered for funding in a future bond.



# NEW SCHOOL FEATURES

A standard prototype design was applied similarly at the new Atfalati Ridge, Brookwood and Tamarack Elementary School buildings, with the design adapted and oriented to fit each site. This approach saved considerable architectural design costs. Efforts were made to distinguish the schools from each other, primarily through school colors and branding. Here are some examples:

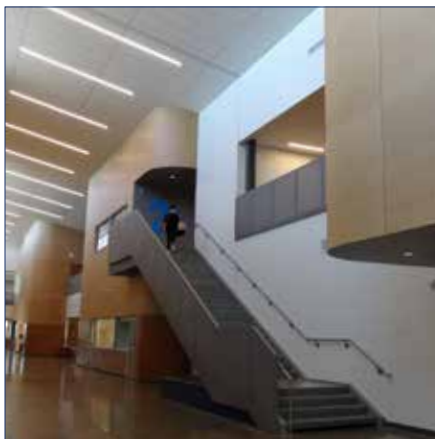
**Atfalati Ridge Elementary**  
front



commons



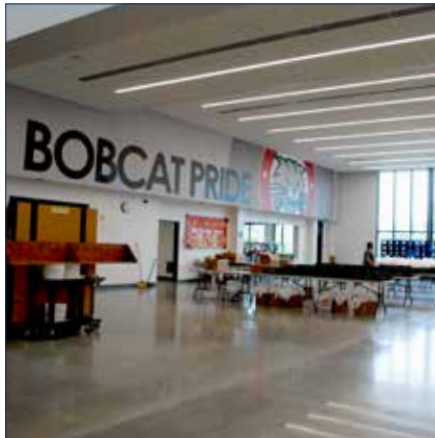
learning street



**Brookwood Elementary**  
front



commons



learning street



**Tamarack Elementary**  
front



commons



learning street







# ATFALATI RIDGE Elementary School

**\$34.18 million expended**

## CAMPUS FACTS

Constructed 2021  
10 acres  
73,500 building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- New construction: Emil Hameed
- Netting: Luke Harkness

### Architect/Engineer

- DLR Group
- AKS Engineering (civil/landscape)

### Principal Contractors

- New construction: Kirby Nagelhout
- Netting: Dick's Evergreen Fence & Deck

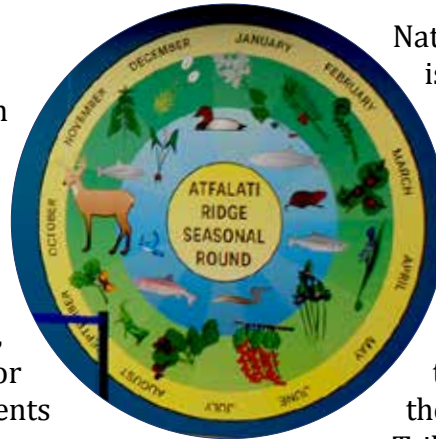
## SITE HIGHLIGHTS

- ① Lighted, synthetic turf field
- ② Covered play structure and playground
- ③ Parent dropoff/parking lot
- ④ Bus dropoff/staff parking lot

## BOND PROJECTS New School

Completed in 2021, the new Atfalati Ridge Elementary serves as a second school in North Plains, adding room for up to 600 students as the area grows. (See Brookwood for further description.)

A special feature of this campus is its cultural connection to the Indigenous Atfalati, a Tualatin band of the Kalapuya. Interiors feature beautiful murals by



Mural in cafeteria

Native American artist Steph Littlebird, representing the environments and the seasonal flora and fauna that are important to the people. Many thanks are due to the Confederated Tribes of the Grand Ronde for its critical guidance and facilitating this connection.

## Protective Netting

Added in 2022, the netting prevents balls from escaping the turf field into the adjacent swale.

“ Long ago there were people. There were many people, they filled this **TUALATIN COUNTRY**. There were many people everywhere. There was nothing of sickness. **All the children who were born became big.** ”

- Opening Lines of the Atfalati Four Creations Story

Quotation at the main entrance



One of the classrooms



Main office



First day on the playground

In addition to the seasonal round in the cafeteria, Steph Littlebird's art graces the pony walls along the four learning areas in the building.

Atfalati Ridge's bluebird can be found on the round and all four murals.

The "lake" learning area



The "mountain" learning area



The "oak savanna" learning area



The "river" learning area







# BROOKWOOD

## Elementary School

**\$37.77 million expended**

### CAMPUS FACTS

Constructed 2020, replacing old building constructed in 1953  
10 acres  
73,700 building square footage

### PROJECT TEAM

#### Project Manager

Cornerstone Management Group  
• Emil Hameed

#### Architect

DLR Group

#### Principal Contractor

LCG Pence Construction

### SITE HIGHLIGHTS

- ① Parent dropoff/parking lot
- ② Bus dropoff/staff parking lot
- ③ Lighted, synthetic turf field
- ④ Covered play structure and playground

### BOND PROJECTS

#### Replacement of School

The new Brookwood Elementary School was constructed behind the original building on the same site, and completed in 2020. At 73,700 sq. ft., the new building is twice the size of the original Brookwood, adding capacity to meet the area's future enrollment needs.

Natural lighting is a feature of the design and orientation of

the building. Security and monitoring are enhanced by the fully-enclosed building and secure entry vestibule.

The new building features group learning areas on both floors. The "think tank" on the second floor provides a glass-enclosed space for more activity and collaboration. The gym and cafeteria/commons can be combined as needed for large events, or totally separated by a skyfold

### BEFORE: the campus in 2015





door. A science lab and outdoor learning area promote inquisitive research. A media studio allows students to learn about and apply a variety of communications methods.

Outside, the children enjoy the covered play area and ADA-accessible playground set on rubberized tile. The lighted, synthetic turf field is lined for soccer and baseball/softball, and available for recreation during non-school hours. The bus and parent dropoffs are separated for more efficient queuing and improved pedestrian and vehicle safety.

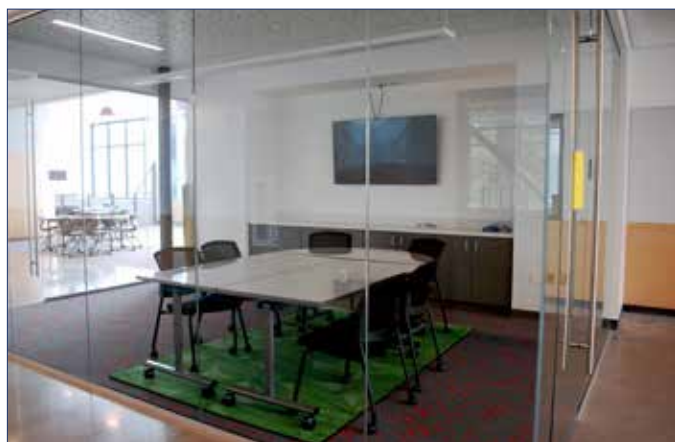
The main office



A second-floor classroom



The think tank



The playground, in Brookwood's colors



Original school sign



School sign placed at front of new building



# BUTTERNUT CREEK Elementary School

**\$6.25 million expended**

## CAMPUS FACTS

Constructed 1977

13.6 acres

34,480 main building square footage

1,900 modular building square footage

36,740 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Renovations: Emil Hameed
- Entry vestibule: Jhn Abel

### Architects/Engineers

Renovations:

- Mahlum Architects
- AKS Engineering (civil/landscape)

Entry vestibule:

- Process PDX

### Principal Contractors

- DAS: Reece
- Renovations and vestibule: ParTech Construction

## SITE HIGHLIGHTS

- 1 New modular building

- 2 Upgraded entry vestibule, plaza
- 3 Asphalt resurfacing
- 4 New bus dropoff and secured access gate
- 5 New playground and resurfaced play area
- 6 Upgraded walkways

## BOND PROJECTS

### New Playground

The first bond project at Butternut Creek was a new playground, installed in 2018. The play structure includes eight swings and ground-floor activities that are ADA-accessible. It is installed on a safer, rubberized pad tile surface (replacing the existing wood chips). Students also have a 1,500 square-foot artificial turf playspace that can be used rain or shine.



The playground and all-weather play area

## DAS

A distributed antenna system was added in 2019 to ensure that first responders do not experience any radio communication gaps inside the building as they respond to an emergency.

## Domestic Water Pipe Replacement

Butternut Creek's aging plumbing was replaced in 2020 with new domestic water pipes, fixtures and fountains throughout the building.

## Campus Renovations

In 2021, the campus underwent major renovations that included safety, seismic and roofing upgrades, and the welcome addition of air conditioning to the HVAC system. The old portables were replaced with a permanent, mod-



ular building housing two classrooms. The main entry vestibule was renovated to upgrade security and monitor visitor access into the school building.



Modular building with two classrooms

The new elevator installation was delayed to fall 2021 due to supply chain issues. Replacing the previous ramp, the elevator now provides safer ADA access between the main floor and the cafeteria. The elevator shaft itself was previously completed in the summer.

The parent dropoff, parking lot, and walkways throughout the campus were upgraded to improve safety and access. A new bus dropoff was constructed in place



Renovated front entrance and plaza

of the old portables, providing total separation of buses from other vehicles.

The new plaza at the building's front entrance provides a gathering space before entering

the secure entry vestibule or as students wait for their rides.

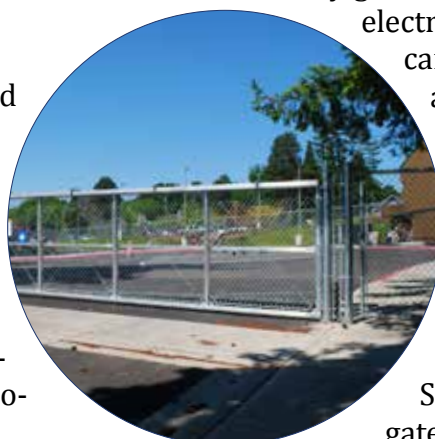
### Landscaping

Trees, plants and the application of hydroseeding for grass were completed in fall 2021 in the front plaza and to refresh the exteriors of other renovated areas.

### Street Improvements

In 2022, improvements were made to Southview Street, adjacent to the entrance of the new bus dropoff. These included new street paving as well as sidewalks for pedestrians and were required by the district's land use permit with Washington County as a condition for the campus renovations.

A new, automated, rolling entry gate, accessible with an electronic access key card, was installed at the driveway entrance to limit entry into the bus dropoff area. Next to it, a pedestrian gate enables access from Southview; this gate is locked during the school day.



Security gates for bus and pedestrian entry



Domestic water pipe replacement





# EASTWOOD

## Elementary School

**\$11.14 million expended**

### CAMPUS FACTS

Constructed 1977

10 acres

49,163 main building square footage

10,555 gymnasium square footage

5,500 modular square footage

65,218 total building square footage

### PROJECT TEAM

#### Project Managers

Cornerstone Management Group

- Parent/bus dropoff: Todd Johnson
- Renovations: Luke Harkness
- Roofing: Rick Cunningham

#### Architects/Engineers

- Parent/bus dropoff: 3J Consulting
- Renovations: Mahlum Architects

#### Principal Contractors

- Parent/bus dropoff: Kerr Contractors
- DAS: Reece
- Renovations, gym, portable replacement: Five Star Builders
- Modular building: Pacific Mobile Structures

- Roofing: Umpqua Roofing

### SITE HIGHLIGHTS

- 1 New stand-alone gymnasium
- 2 Parent dropoff/parking lot
- 3 New playground
- 4 Updated bus dropoff
- 5 Roofing resurfaced
- 6 New modular building

### BOND PROJECTS

#### Parent/Bus Dropoffs

In 2018, the parent/bus dropoffs and parking lots were remodeled as a safety measure. The traffic pattern has designated lanes to separate and direct personal vehicles away from the bus dropoff, not only enhancing pedestrian and driver safety, but allowing for a smoother flow of traffic during dropoff and pick-up times. The separate parent lot adds more space for parking as well.

BEFORE: the campus in 2015





Building renovations



Modular section being installed on foundation



The completed modular building

### Building Renovations

In 2019, a number of building renovations at Eastwood upgraded safety and modernized the school. These included seismic upgrades and the addition of heating to the HVAC system.



Students enjoying their new playground

### New Playground

Students were excited about their new playground, installed in 2019, that promotes healthy play and exercise. The adjacent synthetic turf area enables all-weather play.

### New Modular Building

The aging portables were removed and replaced in 2019 with a permanent modular building. The four classrooms and restrooms currently serve Eastwood's preschool program.

### New Gymnasium

Completed in 2020, the new, 10,555 square-foot, stand-alone gymnasium allows students to enjoy PE and activities without having to share with cafeteria services as they used to in the old combined gymcafetorium. The

gym is also utilized by the city's youth recreational volleyball and basketball leagues.

### Roofing

The roofing was reurfaced over parts of the main building in 2020. Eyebrow dormer metal also was replaced.

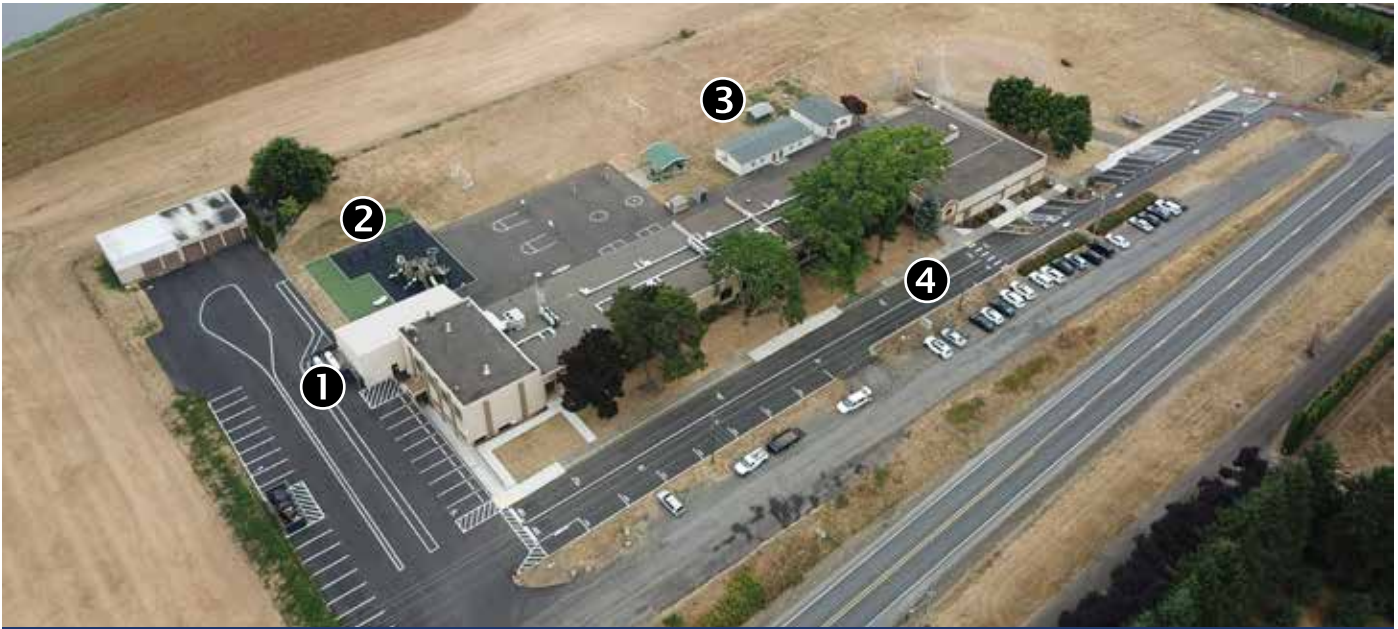
### Safety and Security

In 2019-2020, Eastwood's security systems were upgraded with additional measures, including a distributed antenna system for first-responder radio communications, improved line-of-sight from the front office to the front door, video doorbell, electronic key card access, security cameras, strobes and other visual warnings.

### New gymnasium







# FARMINGTON VIEW Elementary School

**\$6.61 million expended**

## CAMPUS FACTS

Constructed 1940  
7.9 acres  
22,867 building square footage  
1,900 modular square footage  
24,767 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group  
• John Abel

### Architects/Engineers

- Building, dropoff improvements: Mahlum Architects
- Entry vestibule: AKS Engineering
- Entry vestibule: Axis Architects

### Principal Contractor

- Building/dropoff improvements: Emerick Construction

## SITE HIGHLIGHTS

- ① Renovated bus dropoff
- ② New playground
- ③ Modular building
- ④ Resurfaced parent dropoff and parking lot

## BOND PROJECTS

### Modular Building

The old portables were replaced in 2018 with a new permanent, modular building that includes two classrooms and restrooms.

### New Playground

The playground, installed in 2018, has ADA-accessible activities at ground level on a safer, rubberized tile surface. A synthetic turf area was installed next to the structure to enable all-weather play.

## Building Renovations, Dropoffs

In 2021, extensive renovations were implemented throughout the building including:

- seismic upgrades
- HVAC equipment upgrades, including installation of new rooftop and classroom units, and addition of air conditioning to the system
- direct digital controls for the HVAC system
- water pipe replacement
- boiler replacement



New modular building



New playground



- ADA-accessible ramp to the cafeteria
- kitchen walk-in freezer
- parent and bus dropoff area improvements
- roofing replacement

**Secure entry and other safety measures**—the entry vestibule also was renovated to improve line-of-sight and monitoring and to limit entry into the school building. Additional safety measures included a distributed antenna system for in-building radio communication, electronic key card access, security cameras and visual warning capabilities.

**Window replacements**—old, single-paned windows were replaced with double-paned, increasing the energy efficiency and comfort of the building. Bond premiums enabled the funding of this added scope.

Roofing and seismic work



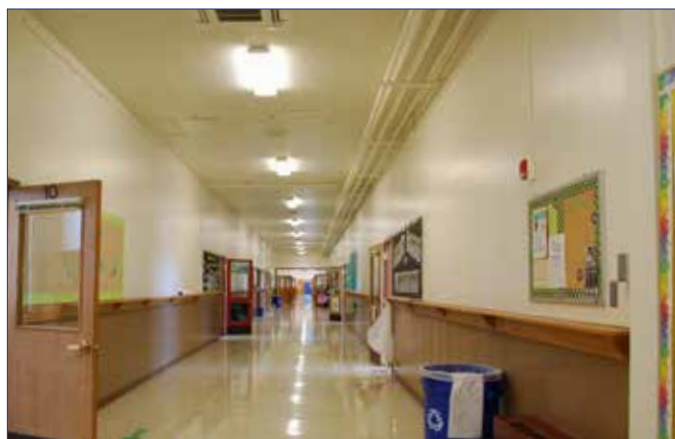
Installation of double-paned windows



Secure entry vestibule with improved office line of sight



Finished hallway after seismic and other renovations



Finished classroom with air conditioning and new windows



# FREE ORCHARDS Elementary School

**\$0.96 million expended**

## CAMPUS FACTS

Constructed 2008  
11.3 acres  
73,500 building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group  
• John Abel / Luke Harkness

### Architect/Engineer

• Process PDX

### Principal Contractors

• DAS: Reece  
• Entry vestibule:  
Inline Construction

## SITE HIGHLIGHTS

- ① New entry vestibule
- ② DAS

## BOND PROJECTS

### DAS, Entry Vestibule, Security Upgrades

A distributed antenna system to boost first responder radio communications was installed in 2019.

In 2022, the main entry was remodeled to construct a new vestibule to provide a secured entrance, allowing the main office to better monitor visitors and limit unauthorized access into the building.



New secure entry vestibule

To further enhance safety and security in the building, Free Orchards also received additional upgrades including electronic key card access, security cameras, exterior door alarms, interior door locks, and visual alert/warning systems.





# GRONER Elementary School

**\$6.76 million expended**

## CAMPUS FACTS

Constructed 1957

10 acres

32,402 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Building improvements: John Abel
- Window replacements: Emil Hameed/Luke Harkness

### Architects/Engineers

- Building improvements: Mahlum Architects / AKS Engineering
- Window replacements: Mahlum Architects / PRC Engineering

### Principal Contractors

- DAS: Reece
- Building improvements: Inline Construction
- Window replacements: Five Star Builders

## SITE HIGHLIGHTS

- 1 Resurfaced parking lot
- 2 Seismically-strengthened gym
- 3 New double-paned windows
- 4 Roofing

## BOND PROJECTS DAS, Building Improvements

Extensive renovations throughout the building in 2021 modernized the Groner building. These included seismic upgrades, roofing, and replacement of domestic water pipes and fixtures. A new elevator was installed for ADA access between the main level and the cafeteria on the lower level. Fresh paint and new lighting added the bright, finishing touches.

The renovated entry vestibule helps to secure access into the building and improves line-of-sight from the main office to the front door. Other safety and security measures included a distributed antenna system as well as interior door locks, security cameras, electronic key card access and visual warnings.

## Gym Repairs

During seismic-related work,



Installing new roof trusses in gym



Renovated gymnasium



contractors discovered roof truss deficiencies in the gym that required immediate attention. As a result, the gym and underlying cafeteria were closed as a safety precaution while repairs were underway from summer 2021 through spring 2022. These included additional structural engineering and installation of steel beams to provide added support for the roof trusses. New windows were constructed to not only allow the trusses to be craned into the gym, but bring in daylighting as well when work was done.

The community also had an opportunity to sign the new beams in late fall 2021, before they were lifted. During repairs, a temporary gym, with synthetic turf, was rented and constructed at the back of the school. This enabled the school to continue with PE and other activities for students until the renovated gym re-opened in spring 2022.



New windows

### Window Replacements

In 2022, existing single-paned windows were replaced with new, double-paned windows for greater energy efficiency and comfort. This added scope was enabled by bond premiums.

BEFORE: hallway walls stripped for seismic and other improvements



AFTER: a freshly-painted, renovated hallway

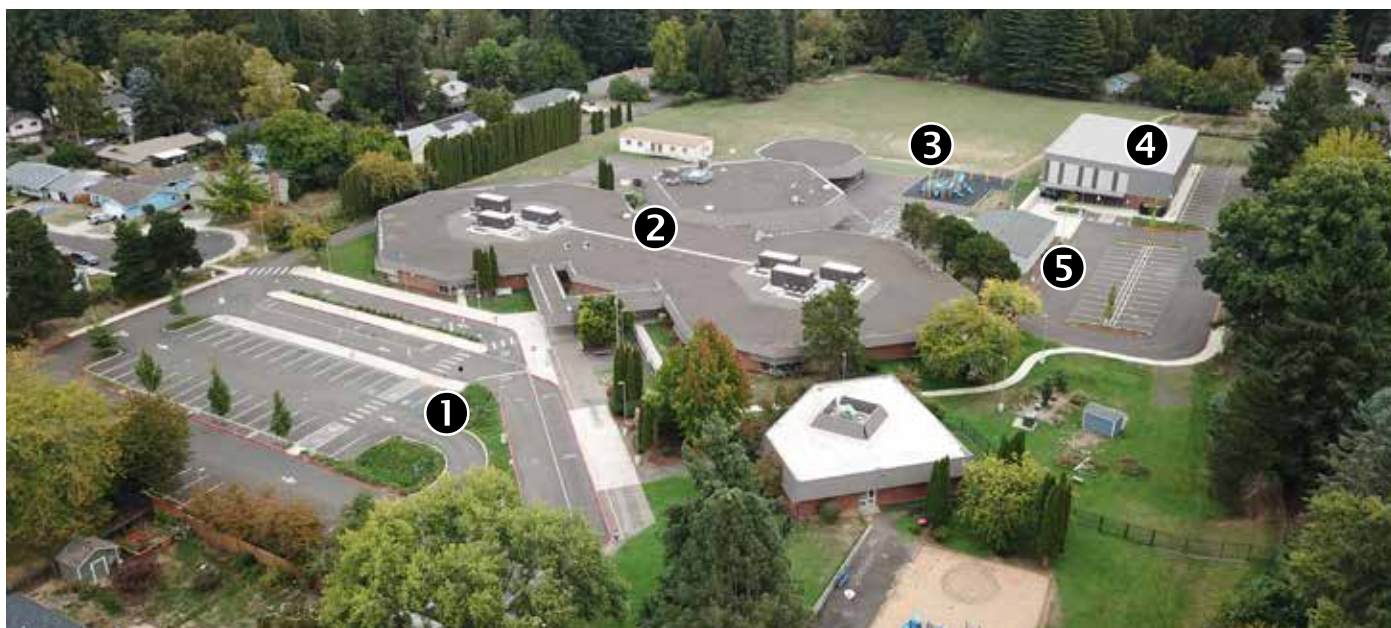


Renovated cafeteria



Renovated entry vestibule





# W.L. HENRY Elementary School

**\$11.74 million expended**

## CAMPUS FACTS

Constructed 1968  
7.5 acres  
52,813 main building square footage  
2,400 modular square footage  
10,555 gym square footage  
65,768 total building square footage

## PROJECT TEAM

### Project Managers

- Cornerstone Management Group
- Modular building, playground, gym, renovations: Rick Cunningham
  - Entry vestibule: John Abel

### Architects/Engineers

- Modular building, playground: 3J Consulting, Inc.
- Gym: Mahlum Architects
- Entry vestibule: Process-PDX

### Principal Contractors

- Modular building: Five Star Builders
- Playground  
–Site work: Five Star Builders, Inc

–Structure: Cascade Recreation  
–Rubber tile: NW Playground Equipment

- DAS: Reece
- Gym/renovations: Emerick Construction
- Entry vestibule: Inline Construction
- Security gates: Dick's Evergreen Fence & Deck

safer, rubberized tile surface. Students can play rain or shine on the adjacent all-weather synthetic turf area.

## Modular Building

Also in 2018, the new modular building was installed, replacing

## SITE HIGHLIGHTS

- 1 Renovated dropoffs/parking lot
- 2 Roofing
- 3 New playground
- 4 New gymnasium
- 5 New modular building

## BOND PROJECTS Playground

The first bond project at W.L. Henry was a new playground, installed in 2018 on a



New modular with three classrooms



New playground



the old, temporary, two-classroom portable that did not have a restroom. The permanent modular, constructed on a foundation, houses three classrooms and includes restrooms.

### Parent/Bus Dropoff Areas

The parent/bus dropoff areas were modified in 2020 to separate personal vehicles from buses, not only enhancing pedestrian and driver safety, but allowing for a smoother flow of traffic during dropoff and pick-up times.

### Building Improvements

In 2020, the existing building underwent major renovations that included a distributed antenna system to boost first-

responder radio communications as well as seismic, HVAC, electrical service, and roofing upgrades throughout the building. Air conditioning was added to the HVAC system along with direct digital controls. The aging boiler and domestic water pipes and fixtures were replaced.

### New Gymnasium

A new gymnasium, constructed in 2021, enabled dedicated use for PE and activities, separate from the cafeteria. Built to immediate occupancy seismic standards, it can serve as an emergency shelter for the community in case of a major earthquake. Youth recreational basketball and volleyball teams utilize the gym for league games.

### Covered Play Posts

Some of the posts in the covered play structure were found to have weakened; these were replaced in 2021 as added scope for safety.

### Security Upgrades

In spring 2021, after completion of the gym, W.L. Henry's existing security systems were upgraded with such measures as security cameras, interior door locks, and alert/warning systems.

### Fence/Gate Updates

As more added safety scope, fencing and gates updates were made in the kinder and gym areas in 2022 for security and to facilitate exits in case of an emergency.



BEFORE: exposed HVAC ductwork in media center



New HVAC units



AFTER: bright-lit, renovated media center



New gymnasium



# IMLAY

## Elementary School

**\$1.24 million expended**

### CAMPUS FACTS

Constructed 2002

8.7 acres

69,435 total building square footage

### PROJECT TEAM

#### Project Managers

Cornerstone Management Group:

- Entry vestibule: John Abel / Luke Harkness
- Floor polishing, roofing: Rick Cunningham

#### Architect

- Entry vestibule: Process PDX

#### Principal Contractors

- DAS: Reece
- Entry vestibule: Inline Construction
- Roofing: Umpqua Roofing

### SITE HIGHLIGHTS

- 1 Renovated entry vestibule
- 2 Added security fencing
- 3 Distributed antenna system

### BOND PROJECTS

#### Floor Polishing

Aging floor tiles were removed from the front entry area, and the underlying concrete was polished in 2018. The result was a “new”—and lower-maintenance—floor.

#### DAS, Other Security Measures

A distributed antenna system was installed in 2019 to boost first responders’ radio signals. Other security measures included interior door locks, security cameras, electronic key card access, and visual warnings.

#### Roofing

Roofing was restored over one area of Imlay’s building in 2020.

#### Entry Vestibule, Fencing

Security was further enhanced

with construction in 2022 of a new entry vestibule to limit access into the building. Improved line-of-sight allows office staff to better monitor visitors at the entrance.

Perimeter fencing was added around the playfield for enhanced security and to prevent students from running into the parking lot.



New entry vestibule



Added perimeter fencing





# INDIAN HILLS Elementary School

**\$5.64 million expended**

## CAMPUS FACTS

Constructed 1979

10.1 acres

40,219 main building square footage

3,700 modular square footage

43,919 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Renovations: Luke Harkness
- Land use improvements: Luke Harkness
- Entry vestibule: John Abel

### Architects/Engineers

- Renovations: Mahlum Architects
- Land use improvements: AKS Engineering
- Entry vestibule: Axis Architects

### Principal Contractors

- DAS: Reece
- Renovations: Inline Construction
- Land use improvements: Pihl, Inc.
- Entry vestibule: Inline Construction

## SITE HIGHLIGHTS

- 1 Land use/street-side improvements
- 2 New entry vestibule
- 3 New playground
- 4 New modular building

## BOND PROJECTS

### DAS

First responder radio communications were enhanced with installation of a distributed antenna system in 2019.

### Renovations, Modular, and Playground

Indian Hills' building was renovated in 2020 to install seismic and HVAC upgrades and add air conditioning to the HVAC system.

The existing portables were replaced with a new, permanent modular building that includes three classrooms as well as restrooms. Nearby, a new, ADA-accessible playground and an all-weather synthetic turf field replaced the old play area. Basketball courts were resurfaced and new hoops were installed.

New HVAC units



Renovated classroom

### Entry Vestibule and Security

In 2021, the entry vestibule was renovated to enhance security and monitor entry into the school building. Additional security measures included exterior door locks, electronic key card access, security cameras, interior door locks, and visual warning strobes.

New secure entry vestibule



### Land Use Improvements

The street side of the campus, at the front of the school, was improved in 2021 to meet the county's requirements for the district's land use permit. This project included sidewalk replacement along the street, paving of the driveway, and added parking lot lighting.

New playground



New modular building

Classroom inside the new modular building



Street-side improvements







# JACKSON Elementary School

**\$7.06 million expended**

## CAMPUS FACTS

Constructed 1990

10 acres

50,767 main building square footage

10,555 gym square footage

61,322 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group  
OSC West:

- Parent/bus dropoff: Todd Johnson
- Gym, renovations: Casey Cunningham
- Entry vestibule: John Abel

### Architects/Engineers

- Parent/bus dropoff: 3J Consulting
- Gym, renovations: Mahlum Architects / AKS Engineering
- Entry vestibule: Process-PDX

### Principal Contractors

- DAS: Reece
- Parent/bus dropoff: Kerr Contractors
- Gym, renovations: Kirby Nagel-hout Construction

## SITE HIGHLIGHTS

- 1 Remodeled dropoffs/parking lots
- 2 New staff parking lot
- 2 New gymnasium
- 3 Upgraded entry vestibule
- 4 Distributed antenna systems

## BOND PROJECTS

### DAS

A distributed antenna system, installed in 2019, ensures that first responders' radios can communicate in any area of the building.

## Parent/Bus Dropoffs

Jackson's parent/bus dropoffs and parking lots were completely remodeled in 2019. Marked lanes differentiate bus traffic from personal vehicles, enhancing pedestrian and driver safety, and providing a smoother flow of traffic.

In addition, a parking lot for staff was constructed near the gym, creating more space.

## Building Improvements

To further enhance safety and security, the Jackson building

**BEFORE:** the southeast corner of the campus in 2015



was renovated in 2021 to install seismic improvements, exterior door locks, electronic key card access, security cameras, interior door locks, alert/warning systems, and other measures. The entry vestibule also was upgraded for additional security and monitoring.

A restroom was upgraded to incorporate ADA accessibility for those with disabilities.

### **New Gym**

PE and other activities were separated from cafeteria services with the construction of a new gymnasium in 2021. It will serve as a resource for Jackson

students as well as community youth recreational volleyball and basketball. Built to immediate occupancy seismic standards, the gym also can be used as an emergency shelter by the community in case of a major earthquake.



Grading of the new dropoff

New gymnasium



Framing the new gym

First use of the gymnasium by kindergarten students







# LADD ACRES Elementary School

**\$12.31 million expended**

## CAMPUS FACTS

Constructed 1967

15 acres

60,825 main building square footage

10,555 gym square footage

71,380 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- John Abel / Luke Harkness

### Architects/Engineers

- Gym, playground, renovations: Mahlum Architects, AKS Engineering
- Entry vestibule: Axis Architects

### Principal Contractors

- Blacktop replacement: Five Star Builders
- Gym, playground, renovations, entry vestibule: Lease Crutcher Lewis

## SITE HIGHLIGHTS

- 1 Renovated dropoffs/parking lots
- 2 New gymnasium
- 3 New HVAC mechanical units
- 4 New playground
- 5 Resurfaced basketball play area blacktop

## BOND PROJECTS

### Parent/Bus Dropoffs, Parking Lots

Ladd Acres' parent/bus dropoffs and parking lots were completely remodeled in 2018. The separation of personal vehicle and bus traffic enhances safety and provides better traffic flow.

### Fencing and Gates

The perimeter of the school was further secured with additional fencing and lockable gates in

BEFORE: the campus in 2015



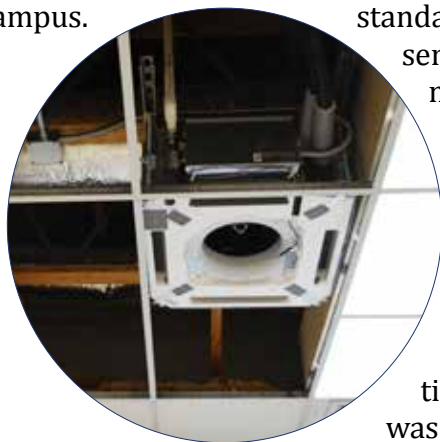


New gates and fencing  
being installed

2018, deterring unauthorized access. This fencing fully encloses all the buildings and playgrounds on the campus.

### Domestic Water Pipe Replacement

In 2019, aging domestic water pipes and fixtures were replaced throughout the building.



HVAC ceiling  
cassette installation

### Building Improvements

In 2021, Ladd Acres underwent major renovations throughout its buildings that included seismic and security upgrades, and the addition of air conditioning to the HVAC system. Access to the stage for those with disabilities is now possible with the addition of a lift. The entry vestibule also was upgraded to provide better monitoring and to limit entry into the building. This renovation also added an ADA-accessible restroom near the entrance of the school.

### Playground

An upgraded, ADA-accessible playground with an all-weather

turf play area became an exciting addition for the Ladd Acres community. This was completed in 2021.

### New Gym

Construction of a new gymnasium was completed in 2021 at the rear of the campus to provide students with dedicated space for PE and activities separate from the cafeteria. The gym is also available for community youth recreational basketball and volleyball leagues. Built to immediate occupancy seismic standards, the gym serves as a community shelter resource in the event of a major earthquake.

### Blacktop Replacement

The final renovation at Ladd Acres was completed in 2022 to replace and repave the deteriorating blacktop in the basketball play area. New hoops also were added.



HVAC mechanical units



ADA lift to stage



Updated entry vestibule



New playground



New gymnasium





# LENOX

## Elementary School

**\$6.25 million expended**

### CAMPUS FACTS

Constructed 1978

10 acres

51,074 total building square footage

### PROJECT TEAM

#### Project Manager

Cornerstone Management Group

- Rick Cunningham

#### Architect

- Mahlum Architects

#### Principal Contractors

- Renovations/Dropoff: Par-Tech Construction
- HVAC/Mechanical: Sure-Flow HVAC
- Roofing: Tremco

### SITE HIGHLIGHTS

- 1 Separated parent/bus dropoffs
- 2 Added perimeter fencing

### BOND PROJECTS

#### Parent/Bus Dropoff

New parent and bus dropoff areas were completed in 2019, easing traffic backup along Rock Creek Blvd. The two dropoff areas are separated to increase the safety of pedestrians and drivers as well as the efficiency and flow of traffic.

#### Building Renovations

Also in 2019, Lenox underwent extensive seismic, roofing and

HVAC upgrades. Heat, air conditioning and direct digital controls were added to the upgraded HVAC system.

#### Security Upgrades

In addition to adding entry security, Lenox's existing security systems were enhanced and upgraded in the 2020-21 school year, including electronic key card access, security cameras, strobes and visual warning inside and outside the building.

### BEFORE: the campus in 2015



### Perimeter Fencing/Gates

Scope was added to install fencing and gates in 2022 to complete the perimeter around the building, enhancing security and separating the play field and students from vehicular traffic in the parking lot.

Bus-only  
dropoff area



Classroom before  
and after  
renovations



Cafeteria before and after  
renovations



Added fencing  
and gates



New HVAC units







# LINCOLN STREET

## Elementary School

**\$1.16 million expended**

### CAMPUS FACTS

Constructed 2008  
11.8 acres  
73,400 total building square footage

### PROJECT TEAM

#### Project Managers

Cornerstone Management Group  
• John Abel / Luke Harkness

#### Architect

• Mahlum Architects

#### Principal Contractors

• DAS: Reece  
• Entry vestibule: Process PDX

### SITE HIGHLIGHTS

- ① Secure entry vestibule
- ② Distributed antenna system

### BOND PROJECTS

#### DAS

A distributed antenna system was installed in 2019 to boost radio signals on first responders' operating frequencies.

#### Entry Vestibule, Security Upgrades

In 2022, a new entry vestibule and main office modifications

were constructed to secure the main entry into the school and allow staff to better monitor access into the building. To further enhance safety and security in the building, additional upgrades included electronic key card access, security cameras, interior door locks, alert/warning systems, and other measures.

New entry vestibule



View from renovated main office





# W. V. McKINNEY Elementary School

**\$10.12 million expended**

## CAMPUS FACTS

Constructed early 1970s

10 acres

49,163 main building square footage

2,800 modular square footage

10,555 gym square footage

62,518 total building square footage

## Principal Contractors

- Modular building, parent/bus dropoff: Five Star Builders
- Gym, renovations: Perlo Construction
- Domestic water pipe replacement: Five Star Builders

## SITE HIGHLIGHTS

- ① New gymnasium
- ② New modular building
- ③ New bus dropoff

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Modular building, parent/bus dropoffs: Luke Harkness
- Gym, renovations: Casey Cunningham
- Entry vestibule, pipe replacement: John Abel

### Architects/Engineers

- Parent/bus dropoffs: 3J Consulting
- Gym/renovations/modular: Mahlum Architects  
AKS Engineering
- Entry vestibule: Process-PDX
- Domestic water pipe replacement: Corbin Spec.

BEFORE: the campus in 2015







Modular building parts

### B O N D PROJECTS New Modular Building

In 2018, a new modular building replaced the three old portables previously on the west side of the campus (now a garden area). The modular contains three classrooms and restrooms (students no longer need to go into the main building).



Completed modular building

### Parent /Bus Dropoff Areas

Also in 2018, a new bus dropoff loop was added to the west side of the campus, separated from the parent dropoff area on the south and east sides of the campus. This helps to improve pedestrian and vehicle safety. Improved lighting also was installed. The parent dropoff was restriped and indicates access to cars only.



New lift to stage

### Building Improvements

The school building underwent renovations in 2021 that include seismic, roofing and ADA accessibility upgrades (a restroom, and lift to the stage).

Remodeling of the media center improved and brightened the central space.

Renovations also included an upgraded entry vestibule that enhances security and the capability to monitor and limit entry into the building. Security systems were upgraded with measures such as electronic key card access, security cameras, strobes and visual warnings inside and outside the building.

### New Gym

Also in 2021, new gymnasium was built at the back of the campus, enabling dedicated use for PE and activities, separate from the cafeteria, and providing recreational resources for community youth leagues. Constructed to immediate occupancy seismic standards, it also serves as an emergency shelter resource for the community in case of a major earthquake.

### Domestic Water Pipe Replacement

Deteriorating water pipes were replaced in 2022 to ensure reliable domestic water service to the building.



Renovated media center



Renovated cafeteria



New gymnasium



Domestic water pipes



# MINTER BRIDGE Elementary School

**\$8.16 million expended**

## CAMPUS FACTS

Constructed 1979

10 acres

49,163 main building square footage

1,900 modular square footage

10,555 gym square footage

61,618 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Gym, modular, dropoffs: Casey Cunningham
- Canopy roofs: Rick Cunningham
- Entry vestibule: John Abel
- Trash bin enclosure: Luke Harkness / Casey Cunningham
- Security gates: Luke Harkness

### Architects/Engineers

- Gym: Mahlum Architects
- Canopy roofs: Tremco Roofing
- Entry vestibule: Process-PDX

### Principal Contractors

- Gym: Five Star Builders
- Canopy roofs: Tremco Roofing

- Entry vestibule: Inline Construction
- Trash bin enclosure, security gates: Dick's Evergreen Fence & Deck

## SITE HIGHLIGHTS

- 1 New bus dropoff/parking lot
- 2 New gymnasium
- 3 New modular building
- 4 Roofing over covered play area
- 5 Small playground

## BOND PROJECTS

### Classroom Walls and Doors

Minter Bridge was constructed in an open framework that was popular in the '70s, but no longer meets modern educational needs. In 2019, walls and doors were added around classrooms to improve the teaching environments and to reduce noise and distractions.

### Building Improvements

Renovations were made to the existing building in 2020 that

BEFORE: the campus in 2015







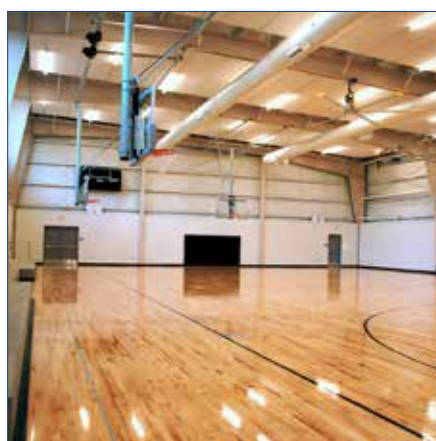
Renovated cafeteria



New bus dropoff area



A classroom in the new modular



Inside the new gymnasium

included seismic upgrades and new roofing, as well as the addition of heating to the existing HVAC system.

### Parent/Bus Dropoff Area Upgrades

Improvements were made in 2020 to the dropoff areas, including a major extension of the existing lot to create a new bus dropoff area adjacent to the new gym and much-needed, additional parking spaces. The new design separates buses from regular vehicular traffic to improve traffic flow, pedestrian and driver safety, and the efficiency of dropoffs. A designated through lane enables vehicles to safely transit to the parking spaces or to exit the campus.

### New Modular Building

The two portables previously at the back of the school were replaced with a new, permanent modular building in 2020. Placed on the northeast side of the campus next to the gym, the modular building houses two classrooms and a restroom.

### New Gymnasium

Completed in 2021, the new gym enables dedicated use for PE and activities, separate from the cafeteria. Constructed to immediate occupancy seismic standards, it can serve, as needed, as an emergency shelter for the community in case of a major earthquake. The gym is also available for youth recreational basketball and volleyball.



Installing new doorway

### Upgrade Canopy Roofs

Also in 2021, the existing canopy roofs of the covered play area were updated with new roofing and new aluminum coatings to weatherize the canopy and prevent leaks.

### Secure Entry Vestibule and Other Safety Measures

The entry vestibule was renovated in 2021 to upgrade the capability to monitor and limit entry into the building. In addition, Minter Bridge's existing security systems were upgraded and enhanced to include electronic key card access, security cameras, interior door locks, alert/warning systems, and other measures.

### New Playground

A small, new playground on rubberized safety tile was added in 2021 at the back of the campus, bringing in new climbing equipment and swings for students.

### Trash Bin Enclosure, Security Gates

A dedicated space was completed in 2022 to enclose the garbage and recycling bins at the northeast side of the building. Fencing will help to secure the bins and safely keep children away from them.

Gates also were added on the perimeter fencing to better secure the campus.



# MOOBERRY Elementary School

**\$12.63 million expended**

## CAMPUS FACTS

Constructed 1963

10 acres

49,493 main building square footage

4,400 modular square footage

10,555 gym square footage

64,448 total building square footage

## PROJECT TEAM

### Project Managers

Hillsboro School District

- Sliding door replacement:  
Dave Peterson

Cornerstone Management Group

- Lobby HVAC terminal unit:  
Luke Harkness / John Abel
- Gate Fixess: Luke Harkness
- Renovations, modular, gym,  
playground: Becca VandeWalle
- Floor polishing: Rick Cunningham

### Architects/Engineers

- Renovations, modular, gym,  
playground: Mahlum Architects

### Principal Contractors

- Modular building:

- Pacific Mobile Structures
- Renovations, gym, portable  
classroom replacement:  
Inline Construction
- Lobby HVAC terminal unit:  
Hydrotemp
- Gate Fixes: Dick's Evergreen Fence  
& Deck
- Sliding door replacement:  
HSD Facilities Department
- Roofing: Tremco

## SITE HIGHLIGHTS

- ① New modular building
- ② New gymnasium
- ③ New playground

New playground



BEFORE: the campus in 2015





## BOND PROJECTS

### Floor Polishing

Failing floor tiles in the former gymnasium prompted the addition of this project. The tiles were removed and the underlying concrete was polished in 2018. The result is a “new”—and lower-maintenance—floor.

### Building Renovations

Seismic, HVAC, and safety and security upgrades were implemented at Mooberry in 2019, and air conditioning was added to the HVAC system. Roofing was upgraded and domestic water pipe and fixtures were replaced.

### New Modular Building

The old portables at the back of the school were replaced with a new modular building in 2019.

Permanently sited on the west side of the campus, the modular comprises five classrooms and restrooms. The building was constructed offsite in six parts, then delivered and assembled on the Mooberry campus.

### New Gymnasium

In 2020, Mooberry's new gymnasium opened for dedicated use for PE and activities, separate from the cafeteria, and is a resource for youth basketball and volleyball leagues. Constructed to immediate occupancy seismic standards, it also can serve as an emergency shelter resource to the community in case of a major earthquake.

### New Playground

Constructed behind the new

gym in 2020, the new playground provides an ADA-accessible structure on a rubberized tile surface. A synthetic turf play area enables all-weather use.

### Sliding Door Replacement

Mooberry was originally constructed with sliding glass doors instead of windows, which created security issues by today's standards. In 2020, new walls and windows replaced the sliding glass doors, enhancing building security.

### Lobby HVAC Terminal Unit, Gate Fixes

A terminal unit in the lobby was added to the HVAC system in 2022 to remedy airflow issues. Also, sharp edges on gym gates were fixed to prevent injury.



New HVAC units for air conditioning



First assembly celebrating the gym opening



A classroom in the new modular building



New windows replaced sliding glass doors



# NORTH PLAINS Elementary School

**\$10.39 million expended**

## CAMPUS FACTS

Constructed 1954

14 acres

46,913 main building square footage

10,555 gym square footage

57,468 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Window and HVAC unit replacements, exterior painting: Emil Hameed / Luke Harkness
- Building improvements, entry vestibule: John Abel
- Gym, dropoffs: Luke Harkness
- Relocate portables: Mary Dolan
- Roofing: Rick Cunningham

### Architects/Engineers

- Window replacements: Mahlum Architects  
PRC Engineering
- HVAC unit replacement: Corbin Spec.
- Entry vestibule: Axis Architects

- Gym, dropoffs, improvements: Mahlum Architects  
AKS Engineering
- Relocate portables: 3J Consulting

### Principal Contractors

- Window replacements, exterior painting: Five Star Builders
- HVAC unit replacement: Hunter Davisson
- Building improvements, entry vestibule: Five Star Builders
- Gym, dropoffs: Five Star Builders
- Roofing: Griffith Roofing Co.

## SITE HIGHLIGHTS

- ① Updated bus dropoff/parking lot
- ② New parent dropoff/parking lot
- ③ New gymnasium
- ④ New playground
- ⑤ Renovated entry vestibule
- ⑥ Roofing, skylights
- ⑦ Added fencing and gates

## BEFORE: the campus in 2015







New skylights

## BOND PROJECTS

### Roofing, Relocation of Portables

In 2018, North Plains received new roofing. New skylights brought in daylighting to brighten up the cafeteria and other spaces. Two portables were relocated from Patterson and Reedville Elementary Schools to the west side of the building. The four classrooms provided temporary enrollment capacity and additional storage until the new Atfalati Ridge Elementary was completed.

### Dropoffs/Parking Lots

In spring 2020, the staff parking lot and bus dropoff area were repaved and striped. A new parent dropoff and parking lot was completed in fall 2020 to enhance pedestrian and vehicle safety as well as to improve traffic flow and queuing off of NW North Avenue.

### New Gymnasium

North Plains' new gym, completed in 2021, separates PE and activities from cafeteria services in the main building. The facility is also available for recreational youth basketball and volleyball leagues and, with immediate occupancy seismic construction, can serve as an emergency shelter after a major earthquake.

### Building Renovations, New Playground

Also in 2021, seismic and other safety upgrades to the North Plains building included an updated, secure entry vestibule and other security measures. Direct digital controls were added to the HVAC system. The large, ancient boiler was replaced with more compact, modern water heaters.

The two temporary portables were removed and relocated to the Peter Boscow campus. In their place, a new, ADA-accessible playground was constructed on rubberized tiles, with an adjacent all-weather, synthetic turf play area.

### Replacement of Windows and HVAC Unit, Exterior Painting, Additional Fencing

In 2022, the final renovations at North Plains were completed. The existing single-paned windows were replaced with double-paned windows (enabled by bond premium funding). A failing rooftop HVAC unit also was replaced. Both projects will increase the energy efficiency and comfort in the building. Minor stucco repairs also were made in the southwest corner of the building before the whole exterior was repainted.

Fencing and a gate were added at the back of the campus to further secure the perimeter. A gate installed across the fire lane on the northeast side prevents other vehicles from going into the back area, but allows access by fire trucks when needed.



New gymnasium



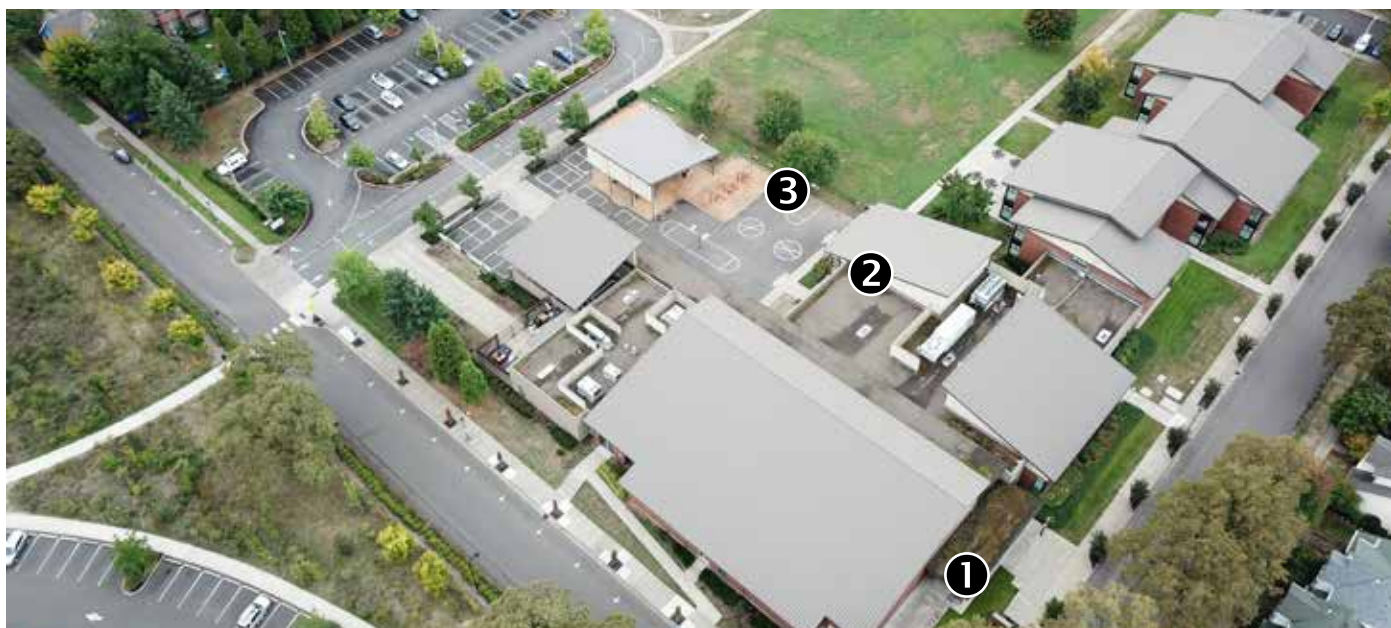
Updated entry vestibule into office



New playground



New double-paned windows



# ORENCO

## Elementary School

**\$1.06 million expended**

### CAMPUS FACTS

Constructed 2000

13.5 acres

69,435 total building square footage

### PROJECT TEAM

#### Project Managers

Cornerstone Management Group

- Entry vestibule: John Abel / Luke Harkness
- Fencing: Luke Harkness

#### Architect

- Entry vestibule: Process PDX

#### Principal Contractors

- DAS: Reece
- Entry vestibule: Inline Construction
- Fencing: Dick's Evergreen Fence and Deck

### SITE HIGHLIGHTS

- 1 Renovated entry vestibule
- 2 DAS
- 3 Added fencing and gates

### BOND PROJECTS

The main focus of bond projects at Orenco was to upgrade the security of the school to latest standards.

#### DAS

Installed in 2019, the distributed antenna system ensures that first responders can communicate between themselves throughout all areas of the building by boosting their radio signals.

#### Secure Entry Vestibule and Other Safety Enhancements

The main entry into the school was remodeled in 2022 to incorporate enhanced security measures, including improved line-of-sight for better monitoring of visitors, requiring check-in at the main office, and additional

vestibule doors to secure entry into the rest of the building. Other safety measures included electronic key card access, interior door locks, security cameras, and visual warning systems.

New fencing and gate



#### Security Fencing and Gates

Security fencing and gates were added along the west side of the playground in 2022 to separate it from the parking lot.



New entry vestibule





# PATTERSON

## Elementary School

**\$0.94 million expended**

### CAMPUS FACTS

Constructed 2000

10 acres

69,435 total building square footage

### PROJECT TEAM

#### Project Managers

Cornerstone Management Group

- Entry vestibule: John Abel / Luke Harkness
- Fencing: Luke Harkness

#### Architect

- Entry vestibule: Process PDX

#### Principal Contractors

- DAS: Reece
- Entry vestibule: Inline Construction
- Fencing: Dick's Evergreen Fence and Deck

### SITE HIGHLIGHTS

- 1 Renovated entry vestibule
- 2 DAS
- 3 Added fencing and gates

### BOND PROJECTS

As with Orenco, security enhancements were the primary bond projects at Patterson.

### DAS

Patterson's distributed antenna system was installed in 2019 to enhance and boost first-responder radio communications throughout the building.

### Secure Entry Vestibule and Other Security Enhancements

In 2022, security upgrades were installed on the campus, including electronic key card access, interior door locks, security cameras and visual alert/warning systems. A secure entry vestibule, with additional vestibule doors, was constructed to limit access into the building and provides

improved line-of-sight for staff to better monitor visitors.

### Security Fencing and Gates

New fencing and gates were added in 2022 to further enclose the perimeter of the campus.



New entry vestibule



New fencing



# QUATAMA Elementary School

**\$0.84 million expended**

## CAMPUS FACTS

Constructed 2008

10 acres

73,100 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group

- John Abel

### Principal Contractors

- DAS: Reece

## SITE HIGHLIGHTS

- ① Renovated entry vestibule
- ② DAS

## BOND PROJECTS

As one of the district's newer schools, Quatama's bond projects were focused on enhancing security to current standards.

## DAS

In 2019, Quatama received a distributed antenna system to boost first-responder radio signals in all areas of the building.

## Secure Entry Vestibule and Other Security Enhancements

In 2022, a new entry door and vestibule was constructed into the school to steer visitors into the main office and provide better monitoring of access into the building. Other security measures included electronic key card access, interior door locks, security cameras, and visual alert/warning systems.



New entry vestibule







# REEDVILLE Elementary School

**\$12.11 million expended**

## CAMPUS FACTS

Constructed 1922

7.5 acres

16,247 main building square footage

9,400 total building square footage

35,647 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group

- John Abel

### Architect

- Mahlum Architects

### Principal Contractors

- Building addition/improvements: Inline Construction
- Modular building: Modern Building Systems
- Hazardous materials abatement: Northstar
- Play equipment installation: Cascade Recreation
- Play area rubber tile installation: NW Playground

## SITE HIGHLIGHTS

- 1 Renovated entry vestibule
- 2 Roofing
- 3 New modular building
- 4 New playground
- 5 New parent dropoff/parking lot

## BOND PROJECTS

### Major Renovations

Reedville got a makeover! While maintaining the historic charm of the exterior of the school,

**BEFORE:** the campus in 2015



additions and upgrades to the interior provide the Reedville community a modernized facility to further enhance the positive learning environment and add life to the building. Reedville has become a revitalized, but still historic, site through the bond-funded renovations.

In 2018, the existing building received:

- extensive seismic upgrades
- roof replacement
- new flooring



New media center



New cafeteria inside modular



New modular and playground



New dropoff/parking lot

- renovated entry vestibule and other safety and security upgrades
- HVAC upgrades with added air conditioning and direct digital controls
- upgraded electrical service generator
- a bathroom addition at the lower level
- renovation of the old cafeteria space on the lower level to a new media center and flexible classroom space
- a new elevator between the lower and upper levels to improve ADA accessibility.

Additional security measures were installed in 2019.

### New Modular Building

The five existing portables at the back of the school were removed (three were too old and deteriorated to be re-used elsewhere and were demolished). In their place, a permanent, modular building was installed. It contains five classrooms, restrooms, and a new, spacious cafeteria. Students now will be able to eat together instead of in four different shifts in the old, cramped cafeteria or in their classrooms.

### New Playground

The ADA-accessible play structure was installed on safer, rubberized tile in front



BEFORE:  
classroom during  
construction



AFTER: renovated  
classroom

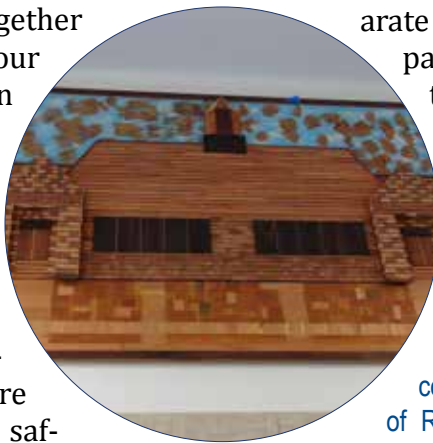
of the modular. The adjacent synthetic turf play area enables all-weather use.

### New Parent/Bus Dropoff and Parking Lot

The new parent/bus dropoff area was constructed next to the modular building. It significantly mitigates traffic and safety concerns by moving traffic off of the streets and relieving congestion by improving the flow of queuing cars.

### Perimeter Fencing

Fencing and gates around the playground and modular separate them from the parking lot and help to secure the campus perimeter.



Local artist Martin Conley repurposed old flooring into a wood mural in 2021, preserving and commemorating some of Reedville's history. The mural is hung at the front entry.





# ROSEDALE Elementary School

**\$0.89 million expended**

## CAMPUS FACTS

Constructed 2009

9 acres

73,700 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Entry vestibule, fencing:  
John Abel / Luke Harkness

### Principal Contractors

- DAS: Reece
- Entry vestibule: Process PDX

## SITE HIGHLIGHTS

- ① Renovated entry vestibule
- ② Fencing

## BOND PROJECTS

### DAS

A distributed antenna system was installed in 2019 to boost first-responder radio communications throughout the building.

### Secure Entry Vestibule and Other Security Measures

Rosedale's entry vestibule was renovated in 2022 to provide enhanced security and better monitoring of visitors. Additional doors beyond the main entrance deter unauthorized entry further into the building.

Security enhancements include electronic key card access, security cameras, interior door locks, visual warning and other measures.

### Perimeter Fencing

Completing security work on the campus, fencing and gates were installed in late 2022 between the playfield and the parking lot. This will prevent children from running off from the field as well as limiting

entry onto the campus (steering visitors to the front office) during school hours. Additional fencing was installed along the south parking lot to separate the campus from the adjacent residential development.



New fencing



New entry vestibule



# TAMARACK Elementary School

**\$41.06 million expended**

## CAMPUS FACTS

Constructed 2023

8 acres

73,500 total building square footage

## PROJECT TEAM

### Project Manager

Cornerstone Management Group

- Emil Hameed

### Architects/Engineers

- DLR Group
- AKS Engineering
- Greenscape (landscape)

### Principal Contractors

- Phase 1 (site work):  
Saunders Company
- Phase 2 (building):  
Kirby Nagelhout

## SITE HIGHLIGHTS

- ① Outdoor learning area
- ② Rooftop solar panels
- ③ Bus dropoff/staff parking lot
- ④ Play areas, covered play

- ⑤ Lighted, synthetic turf field
- ⑥ Parent dropoff/parking lot

## BOND PROJECTS New School

The newest school in the district is located in the rapidly-developing South Hillsboro area. Construction began in summer 2021, followed by the school opening in September 2023.



Phase 1 construction

Tamarack is the third and final building constructed from the bond's architectural prototype design (see Brookwood and Atfalati Ridge Elementary Schools as the first and second iterations). However, Tamarack is the first of potentially several new schools that may be built in the future in South Hillsboro.

What differentiates Tamarack from the other schools is the placement of solar panels on the building's rooftop to help offset carbon emissions. It was installed under the state's Green Energy Technology program.

Another distinguishing characteristic is the placement of murals on the learning street that represent the seasons in a tamarack forest.

Correlating with this theme is the environmental science programming being inaugurated at the school, in partnership with the Oregon Museum of Science and Industry.

Tamarack Elementary also was the final major project of the 2017 Bond. Built to house up to 600 students, the two-story



A primary classroom on the first floor



The "autumn" mural on learning street



Gymnasium, with skyfold door down (separates from cafeteria)



Outdoor learning area



building is expected to accommodate the surrounding area's growth in the coming years.

Construction was accomplished in two phases. Phase 1 comprised site work that took place in 2021. This included excavation, grading, installation of underground utilities, rock compaction, and other earthwork. The parent dropoff/parking lot and staff parking lot were built with base asphalt and parking lot lighting bases. Curbs, ramps, sidewalks, and retaining walls also were added as well as junction boxes, relocated streetlights, sidewalks, and driveways on the site frontages.

Phase 2 started in 2022 with construction of the school building and completion of remaining site work, including installation of the synthetic turf field, covered play area, playground equipment, landscaping, and the final asphalt, concrete and fencing work around the campus.

As with Brookwood and Atfalati Ridge, the K-1 classrooms, media center, and a learning area line one half of the first floor, while the cafeteria, gym and offices occupy the other half. Three more learning areas, a think tank, and additional classrooms for grades 2-6 occupy the second floor. Planning for a future preschool classroom has already begun.



# L.C. TOBIAS

## Elementary School

\$3.03 million expended

### CAMPUS FACTS

Constructed 1992

9 acres

50,000 total building square footage

### PROJECT TEAM

#### Project Managers

Cornerstone Management Group

- Dropoff: Becca VandeWalle
- Entry vestibule: John Abel
- Roofing: Rick Cunningham

#### Architects/Engineers

- Dropoff: AKS Engineering
- Entry vestibule: Axis Architects
- Roofing: WTI General Contracting

#### Principal Contractors

- Dropoff: Pihl, Inc.
- Entry vestibule: Inline Construction
- Roofing: Anderson Roofing

### SITE HIGHLIGHTS

- 1 New bus dropoff/staff parking lot
- 2 Renovated entry vestibule
- 3 Renovated parent dropoff/lot

#### 4 Roofing

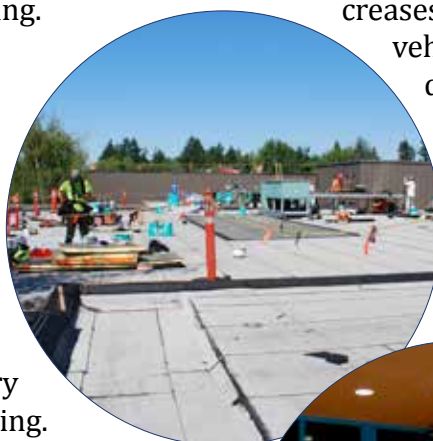
### BOND PROJECTS

#### Roofing

The Tobias building's roof was refreshed in 2018 to maintain its weatherproofing.

#### Entry Vestibule, Other Security Measures

In 2021, the entry vestibule was renovated to improve visitor monitoring and limit entry into the building. Other safety/security upgrades included electronic key card access, security cameras, interior door locks, and alert/warning systems. In addition, a small roof area (separate from the main building) was upgraded to secure access to the rooftop.



Roofing work

#### Bus Dropoff Area, Parking Lots

Buses now enter from SW 209th Avenue into a new bus dropoff area and staff parking lot. Constructed in 2022, the new dropoff eases congestion, improves traffic flow, and increases pedestrian and vehicle safety by directing bus traffic away from the school's main 206th Avenue entrance. The parent lot also was repaved.



Entry vestibule





# WEST UNION

## Elementary School

**\$6.07 million expended**

### CAMPUS FACTS

Constructed 1948  
12.3 acres  
42,757 total building square footage

### PROJECT TEAM

#### Project Managers

- Cornerstone Management Group
- Window replacements: Emil Hameed / Luke Harkness
  - Renovations: Becca VandeWalle
  - Playground: Luke Harkness

#### Architects/Engineers

- Window replacements: Mahlum Architects  
PRC Engineering
- MDF Room: NIS Consulting
- Renovations: Mahlum Architects
- Playground: 3J Consulting

#### Principal Contractors

- Window replacements: Five Star Builders
- MDF Room: Perlo Construction
- Playground: Site work: Five Star Builders, Inc.

Structure: Cascade Recreation  
Rubber tile: NW Playground  
Equipment

### SITE HIGHLIGHTS

- ① New playground
- ② New double-paned windows
- ③ Resurfaced and restriped parking lots

### BOND PROJECTS

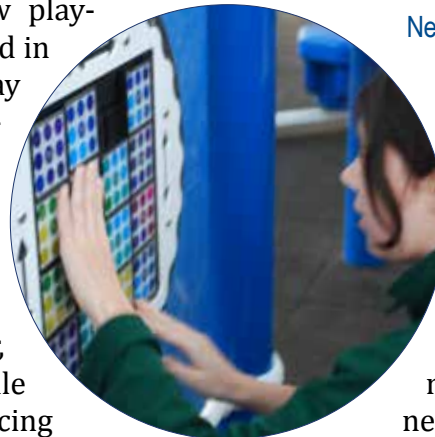
#### New Playground

West Union's first bond project was a new playground installed in 2018. The play structure includes ADA accessibility for ground-level activities, and was installed on a safer, rubberized tile surface (replacing the existing wood

chips). Students also have a 1,500 square-foot synthetic turf playspace that can be used in any weather.



New playground



A playground activity

### Building Improvements

In 2019, numerous renovations were made to the building, including seismic and roofing upgrades. A new elevator was constructed to provide



New elevator

ADA accessibility between the main and lower levels. Air conditioning also was added to the HVAC system.

The entry vestibule and other safety and security enhancements, such as electronic key card access, interior locks, security cameras, and more, were installed as part of the building improvements.

### **MDF (Network) Room**

The main distribution frame room housing the school's network equipment was renovated in 2021 to provide better housing for this essential equipment.

### **Window Replacements**

All of the building's single-paned windows were replaced with double-paned windows in 2022 to increase energy efficiency and comfort in the building. This added scope was made possible by funding from bond premiums.

BEFORE: seismic bracing in hallway during construction



AFTER: hallway after renovations



New entry vestibule



New double-paned windows







# WITCH HAZEL Elementary School

**\$1.28 million expended**

## CAMPUS FACTS

Constructed 2003

9 acres

69,435 total building square footage

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

- Entry vestibule: John Abel / Luke Harkness
- Roofing: Casey Cunningham / Rick Cunningham
- DAS: Todd Johnson

### Architects/Engineers

- Entry vestibule: Process PDX
- Roofing: Tremco Roofing / WTI
- DAS: AWS Communications

### Principal Contractors

- DAS: Reece
- Entry vestibule: Inline Construction
- Roofing: Tremco Roofing
- DAS: Reece

## SITE HIGHLIGHTS

- 1 Renovated entry vestibule
- 2 Roofing
- 3 DAS

improved security and monitoring of access into the building. Additional safety enhancements include security cameras, interior door locks, and alert/warning systems.

## BOND PROJECTS

### DAS

Constructed with lots of steel and concrete, Witch Hazel had some "dead spots" where radio communications did not work. In 2018, with installation of a distributed antenna system, first responders no longer need to experience these issues as the DAS boosts their signals throughout the building.

### Secure Entry Vestibule and Other Security Measures

Witch Hazel's entry vestibule was renovated in 2022 for

Entry vestibule



Roofing

The gym received new roofing to ensure against leaks during rainy weather.



Roofing work



# DISTRICT Support Service Facilities

**Administration Center:**  
\$1.58 million expended

**Peter Boscow Center:**  
\$1.82 million expended

**Facilities Building:**  
\$3.22 million expended

**Hare Field:**  
\$0.41 million expended

**Transportation and Support Services (Jacobson St.):**  
\$19.30 million expended

**Transportation (Walnut St.):**  
\$3.28 million expended

## CAMPUS FACTS

### Administration Center:

Constructed 2001  
4.2 acres  
40,000 building square footage

### Peter Boscow Center:

Gymnasium constructed 1947  
Modular building added 1985  
4.5 acres  
20,888 building square footage

### Facilities Building:

Constructed 2004  
3.0 acres  
43,000 building square footage

### Hare Field:

Constructed 1967  
19.0 acres  
6,183 total building square footage  
(under grandstand, concession stand, shed)

### Transportation (Jacobson St.):

Constructed 2020  
13.4 acres  
44,125 building square footage

### Transportation (Walnut St.):

Constructed 1990  
5.25 acres  
13,345 total building square footage

## SITE HIGHLIGHTS

### Transportation and Support Services (Jacobson St.)

- ① Parking for up to 74 buses
- ② Maintenance bays, allowing direct entry by buses
- ③ Fueling and bus wash stations
- ④ Sheds for groundskeeping equipment
- ⑤ Support services/dispatch offices
- ⑥ Staff and visitor parking

## PROJECT TEAM

### Project Managers

Cornerstone Management Group

Administration Center:

- Renovations/Data Center: John Abel/Luke Harkness

Peter Boscow Center:

- Rick Cunningham



**Facilities Building:**

- Luke Harkness

**Hare Field:**

- John Abel/Luke Harkness

**Transportation (Jacobson St.):**

- Rick Cunningham

**Transportation (Walnut St.):**

- Casey Cunningham/  
Rick Cunningham

**Architects/Engineers****Administration Center:**

- Data center (phase 1): Interface Engineering
- Renovations/data center (phase 2): Process PDX

**Peter Boscow Center:**

- Soderstrom Architects
- AKS Engineering (civil)

**Hare Field:**

- Corbin Spec.

**Transportation (Jacobson St.):**

- BBL Architects

**Transportation (Walnut St.):**

- BBL Architects

**Principal Contractors****Administration Center:**

- DAS: Reece
- Data center (phase 1): Global Electric
- Renovations/data center (phase 2): Inline Construction

**Peter Boscow Center:**

- Five Star Builders

**Facilities Building:**

- Automated gates: Dick's Evergreen Fence & Deck
- Security: Reece

**Hare Field:**

- Apollo Plumbing, Heating and Air Conditioning

**Transportation (Jacobson St.):**

- Robinson Construction

**Transportation (Walnut St.):**

- Five Star Builders
- Tremco Roofing

**BOND PROJECTS****Administration Center**

**DAS**—a distributed antenna system (DAS) ensures that first responders can communicate between themselves throughout all areas of the building. This safety-related project incorporates cable and antennae that boost the radio signals on the first responders' operating frequencies. This project was completed in August 2019.

**Data Center Renovations**—the central data center underwent renovations in two

phases: (1) updating the housings for servers and network equipment in 2022, followed by (2) fireproofing to allow installation of a new uninterruptible power supply in 2023. The existing hallway windows were removed, and walls added to better enclose the room. Secure key card access limits entry to authorized staff.

**Secure Entry Vestibule**—in 2023, the first-floor entry vestibule and reception area were renovated to add security measures and to improve line-of-sight to the front door. New secured doors lead into the office areas on the first and second floors. Electronic key card access was added for these interior doors as well as all exterior entries into the building. At the main entrance, window film was applied to provide better protection against breakage.



Housing for the data center's new UPS

**Restroom Renovation**—the non-gender restroom on the first floor was also upgraded with new flooring, fixtures, and the addition of an infant changing table. The restroom is also ADA-accessible for those with disabilities.

**Peter Boscow Center**

**Roofing**—the Peter Boscow Center, which houses Hillsboro Online Academy and district conference facilities, underwent roofing upgrades in 2018; the work also added a walkway for safer access at the rooftop.

**Flexible Furniture**—Hillsboro Online Academy received flexible furniture for classrooms in 2020.

**Building Renovations**—in summer 2021, renovations included extensive seismic upgrades to bring up the building to current life safety/safe exit standards. An ADA-accessible restroom was added near the gym. The basement area was refreshed and brightened with new lighting and fresh paint. Classroom spaces were upgraded to house the criminal justice/public service CTE program.



Seismic bracing was added throughout the Peter Boscow building

**Portable Relocations, Fire Lane**—two surplus portables no longer needed at North Plains Elementary were relocated to Peter Boscow in 2021, providing additional classroom and work spaces. After the move, a new fire lane and gate were added to improve emergency access at the back of the building.

**Safety and Security Enhancements**—in addition to seismic upgrades, the building added interior door locks, security cameras, key card access to exterior doors, and other security measures.

### Facilities Building

**DAS and Security Enhancements**—in 2022-23, the building housing the Facilities and Construction Management Departments underwent installation of safety and security measures that included security camera upgrades, key card access to exterior doors, and additional perimeter fencing. Automated entry gates were installed that require key card access to the site.

### Hare Field

**Gate Replacement**—in fall 2021, gates were replaced for more secure operation.

**Domestic Water Pipe Replacement**—aging water pipes were replaced in the locker room and concession areas under the bleachers



New water heaters and plumbing replaced the old boiler system at Hare Field

in 2022. New water heaters to replace the old boiler unit and shower fixtures were also installed to complete the project.

### Transportation (Jacobson St.)

**New Transportation and Support Services Campus**—construction began in July 2019 and was substantially completed in August 2020 on the new campus. The Transportation Department now has a second hub on the north side of the district to house buses as well as mechanics, dispatchers and other transportation staff. The building will be shared with groundskeeping, trades and other facilities support services staff.

The new building also houses a classroom and workshop for HSD's new career-technical education diesel mechanic and trades program. With the professional trades shops and staff nearby, the students will have opportunities to observe and

apply first-hand the skills they will be acquiring.

### Transportation (Walnut St.)

**Bus Cameras**—in 2018, cameras were placed on all buses to enhance safety and security. Buses also have GPS to monitor routes and locations.



New hydraulic lifts in mechanics' bays allow safe access underneath buses

**Building Improvements**—the Walnut Street hub building underwent renovations in 2022, including:

- HVAC, direct digital controls, and electrical service upgrades;
- re-coating of the roof;
- installation of skylights and LED shop lights;
- installation of new hydraulic lifts in the mechanics' bays;
- new windows to the dispatchers' office;
- flooring replacement and addition of ADA-accessible stalls in restrooms; and
- entry security upgrades, including key card access.

In 2023, a new generator and new garage doors for the mechanical bays were installed.



Diesel mechanic CTE students examine a truck in their shop





# AVAILABLE LAND FOR THE FUTURE

Hillsboro School District utilized funds from the 2006 and 2017 Bonds to acquire properties for future school sites. Development of these sites will depend on future enrollment growth as well as passage of a future bond measure(s).

### Purchase of Land for Future School Sites

As a result of additional funding from bond premiums, the district was able to fulfill a wish list item to purchase land, specifically in the South Hillsboro (Reed's Crossing) area. The 20-acre parcel could be a potential site for an elementary and middle school campus (see figure 1 below).

The district also has another parcel in the South Hillsboro (Butternut Creek) area: 10 acres for a potential elementary school site.

South of Rosedale Road is a combined parcel of over 70 acres for future elementary and high school sites (see figure 2 on next page). If and

when a future bond package is approved by voters that includes construction of new campuses on these parcels, there is enough property to create a whole new feeder group for South Hillsboro.

"This district has always done a great job of maintaining an inventory of land," Capital Projects Officer Adam Stewart stated. "When we see an opportunity or need [to construct new schools], we won't have to go and purchase the land after it comes into the urban growth boundary. That's when it becomes super-expensive."

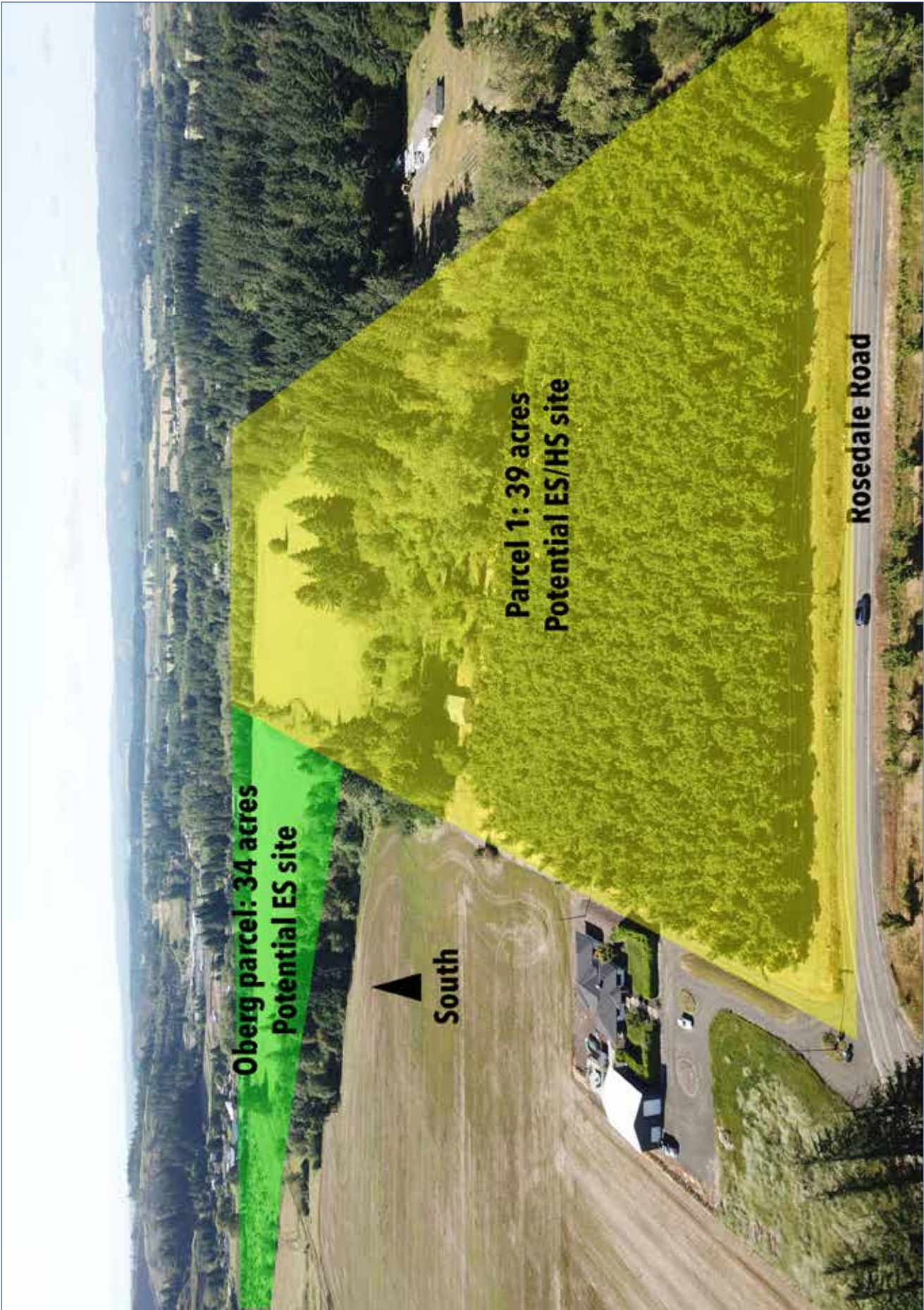
This purchasing strategy keeps the district prepared to build for the future.

**Figure 1:** District land parcel in South Hillsboro (Reed's Crossing) area.





**Figure 2:** District land in South Hillsboro, south of Rosedale Road.





# THANK YOU

The 2017 Bond would not have been possible without the efforts of hundreds of people. In this section, we recognize and thank them all for their significant contributions to the 2017 Bond's success.



<b>School Board Members (2016-2023)</b>	<b>Long-Range Planning Committee</b>	<b>Bond Advisory Committee</b>
Mark Watson, Current Board Chair	Monte Akers	Deanna Palm, Co-Chair
Monte Akers	Matt Buckingham	Jerry Willey, Co-Chair
Lisa Allen	Rob Fagliano	Shawna Ashley Ingram
Wayne Clift	Beth Graser	Blake Boyles
Janeen Sollman	Carol Hatfield	Matthew Buckingham
See Eun Kim	Ed Hayden	Rebecca Carey-Smith
Erika Lopez	Phil Johannsen	Lindsay Garcia
Patrick Maguire	LeRoy Landers	Javier Gonzalez
Glenn Miller	Glenn Miller	Deanna Hall
Ivette Pantoja	Michelle Morrison	Robby Hammond
Jaci Spross	Jim Peterson	Melody Hansen
Kim Strelchun	Travis Reiman	Joelle Hildner
Martin Granum	Mike Scott	Jesse Lovrien
Yadira Martinez	Dayl Spitzer	Dave Militich
Erik Seligman	Adam Stewart	Glenn Miller
Nancy Thomas	Jennifer Trimble	Kristina Nguyen
Monique Ward	Casey Waletich	Andrew Singelakis
	Laura Weigel	Jeremy Stewart
	Don Wolff	Mike Strande
	Angelo Planning Group:	Kim Strelchun
	Frank Angelo	Jennifer Trimble
	Shayna Reyberg	Joe Vermiere

Dave Vickery  
Ryan Wells  
Roger Will

### **Bond Oversight Committee**

Matthew Buckingham, Chair  
Patrick Preston, Vice-Chair  
Sonja Ackman  
Danny Adzima  
Maureen Barnhart  
Peter Bandom  
Matthew Costigan  
William Caleb Ford  
Holly Robison  
Jeff Sarafa  
Mia Tognoli  
Kevin Zuercher

### **Bond Management Team**

Adam Stewart, Capital Projects Officer  
Justin Beveridge  
Grant Corliss  
Saideh Haghighi  
Mia Hocking  
Sharon McCarty  
Dave Peterson  
Jim Peterson  
Jane Siguenza  
Casey Waletich  
Ted Zehr

### **Project Management**

Cornerstone Management Group:  
Rick Rainone, Principal  
John Abel  
Casey Cunningham  
Rick Cunningham  
Mary Dolan  
Emil Hameed  
Luke Harkness  
Todd Johnson  
Craig Markus  
Cheryl Pin  
Becca VandeWalle

### **Bond Interns**

Ashley Fenner  
Andrew Goodwin  
Makena Krause

### **Architects, Designers and Engineers**

3J Consulting  
AKS Engineering & Forestry  
AWS Communications  
BBL Architects  
BLRB Architects  
Corbin Consulting Engineers  
DCI Engineers  
DLR Group  
KPF Consulting Engineers  
Interface Engineering  
Kittelson & Associates  
Mahlum Architects  
Mears Design Group  
MFIA Inc. Consulting Engineers  
Miller Engineering  
MLC Engineering  
NIS Consulting  
Process PDX  
Soderstrom Architects  
Kerry VanderZanden Architect

### **Land Use Planning**

3J Consulting  
AKS Engineering & Forestry  
Angelo Planning Group  
MIG Planning

### **Professional Services**

Brisbee & Stockton  
Brown & Brown Northwest  
Government Portfolio Advisors  
Hawkins Delafield & Wood  
Hayden Group  
Piper Sandler Companies

### **Building Codes & Permit Review**

City of Cornelius  
City of Hillsboro  
City of North Plains  
Clean Water Services  
Code Unlimited  
Washington County

### **Principal Contractors**

24/7 Security / Ubicabus  
2KG Contractors  
Mark Adams Electric  
Alexander's Mobility Services

All City Paving  
Ameresco  
Anderson Roofing, Portland  
Apollo Mechanical  
Applied Technical Systems  
Aries Buildings  
Beaver Electric  
Bernhardt Crane & Rigging  
Bernhardt Golf  
Brandsen Floors  
Bremik Construction  
Brockamp & Jaeger  
Brothers Concrete  
Building Specialties NW  
C Building Specialties  
Cache Valley Electric  
Caliber Plumbing & Mechanical  
Carlson Roofing  
Carlson Testing  
Cascade Concrete Accessories  
Cascade Recreation  
Cascadian Landscaping  
Charter Mechanical  
Chipman Relocation & Logistics  
Classic Fences & Decks  
Clean World Services  
Clear Innovations  
Coating Specialties  
Cochran  
Coffman Excavation  
Colors NW  
Concrete GPR  
Corbin Spec.  
Corp Inc.  
D & H Flagging  
Dick's Evergreen Fence & Deck  
Diverse Communications Solutions  
Double J Enterprises  
Elevate Building Commissioning  
Emerick Construction  
Emery and Sons Construction  
Environmental Controls Corp.  
Field Turf  
Fire Systems West  
Five Star Builders  
Five Star Electric  
Five Star Plumbers  
Fox Erosion Control & Landscape  
Funax Cleaning Services  
Geotechnical Resources (GRI)



Get It Painted  
W.E. Given Contracting  
Glenco Creations  
Global Electric  
Gormley Plumbing & Mechanical  
TS Gray Construction  
Green Kleen Pros  
Griffith Roofing  
Heinrich Striping  
Henkels & McCoy  
Howser Steel  
Hunter-Davisson  
Hydro-Temp Mechanical  
Hyperion Communications  
Inline Commercial Construction  
Integrated Systems Group  
IRS Environmental  
Janz Enterprises  
Johnson Controls International (JCI)  
JM Painting  
Kerr Contractors  
Kirby Nagelhout  
Klinger Masonry  
Laboratory Design & Construction  
Lara's Construction  
Ken Leahy Construction  
Lease Crutcher Lewis  
Lile Movers  
GB Manchester  
Martin Sheet Metal  
McDermott Fence & Construction  
McDowell-Craig  
McKinstry  
Merit Contractor of OR

Metallic Building Company  
Milestone Electric  
Modern Building Systems  
Moore Excavation (MEI Group)  
Northwest Scaffold Services  
Nu Construction  
Nuwave Concrete  
NW Playground Equipment  
O'Neill Transfer & Storage  
Pacific Landscape Management  
Pacific Mobile Structures  
Par-Tech Construction  
PBS Engineering and Environmental  
P & C Construction  
Pence Construction  
Performance Systems Integration  
Perlo Construction  
Pihl Excavation  
Portland General Electric  
Prairie Electric  
Precision Test & Balance  
Premier Services Group  
Prestige Tile and StonePrime Systems  
R&R General Contracting  
Ramsay Sign  
RC Building Specialties  
RDF&P  
Reece Complete Security Solutions  
Renovation Construction Enterprises  
Robinson Construction  
Ross Builders  
Russell Construction  
Saunders Company  
Saxton Bradley

Sazan Group  
School Specialty  
Service Master  
Siemens  
Sign Wizards  
Skanska  
Snyder Roofing  
Solid Form Fabrication  
Stagecraft Industries  
Tom Stevens Boiler Repair  
Stoner Electric  
Straight Up Carpentry  
Stratus Building Solutions  
Structured, Inc.  
Suddeth Movers  
Superior Interiors  
Sustainable School Source  
Sutherland Construction  
Terracon Consultants  
Town & Country Fence  
Trane Heating & Air Conditioning  
Tremco/Weatherproofing  
Technologies Inc. (WTI)  
TT&L Sheet Metal  
Umpqua Roofing  
Valley Flooring  
Valley Shades  
Vertex Technology Design  
Westlake Consultants  
Williamsen & Bleid  
Zavala Corporation

**and to all of our sub-contractors!**



# APPENDICES

- 1: Bond Development Process
- 2: Construction Timeline
- 3: Bond Management Process





# APPENDIX 1: Bond Development Process

## Before the 2017 Bond

In 2017, the Hillsboro School District included 25 elementary schools, four middle schools, four comprehensive high schools, two alternative schools, and five support campuses. The construction dates of these buildings ranged from 1922 (Reedville Elementary) through 2009 (South Meadows Middle School). Each campus had its own set of priorities and concerns due to their age, design, existing conditions, and other variables, some of which were not known until construction began.

The Long-Range Planning Committee was organized to review these priorities and concerns and to develop a list of potential facility investments needed to address these. The planning group comprised: district staff; representatives from the Cities of Hillsboro, North Plains, and Cornelius, and from Washington County; the district's realtor; Mahlum Architects; school board members; and community members. The committee met regularly starting in 2012 to review district enrollment, facility needs and potential community growth, using the district's 2012 Facilities Assessment, projections from Davis Demographics, and City and County growth information.

From this work, the Bond Advisory Committee reviewed the potential investments to begin plan-

ning for the bond. With the School Board, the committee elaborated on several overarching goals that the bond's projects needed to achieve across the District.

## Bond Program Goals

The bond's primary focus was on students and helping to achieve an "equitable learning environment" wherever they attended. These included developing facilities and tools to enable them to be successful in their education and in preparing for post-secondary life. Specifically:

- bond projects will inspire students to achieve their educational goals, while continuing to provide excellent stewardship of District resources, with the understanding that each school presents physical challenges due to age or design.
- bond projects will strive to: create an equitable learning environment for all students, ensuring classrooms are comfortable and safe places for students and staff; providing flexibility; and allowing for implementation of technology and innovation.

## The Bond Promise

Out of these goals came the main objectives of the 2017 bond, what is called the "bond promise." The

major promises were to:

- Prioritize safety and security
- Renovate and repair aging schools
- Relieve crowded classrooms, plan for growth
- Provide a modern education for every student
- Wise use of taxpayer dollars

With community feedback, the Bond Advisory Committee also developed a “wish list” (or added scope) of projects that would be implemented if any additional funding was available after the promised projects were completed.

### Community Feedback

During the 2016-17 school year, the bond promise and proposed projects were presented in several rounds of community meetings, where all community members had an opportunity to review the list and provide their feedback.

Community members were invited to the following open houses and feedback gathering sessions in 2017:

🔗 An example of a bond campaign flyer

🔗 An example of a digital bond campaign ad



**Hillsboro School District 2017 BOND**

**BUILDING FOR OUR FUTURE**

**WHY A BOND? WHY A BOND NOW?**

If passed, the \$408 million dollar capital construction bond would prioritize safety and security, update and repair aging school buildings, address overcrowding while planning for future growth, and provide a modern education for Hillsboro's students.

If passed, the bond would renew the existing tax rate, meaning no increase in current property tax rates.

<p><b>Safety and Security</b></p> <p>Making sure our school campuses are safe and secure for our students, staff and families is a chief priority. Unfortunately, some of our schools lack important modern safety features such as doors that lock from the inside, emergency alert systems, and security cameras.</p>	<p><b>THE 2017 HSD BOND - Costs and Oversight</b></p> <p>If passed, the bond would:</p> <ul style="list-style-type: none"> <li>• <b>Maintain Current Tax Rate</b></li> <li>• Renew the existing tax rate (\$2.24/\$1000 assessed value) and would not increase the current property tax rate.</li> <li>• <b>Be Part of a Long-Term Plan</b></li> <li>• The 2017 Bond would be part of a long-term plan to maintain and improve our school facilities.</li> <li>• All projects undertaken with the 2008 bond were completed on-time and on- or under-budget.</li> <li>• <b>Provide Independent Oversight</b></li> <li>• An independent citizen Bond Oversight Committee would monitor the progress of the bond, issue regular reports and ensure that projects are being managed responsibly.</li> <li>• The bond would require at least 90 percent of the money raised be spent on construction and repair projects, not administration.</li> </ul>
<p><b>Our Schools are Aging and in Need of Repair</b></p> <p>Many school buildings are in need of significant repairs with aging and, in some cases, leaking roofs, outdated plumbing and boilers in desperate need of replacement. In addition, the District has 49 temporary portable classrooms, some of which are over 40 years old.</p>	
<p><b>A Growing District</b></p> <p>Current estimates are that in the next 10 years enrollment in the Hillsboro School District will increase by 1,900 students. Some of these students will move into portions of the District that already lack adequate space in existing school buildings, making a difficult overcrowding problem even worse while others will be moving into new developments in our growing community.</p>	
<p><b>Outdated Technology and Equipment</b></p> <p>Many Hillsboro school buildings are simply out-of-date and not equipped to provide students with the modern best practices in education and technology they need in order to graduate career- and college-ready.</p>	

If the bond does not pass, the safety, construction, infrastructure enhancement and modernization projects outlined in this flyer could not be completed.

Learn more at [www.Hillsboro-Bond.org](http://www.Hillsboro-Bond.org)

- March 14—Hillsboro Schools Summit meeting
- March 21—Spanish language coffee chat
- March 23—bond open house at Hillsboro High School
- April 6—bond open house at Glencoe High School

Comments regarding the potential bond projects and packages were solicited on the bond website through April 11, 2017.

### The 2017 Bond Measure and Campaign

On April 12, 2017, after reviewing the feedback, the Bond Advisory Committee proposed the final project list and the \$408 million funding request



**DID YOU KNOW?**

In 1968 Hillsboro High School was built, the same year that The Beatles' iconic "White Album" was released, staying on top of the charts for 65 weeks.

**CLICK! CLICK HERE TO LEARN ABOUT BOND PLANS FOR HILLSBORO HIGH SCHOOL**

to the School Board. On July 31, after several readings, the Board approved placing the bond measure on the November 2017 ballot.

Banners, boards and other signage were placed around the district and digital ads were purchased to promote the bond. Campaign volunteers promoted the measure by distributing flyers, and going door-to-door to increase awareness of the bond measure and stimulate public support.

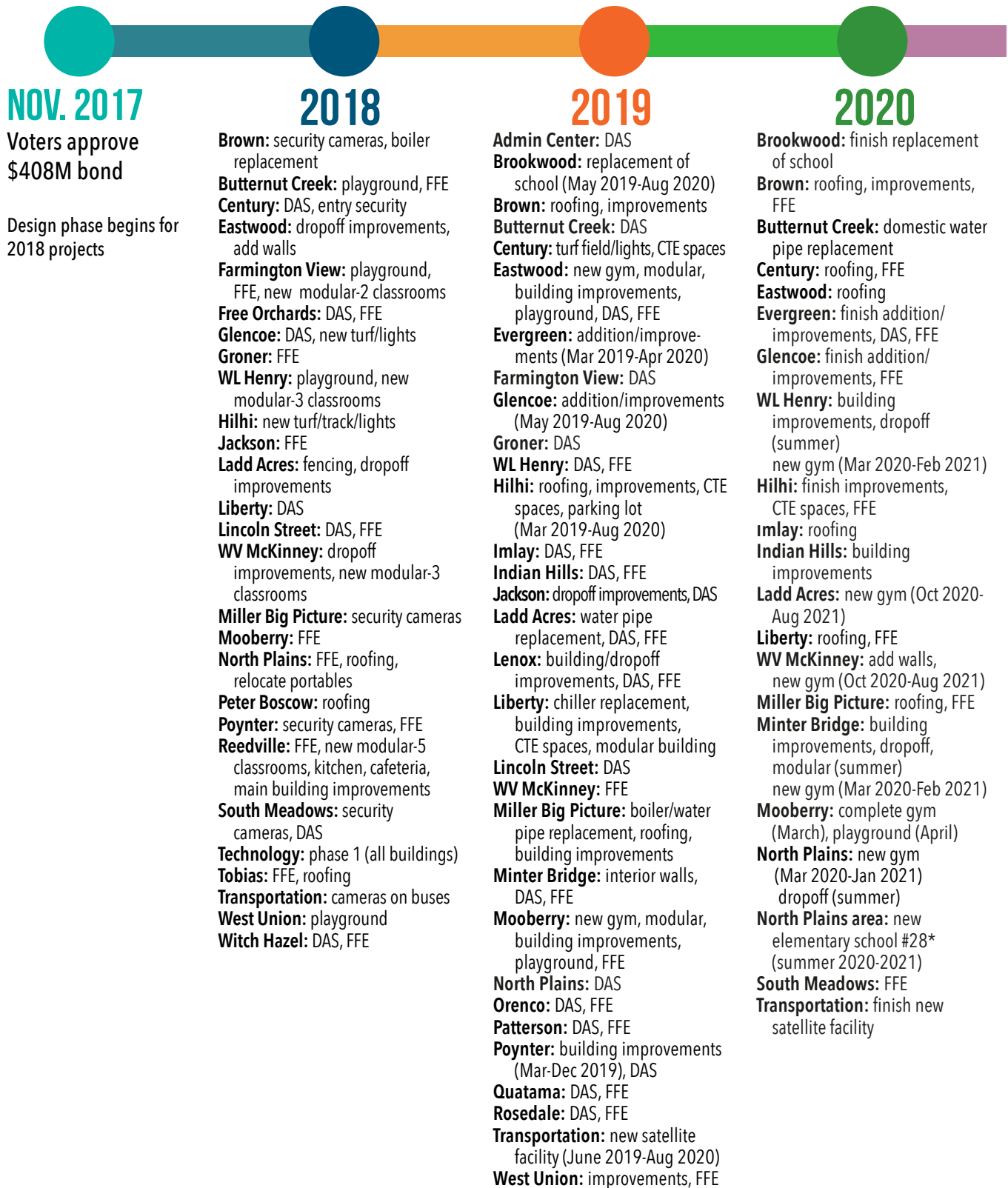
On November 7, 2017, district voters passed the measure by a 67 percent to 33 percent margin, garnering a broad swath of support for the bond.

### Bond Implementation

The Bond Management Team immediately built on project designs and other preparations made as part of the planning process. It ramped up bond implementation to start the first of several years of construction projects by the summer of 2018. Appendices 2 and 3 provide more information about the construction timeline and how the bond was managed.



# APPENDIX 2: Construction Timeline



Acronyms used:

**CTE** = career-technical education

**DAS** = distributed antenna system (to enhance in-building radio communication)

**FFE** = furniture, fixtures and/or equipment

## 2021

**Atfalati Ridge:** finish new elementary school  
**Butternut Creek:** new modular, roofing, building/dropoff improvements, Southview Street improvements  
**Century:** EIFS replacement  
**Farmington View:** roofing, building/dropoff improvements  
**Glencoe:** monument sign, baseball field improvements  
**Groner:** roofing, building improvements  
**Hare Field:** replace gates  
**WL Henry:** entry vestibule, add AC to cafeteria & library, replace covered play structure posts  
**Hilhi:** concrete replacement, landscaping, monument sign, mechanical upgrades  
**Indian Hills:** entry vestibule, street improvements  
**Jackson:** new gym, building improvements  
**Ladd Acres:** finish gym, building improvements, playground  
**Liberty:** baseball field irrigation  
**WV McKinney:** finish gym, building improvements  
**Miller West:** pathways center (Mar-Dec 2021)  
**Minter Bridge:** finish gym, building improvements, entry vestibule, upgrade canopy  
**North Plains:** building improvements  
**Peter Boscow:** building improvements, portables relocation, roofing  
**Poynter:** fencing  
**Quatama:** entry vestibule (Dec-Jan)  
**South Hillsboro area:** new elem. school #29\* (phase 1: site work through 2022)  
**Tobias:** entry vestibule, additional roofing  
**West Union:** main distribution frame (network) room

## 2022

**Admin Center:** data center, entry vestibule and restroom renovations  
**Atfalati Ridge:** protective netting (turf field)  
**Century:** softball home run fence, dugout renovations  
**Facilities:** security upgrades, automated gate  
**Free Orchards:** security upgrades, entry vestibule  
**Groner:** window replacements  
**Hare Field:** water pipe replacement  
**Hilhi:** exterior painting  
**Imlay:** entry vestibule  
**Ladd Acres:** blacktop replacement  
**Lenox:** fencing  
**Liberty:** solar array  
**Lincoln Street:** security upgrades, entry vestibule  
**McKinney:** domestic water pipe replacement  
**Miller East:** security gate  
**Minter Bridge:** trash enclosure, security gates  
**Mooberry:** HVAC terminal unit  
**North Plains:** replacement of windows and HVAC unit, exterior painting, fencing  
**Orengo:** fencing, security upgrades, entry vestibule  
**Patterson:** security upgrades, entry vestibule, fencing  
**Quatama:** security upgrades, entry vestibule  
**Rosedale:** entry vestibule, fencing  
**Tamarack:** finish new elem. school (phase 2: building construction, spring 2022 - fall 2023)  
**Tobias:** bus dropoff improvements  
**Transportation (Walnut Street):** roofing, HVAC/DDC, renovations, upgrade electrical service/generator  
**West Union:** window replacements  
**Witch Hazel:** entry vestibule, roofing  
**12 Buildings:** upgrade emergency lighting  
**All Buildings:** window security film

## 2023

**Admin Center:** install data center generator  
**Atfalati Ridge:** pre-K playground  
**Brookwood:** classroom case-work, pre-K playground  
**Century:** finish dugouts  
**Liberty:** dugout renovations, finish solar array  
**Oak Street Campus:** main office renovation  
**Tamarack:** finish new elementary school  
**Transportation (Jacobson Street):** storage building  
**Transportation (Walnut Street):** install new generator  
**MS/HS:** urinal partitions  
  
 Finalize closeout of all bond projects  
  
 Produce final bond report





## APPENDIX 3: Bond Management Process

### Bond Financing

A financial team assembled the necessary documents in order to market and sell the 2017 Bond to potential investors. The team included the district's Capital Projects Officer and Financial Officer as well as:

- Moody's Investors Services—provided the ratings for the bond offerings (the team worked hard to get the best rate possible to make the offerings attractive to purchasers)
- SDAO Advisory Services—a municipal advisor (they helped us determine the rate we should ask at the time of the bond sales)
- US Bank National Association—paying agent (they handled the funds at the time of the bond sales and the semi-annual bond payments that the District will make for the next 21 years)
- Oregon State Treasury—state guaranty approval (this is an additional guaranty to help get the best rate possible)
- Hawkins Delafield & Wood—bond counsel (prepared all of the legal documents associated with placing the bond on the ballot and bond sale documents)
- Piper Jaffray & Co.—financial advisor (helped prepare pre-bond estimates, and was responsible for selling the bond offerings).

The bond package itself was sold in two phases in 2017 and 2020.

A significant portion of bond revenues, \$79.3 million, or over 15 percent of the total \$515.35 million revenues, was obtained from premiums realized from the bond sales. These allowed the district to stretch its available funding and implement more projects than the original \$408 million bond measure provided for, particularly for wish list items.

The bond premiums were a result of investors who were willing to pay more than 100 cents on the dollar in order to generate a higher-than-market income stream from interest payments. For example, an issuer may sell \$4 million in par amount but the overall issue price could be 115 percent, resulting in total proceeds of \$4.6 million (adding a premium of \$600,000). The premium must be "market-driven" (i.e. the issuer cannot demand a certain level of premium in order to obtain additional funds) and the premium must be spent on projects approved in the ballot title.

In general, bond premiums are more common when rates are low (as they were during the bond sales) and investors think they will rise in the future. This makes the bonds attractive and easier to sell if investors need to sell before maturity and

rates have gone up. The premium structure ultimately helps the District obtain the lowest yield and satisfy investor preferences. It also provides some cushion from inflation.

### **Bond Management Team**

Key project staff were assigned to a bond management team that oversaw all aspects of the bond implementation from project oversight to budget tracking to communications. Leading the team was the Capital Projects Officer. Other district members included: the Operations Officer, Facilities Coordinator, and other facilities staff; a bond specialist overseeing procurement and contractor badging; a bond marketing specialist responsible for the bond website, public communications, and event planning; and former principals who liaised with current principals and other school personnel on bond work.

Cornerstone Management Group assigned project managers to oversee bond projects from the planning to design to construction phases. Duties also included coordinating with the building staff on design reviews and ongoing project construction.

The team met weekly to review project status and schedules, as well as to monitor supply chain issues that could impact schedules, especially during the COVID pandemic years.

### **Procurement Process**

A hierarchy for approvals was established for contingency contracts and purchase orders:

- up to \$250,000 could be approved by the Capital Projects Officer to complete a project
- \$250,000 up to \$1.5 million required the Superintendent's approval with notice to the School Board
- >\$1.5 million required School Board approval
- additionally, up to \$10,000 in a single purchase could be charged on bond staff's purchasing credit cards, primarily for expediting building permits, with approval by the Financial Officer for higher expenses.

The bond specialist and Cornerstone's budget manager worked in conjunction with the district's business office to ensure purchasing, invoicing and payments met protocols and the allocated

budgets. Change orders were fully documented to adjust project contracts and budgets as needed.

### **Pre-Qualifying Contractors**

Requests for qualifications were issued during the course of the bond, resulting in lists of contractors who were pre-qualified to bid on individual projects, from general contracting to specific trades. This helped speed up procurement by ensuring contractors not only had the required skills, but also had already cleared district requirements.

### **Badging/Contractor Security**

All contractors working at schools were required to undergo background checks before they were issued badges to access the campus. Hard hat stickers also were provided to quickly indicate authorized access on district construction sites.

Fencing, locks and signage were utilized to prevent non-contractors from accessing construction sites. When projects took place during the school year, fencing also was used to protectively separate students and their transit paths from project areas and contractors.

### **Community Updates**

The primary source of information was the bond website at [hillsboro-bond.org](https://hillsboro-bond.org), which featured photos of the latest project updates, an archive for each campus or facility, and general bond-related information. Construction updates also were regularly posted to school websites and highlighted in the district's e-newsletter. Phone or e-mail broadcasts were made as needed. For important issues affecting the surrounding neighborhoods, informational hangers were placed on residents' doors. Banners also were hung on construction fencing when warranted.

The bond marketing specialist worked closely with the district's communications office to promote bond project status and events. In addition to weekly e-newsletter updates, several pages were included in the district's physical newsletter to provide more in-depth articles and information about the bond projects. This was mailed in the fall and spring to every household in the district. The bond also was promoted at the annual Proud to be HSD festivals and new teacher inservices.











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