



# Bond Development Committee (BDC)

**Committee Meeting #1**

September 18, 2025

# WELCOME & INTRODUCTIONS

**Travis Reiman, Superintendent**

- Welcome
- Introduction of the Committee

# PLANNING & STEERING TEAM

## *Hillsboro School District*

- **Beth Graser**
- **Dave Peterson**
- **Derek Brown**
- **Saideh Haghighi Khochkhon**
- **Scott Harrison**

## *Educational Facility Planners*

- **Evan Mirolla** - *Teater-Crocker*

## *Construction Planners & Bond Support*

- **Brooke Schumacher** - *Turner & Townsend Heery*
- **Scott Johnson** - *Turner & Townsend Heery*

# PURPOSE

- Develop the **capital needs of the District**, informed by the District's Long-Range Facility Plan
- Bring together a **community-representative committee to establish consensus on recommendations** for community input for further refinement.
- **Recommendations to the School Board** for the possible upcoming bond pursuit in the form of a Strategic Capital Investments Plan

# OUTCOME

Recommendations for District capital needs that are informed by the District's Long-Range Facility Plan, additional District data, and educational programming informed by community input.

This recommendation will be for a Strategic Capital Investments Plan for the Hillsboro School District

# COMMUNITY BUILDER

Take a moment to introduce yourself:

- Name
- Role/Connection to the district
- Share what area of the district map you feel most connected with and why

## HILLSBORO SCHOOL DISTRICT

### ELEMENTARY SCHOOLS

1. **Adlai Ridge**  
29174 NW King St.  
Hillsboro, OR 97123  
503.844.1240
2. **Brookwood**  
9905 SE Cedar St.  
Hillsboro, OR 97123  
503.844.1715
3. **Butternut Creek**  
20305 SW Florence St.  
Aloha, OR 97078  
503.844.1390
4. **Eastwood**  
2100 NE Lincoln St.  
Hillsboro, OR 97124  
503.844.1725
5. **Farmington View**  
5300 SW Hillsboro Hwy.  
Hillsboro, OR 97123  
503.844.1725
6. **Free Orchards**  
2499 S Beech St.  
Cornelius, OR 97113  
503.844.1140
7. **Groner**  
33405 SW Scholls Ferry Rd.  
Hillsboro, OR 97123  
503.844.1600
8. **W.L. Henry**  
1000 SE 24th Ave.  
Hillsboro, OR 97123  
503.844.1690
9. **Imley**  
1900 SE Lolo St.  
Hillsboro, OR 97123  
503.844.1090
10. **Indian Hills**  
2150 SW Rock Rd.  
Aloha, OR 97003  
503.844.1350
11. **Jackson**  
875 NE Estate Dr.  
Hillsboro, OR 97124  
503.844.1870
12. **Ladd Acres**  
3425 SE Cornelius Pass Rd.  
Hillsboro, OR 97123  
503.844.1300
13. **Lenox**  
2120 NW Rock Creek Blvd.  
Portland, OR 97229  
503.844.1360
14. **Lincoln Street**  
501 NE Lincoln St.  
Hillsboro, OR 97124  
503.844.1160

### MIDDLE SCHOOLS

1. **R.A. Brown**  
1925 SE Cornelius Pass Rd.  
Hillsboro, OR 97123  
503.844.1070
2. **Evergreen**  
456 NE Evergreen Rd.  
Hillsboro, OR 97124  
503.844.1400

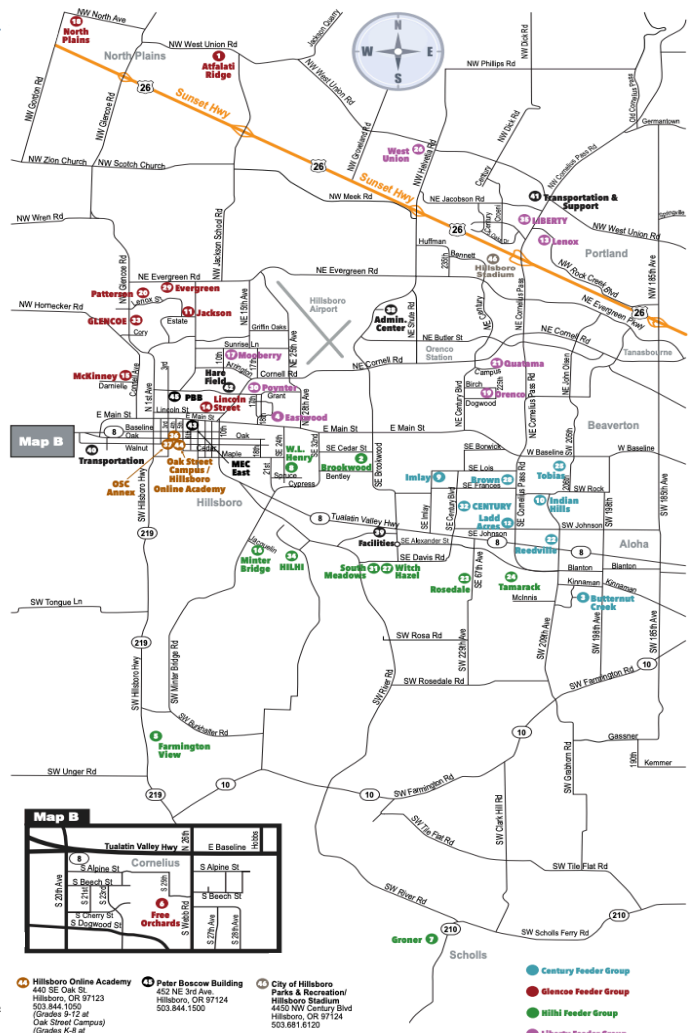
### HIGH SCHOOLS

1. **Century**  
2000 SE Century Blvd.  
Hillsboro, OR 97123  
503.844.1800
2. **Glencoe**  
2700 NW Glencoe Rd.  
Hillsboro, OR 97124  
503.844.1900
3. **Hilli**  
3285 SE Road Bridge Rd.  
Hillsboro, OR 97123  
503.844.1980

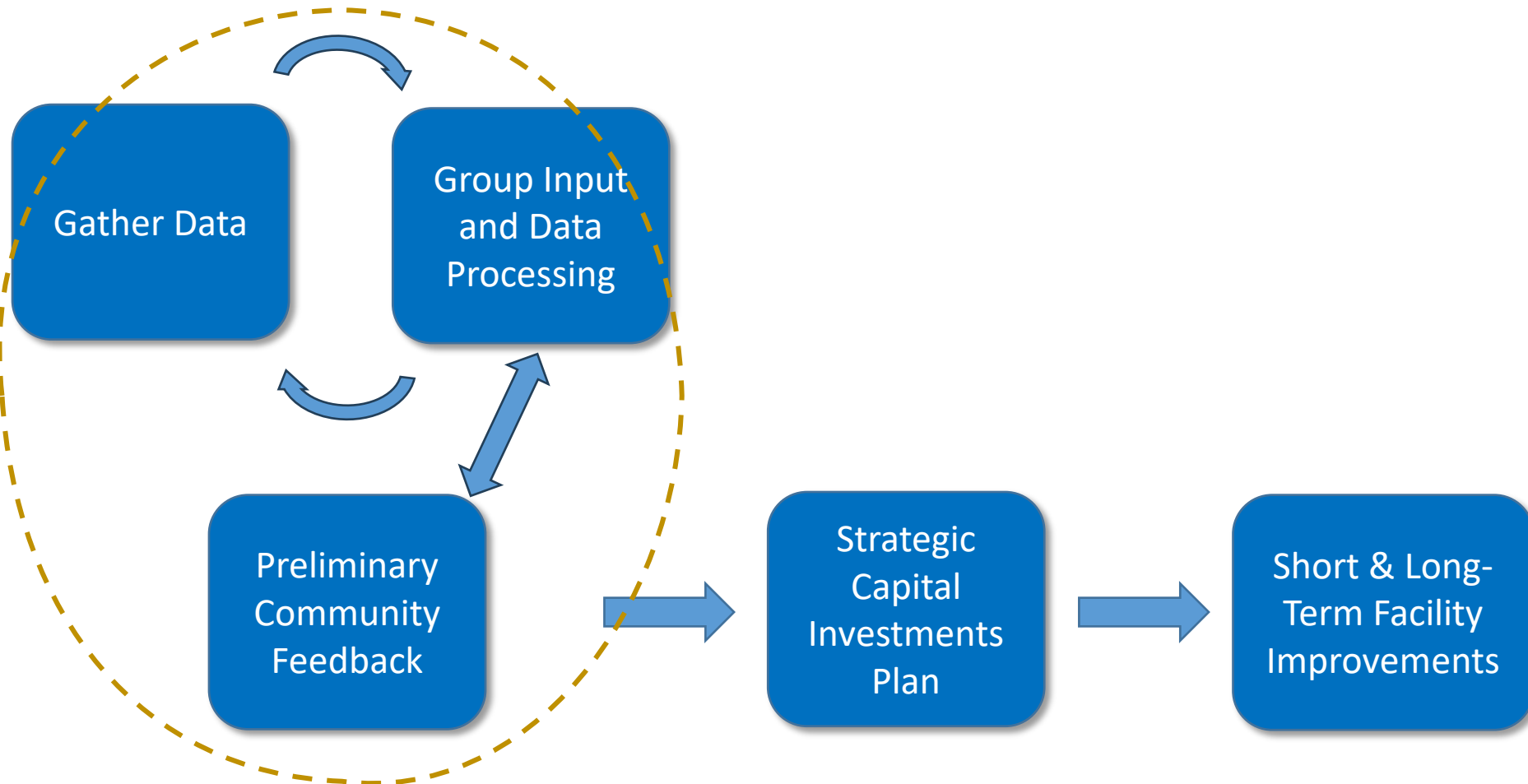
### OTHER DISTRICT BUILDINGS

1. **Administration Center**  
5003 NE 4th Street  
Hillsboro, OR 97124  
503.844.1500
2. **Facilities & Support Services**  
8901 SE Wilson Ridge Rd.  
Hillsboro, OR 97123  
503.844.1320
3. **Transportation Services**  
1220 SW Walnut St.  
Hillsboro, OR 97123  
503.844.1123

1. **V. Verne McKinney**  
535 NW Darnelle St.  
Hillsboro, OR 97124  
503.844.1660
2. **Winter Bridge**  
1750 SE Jacqueline Dr.  
Hillsboro, OR 97123  
503.844.1650
3. **Woodberry**  
1230 NE 10th Ave.  
Hillsboro, OR 97124  
503.844.1440
4. **North Plains**  
3020 NW North Ave.  
North Plains, OR 97133  
503.844.1630
5. **Oreco**  
7020 NE Birch St.  
Hillsboro, OR 97124  
503.844.1370
6. **Paul L. Patterson**  
261 NE Lenox St.  
Hillsboro, OR 97124  
503.844.1380
7. **Quelena**  
5003 NE Campus Way  
Hillsboro, OR 97124  
503.844.1180
8. **Reedville**  
2695 SW 209th Ave.  
Aloha, OR 97003  
503.844.1570
9. **Rosedale**  
1901 NE 127th Ave.  
Beaverton, OR 97078  
503.844.1200
10. **Tamarack**  
1201 SE Kinnaman St.  
Beaverton, OR 97123  
503.844.1860
11. **L.C. Tobias**  
1065 SW 209th Ave.  
Aloha, OR 97003  
503.844.1310
12. **West Union**  
23875 NW West Union Rd.  
Hillsboro, OR 97124  
503.844.1620
13. **Witch Hazel**  
4950 SE Davis Rd.  
Hillsboro, OR 97123  
503.844.1610
14. **J.W. Poynter**  
4325 NE Grant St.  
Hillsboro, OR 97124  
503.844.1540
15. **South Meadows**  
4690 SE Davis Rd.  
Hillsboro, OR 97123  
503.844.1220
16. **Liberty**  
1445 NE Wagon Dr.  
Hillsboro, OR 97124  
503.844.1250
17. **Oak Street Campus**  
440 SE Oak St.  
Hillsboro, OR 97123  
503.844.1980
18. **Oak Street Campus Annex**  
461 SE Walnut St.  
Hillsboro, OR 97123  
503.844.1685
19. **Transportation & Support Services**  
7705 NE Jacobson St.  
Hillsboro, OR 97124  
503.844.1123
20. **Hart Field**  
1147 NE Grant St.  
Hillsboro, OR 97124  
503.844.1320
21. **Miller Education Ctr. East**  
115 SE 6th Ave.  
Hillsboro, OR 97123  
503.844.1300



# PLANNING PROCESS



# FACILITY PLANNING DATA FOR CONSIDERATIONS

- Enrollment Projections
- Physical Capacity and Utilization Overview
- Structural and Systems Integrity
- Educational Programs

# PLANNING ASSUMPTIONS

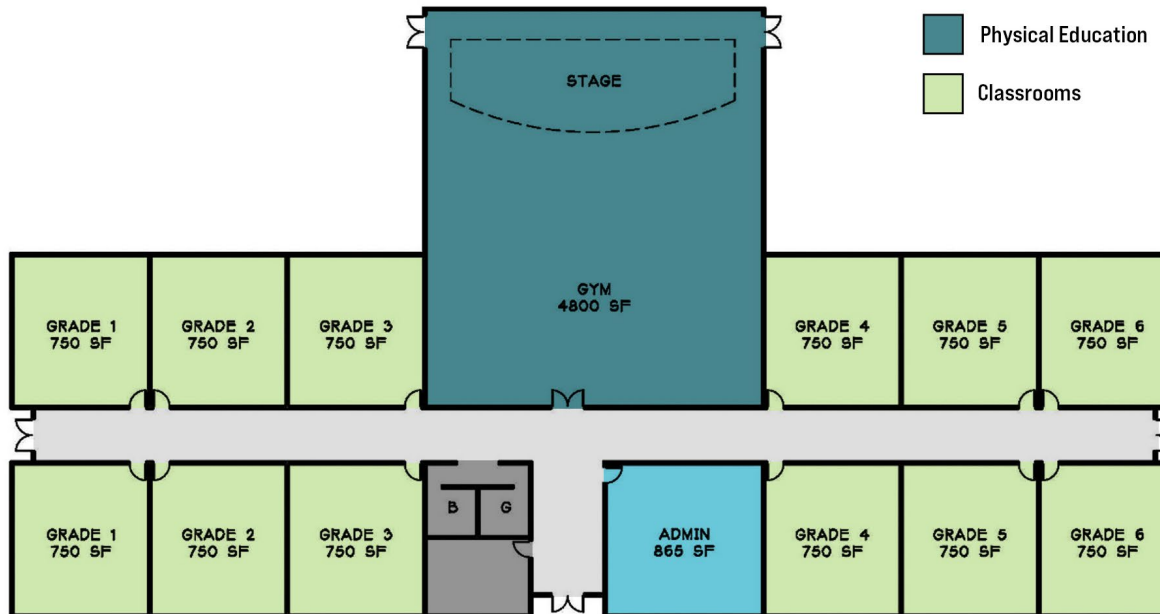
1. A long-term goal for the district is that all programs should be housed in **purposeful, adequate, safe, and secure spaces that support current and emerging educational programs**
2. Strategic Capital Planning involves an eye on the **quality** (not just the quantity) of things within our district facilities, such as:
  - Key systems that support the health and longevity of our buildings
  - Safety and security
  - Technology infrastructure
  - Spaces available for our students aligned to career & college pathways, as well as extracurriculars
  - Health & Wellness of students, staff, and community

# EVOLVING SCHOOL SPACES & NEEDS



## LEGEND

- Circulation
- Administration
- Physical Education
- Classrooms
- Support Spaces



**PRE 1950 SCHOOL**

# EVOLVING SCHOOL SPACES & NEEDS



**PRE 1975 SCHOOL**

SCALE: 1" = 20'-0"

# EVOLVING SCHOOL SPACES & NEEDS



## LEGEND

|  |                    |  |                      |
|--|--------------------|--|----------------------|
|  | Circulation        |  | Support Spaces       |
|  | Administration     |  | Specialized Learning |
|  | Physical Education |  | Food Service         |
|  | Classrooms         |  | Breakout Space       |



**MODERN SCHOOL**

SCALE: 1" = 30'-0"



# EVOLVING SCHOOL SPACES & NEEDS

- The **purpose and needs of school spaces have evolved over time**
- Though there may not be a need for new physical spaces, **there are many moving pieces within school spaces that continuously need to improve, evolve, and adapt to current and emerging needs**

# ENROLLMENT PROJECTIONS

- Percentage Increase Model
- Regression Model
- Cohort Survival Model – Linear Regression K
- Cohort Survival Model – Natality K
- Students per Housing Unit
- **Note:**
  - The projections from K12enroll.com closely align, and build upon, the previous estimates used by the District.\*
    - These will be updated with current year enrollment information over the coming of months.

# ENROLLMENT PROJECTIONS

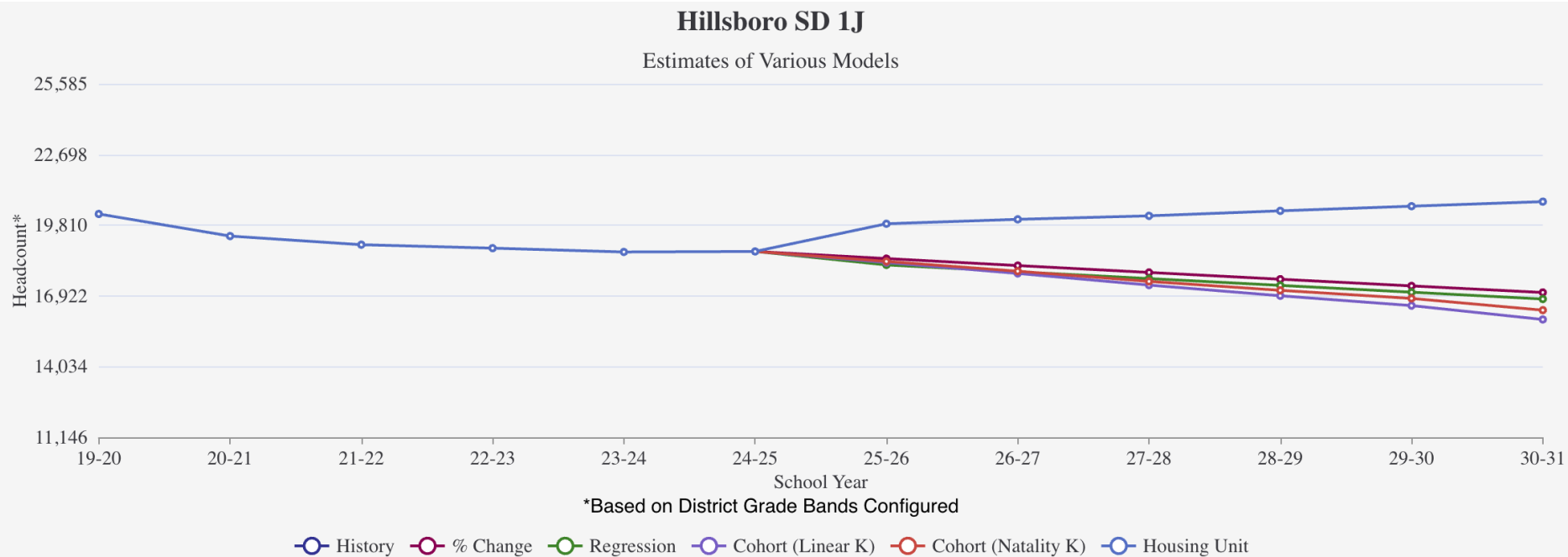
|                          | 25-26  | 26-27  | 27-28  | 28-29  | 29-30  | 30-31  |
|--------------------------|--------|--------|--------|--------|--------|--------|
| % Change                 | 18,447 | 18,161 | 17,880 | 17,603 | 17,330 | 17,061 |
| Regression               | 18,187 | 17,908 | 17,630 | 17,351 | 17,073 | 16,794 |
| Cohort (Linear K)        | 18,286 | 17,839 | 17,364 | 16,927 | 16,526 | 15,959 |
| Cohort (Natality K)      | 18,330 | 17,931 | 17,514 | 17,149 | 16,819 | 16,339 |
| Student per Housing Unit | 19,869 | 20,049 | 20,192 | 20,396 | 20,586 | 20,772 |
| Lower Estimate           | 17,995 | 17,534 | 17,064 | 16,610 | 16,182 | 15,650 |
| Best Estimate            | 18,623 | 18,377 | 18,116 | 17,885 | 17,666 | 17,385 |
| Higher Estimate          | 19,251 | 19,220 | 19,168 | 19,160 | 19,150 | 19,120 |

Projections from K12enroll.com

**NOTE:** These projections from K-12 Enroll are close to the estimates currently used by HSD from MGT, if not exact. These will be refined further over the next couple of months.

# ENROLLMENT PROJECTIONS

## K-12 (All Models)

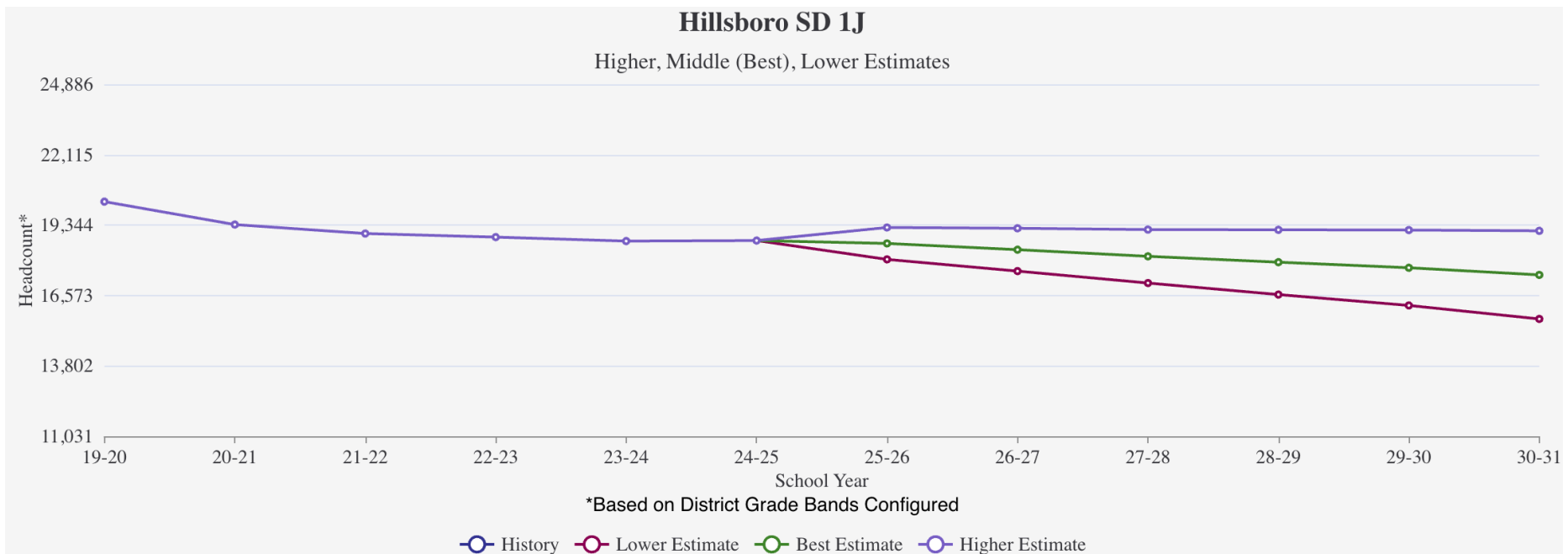


Projections from K12enroll.com

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# ENROLLMENT PROJECTIONS

## K-12 (Higher)

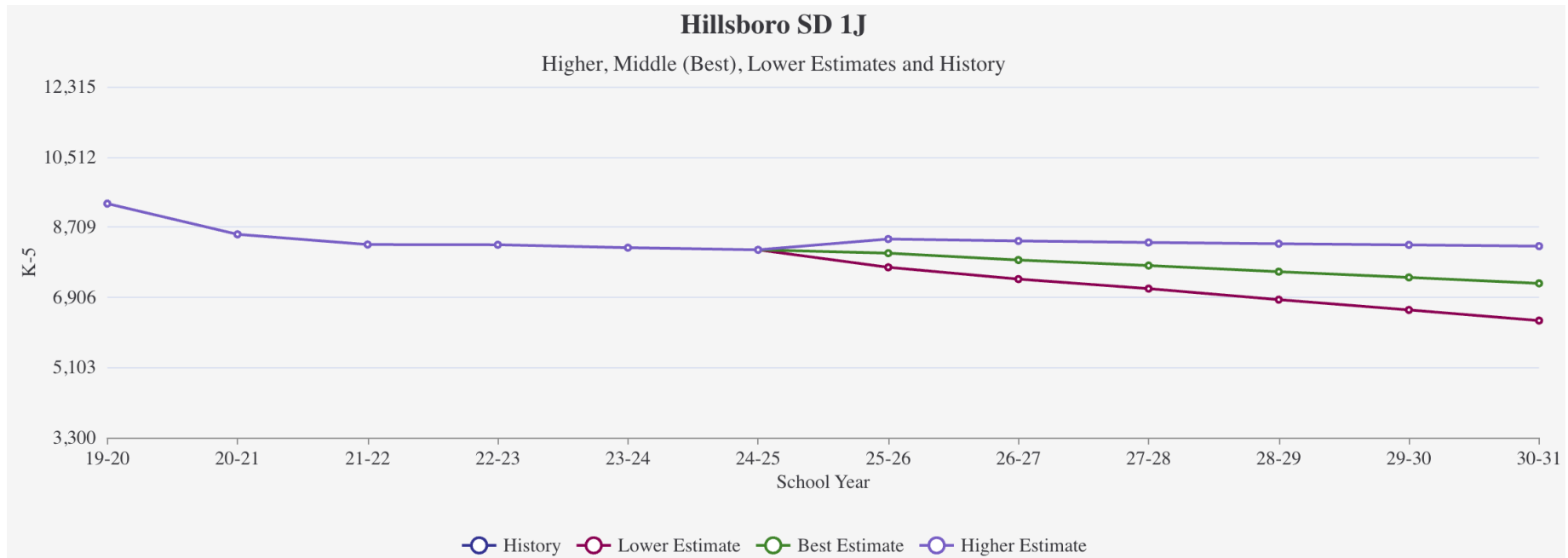


Projections from K12enroll.com

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# ENROLLMENT PROJECTIONS

## K-5

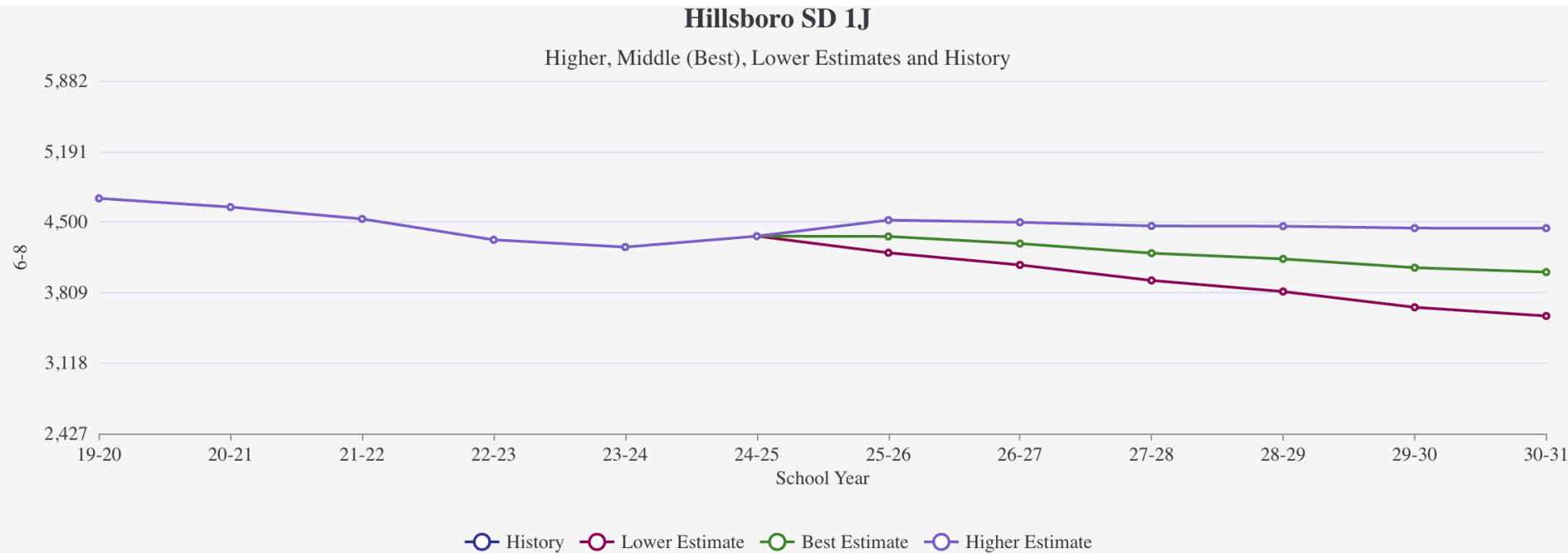


Projections from K12enroll.com

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# ENROLLMENT PROJECTIONS

## 6-8



Projections from K12enroll.com

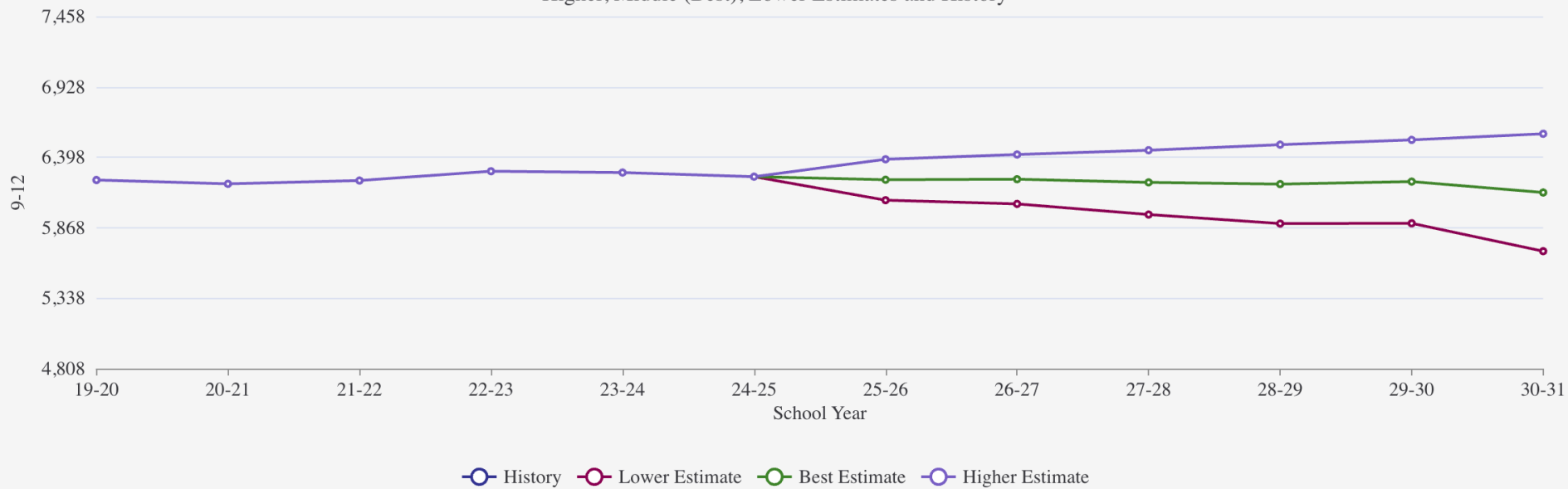
**NOTE:** These projections from K-12 Enroll are close to the estimates currently used by HSD from MGT, if not exact. These will be refined further over the next couple of months.

# ENROLLMENT PROJECTIONS

## 9-12

### Hillsboro SD 1J

Higher, Middle (Best), Lower Estimates and History



Projections from K12enroll.com

**NOTE:** These projections from K-12 Enroll are close to the estimates currently used by HSD from MGT, if not exact. These will be refined further over the next couple of months.

# INITIAL ENROLLMENT FINDINGS

- **Elementary** and **Middle School** enrollment are both projected to continue to decline through the 2030-31 school year
- **High School** enrollment is projected to remain relatively flat with a slight decline anticipated in the 2030-31 school year
- **Overall** enrollment is projected to decline between now and the 2030-31 school year
- Enrollment projections are imperfect, and **there are always local factors that cannot be picked up by statistical models** that may impact the trajectory of these findings

# CAPACITY & UTILIZATION

- **Utilization** in HSD is a measure of a school building's enrollment divided by its physical capacity to support those students and educational programs
- This measure illuminates how the district is optimizing the use of each facility and is **one of many data points** that support a district's strategic planning of capital efforts to meet its needs
- Capacity & Utilization considers both the ***physical capacity*** of educational spaces and facilities, as well as the ***programmatic capacity*** (i.e., what spaces are being used for what purposes and *actually* available to support students and district education programs)

# INITIAL CAPACITY & UTILIZATION FINDINGS

- Overall, the District is in a position – considering physical capacity, education programs, and enrollment - to focus on **optimization and efficiency of each of its facilities**
- Ongoing needs for the District's education programs in alignment with its strategic plan **shift concrete measures of capacity and utilization over time**
- This brings forward a call to focus on **quality over quantity** within its facilities

# STRUCTURAL AND SYSTEMS INTEGRITY

- **Structural & Systems Integrity** refers to the durability and strength of school buildings and district facilities to adequately meet the needs of its students, staff, and community
- Similar to utilization, this is **one of many data points** that can support the prioritization of meeting district needs as decisions are made for bond support for strategic capital investments
- **Reports from the Oregon Department of Education** provide physical condition assessments as a snapshot in time, *and* **ongoing district maintenance** - both preventative and reactive - provide more of an ongoing assessment over time

# INITIAL FINDINGS: STRUCTURAL & SYSTEMS INTEGRITY

- There is **no need to replace any district buildings** – at this time – due to structural and systems integrity concerns
- Areas to address and consider are key components of existing buildings and systems to meet current **lifecycle needs, as well as to fulfill mandates** (i.e., energy and conservation). Examples include:
  - Roofing, flooring, windows, exterior paint
  - Mechanical, HVAC, plumbing, electrical, and lighting
- Additionally, there is a need to address **ADA accessibility upgrades** (i.e., playgrounds, fire doors, restrooms, ingress, and egress, etc.)
- Finally, **fire and life safety** upgrades are needed to enhance security and safety, as well (i.e., fire panels, cameras, etc.)

# KEY AREAS OF FOCUS

Given the lack of “traditional” physical needs due to capacity/utilization and physical condition, it is an initial recommendation to better understand the following areas of need aligned to HSD’s strategic plan to prioritize recommendations for Strategic Capital Investments Plan



**Note:** The amount of recommendations within each of these buckets may be different by the end of our series of BDC meetings and the relative size of these circles (rough amount of \$ or a percentage of the overall bond) needed to fulfill these priorities may differ, as well

# GROUP WORK: KEY AREAS OF FOCUS

- In your groups – spend the next roughly **45 minutes** sharing any information and or questions you might have aligned to each of the following potential areas of focus
- Use the questions on the side as prompts to guide discussion
- Your group leader is equipped to capture your responses, thoughts, and questions

## Discussion Questions



1. What are the things that come to your mind when you think about what bond funds might support for this topic?
2. What are you curious about within this area of focus?
3. What data would you like to see or consider to support prioritizing recommendations within this area?
4. Why do you think considering this as an area of focus might or might not be a good move for HSD?
5. What information or experiences do you have to share around this area of focus?

# QUESTIONS - CLARIFICATIONS



## Next Meeting

*THANK YOU!*

Thursday, October 2, 2025

4 – 6 pm

District Office