



Minutes

Client:	Hillsboro School District
Project:	2026 Pre-Bond Planning
Meeting date:	18 September 2025
Meeting location:	Hillsboro School District
Meeting title:	Bond Development Committee Meeting #1

Bond Development Committee (BDC) - Meeting Minutes

Meeting #1 - September 18, 2025

Welcome & Introductions

Superintendent Travis Reiman welcomed attendees and introduced the committee members.

Planning & Steering Team

Hillsboro School District:

- Beth Graser, Communications Officer
- Dave Peterson, Executive Director of Facilities
- Derek Brown, Information and Technology Officer
- Saideh Haghighi Khochkhou, Operations Officer
- Scott Harrison, Financial Officer

Construction Planners & Bond Support:

- Brooke Schumacher (Turner & Townsend Heery)
- Scott Johnson (Turner & Townsend Heery)

Educational Facility Planners:

- Evan Mirolla (Teater-Crocker)

Community Engagement Support:

- Anthony Veliz (IZO Marketing)
- Cindy Avila (IZO Marketing)

Purpose

The purpose of the committee is to develop the capital needs of the District, informed by the Long-Range Facility Plan, and to establish consensus recommendations for community input. Final recommendations will be presented to the School Board as part

Minutes

of a Strategic Capital Investments Plan for a possible upcoming bond in November 2026 election.

Outcome

The committee will provide recommendations for District capital needs informed by data, educational programming, and community input, culminating in a Strategic Capital Investments Plan.

Community Builder

Members introduced themselves, shared their roles/connections to the district, and identified which area of the district they felt most connected to and why.

Planning Process

1. Gather Data
2. Group Input and Data Processing
3. Develop Strategic Capital Investments Plan
4. Short & Long-Term Facility Improvements
5. Preliminary Community Feedback

Facility Planning Data Considerations

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

Planning Assumptions

The District aims for all programs to be housed in safe, secure, and adequate facilities that support current and future educational needs. Strategic planning considers quality systems (health, safety, security, technology, and infrastructure) and wellness for students, staff, and community.

Evolving School Spaces & Needs

School spaces must continuously adapt to emerging needs. While new physical spaces may not be required, existing spaces need ongoing upgrades.

Enrollment Projections

Enrollment projections were presented using multiple models (Percentage Increase, Regression, Cohort Survival, Students per Housing Unit). Findings indicate declining elementary and middle school enrollment through 2030-31, with high school enrollment remaining relatively flat. Overall, enrollment is expected to decline.

Minutes

Capacity & Utilization

Utilization measures enrollment against physical and programmatic capacity. The District is positioned to focus on optimization and efficiency, with emphasis on quality over quantity.

Structural & Systems Integrity

ODE completed a full District facility assessment and reviewed all educational buildings, support buildings, site components, and ADA compliance. No buildings require replacement at this time. However, lifecycle and compliance needs must be addressed, including:

- Roofing, flooring, windows, exterior paint
- Mechanical, HVAC, plumbing, electrical, and lighting
- ADA accessibility upgrades
- Fire and life safety improvements (fire panels, cameras, etc.)

Efficiencies gained through these upgrades will result in operational cost savings.

- Committee Question: Are the projects discussed to be addressed in the proposed bond? Answer: The District is working on prioritizing all projects to identify critical failing systems that must be addressed first, with stepped process to address less critical needs as funds are available.

Key Areas of Focus

The committee will prioritize recommendations aligned to the District's strategic plan, including quality, safety, security, technology, and student program needs.

Group Work

Groups discussed potential areas of focus for 45 minutes. Guiding questions included:

- What are you curious about?
- What data would help prioritize this area?
- Why is this (or isn't this) a good focus for HSD?
- What information do you have to share?

Below are some key themes and concepts that came from the group discussion:

- There is a desire for the committee to hear more within each of the discussed buckets to better understand the district's current assessment of need and vision
- There is a desire to better understand current district processes and practices to ensure equity within each of the buckets discussed, as well.
- As a direct result, the subsequent BDC meetings will be a deep-dive into 1-2 of the specific topics to address some of the questions raised with a protocol for the

Minutes

committee to prioritize needs within those areas of focus to move toward a few different recommendation packages toward a future bond

Below are more detailed notes regarding what was shared out by groups after their discussions within each bucket:

- Overall:
 - Committee would like to review the Project Spreadsheet (Google) to “see” the projects identified.
 - Committee would like to understand the projected cost savings associated with the improvements. “How are we making maintenance easier to address with future budgets?”
 - Optimizing improvements should be focused on making HSD competitive and financially efficient in the future.
 - Committee expressed interest in learning about how the buildings are actually being used.
 - Committee would like to understand which buildings are most expensive to maintain.
 - A recap of understanding what was in the last bond that didn’t make the cut may be helpful.
 - Scope should reinforce equity and ADA access across the District.
 - There was curiosity about what is a “target design blueprint” for today’s schools.
- Building & Systems
 - Retrofits should prioritize safety
 - Improvement needs are experienced at the playgrounds (eliminate bark dust), playing fields to be upgraded to turf.
- Technology
 - Feedback suggested a need to understand what exactly are we talking about when technology is mentioned.
 - Technology should tying into building systems and ensure Wi-Fi connections throughout.
 - Technology to be kept up to date
 - Technology should consider equity with ADA and language translation systems.
 - Sound systems/sound dampening
 - Committee is curious about leveraging AI
- Extracurricular
 - Extracurricular activities and improvements add interest throughout the community (turf fields, tracks, athletics, etc.).

Minutes

- There is a need for equity across high school campuses. Not all have the same amount of turf. If adding turf, it is important to add appropriate lighting.
- Tracks should be repaired
- ADA upgrades and access to all athletic facilities is very important.
- Refinishing gym floors (full sanding)
- There is not enough spaces for athletic programs
 - The new gyms in last bond only allowed for separation of cafeteria utilization and did not gain space for programming
- Committee noted a link between technology and extracurricular “e-Sports” (technology in place for video game sports between schools) which could be a competitive improvement as there are college scholarships available for this
- Some facilities have press boxes that are not useable.
- Fields spaces do not have bathroom spaces and use portable lights. Bringing in portable restrooms and lights is expensive.
- The committee shared interest in looking at other Districts’ athletic spaces with focus to look at what would make our District competitive
- Overall feedback was centered on equity of sports across campuses, facilitating spaces for multiple genders and complete utilization of spaces
- Committee noted a want of a community pool, a need to increase soccer fields and more spaces for basketball
- Safety to also be considered in correlation with extracurriculars such as safe storage spaces
- CTE/Pathways
 - Committee would like for HSD to have a competitive edge
 - Could add more trades specific pathways – electrical, plumbing, mechanical engineer, technology, land surveyors
 - Partnerships to create dual credit programs with trades should be explored.
 - Proposed ideas included Career Development Center and AI Workshops
 - CTE Labs need to be updated with current equipment
- Safety & Security
 - Fencing and Gates are desirable with a balance between too much and too little
 - Perimeter safety should be contemplated
 - Broken window blinds should be replacement or frosted
 - Committee contemplated how to enhance facilities in preparation of extreme weather events
 - Security to be added for athletic facilities and Hare Field

Minutes

- Health & Wellness
 - Overall feedback contemplated substitute teacher spaces, SPED program updates, calming centers for everyone, student and staff
 - Kitchen upgrades
 - Possible resource and equity center

Next Meeting

Thursday, October 2, 2025 | 4 – 6 pm | District Office

[2026 Bond Development Committee Web site](#)