



HILLSBORO SCHOOL DISTRICT

2026 BOND DEVELOPMENT COMMITTEE (BDC)

Meeting #2
October 2, 2025

WELCOME BACK!

Before we begin...

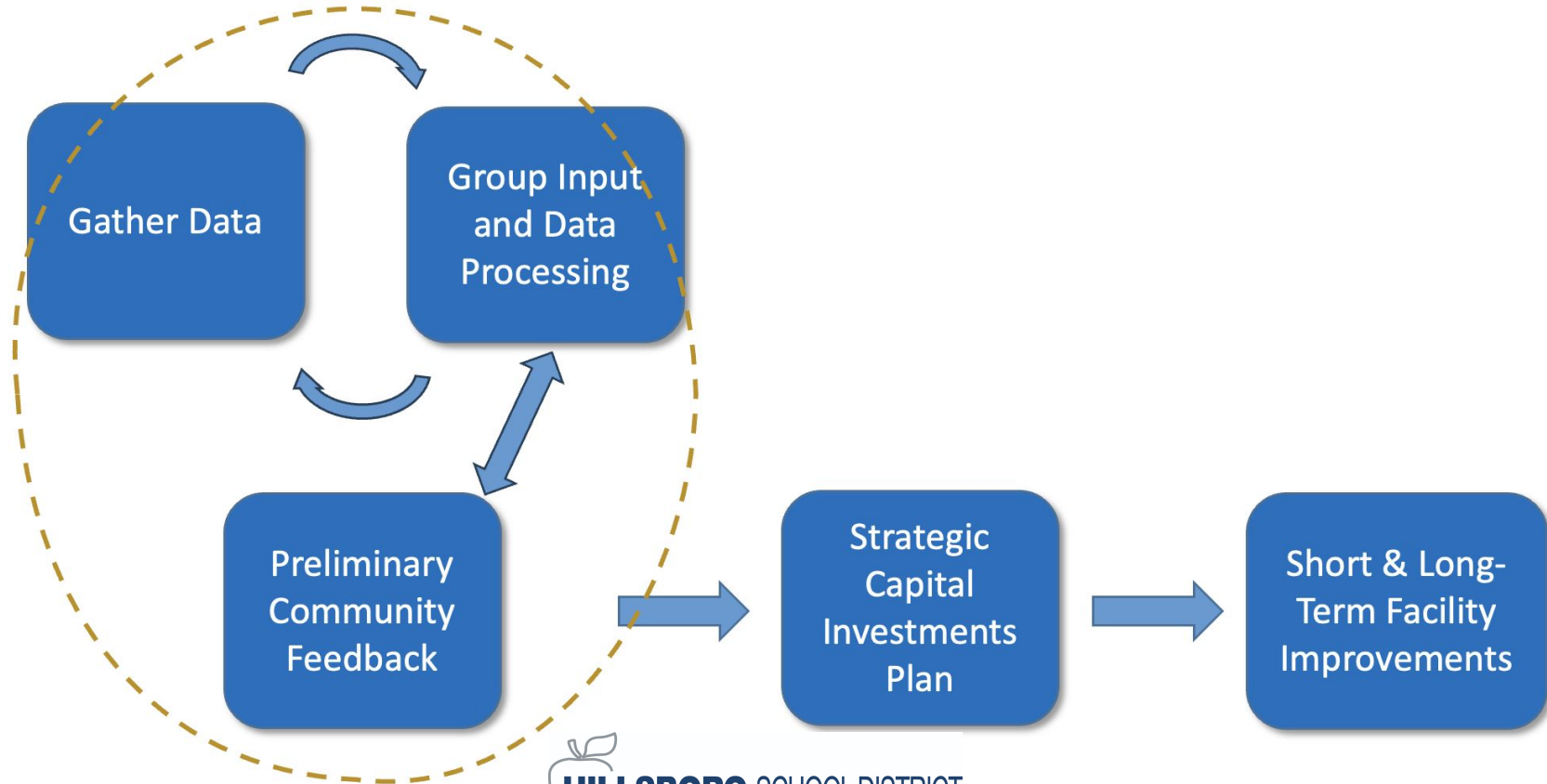
- Please introduce yourself to your table mates
 - Name
 - Connection to the committee and/or district
 - What is it you are most looking forward to with Fall (weather at least) finally arriving



PURPOSE & OUTCOME

- Develop the **capital needs of the District**, informed by the District's Long-Range Facility Plan, district, and program data
- 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

PLANNING PROCESS

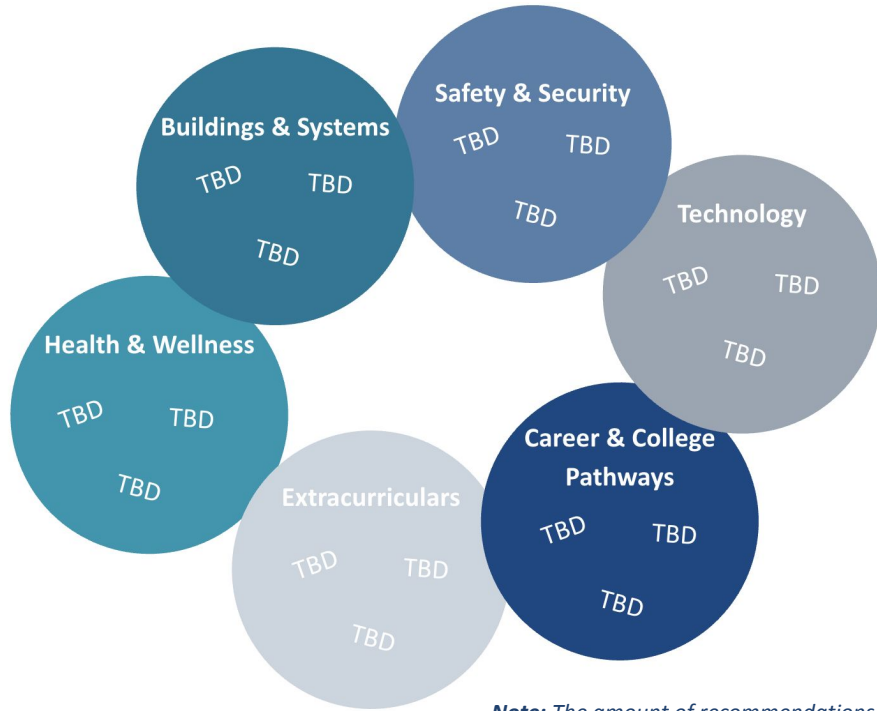


BDC MEETING #1 RECAP

In Meeting #1, we:

- Built community and set purpose
- Built a shared understanding on some key data-points (enrollment, capacity & utilization, physical conditions)
- Had group discussion around strategic buckets for consideration for a 2026 bond

BDC MEETING #1 RECAP



- Bonds are not just about addressing capacity and utilization needs for buildings and programs within school districts.
- They **address key areas of the district's strategic plan to support longevity, optimization, and quality of programs and facilities**
- Collectively these recommendations are presented via a Strategic Capital Investments Plan for Board approval

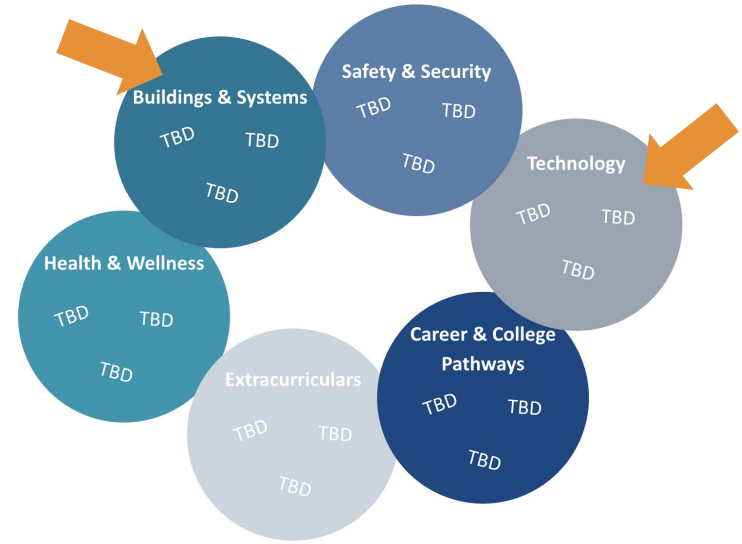
***Note:** The amount of recommendations within each of these buckets may be different by the end of our series of BDC meetings and the relative size of these circles (rough amount of \$ or a percentage of the overall bond) needed to fulfill these priorities may differ, as well*

A WORD FROM TRAVIS

- Additional context and hopes for 2026 Bond Planning
 - What a general obligation/capital construction bond can and cannot pay for
 - Focus of our efforts for the 2026 Bond

WHAT TODAY IS ALL ABOUT

- A chance to hear from district personnel and experts to build further shared understanding of two key bucket areas for 2026 bond consideration
- A chance to discuss and share - as a group - potential priorities within today's bucket areas





BUILDINGS & SYSTEMS

Saideh Haghighi Khochhou

Dave Peterson

Mia Hocking

HELLO!

- **Saideh Haghighi Khochkhrou**, Operations Officer
- **Dave Peterson**, Executive Director of Facilities
- **Mia Hocking**, Resource Conservation Manager



BUILDINGS & SYSTEMS at HSD

WHAT IT IS...

- HVAC
- ADA standards
 - Playgrounds
 - Bathrooms
 - Ingress & Egress
- Building Envelope
 - Roof
 - Windows
 - Doors
- Electrical
- Lighting

WHAT IT ISN'T...

- Safety and Security
- Technology
- Athletics

These will be covered separately



BUILDINGS & SYSTEMS at HSD

KEY APPROACHES IN SUPPORTING BUILDINGS & SYSTEMS

- Preventative Maintenance (Routine and Scheduled)
 - Replacing HVAC Filters
 - Parking lot & walkway crack sealing
 - Lighting
 - Doors and Locks
 - Repair of equipment (motors, controls, boilers, electrical)
- Planned Maintenance
 - Parking lot repaving
 - Refinishing Gymnasium floors



ADDITIONAL FACTORS

- Restoration v. Replacement
- Time of Year
- Prioritization

BUILDINGS & SYSTEMS: Key Data

ANNUAL FACILITIES DEPARTMENT BUDGET: ~\$2.5 million

WE KNOW FUNDS ARE USED FOR THE FOLLOWING:

- Basic routine/planned maintenance
- Minor repairs

ADDITIONAL USES INCLUDE

- Required testing and mitigation
 - Water
 - Indoor Air Quality
 - Radon
 - Pest Management
 - Fire System: Panels and Sprinklers
 - Fire Extinguishers
 - Backflows



BUILDINGS & SYSTEMS: Key Data

PERSPECTIVE

- Single Roof - Restoration vs. Replacement
 - ~80,000 sq. ft.
 - ~\$1.46M vs. \$4.7M*
- Single HVAC Mechanical Systems Replacement ~\$1.1M - \$9.6M*
- Single HVAC Control Systems Replacement ~\$800K - \$3.2M*
- Flooring ~ \$10K - \$800K per site
\$8 - \$12/sq. ft.
- Districtwide Lighting Upgrades ~\$7M-11M*
- Districtwide ADA Upgrades ~\$22M*
 - Playgrounds
 - Bathrooms
 - Parking lots
 - Ingress/Egress

**Note: Rough costs provided, here are in 2025 dollars and are solely for the purposes of broad and general planning, at this time. Once recommendations are made by the BDC, more specific prices will be provided and projected for future costs to support planning.*



BUILDINGS & SYSTEMS: Key Data

WHAT DO WE MEAN WHEN WE SAY “END OF LIFE”?

- Roofs 20-30 years
- HVAC Units 10-20+ years
- Boilers 15-35 years
- Water Heaters 8-12 years
- Window seals 10-20 years
- Carpet 15-20 years



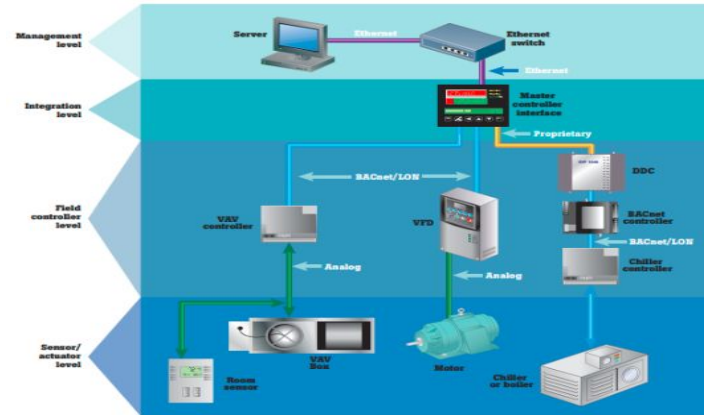
BUILDING & SYSTEMS: Bond Support

- There are **improvements that need to be made**. When considering - from a BUILDING & SYSTEMS perspective - we commit to looking for the most **cost effective** method that gives the **greatest longevity** with a deep value in being **thoughtful, methodical, and good stewards of district resources**.
- Many of these items are **Fire Panels, Heating and Cooling, ADA standards, and Building Envelope components** (i.e., Windows, Doors, Roofs, Exterior paint).
- The following slides include some visuals to **illustrate key components of BUILDINGS & SYSTEMS that are in need of support** from the upcoming bond.

HVAC

WHAT IS HVAC?

- HVAC stands for **H**eating, **V**entilation, and **A**ir **C**onditioning and refers to the **technology and systems that regulate indoor environments by controlling temperature, humidity, and air quality.**
- At least 6 sites need heating system upgrades and at least another 4 need controls upgrades.



ADA SUPPORTS

WHAT IS ADA ASSESSMENT AT HSD?

- The purpose of this report is to **assist in evaluating the compliance of certain exterior and interior elements with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.**



PLAYGROUNDS

PLAYGROUNDS IN HSD

- A lot of playgrounds are at an age where key components are failing and can't be purchased anymore. For example, depending on the size of slide, replacement cost is \$8K-\$12K.
- Play structures need to be upgraded to include year-round inclusive play.



ELECTRICAL

WHAT DOES ELECTRICAL INCLUDE FOR BUILDINGS & SYSTEMS?

- Power distribution systems, lighting upgrades, fire panel supports, improvements, and updates
- HB 2531 bans the sale of fluorescent lighting in Oregon (ORS.459.485)



BUILDING ENVELOPE

A BUILDING ENVELOPE IS...

- The **physical separation between a building's interior and the exterior environment, comprising all the components that enclose the conditioned space, such as the roof, walls, windows, doors, and foundation.** Its critical functions include maintaining indoor comfort, thermal performance, air and moisture control, structural support, and contributing to a building's overall energy efficiency.
- Additionally, as building envelope components are addressed, other factors must be considered (e.g. seismic and immediate occupancy standards for roofing).



BUILDING ENVELOPE

WINDOWS AND PAINT

- Buildings are in various states of need for exterior paint (more than just aesthetic upgrades) to support building longevity.
- Additionally, many buildings need window upgrades to meet current standards and efficiency/conservation needs.



INCENTIVES

TWO RELIABLE SOURCES

- **Energy Trust of Oregon (ETO)**
 - Based on improved efficiencies
 - All buildings eligible
 - Opportunities assessed and adjusted annually
- **OR Dept. of Energy Public Purpose Charge Program (SB1149)**
 - Monthly allocations based on utility customer base
 - Only school buildings qualify
 - Sunsets in 2036



INCENTIVES

ADDITIONAL RESOURCES

- **U.S. Dept. of Energy Inflation Reduction Act Tax Credits**
 - Clean energy projects only
 - Available to districts if the project qualifies
- **U.S. Dept. of Energy Renew America's Schools**
 - Prize and grant model
 - Highly competitive



INCENTIVES

WHY IT MAKES SENSE, NOW, TO INVEST FOR LONG-TERM SAVINGS...

- **Inefficient systems**

- Inefficiency = high utility costs
- Prone to higher maintenance costs

- **Lighting**

- OR standard is now LED
 - Fewer incentives available in the near future
 - LED lighting will positively impact electric costs by reducing load

- **Renewables and clean energy**

- Resiliency
- Compatibility with systems integration
- Healthy environments



INCENTIVES: An Example

EXAMPLE: LIBERTY HS HVAC Controls and Boiler Replacement

- Partnering with an **Energy Services Company (ESCO)**
 - Expertise on all fronts! Develop, design, build, and financial experts looking at projects holistically.

Project costs:

- HVAC Controls = \$1.5M
- ETO Incentives = \$635K (largest ETO check ever!)
- Boiler Replacement = \$800K
- SB1149 Funding = \$1.8M

TOTAL COST = \$2.2M

The total cost of this project was covered by incentives!

INCENTIVES

Liberty High HVAC controls and boiler replacement



Buildings & Systems Q&A

Any questions about Buildings & Systems before we head into a short break?





BREAK

We will return in 5 min!



TECHNOLOGY

Derek Brown
Information & Technology Officer

TECHNOLOGY at HSD

KEY FUNCTIONAL AREAS

- Network and infrastructure
- Classroom support
- Device/hardware management and support
- Software and application support
- Information systems and data privacy
- Cybersecurity

STUDENTS: ~17,800

STAFF: 2621

CLASSROOMS: 800

TECHNOLOGY: KEY DATA

CHROMEBOOKS

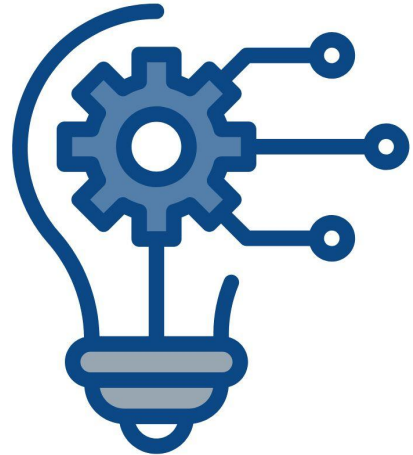
- Distribution
 - 1:1
 - Current inventory: 21,980
 - Typical life cycle is 6 years
- 2024-25 Chromebook Repairs
 - ES: 861
 - MS: 941
 - HS: 250
- 2024-25 Chromebook Replacements
 - ES: 109
 - MS: 146
 - HS: 647



BOND SUPPORT: Classroom Technology

CLASSROOM BASED TECHNOLOGY

- Teachers utilize technology to facilitate learning experiences for all students, including those with unique learning needs
- Standard classroom technology includes:
 - Laptop or desktop
 - Projector
 - Document camera
 - Voice amplification
- CTE classrooms have different technology based on their program needs. These equipment require various supports and updates for ongoing maintenance, monitoring, and improvements. More will be covered on this as we discuss Career and College Pathways



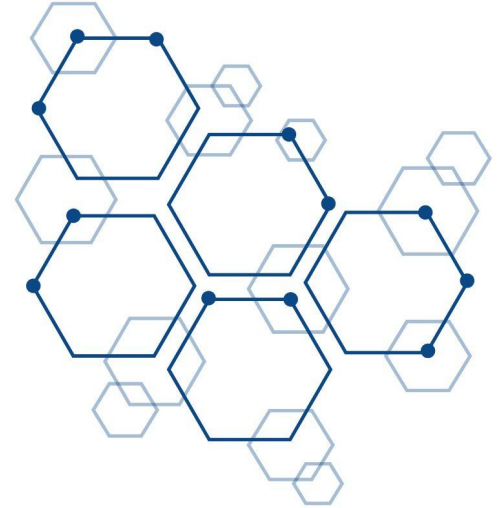
BOND SUPPORT: Network Services

NETWORK SERVICES

- Network hardware must be maintained and replaced in order to operate effectively and reliability
 - Servers, routers, switches, etc.
 - Typical life cycle is 10 years, depending on item/device and manufacturer

OTHER SERVICES

- Phone system: current phone system is end of life 2029 and updates will no longer be possible after Dec. 2025
- PA systems: several sites with old systems in need of replacement
- Boardroom A/V system: in need of replacement



BOND SUPPORT: Cybersecurity

CYBERSECURITY

- Improve our overall cybersecurity posture
- Increase our capability to test and monitor our cybersecurity program

TOOLS

- Antivirus
- Web filtering
- Firewalls
- Segmentation

POLICY

- Incident Response Plan
- Acceptable Use Policies
- Staff Training

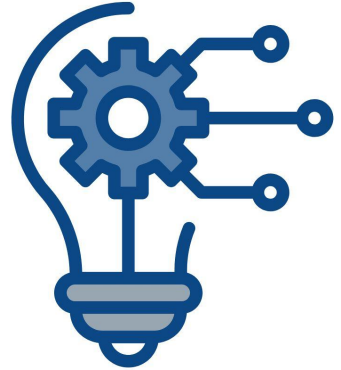


BOND SUPPORT

SUMMARY

- Devices
 - Student and staff (Chromebooks, laptops, etc)
 - Classrooms (projectors, doc cams, etc.)
 - A/V systems, printers
 - **\$46,580,000***
- Network Infrastructure
 - Servers, routers, switches, cybersecurity, etc.
 - **\$8,544,000***
- Support Systems
 - Phones, intercoms, WiFi
 - **\$8,770,000***

****Note:** Rough costs provided, here are in 2025 dollars and are solely for the purposes of broad and general planning, at this time. Once recommendations are made by the BDC, more specific prices will be provided and projected for future costs to support planning.*



TECH Q&A

Any questions about Technology before we go into some group discussion?



GROUP DISCUSSION: PRIORITIZATION

IN YOUR GROUPS...

Discuss the following...

- Based on what you heard regarding **BUILDINGS & SYSTEMS**:
 - What are the top 3-5 things that feel that feel *most* urgent? Why?
 - Is there anything else you did not hear **regarding BUILDINGS & SYSTEMS** that you would like to be considered? Why?



GROUP DISCUSSION: PRIORITIZATION

IN YOUR GROUPS...

Discuss the following...

- Based on what you heard regarding **TECHNOLOGY**:
 - What are the top 3-5 things that feel that feel *most* urgent? Why?
 - Is there anything else you did not hear **regarding TECHNOLOGY** that you would like to be considered? Why?



GROUP SHARE-OUT

PLEASE SHARE OUT...

- What were your group's top 3 priorities for **BUILDINGS & SYSTEMS**?
- What were your group's top 3 priorities for **TECHNOLOGY**?
- Why these priorities?



NEXT MEETING

THANK YOU!

Wednesday, October 15, 2025

4-6 pm

District Office

OUTCOME

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

This recommendation will be for a Strategic Capital Investments Plan for the Hillsboro School District Board to consider for a potential 2026 bond.