

Bond Accountability Committee Meeting

11/19/2025

Agenda

- I. Welcome - Committee Chair Keith Hobson 6:00 PM
- II. Public Comment
- III. BAC Business
- IV. Project Highlights
 - Allen Transportation
 - Modernization
 - Critical Equipment & Buses
- V. SB 1149/ETO Overview
- VI. FY 24/25 Audit
- VII. Review 2022 Bond Financial Report
- VIII. Adjourn 8:00 PM

Public Comment?

Protocols

- Please address the Bond Accountability Committee, not the audience, staff members or other individuals.
- Maximum time allowed is two (2) minutes. At the Chair's discretion, further limits may apply.
- The Bond Accountability Committee will not hear charges or complaints against any employee of the District during the BAC meeting. Please see the Public Complaint policy to address any personnel related issues.
- The Bond Accountability Committee will listen to your comments and may ask a clarifying question; however, they will not deliberate or answer your testimony today.
- The Committee Chair may assign appropriate District staff to research and respond to your testimony in a timely manner.

Comment cards available:



Welcome...

The Bond Accountability Committee welcomes public participation at their meetings. If you would like to address the Bond Accountability Committee during Public Participation time, please complete this card and give to the Committee Chair. *(Please print legibly.)*

DATE: _____

NAME: _____ BSD STUDENT? YES NO (circle one)

EMAIL ADDRESS: _____

ADDRESS: _____ CITY: _____

ZIP CODE: _____ PHONE: _____

Organization or group you represent (if applicable) _____

TOPIC FOR TESTIMONY _____

Please limit your comments to two (2) minutes and read the reverse side for protocols regarding testimony. Thank you!

2:00



Allen Transportation Update

Allen Transportation

Project Background

- Allen Transportation is one of two transportation maintenance facilities for the District, located on the east side.
- It supports about 40% of the District's 310-bus fleet and operates on a single shift.
- The facility was built in 1967, is seismically vulnerable, and does not meet current life safety standards.
- Maintenance bays are narrow, short, and low, making them inefficient and unsafe.
- Building systems are obsolete.
- Fixed maintenance equipment is beyond repair.
- This facility is the target of frequent vandalism.

Allen Transportation



Allen Transportation

Project Overview

- The project goals were straightforward: provide a safe, efficient, and cost-effective facility that meets the District's current needs while allowing for future flexibility.
- Staff evaluated three alternatives:
 - Renovate existing facility.
 - Renovate the north section, demolish the south section, and add additional bays.

Alternatives Cont'd.

- Demolish the existing structure and build a new facility.
- Based on the project objectives, the appropriate solution and best value was to demolish the existing structure and build a new facility in the form of a pre-engineered metal building (PEMB).
- Budget: \$13.9M
- Architect: Opsis
- GMGC: Robinson

Allen Transportation

Challenges

- The existing building and site contain a variety of hazardous materials.
- Geotechnical testing revealed very high groundwater.
- The existing site does not have onsite stormwater detention. It also sits directly adjacent to Fanno Creek.
- Tariffs have impacted the project budget and approach to procurement (EWA for PEMB).

Scope

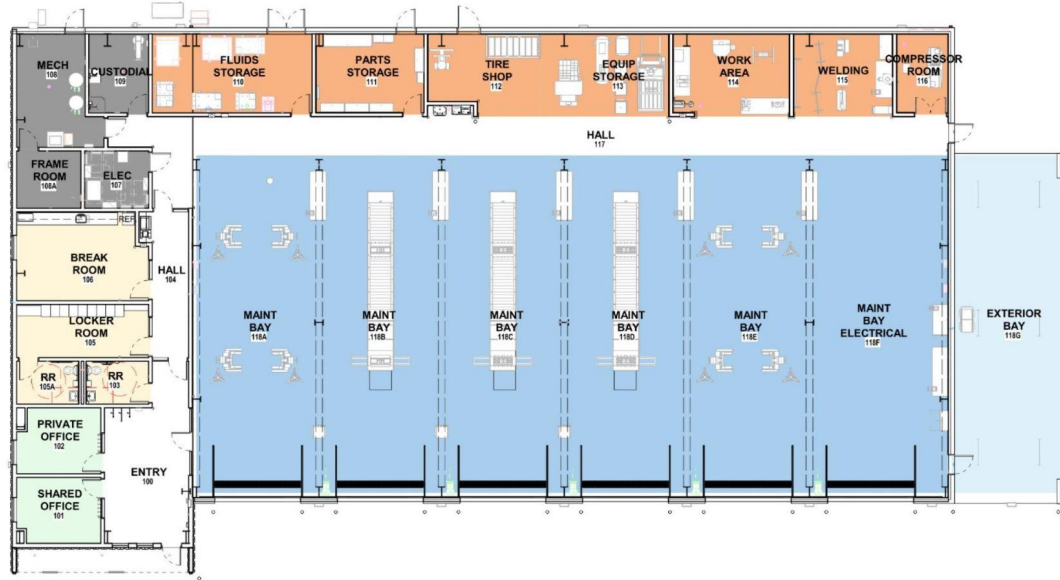
- Public and private street-adjacent improvements including a commercial driveway.
- Stormwater detention.
- Building replacement.
- Site improvements, paving, landscaping, etc.
- Security upgrades, surveillance cameras, motorized gates, higher fencing with physical deterrents, site perimeter detection.
- Shop equipment.
- Furniture.

Allen Transportation

Noteworthy

- The CMGC alternative procurement method has saved four months on design and permitting as a result of engaging the PEMB trade partner during Design Development.
- Clear objectives and focused value engineering (not cost-cutting) keep the project on track to deliver a larger facility—6+1 bays instead of 4+1— and prevent the need for more costly, inefficient future additions.
- The 7th bay is designed to be fully enclosed as future needs evolve.
- The AE/CMGC team implemented creative solutions, such as enhancements to the building skin, without adding cost to the project.
- The facility has been carefully designed and engineered to reduce the long term maintenance and operating costs of the building (roof, HVAC, equipment location, gutters, CMU perimeter base, etc.)

Allen Transportation



Allen Transportation Facility 100% DD

Floor Plan

Allen Transportation



Allen Transportation Facility 100% DD

NE Corner

Allen Transportation



Allen Transportation



Allen Transportation Facility 100% DD

West Facade

Allen Transportation



Allen Transportation



Allen Transportation Facility 100% DD

NE Corner

Allen Transportation



Allen Transportation

Logistics

- Maintenance of buses will be handled entirely at TSC 2/2026 - 3/2027.
- Staff will be required to work two shifts during this time.
- Buses are now permanently housed at 5th Street North and South.

Schedule

- CD Completion: 2/2026
- GMP: 3/2026
- Permitting: 1/2026 - 5/2026
- Demolition: 4/2026 - 6/2026
- Construction: 6/2026 - 2/2027
- Occupancy: 3/2027

Modernization Projects

The goal for Modernization projects is to provide updated learning environments in older school buildings and enhance student and staff experiences at the school. Project ideas were discussed with the school principal to develop a final list of proposed projects to develop for completion.



Modernization Projects

- How were budgets established?

A budget allocation for each school on the Modernization list was based on criteria including, but not limited to, the age of the school building and current enrollment.

- How are projects determined?

Our project team visits each school and works with their staff to identify facility challenges and possible solutions. Project budget is generally the primary constraint.

Modernization Projects

Aloha High School College and Career Center improvements Gym concessions room All-user restrooms	Southridge High School New machines for computer lab <i>Carpet replacement in general education classrooms</i>	Sunset High School New machines for computer lab Updated audio system in gym All-user group restroom <i>Updated wayfinding/signage</i>	Westview High School Updated audio system in gym New machines for computer lab Office renovation
Highland Park Middle New flooring in select classrooms New permanent wall between offices New library conference room	Whitford Middle New window coverings in classrooms. New school logo in the gym New permanent wall between offices All-user group restrooms	Mountain View Middle Main office improvements	Barnes Security fencing at gym exterior Sound attenuation in cafeteria Carpet replacement in select classrooms Library furniture update
Beaver Acres New walking path Interior courtyard updates	Cedar Mill Student restrooms update New curtains for the gym's upper windows	Elmonica Main office renovation	Fir Grove Carpet replacement in main office and select classrooms New outdoor picnic tables

Modernization Projects

Greenway Library furniture updates Main office improvements Temporary main office for Raleigh Hills staff	McKay Main office improvements Library furniture updates	Montclair New canopy between buildings	Oak Hills Library improvements
Raleigh Park Repaired areas of existing track New handwashing station and water bottle filler	Ridgewood Main office improvement Updated curriculum storage space	West Tualatin View Carpet replacement in select classrooms <i>Play equipment replacement</i>	CTP/FLEX New classroom furniture and teaching partitions
Merlo Station New sink in classroom	ISB New masking curtain at cafeteria stage New gym projector and projection screen Audio system updates in cafeteria New exercise/weight room New furniture for two classrooms. Carpet replacement in main office New art room tables/chairs New band instrument storage	District-wide Tech/AV 45 schools received new TVs, TV carts, iPads with accessories. Select schools were identified to receive new projectors.	

Modernization Projects

- Upcoming Modernization Projects Schedule

Summer 2026	Summer 2027	Summer 2028
Bethany, Chehalem, Cedar Park, Rock Creek, Terra Linda, Southridge HS, Capital Center Outdoor	Bonny Slope, Errol Hassell, Hiteon, Kinnaman, Five Oaks, Nancy Ryles, Springville	Aloha-Huber Park, Conestoga, Findley, Jacob Wismer, Scholls Heights, Sexton Mountain

Modernization Projects

New walking path at Beaver Acres ES

- Provides staff and students a dry area for physical activity.

Interior Courtyard Improvements

- Provides a usable space for younger students



Before



After

Modernization Projects

Library updates at Barnes ES and McKay ES

- Existing furniture was mismatched and blocked line of sight for supervision.



Barnes - Before

Barnes - After



McKay - After

Modernization Projects

Main Office Improvements at Greenway, Ridgewood, Elmonica



Greenway - before



Greenway - after



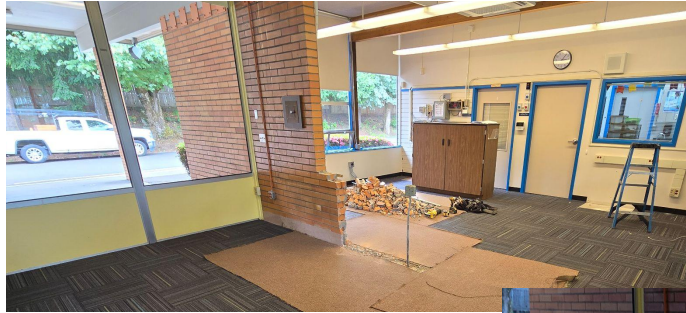
Raleigh Hills at Greenway

Modernization Projects

Main Office Improvements at Greenway, Ridgewood, Elmonica



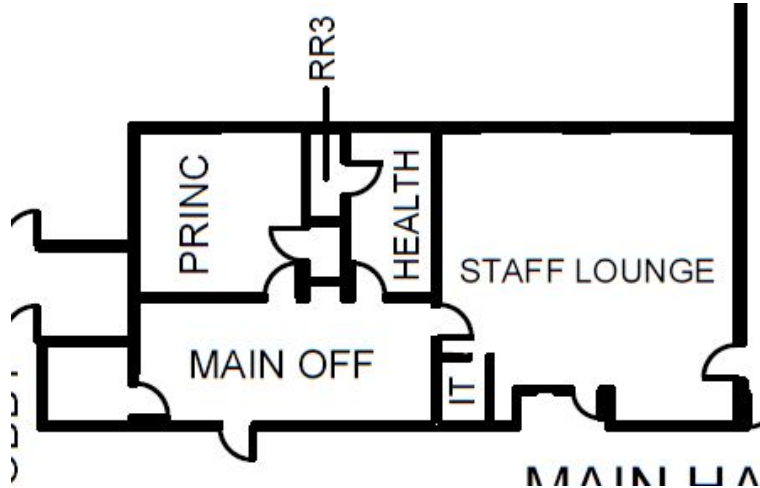
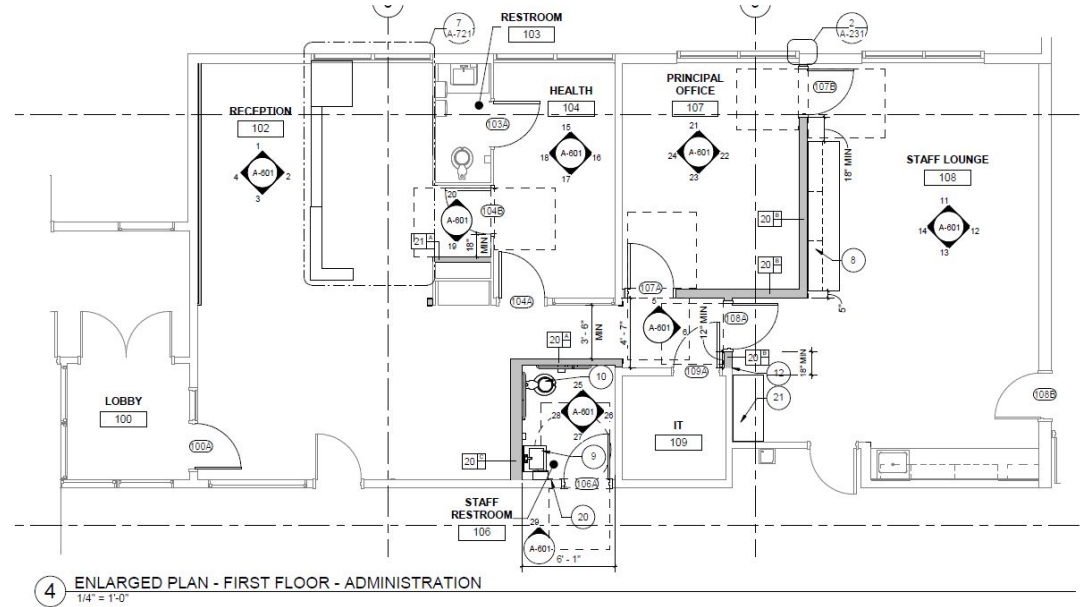
Ridgewood - Before



Ridgewood - After



Elmonica



Modernization Projects

Elmonica



Before



After

Modernization Projects

Aloha High School College and Career Center



Before



After



Modernization Projects

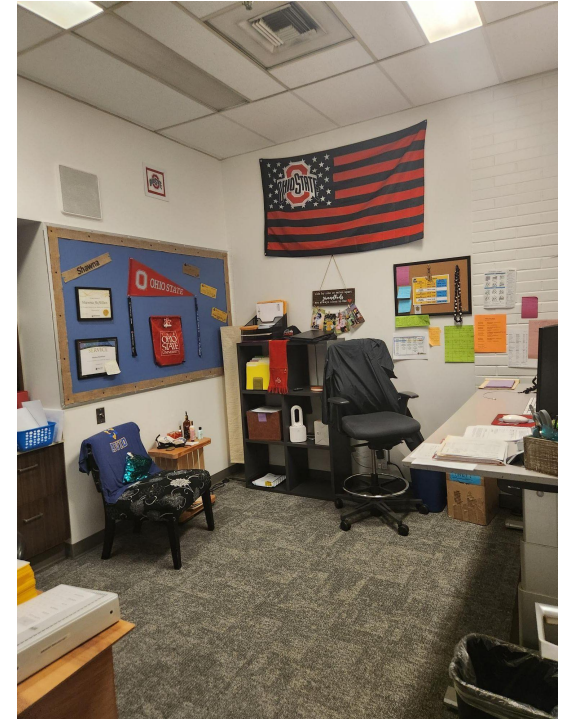
Aloha High School Counseling Offices



Before



After



Modernization Projects

Aloha High School Gym Concessions Room

Before



After

Modernization Projects



All-user restrooms at Sunset HS (left) and Whitford MS (above).

Modernization Projects

New exercise/weight room at ISB



Before



After



Critical Equipment

Copiers

- 6 year budget of \$1.5 million. The project is 62% complete.
- Copy machines across the district are being replaced as they meet the end of their useful life.

Furniture

- 6 year budget is \$1.75 million. The project is 26% complete.
- The bond is purchasing classroom furniture across the district to help standardize and update classrooms. Purchases include chairs, storage cubbies, and room dividers.

Maintenance Equipment

- 6 year budget is \$1 million. The project is 51% complete.
- The maintenance department has purchased vacuums and carpet cleaning equipment as well as lawn mowing equipment to support day to day maintenance operations at all district properties.



Critical Equipment

Visual and Performing Arts

- 6 year budget is \$2.5 million. The project is 61% complete.
- Purchases include musical instruments such as xylophones, pianos, flutes, saxophones as well as choral risers for student performances.

Language Arts Adoption

- 6 year budget is \$3.9 million. The project is 70% complete.
- The School Board adopted the ELA curriculum on May 13th, 2025. Bond funds are being used for online curriculum and books to support student learning.

Athletic Critical Equipment

- 6 year budget is \$1 million. The project is 44% complete.
- These projects are prioritized by the Athletic Directors, and fund a wide variety of items. This has included scoreboards, hoops, wrestling mats, track equipment, and fencing.



School Buses

10 propane Blue Bird Special Needs buses purchased with \$1,020,750 of bond funds, 4 delivered in October 25 and remaining 6 to be delivered in November 25.

12 electric Special Needs and 3 electric Regular Ed buses purchased with \$3,993,905 of bond funds delivered and put into service in the 2023/2024 school year.



SB 1149 & ETO Overview



Within the Bond Financial Report, we often mention when we receive additional funding from Senate Bill 1149 and the Energy Trust of Oregon.

For each of these programs, we will look at the following:

- What is it?
- How is it funded?
- How do we obtain these funds?
- What types of projects have been implemented?

Senate Bill 1149 Overview

Senate Bill 1149 requires that Oregon's two largest investor-owned utilities, Portland General Electric (PGE) and PacifiCorp, collect 1.5% public purpose charge (PPC) from customers.

Public K-12 schools within the PGE and PacifiCorp service areas receive 20% of these funds to implement energy efficiency projects within school districts.

These funds may only be utilized for approved site-specific energy efficiency projects by the Oregon Department of Energy.

BSD receives \$80k- 90k per month to fund energy-efficient measures (EEMs) including HVAC, lighting, and building insulation measures.

SB 1149 may fund up to 100% of the project based on savings potential.



Energy Trust of Oregon Overview

Senate Bill 1149 also funds the Energy Trust of Oregon (ETO). BSD utilizes ETO Existing Building (retrofit) and ETO New Building (new building or new square footage) programs. School districts may leverage ETO resources including:

- Free facility audits.
 - ETO EB funds site-specific energy efficiency audits with qualified Trade Ally energy engineers.
 - The energy audit is delivered to the Oregon Department of Energy for approval.
- Incentive dollars.
 - ETO EB provides incentive dollars for approved and implemented EEMs in addition to SB1149 project funds.
 - ETO NB incentivizes early commissioning, energy modeling, and installed energy efficient equipment that exceeds baseline Oregon energy standards.
 - Incentives may cover up to 50% of project costs.

Installed Energy Efficient Equipment

All EEMs support Bond Capital Projects group, Maintenance Services, and stand-alone Energy and Resource Conservation projects.

Energy measures are aligned with work scopes to deliver the most impactful energy efficient equipment. This includes but is not limited to:

- HVAC direct digital control systems,
- Condensing boilers and hot water heaters,
- Variable frequency pumps and fans,
- High-efficiency heat pumps and variable refrigerant flow systems,
- Interior and Exterior LED lighting and control upgrades,
- Envelop upgrades such as roof/ wall insulation and windows, and
- Building Automation System Retrocommissioning



Financial Report

2014 Bond Summary:

- \$4.7 million in SB 1149 contributions
- \$1.3 million in ETO New Building Incentives
- \$540k in ETO Existing Building Incentives

Total utility savings was estimated at nearly 4.5 million kWh and 175,000 Therms per year for a total cost savings of over \$650,000.

2022 Bond (thus far):

- \$2.8 million in SB 1149 contributions
- \$500k in ETO New Building Incentives (est.)
- \$650k in ETO Existing Building Incentives

Total utility savings so far are estimated at nearly 2.8 million kWh and 100,000 Therms per year for a total cost savings of over \$400,000.

SB 1149 and ETO Current Funding Breakout

SB 1149 and ETO Current Project Funding Breakout

This table displays current bond project actual and anticipated funding totals:

- SB 1149 = \$2,400,000
- ETO = \$673,000

Total 2022 SB 1149/ ETO contributions are on pace to equal or exceed total 2014 Bond contributions.

Project Energy Efficiency Measure	Max Reimbursable Amount	
	SB1149	ETO
<i>Capital Center BASE (2024) - \$400,740</i>		
HVAC RTU and DDC	\$ 318,420	\$0
Café Roof Insulation (2026)	\$ -	\$15,000
SB1149 RCx (82,320)	\$ 82,320	\$0
<i>Mountain View MS (2024-2025) - ~\$825,000</i>		
HVAC DDC	\$ 285,085	\$139,980
LED Lighting Phase 1 (2024)	\$ 193,558	\$4,650
LED Lighting Phase 2 (2025)	\$ 150,000	\$0
Upgraded windows	\$ 51,700	\$0
<i>BHS (2025) - \$60,000</i>		
LED Stadium Lights (est.)	\$ 60,000	\$0
<i>AHS HVAC (2025-2026) - ~\$1,100,000</i>		
AHU Upgrades	\$ 134,880	\$0
DDC Upgrade	\$ 285,797	\$86,118
New Condensing Boilers (est.)	\$ 200,000	\$78,000
Heating Water Pumps	\$ 33,420	\$7,231
Chilled Water Pumps	\$ 15,080	\$0
Interior LED Lighting	\$ 250,000	\$0
<i>Meadow Park (2025) - ~\$650,000</i>		
LED Lights Upgrade	\$ 300,000	\$37,145
New Roof Insulation Phase 1 (est.)	\$ -	\$150,000
New Roof Insulation Phase 2 (est.)	\$ -	\$150,000
<i>West TV (2025) - \$30,000</i>		
HVAC Upgrade	\$ 25,000	\$5,000
<i>SRHS Auditorium (2025) - \$35,000</i>		
Theater Lights Upgrade	\$ 35,000	\$0
2025-2026 Subtotal	\$ 2,420,260	\$673,124

FY 2024/2025 Audit

Report of Independent Accountants

The Board of Directors
Beaverton School District 48J

We have examined management of Beaverton School District 48J's (the District) assertion that its bond proceeds were expended for the types of projects summarized in bond measure #34-313 for the period July 1, 2024 through June 30, 2025. The District's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion based on our examination.

Our examination was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about management's assertion. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, management's assertion that its bond proceeds were expended for types of projects summarized in bond measure #34-313 for the period July 1, 2024 through June 30, 2025, is fairly stated in all material respects.

Baker Tilly US, LLP

Portland, Oregon
November 4, 2025

Feature Stories

- [Scholls Ferry Improvements at New Raleigh Hills Elementary](#)
- [New Front Offices at Cooper Mountain and Elmonica Elementary Schools](#)
- [CTE Construction Students Tour New Beaverton High School](#)
- [New Battle Cages at Mountainside High School](#)
- [Upgraded Music Classrooms at New Raleigh Hills Elementary](#)
- [New Turf Athletic Fields at Aloha High School](#)
- [Bigger Cafeteria for Beaver Acres Elementary](#)

Questions?

Upcoming Meetings:

- 2/18/26: 6-8pm @ DAO
 - Seismic Upgrades Update
 - Bond Finance Report
- 4/22/26: 6-8pm @ DAO
 - Review Annual BAC Report
 - Vice-chair Selection
 - BHS/RH Update and Lessons Learned
- 6/17/26 - Project Tour (BHS, RH) : 4-6pm at Beaverton HS