



HILLSBORO SCHOOL DISTRICT

2026 Bond Development Committee (BDC)

Meeting #6

December 3, 2025

BDC PURPOSE

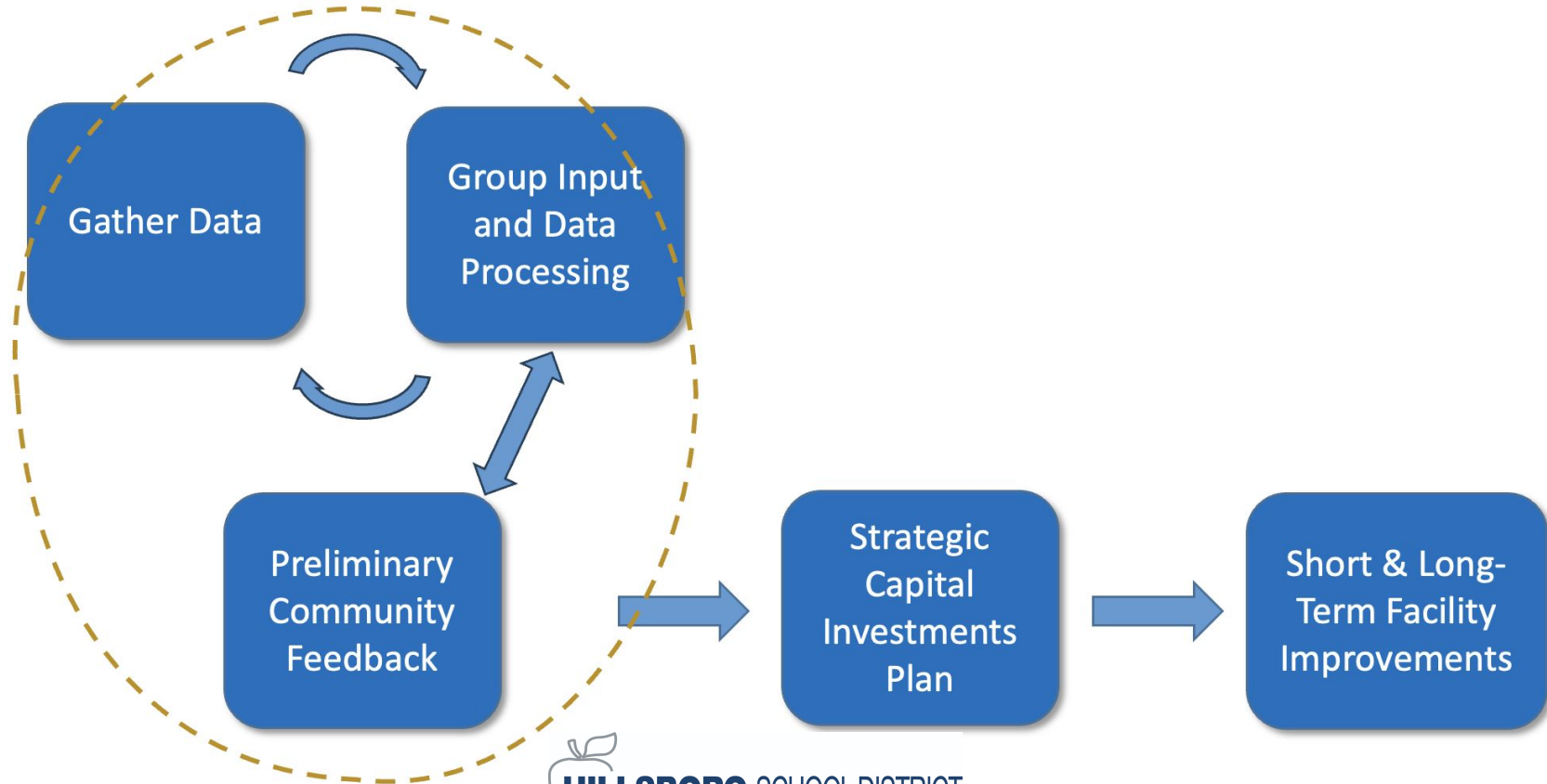
- Develop the **capital needs of the District**, informed by the District's Long-Range Facility Plan, district, and program data
- Bring together a **community-representative committee to establish consensus on recommendations** for community input for further refinement.
- **Recommendations to the School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

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.

PLANNING PROCESS

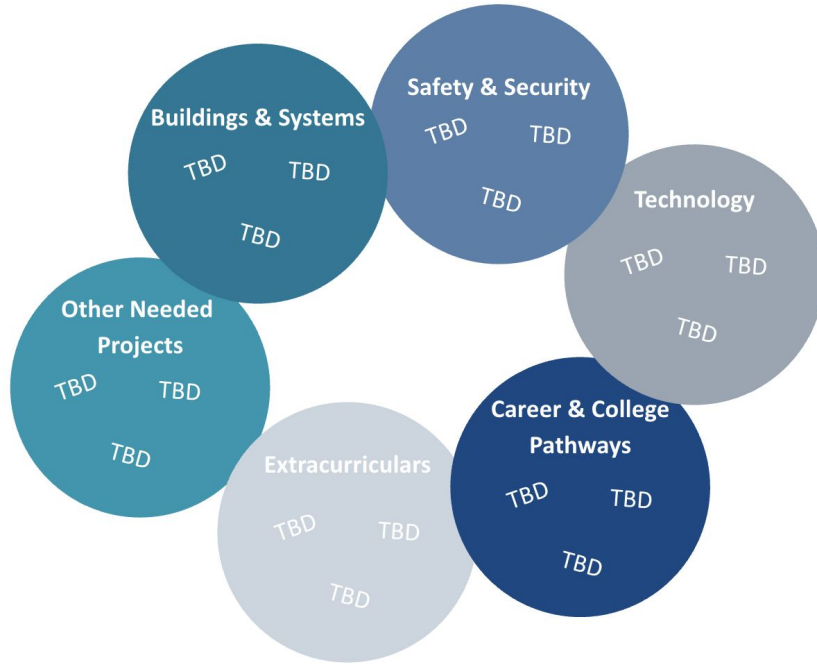


BDC MEETING #1 RECAP

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

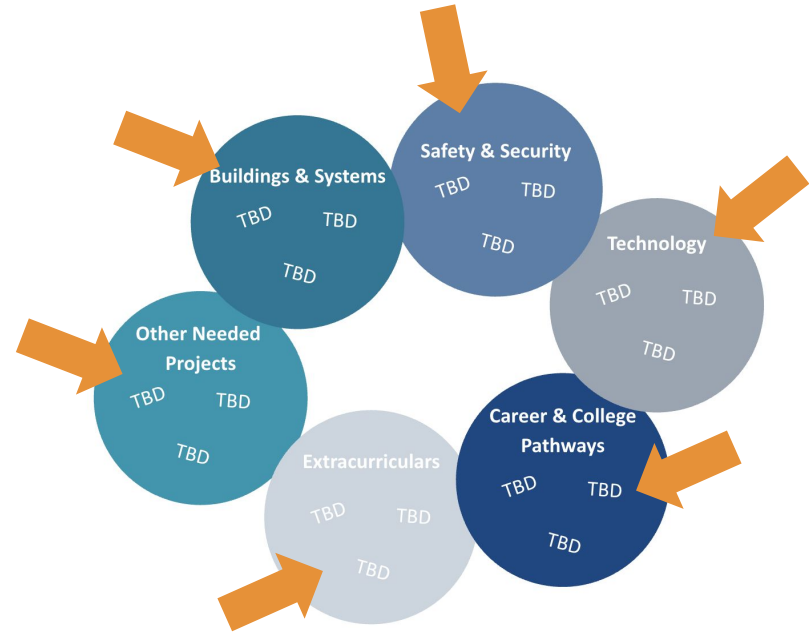


- Bonds are not just about addressing capacity and utilization needs for buildings and programs within school districts.
- They **address key areas of the district's strategic plan to support longevity, optimization, and quality of programs and facilities**
- Collectively these recommendations are presented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

BDC MEETING #2-4 RECAP

- 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



BDC MEETING #5 RECAP

- BDC heard from financial and pricing experts and began talking about **monetary amounts and impacts for a potential November 2026 bond**
- Dove into **the pricing process for likely projects**
- Next steps shared were that the BSC would come to meeting #6 with detailed information about an **“immutable core” of projects** totalling approximately \$345M and give the BDC the opportunity to weigh-in on roughly \$30-70M of discretionary bond projects

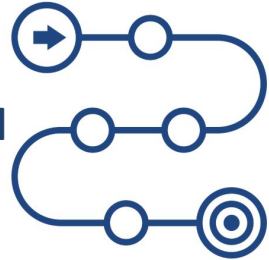


What Tonight is All About...

- A chance to dive into **key data regarding core and potential projects for a 2026 bond**
- **Create recommended bond packages - with your group - to go with the immutable core**
- See **next steps**, as well as a **scope and sequence for the next two BDC meetings** in Spring 2026

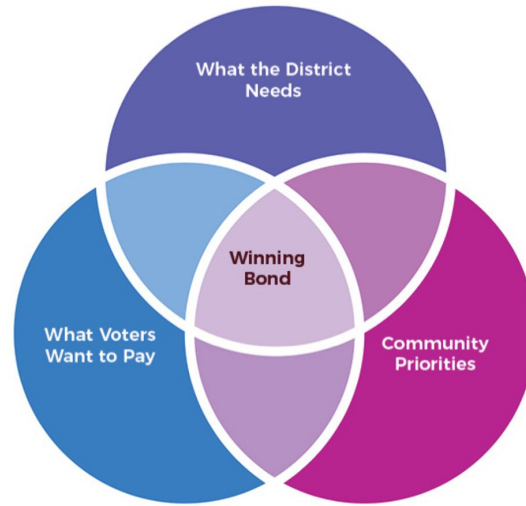
A Note About Our Journey...

- An essential aspect to school bond planning - especially for the BDC - is **truly understanding the detailed needs of the district**
- BDC brings invaluable experience **to hear and grapple with those needs through critical engagement and consensus** and then **utilizes all available information** to make informed recommendations
- Tonight, the work gets a bit harder as we begin to **consider projects to build bond packages for the community's consideration**
- Therefore, there will be **critical conversations about hopes, trade offs, etc., to strike a key balance of personal experience, district needs (including staff and students), and community needs, and what will appeal to voters, among other things**



Finding the Sweet Spot

Formula for a Winning Bond

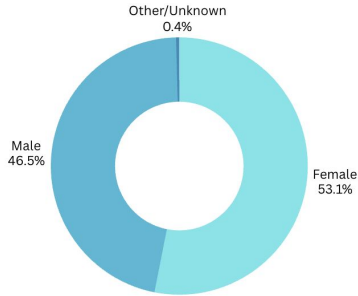


WRIGHT
PUBLIC AFFAIRS

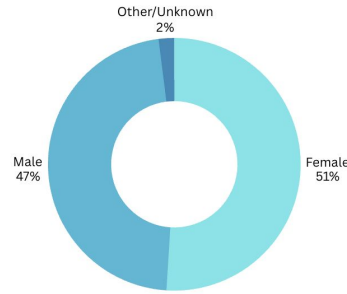
Voter Data Supports Effective Bond Planning

Sex Breakdown

2017

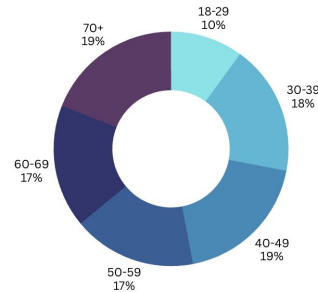
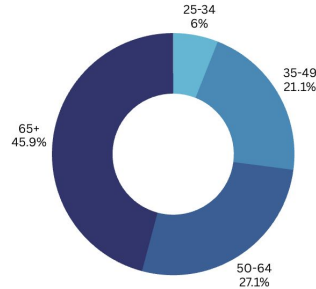


2026



- Women are expected to remain the majority of voters, continuing a consistent pattern in HSD and across OR school funding elections*

Age Breakdown



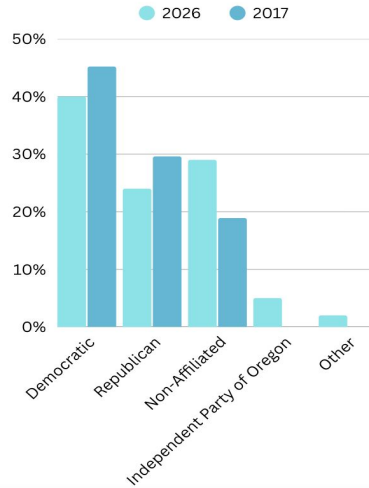
- The 2026 electorate is forecasted to be younger than 2017, but still dominated by middle-aged and older voters*

*NOTE: Voter data and analysis provided by [Wright Public Affairs](#)

Voter Data Supports Effective Bond Planning

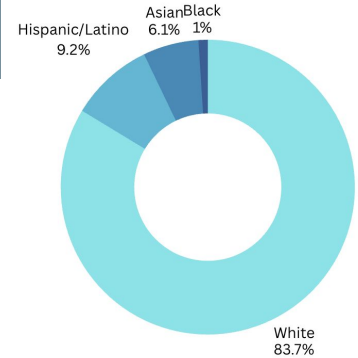
Party Registration Breakdown

- The 2026 electorate is projected to be less partisan and much more Non-Affiliated, consistent with statewide trends*



Race & Ethnicity Breakdown

- The 2026 electorate is projected to be majority white but gradually diversifying, especially among younger voters*



What this means for the 2026 Bond Campaign*...

- A *slightly younger* and *more diverse* electorate than in 2017
- Women** continue to **drive bond passage**, remaining the majority of voters
- Non-affiliated voters will determine the outcome**, requiring clear, apolitical messaging
- Older voters (50+) still dominate turnout**, so credibility, fiscal stewardship, and transparency are essential
- Growing Hispanic and Asian participation** strengthens the importance of family-focused, school-based messaging

*NOTE: Voter data and analysis provided by [Wright Public Affairs](#)

Guiding Principles

- **PRIORITIZE SAFETY, COMFORT, & RELIABILITY**
 - Aligned with HSD's commitment to **safe and welcoming schools**, we ensure every building remains **warm, safe, and dry**, addressing essential infrastructure that protects and supports students, staff, and families.
- **DEMONSTRATE FISCAL RESPONSIBILITY & COMMUNITY STEWARDSHIP**
 - In support of HSD's focus on **efficient and effective use of resources**, we act as responsible stewards of taxpayer dollars—delivering projects **on time and under budget** and making investments that reduce long-term costs through strong preventive maintenance.
- **ADVANCE EQUITY ACROSS ALL SCHOOLS**
 - Aligned with HSD's equity commitment: *Each student feels a sense of belonging, has equitable access to opportunities, and receives the support they need.* We use multiple factors—building age, condition, and community context—to ensure **every school benefits**, with additional attention to schools with higher structural or historical need.
- **ENSURE DISTRICTWIDE BENEFIT**
 - Every building will be positively impacted. This supports the strategic plan's focus on **strong connections with families and community**, ensuring widespread improvements across the district.
- **AVOID NOVELTY BIAS**
 - We prioritize essential, high-value, and mission-aligned investments over “shiny objects,” reflecting HSD's commitment to **data-informed decision-making** and prioritizing long-term impact.

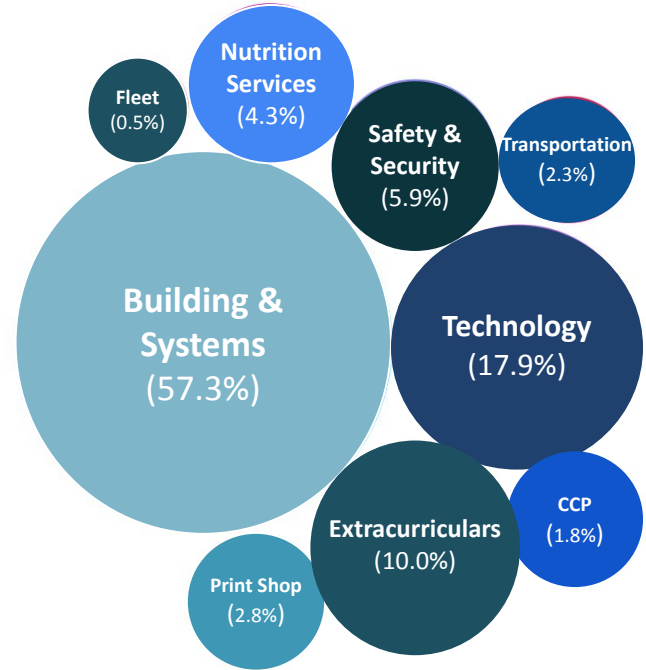
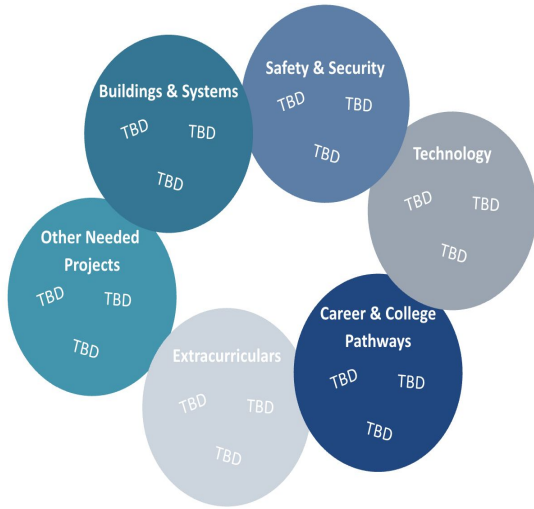
Guiding Principles (cont'd)...

- **SUPPORT STUDENT LEARNING & THE PORTRAIT OF A GRADUATE**
 - Bond projects strengthen **student learning environments**, ensuring they are modern, adaptable, and aligned to the HSD **Portrait of a Graduate**—including creativity, collaboration, problem-solving, and real-world readiness.
- **LEVERAGE PARTNERSHIPS & ADDITIONAL FUNDING**
 - We maximize community investment by seeking grants, partnerships, and state/federal funds, aligning with the strategic plan's call to **build strong community relationships** and maximize available resources.
- **DELIVER POSITIVE IMPACTS FOR STUDENTS & THE COMMUNITY**
 - Projects will enhance access, usability, and value for students, families, and the broader community, reflecting HSD's vision of schools as **community centers**.
- **AIM FOR LONG-TERM SUSTAINABILITY**
 - In alignment with HSD's environmental and operational stewardship priorities, we focus on **sustainable, energy-efficient, and future-ready** solutions that reduce long-term operational costs and environmental impact.

Since Our Last Meeting

- The immutable core of projects was reviewed and **dwindled down from approximately \$380M to roughly \$344M**
 - Key changes included:
 - 50% of Tech Device replacements (e.g. one round of device replacement rather than two)
 - 50% of Transportation fleet replacements (e.g. the first half of fleet replacements proposed)
 - RAPTOR removed from Safety & Security
 - 50% reduction to field improvements versus complete additions or replacements
 - 50% reduction to auditorium stage improvements versus complete replacement
- This was largely done so that BDC could more directly weigh-in on potential packages with a ceiling of \$411M for a 2026 bond (assuming polling yields this to be palatable from the community's perspective)

HSD Immutable Core



For Tonight...

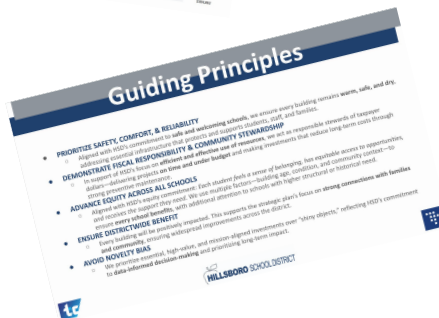
You received some key data pieces for review ahead of tonight...

Immutable Core

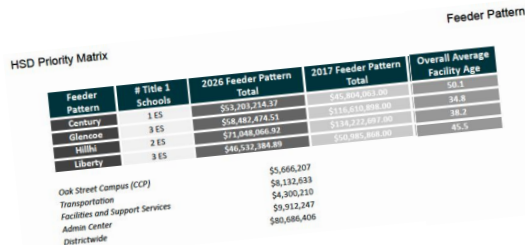


Immutable Core

Guiding Principles



Feeder Pattern View



Feeder Pattern

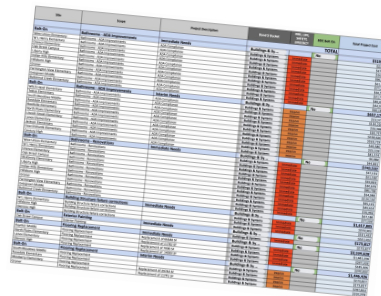
HSD Priority Matrix

Feeder Pattern	# Title 1 Schools	2026 Feeder Pattern Total	2017 Feeder Pattern Total	Overall Average Facility Age
Century	1 ES	\$53,703,214.37	\$25,000,000.00	58.1
Glencoe	3 ES	\$58,482,474.53	\$116,610,808.00	34.8
Hills	2 ES	\$71,048,086.92	\$134,222,087.00	38.2
Liberty	3 ES	\$46,517,384.80	\$50,585,808.00	45.5

Oak Street Campus (CCP)
Transportation
Facilities and Support Services
Admin Center
Districtwide

\$5,666,207
\$8,132,633
\$4,300,210
\$9,912,247
\$80,686,406

Menu of Projects + Projected Cost



Menu of Projects + Projected Cost

INDIVIDUAL THINK TIME (3-5 min)

Prepare for Group Discussion

Review:

- Review the **Immutable Core document** by scope and building, as well as the data breakdown by feeder pattern alongside our guiding principles

Reflect & Prepare:

- Is there anything that particularly excites you that is included? Why?
- Is there anything that is missing that you are surprised to not see represented here?



GROUP PACKAGE DEVELOPMENT (45 min)

Develop 1-3 potential packages with your group - your “table” captain will capture via the Bond Packages Planning Tool

Overview:

- Go through the list of potential add-on projects with associated costs to select projects that add up to ***no more than \$70M.***
- Please create **1-3 potential bond packages**
- ***Be prepared to have someone share 1 of your packages (what is included and why) in a 2 min overview after this time!***

Remember:

- **Use the guiding principles as a way to check rationale** and each potential bond package brainstormed by your group
- Don't be afraid to **discuss trade offs and note points of difficulty/tension** in the process!

[illegible]

QUICK SHARE-OUT (10 min)

- [2 min/group] **Each group shares 1 package they discussed and created with great energy**
 - What did you include?
 - Why these projects?



Community Engagement Overview

- **Over the course of January and February, the Hillsboro community will be engaged for feedback.**
 - Community Open Houses (late January/early February)
 - Community Poll (late February/early March)
 - Solicitation of feedback from Hillsboro students, parents, and staff (January - March)



Subsequent BDC Meetings



MEETING 7 (March)

- Engage with preliminary community and HSD feedback, as well as polling results
- Move toward single bond package recommendation

MEETING 8 (April)

- Finalize single bond package recommendation
- Review Board presentation
- Determine who from BDC will present the recommendation to the School Board with support from HSD, TTH, and TC

BOARD PRESENTATION (May)

NEXT STEPS

What to Expect from Us:

- December 9:
 - Update to the HSD School Board re: BDC process
- By December 19:
 - BSC will review each group's BDC package and share-out a synthesis of trends across packages alongside minutes, recording, and feedback form
 - BSC will use the group packages created this evening to share-back with BDC 2-3 potential 2026 bond packages for community input
 - BSC will share out a detailed community engagement plan with BDC
- Late January:
 - BDC newsletter #1 (updates)
- Late February:
 - BDC newsletter #2 (updates)



Q&A



CLOSING

THANK YOU!

&

happy
holidays

INSERT THE FOLLOWING SLIDES BETWEEN SLIDE 1 and SLIDE 2 before uploading to the website!

BDC MEETING #5

- A chance to hear from financial and pricing experts to begin talking about **monetary amounts and impacts for a potential November 2026 bond**
- Dive into **the pricing process for likely projects in** a November 2026 bond program
- Making a **recommendation for direction toward development of bond packages** for community input



BDC Meeting #5

Regarding tonight's Scenarios...

Structure		Maintain Projected FY 2027 Levy Rate of \$1.58		Target 3 Year Avg. Levy Rate of \$1.8076	
Par Amount		\$311,990,000		\$380,355,000	
Dated Date		3/15/2027		3/15/2027	
Final Maturity		6/15/2047		6/15/2047	
Amortization Period		20.25 Years		20.25 Years	
Projected Average Levy Rates*					
	Prior Debt	New Bonds	Combined	New Bonds	Combined
2026.....	\$ 1.52	\$ -	\$ 1.52	\$ -	\$ 1.52
2027.....	1.58	-	1.58	-	1.58
2028-2038.....	0.91	0.67	1.58	0.90	1.81
2039-2040.....	0.45	0.55	1.00	0.55	1.00
2041-2047.....	-	0.62	0.62	0.62	0.62
Interest Estimates					
Cushion over Current Interest Rates		+1.50%		+1.50%	
True Interest Cost (TIC)**		5.49%		5.37%	
Total Interest		\$240,009,805		\$261,388,098	
Total Interest as % of Par		77%		69%	

- BDC has shared as **priorities** across previous meetings aligned with what the district knows are **urgent needs** that all add up to nearly \$380M
- If we were to include all things shared by district functional area leaders - regardless of levels of urgency - we would need roughly **\$640M**
- Given this and our value to be responsible stewards of local dollars and support, we are planning - at this time - to build packages at the \$380M level

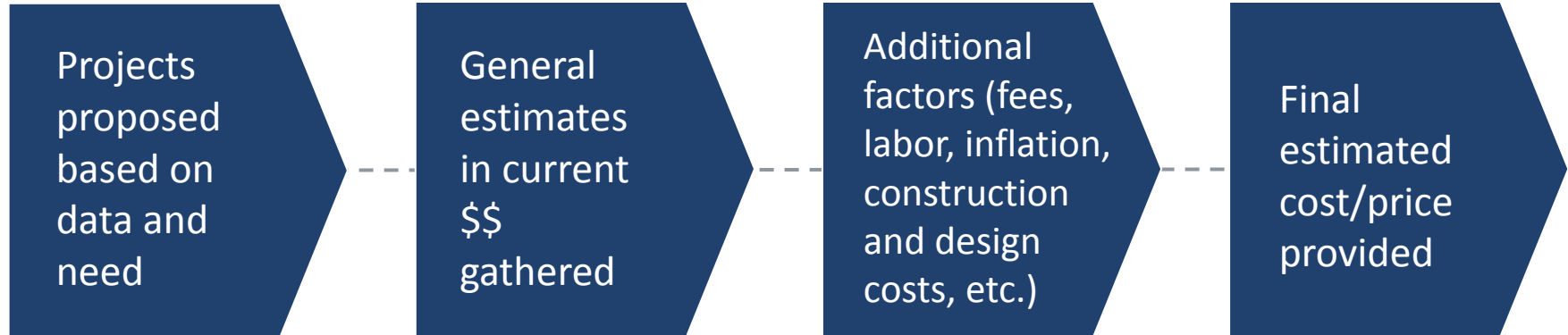
The Matrix

Site	Feeder	Scope	Year of building	Facility Age	FIRE, LIFE, SAFETY, URGENCY	Early - Mid - Late	Notes	Bond \$ Bucket	Estimate	Environmental	Construction Contingency	Construction Subtotal	Soft Costs (hide column when reporting)	Owner Contingency (hide column when reporting)	Total Design & Development Costs	Project Subtotal	% Allocation towards construction (hide column when reporting)	Escalation Period (hide column when reporting)	Escalation \$	Program Contingency	Total Project Cost
Brown Middle	Century	Flooring	1963	62	4	Mid	\$4/SF * 65,800	Buildin...	\$263,200	\$789,600	\$105,280	\$1,158,080	\$231,616	\$115,808	\$347,424	\$1,505,504	76.92%	2	\$154,314	\$82,991	\$1,742,809
Brown Middle	Century	Windows	1963	62	4	Mid	Need estimate; assumption 60k SF building with window-to-wall ratio 10%	Buildin...	\$300,000	\$0	\$30,000	\$330,000	\$66,000	\$33,000	\$99,000	\$429,000	76.92%	2	\$43,973	\$23,649	\$496,621
Brown Middle	Century	Physical Security - Doors/Locks	1963	62	4	Early	Budget/43 sites	Safety ...	\$119,557	\$0	\$11,956	\$131,513	\$26,303	\$13,151	\$39,454	\$170,967	76.92%	1	\$8,548	\$8,976	\$188,491
Brown Middle	Century	Bathrooms - ADA	1963	62	4	Mid		Buildin...	\$52,006	\$0	\$5,201	\$57,207	\$11,441	\$5,721	\$17,162	\$74,369	76.92%	2	\$7,623	\$4,100	\$86,091
Brown Middle	Century	Bathrooms - Reno	1963	62	4	Mid		Buildin...	\$97,740	\$4,887	\$10,263	\$112,890	\$22,578	\$11,289	\$33,867	\$146,757	76.92%	2	\$15,403	\$8,090	\$169,889
Brown Middle	Century	Security Systems - Card Reader	1963	62	1	Early	add card reader exterior entry	Safety ...	\$9,000	\$450	\$945	\$10,395	\$2,079	\$1,040	\$3,119	\$13,514	76.92%	1	\$676	\$709	\$14,899
Brown Middle	Century	Lighting	1963	62	4	Mid		Buildin...	\$192,803	\$0	\$19,280	\$212,083	\$28,717	\$14,359	\$43,076	\$255,439	80.00%	2	\$26,428	\$27,120	\$282,537
Brown Middle	Century	HVAC - Equipment	1963	62	4	Mid		Buildin...	\$1,144,000	\$0	\$110,400	\$1,254,400	\$0	\$121,596	\$121,596	\$1,376,000	90.91%	1	\$147,564	\$0	\$1,493,564
Brown Middle	Century	Abatement - Hard Fittings, TSI	1963	62	4	Early	Allowance based upon HVAC - Equipment 5%	Buildin...	\$55,230	\$2,762	\$5,799	\$61,029	\$12,258	\$6,129	\$18,384	\$79,413	76.92%	1	\$4,146	\$4,354	\$83,767
Brown Middle	Century	Abatement - CAB	1963	62	4	Mid	5,400 sq. ft.	Buildin...	\$43,200	\$2,160	\$4,320	\$47,520	\$9,578	\$4,789	\$14,369	\$61,889	76.92%	2	\$6,640	\$3,576	\$75,980
Brown Middle	Century	Nutrition Services - Remodel	1963	62	4	Mid	Total Remodel; increased walk-in freezer cooler; move to walk-in cooler	Other ...	\$1,000,000	\$0	\$100,000	\$1,100,000	\$220,000	\$110,000	\$330,000	\$1,430,000	76.92%	3	\$225,404	\$82,700	\$1,738,174
Butternut Creek Elementary	Century	Flooring	1977	48	4	Mid	\$4/SF * 10,590	Buildin...	\$42,360	\$127,080	\$16,944	\$186,384	\$37,277	\$18,638	\$55,915	\$242,299	76.92%	2	\$24,836	\$13,357	\$280,492
Butternut Creek Elementary	Century	Physical Security - Doors/Locks	1977	48	4	Early	Budget/43 sites	Safety ...	\$119,557	\$0	\$11,956	\$131,513	\$26,303	\$13,151	\$39,454	\$170,967	76.92%	1	\$8,548	\$8,976	\$188,491
Butternut Creek Elementary	Century	Bathrooms - ADA	1977	48	3	Mid		Buildin...	\$34,623	\$1,731	\$3,435	\$39,990	\$7,998	\$3,999	\$11,997	\$51,986	76.92%	2	\$5,329	\$2,866	\$60,181
Butternut Creek Elementary	Century	Bathrooms - Reno	1977	48	3	Mid		Buildin...	\$44,618	\$2,231	\$4,463	\$51,314	\$10,307	\$5,153	\$15,460	\$66,994	76.92%	2	\$6,867	\$3,693	\$77,554
Butternut Creek Elementary	Century	Clock Systems	1977	48	1	Early		Techno...	\$10,000	\$0	\$0	\$10,000	\$1,000	\$500	\$1,500	\$11,500	86.96%	1	\$575	\$604	\$12,679
Butternut Creek Elementary	Century	Lighting	1977	48	4	Mid		Buildin...	\$189,275	\$0	\$18,928	\$186,203	\$27,241	\$13,610	\$46,551	\$232,753	80.00%	2	\$23,857	\$12,831	\$269,441
Butternut Creek Elementary	Century	Playgrounds	1977	48	1	Mid	Kinder only	Buildin...	\$100,000	\$0	\$10,000	\$110,000	\$22,000	\$11,000	\$33,000	\$143,000	76.92%	2	\$14,558	\$7,883	\$165,540
Butternut Creek Elementary	Century	Nutrition Services - Remodel	1977	48	4	Mid	Total remodel, new walk-in cooler freezer; larger serving window	Other ...	\$750,000	\$0	\$75,000	\$825,000	\$165,000	\$82,500	\$247,500	\$1,072,500	76.92%	3	\$169,053	\$62,078	\$1,303,630
Century High	Century	Windows	1997	28	1	Mid	Need estimate; assumption 60k SF building with window-to-wall ratio 10%	Buildin...	\$300,000	\$0	\$30,000	\$330,000	\$66,000	\$33,000	\$99,000	\$429,000	76.92%	2	\$43,973	\$23,649	\$496,621
Century High	Century	Physical Security - Doors/Locks	1997	28	4	Mid	Budget/43 sites	Safety ...	\$119,557	\$0	\$11,956	\$131,513	\$26,303	\$13,151	\$39,454	\$170,967	76.92%	2	\$17,524	\$9,425	\$197,915
Century High	Century	Building Structure	1997	28	3	Mid	Exterior wall (reinstalling envelope components) Forensic	Buildin...	\$500,000	\$25,000	\$50,000	\$575,000	\$115,000	\$57,500	\$172,500	\$750,000	76.92%	2	\$76,952	\$41,385	\$869,087
Century High	Century	Bathrooms - ADA	1997	28	2	Mid		Buildin...	\$25,809	\$1,290	\$2,581	\$29,390	\$5,878	\$2,939	\$8,843	\$38,232	76.92%	2	\$3,972	\$1,136	\$44,861
Century High	Century	Clock Systems	1997	28	1	Mid		Techno...	\$10,000	\$0	\$0	\$10,000	\$1,000	\$500	\$1,500	\$11,500	86.96%	1	\$575	\$604	\$12,679
Century High	Century	Physical Security - Fencing	1997	28	1	Mid	Fences, Daycare egress, swing gates	Safety ...	\$31,200	\$0	\$3,120	\$34,320	\$6,864	\$3,432	\$10,296	\$44,616	76.92%	2	\$4,573	\$2,459	\$51,649
Century High	Century	Security Systems - Cameras	1997	28	4	Mid	Media Center camera	Safety ...	\$2,500	\$0	\$250	\$2,750	\$550	\$275	\$825	\$3,575	76.92%	2	\$366	\$197	\$4,149
Century High	Century	Security Systems - Hardware	1997	28	4	Mid	green boards	Safety ...	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	ND/NOI	\$0	\$0	\$0	
Century High	Century	Lighting	1997	28	4	Mid		Buildin...	\$1,010,370	\$0	\$101,037	\$1,111,407	\$222,281	\$111,140	\$333,421	\$1,389,259	80.00%	2	\$142,399	\$76,583	\$1,608,241
Century High	Century	HVAC - Equipment	1997	28	4	Mid		Buildin...	\$1,218,000	\$0	\$121,800	\$1,339,800	\$0	\$133,980	\$133,980	\$1,473,780	90.91%	2	\$151,963	\$0	\$1,625,743
Century High	Century	HVAC - Controls	1997	28	4	Mid		Buildin...	\$1,200,000	\$0	\$120,000	\$1,320,000	\$0	\$132,000	\$132,000	\$1,452,000	90.91%	2	\$166,800	\$0	\$1,628,800
Century High	Century	Fields - Turf & Lights	1997	28	4	Mid	Critical issues with Century fields, Combination field	Extrac...	\$5,000,000	\$0	\$500,000	\$5,500,000	\$1,100,000	\$550,000	\$1,650,000	\$7,150,000	76.92%	2	\$732,875	\$394,144	\$8,277,019
Century High	Century	Fields - Bleachers	1997	28	1	Mid	Century struggles to host Track and Football events as they have no bleachers	Extrac...	\$40,000	\$0	\$4,000	\$44,000	\$8,800	\$4,400	\$13,200	\$57,200	76.92%	2	\$5,863	\$3,153	\$66,216
Century High	Century	Fields - Bathrooms	1997	28	3	Mid	There are no bathrooms at this venue.	Extrac...	\$300,000	\$0	\$30,000	\$330,000	\$66,000	\$33,000	\$99,000	\$429,000	76.92%	2	\$43,973	\$23,649	\$496,621
Century High	Century	Title IX Hitting Facility	1997	28	1	Mid	N/A, sharing space	Extrac...	\$175,000	\$0	\$17,500	\$192,500	\$38,500	\$19,250	\$57,750	\$250,250	76.92%	2	\$25,515	\$13,795	\$289,696
Century High	Century	Playgrounds	1997	28	1	Mid	Kinder only	Buildin...	\$100,000	\$0	\$10,000	\$110,000	\$22,000	\$11,000	\$33,000	\$143,000	76.92%	2	\$14,558	\$7,883	\$165,540
Century High	Century	Tracks	1997	28	4	Mid	Needed by 2028	Extrac...	\$502,100	\$0	\$50,210	\$552,310	\$110,462	\$55,231	\$165,693	\$718,003	76.92%	2	\$73,595	\$39,580	\$893,178
Century High	Century	Gyms	1997	28	2	Mid		Extrac...	\$6,000,000	\$0	\$600,000	\$6,600,000	\$1,320,000	\$660,000	\$1,980,000	\$8,580,000	76.92%	2	\$879,450	\$472,073	\$9,932,423
Century High	Century	Gyms - Bleachers - ADA	1997	28	4	Mid	Not ADA compliant	Extrac...	\$500,000	\$0	\$50,000	\$550,000	\$110,000	\$55,000	\$165,000	\$715,000	76.92%	2	\$73,288	\$39,414	\$827,702
Century High	Century	Sound System	1997	28	1	Mid		Extrac...	\$15,000	\$0	\$1,500	\$16,500	\$3,300	\$1,650	\$4,950	\$21,450	76.92%	2	\$2,180	\$1,130	\$23,759
Century High	Century	Tennis Courts	1997	28	1	Mid	Needs patchwork to fix cracking or a resurfacing.	Extrac...	\$50,000	\$0	\$5,000	\$55,000	\$11,000	\$5,500	\$16,500	\$71,500	76.92%	2	\$7,329	\$3,941	\$82,770
Century High	Century	Auditorium - ADA Seating	1997	28	4	Mid	Need estimate	Extrac...	\$100,000	\$0	\$10,000	\$110,000	\$22,000	\$11,000	\$33,000	\$143,000	76.92%	2	\$14,558	\$7,883	\$165,540
Century High	Century	Auditorium - Stage Reconstruction	1997	28	4	Mid	Need estimate	Extrac...	\$1,500,000	\$0	\$150,000	\$1,650,000	\$330,000	\$165,000	\$495,000	\$2,145,000	76.92%	2	\$219,863	\$118,243	\$2,483,106
Century High	Century	Roofing	1997	28	4	Mid	Conduct ongoing maintenance / Wall issues need restored / 74	Buildin...	\$1,000,000	\$25,000	\$102,500	\$1,127,500	\$225,500	\$112,750	\$338,250	\$1,465,750	76.92%	2	\$150,239	\$80,799	\$1,696,799



Moving Toward Pricing

Pricing and assigning costs is a complex and multi-stepped process



At its core, the formula is threefold:

$$\text{Hard Costs} + \text{Design and Development Costs} + \text{Escalation Factors}$$