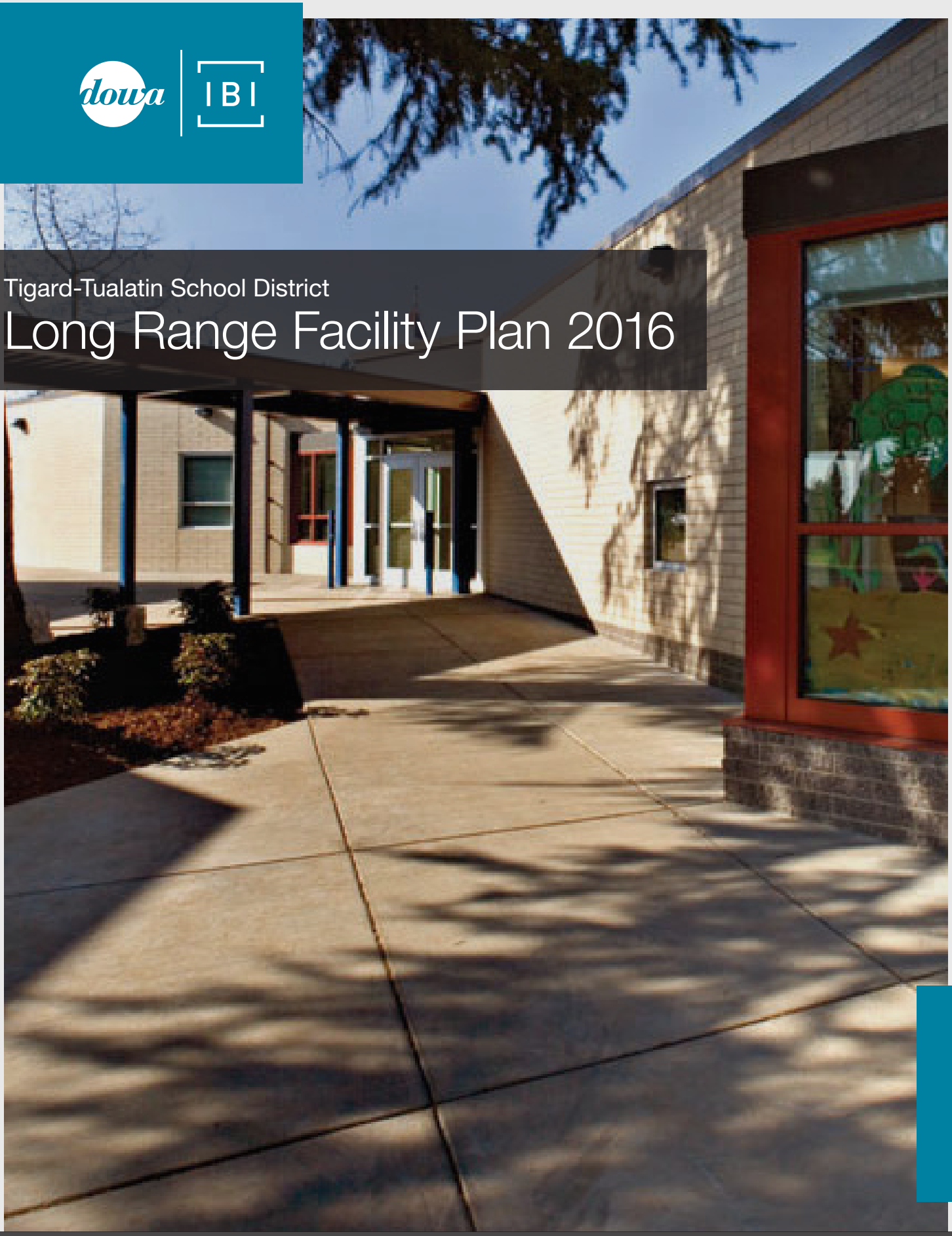


Tigard-Tualatin School District

Long Range Facility Plan 2016

By DOWA - IBI Group Architects, Inc. | November, 2016

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II District Overview x

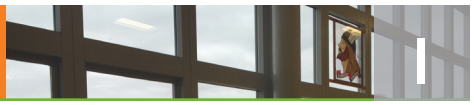
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- Bond Recommendation Brochure
- Approved Projects
- School Board Presentation
- Strategic Plan
- Demographic Analysis
- Levy Rate Analysis

Acknowledgements



Effective school facility planning is characterized by extensive input, research-based analysis of educational trends and conditions, and documentation of building user needs. Tigard-Tualatin School District's Long Range Facilities Plan is the culmination of a multi-faceted six-month process involving representatives from a wide variety of district programs as well as community stakeholders. Tigard-Tualatin School District would like to thank the following individuals for their contribution to this process:

Tigard-Tualatin School Board

Jill Zurschmeide, Board Chair
Maureen Wolf, Vice Chair
Barry Albertson, Ph.D.
Terri Burnette
Dana Terhune

Staff Liaison Members

Ernest Brown, Superintendent
Susan Stark Haydon, Director Community Relations
Phil Wentz, Facilities Manager
Elizabeth Michels, Controller
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Long Range Facilities Planning Committee

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Michael Protunno - Community Member
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Andy VanFleet - Tigard High School, TTSD
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Piper Jaffray Seattle Northwest Securities Corporation

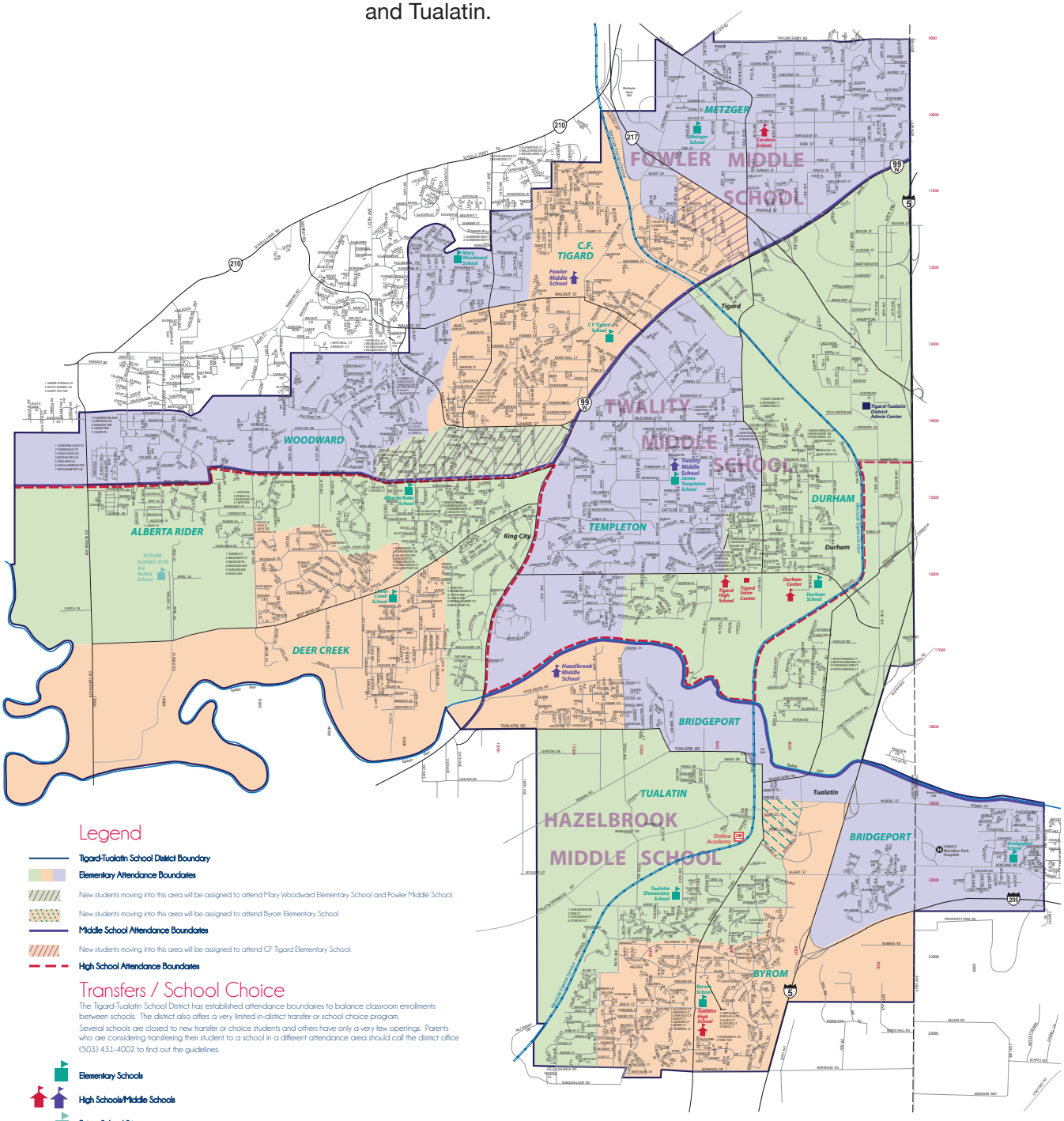
District Overview



II

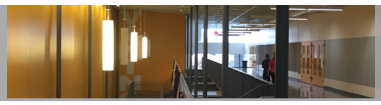
Overview of the District

Tigard-Tualatin School District 23J is the 9th largest school district in Oregon and operates ten (10) elementary schools, three (3) middle schools, two (2) high schools, one alternative school and one online academy. The District serves approximately 12,400 students in the communities of Durham, Metzger, King City, Bull Mountain, Tigard, and Tualatin.



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Map produced by American Adventrues Press, Portland Oregon.
www.aapmaps.com

District Overview



II

Comprehensive List of Schools and Other Properties

Elementary Schools

Alberta Rider Elementary School

Bridgeport Elementary School

Edward Byrom Elementary School

Charles F. Tigard Elementary School

Deer Creek Elementary School

Durham Elementary School

Metzger Elementary School

James Templeton Elementary School

Tualatin Elementary School

Mary Woodward Elementary School

Middle Schools

Fowler Middle School

Hazelbrook Middle School

Twality Middle School

High Schools

Tigard High School

Tualatin High School

Other

Durham Educational Center

Tigard Tualatin Online Academy

Larry Hibbard Administration Center

Cordero School

Long Range Facilities Planning Committee



III



Open Elementary School hallway



Middle School technology



Tigard High School fitness classroom



Fowler Middle School STEM classroom

Introduction

The Tigard-Tualatin School District Long Range Facilities Plan presents a long-term vision for facilities development to accommodate District operations and educational programs, in compliance with ORS 195.110. This report reflects the work of the Tigard-Tualatin School District Long Range Facilities Planning Committee over a six-month process culminating in April of 2016.

Committee Process

The 20-member Long Range Facility Planning Committee conducted weekly meetings from October 2015 to April 2016. The committee went on site visits to several district facilities, received information about capital bond finance, reviewed enrollment projections and future residential development. The committee also received updates on the district's Strategic Planning process as well as recommendations regarding facility assessments and building infrastructure upgrades. District representatives met with local jurisdictions and other stakeholders and shared this information with the committee.

The committee began an extensive process of determining which projects to prioritize and present for community feedback. Three Community Feedback sessions were held and an online survey conducted. The Feedback Session comments and survey results were presented to the committee and a final recommendation was developed and presented to the School Board as a proposed capital improvements bond measure.

Task Forces

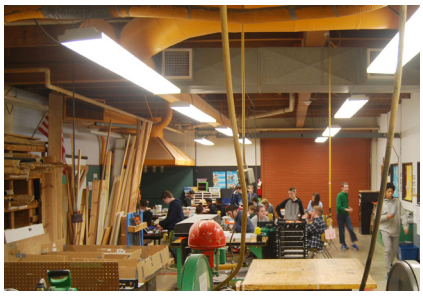
In the year prior to the first meeting of the Long Range Facilities Planning Committee, the district engaged in a process to identify Core Educational Values in three focus areas: 1) Educational Programs; 2) Safety; and 3) Athletics. A Task Force composed of staff and community members was created for each focus area and given a charge:

- **Program Task Force:** Evaluate program-related areas of interest, such as the integration of STEM, CTE, early childhood education, and magnet programs at TTSD schools.
- **Safety Task Force:** Discuss school safety issues faced by TTSD schools, as well as District policies on access control and incident-response protocols. Develop a list of key issues and action items related to school safety and security.
- **Athletics Task Force:** Discuss the condition of indoor and outdoor athletic facilities across the District, and discuss unmet needs from a school and community standpoint.

Long Range Facilities Planning Committee



III



Fowler Middle School STEM classroom



Gymnasium entry

The Long Range Facilities Planning Committee's Charge

- Develop a rolling Long Range Facility Plan that identifies 5 year needs and 10 year needs
- Identify facilities to replace or remodel as well as the need for new construction
- Consider uses for existing property that include joint use or partnerships
- Identify student enrollment and operating costs needed to trigger construction of additional schools
- Recommend a dollar amount for a capital improvement bond
- Explore educational program enhancements including magnet schools, alternative programs, early childhood learning, CTE/ STEM and maker spaces
- Report to the school board on a regular basis to inform the board of progress and allow for mid-stream corrections
- Involve the public in responding to the committee's recommendations before they are finalized
- Provide a final report to the School Board in the spring of 2016.

Tigard-Tualatin School District Strategic Plan

In November, the Committee was presented with an update of the District's Strategic Plan. It is the Committee's responsibility to outline a long-range plan that is in line with the goals defined in the Strategic Plan. These goals relate to:

1. Student Achievement
2. Equity
3. Talent
4. Climate and Culture

The Committee considered program enhancements that would support the Strategic Plan. These included early learning centers, maker-spaces, flexible spaces, magnet schools, and technology/ curriculum needs.

Long Range Facilities Planning Committee



III

Site Visits

In October of 2015, the Long Range Facilities Planning Committee conducted tours of five Distirct facilities

- Templeton Elementary School
- Twality Middle School
- Fowler Middle School
- Tualatin High School
- Tigard High School
- Mary Woodward Elementary School
- Hazelbrook Middle School

On these tours, committee members reviewed the general condition of the facility. Attention was paid specifically to

1. The security and supervision of the main entry
2. Exterior access points and security – especially for those buildings that required students to walk outside to attend class.
3. General condition of the building
4. Educational adequacy and current use of spaces to meet the needs of the school



Committee tour of Fowler Middle School main entry

Long Range Facilities Planning Committee

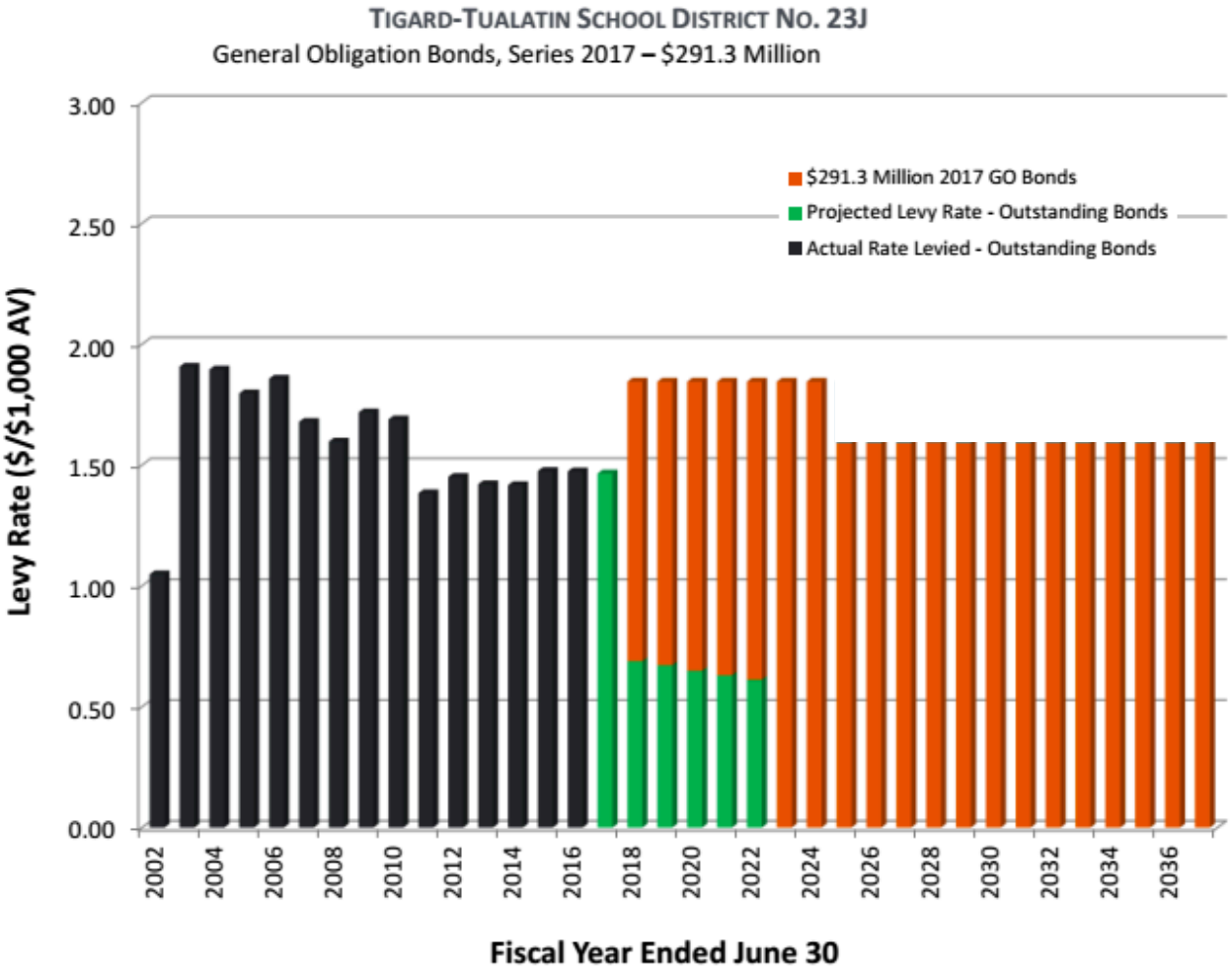


III

Capital Improvements Bond Presentation

In November, Carol Samuels of Seattle Northwest Securities Corporation provided the committee with financial and technical information around general obligation bonds. She explained the process of selling and structuring bonds, calculating bond levy rates, and various borrowing scenarios. Carol also provided information comparing the 2016 bond levy rates in 25 neighboring school districts. The committee will use this knowledge to prioritize projects that will be funded in an upcoming bond. See Appendix C.

20 Year Maturity, 7 Year Drop



PiperJaffray.

dowa | IBI

Long Range Facilities Planning Committee



III

Enrollment Projections

In December, Portland State University's Population Research Center provided the committee with enrollment information. The study included historic data for school year 2005-2006, 2010-2011, current data for 2015-2016, and forecast data for 2016-2017 through 2025-2026. This 20-year analysis was broken into grade level, elementary v. middle v. high school enrollment, and birth cohort rates that will effect future kindergarten enrollment. Additionally, the 20-year analysis calculated enrollment at each school given the current school boundaries.

In 2011, Metro expanded the urban growth boundary in Tigard to include an area of development called River Terrace. This area is located West of the City and has been identified as having high development potential. In fact, construction of several single and multi-family developments has begun in River Terrace and there are plans to do more. The PSU research included enrollment assumptions based on the number of potential new families, and therefore students, that these developments would bring. (Based on the data, it is apparent that a new elementary school in the River Terrace area will be needed. The projected enrollment will overcrowd the three elementary schools currently serving this community – Mary Woodward, Deer Creek and Alberta Rider. The Tigard-Tualatin School District owns a 20-acre site in River Terrace that is currently referred to as the Art Rutkin School site.

F

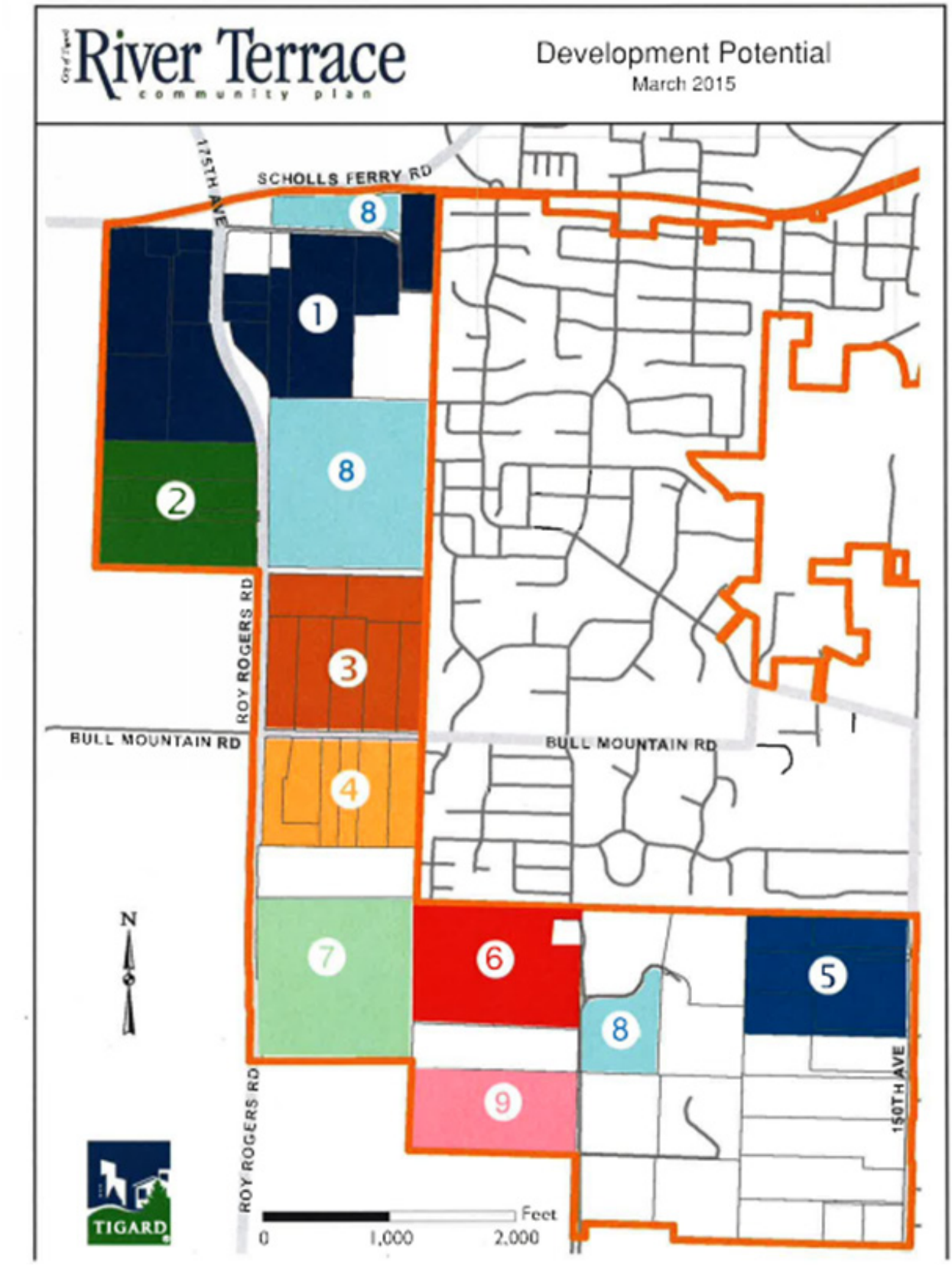
Table 1
Historic and Forecast Enrollment
Tigard-Tualatin School District

	Actual			Forecast	
	2005-06	2010-11	2015-16	2020-21	2025-26
District Total	**12,133**	**12,393**	**12,490**	**13,096**	**13,669**
5 year change		***260***	***97***	***606***	***573***
		2%	***1%***	***5%***	***4%***
K-5	5,474	5,642	5,630	5,873	6,308
5 year change		*168*	*-12*	*243*	*435*
		3%	*0%*	*4%*	*7%*
6-8	2,832	2,799	2,836	3,072	3,151
5 year change		*-33*	*37*	*236*	*79*
		-1%	*1%*	*8%*	*3%*
9-12	3,827	3,952	4,024	4,151	4,210
5 year change		*125*	*72*	*127*	*59*
		3%	*2%*	*3%*	*1%*

Population Research Center, PSU. December 2015.

Long Range Facilities Planning Committee





Long Range Facilities Planning Committee



III



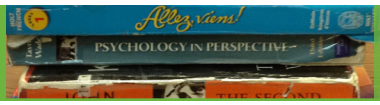
Tigard High School outdoor room numbers



Tigard High School portable classrooms

- In addition to facility changes based on enrollment, safety/ security objectives, and educational adequacy, the committee considered projects that addressed the overall condition of facilities and related infrastructure. A thorough review of each facility was prepared in 2009, but much of the work identified in that analysis was completed. The District hired DOWA-IBI Group Architects, MFIA Consulting Engineers, and Tremco Roofing & Building Maintenance to do an updated analysis. Concurrently, the District Facilities & Maintenance staff conducted a full review of each building and interviewed school custodians and principals to gain a thorough understanding of the functional needs at each building. A comprehensive list was compiled for each property and elements were given a high, medium, or low priority.
- The design consultants also provided a cost estimate associated with each project. During a time of inflation in the construction market, it was important that the cost estimates provide enough contingency and inflation index given several projects will not be built for 2 or 3 years. Although forecasting such a volatile market is difficult, the Tigard-Tualatin School District is committed to providing realistic assumptions so that the expectations proposed in a bond can be met. Cost estimates include:
- Construction budget for new, remodel, and building demolition
- Construction budget for site work on and off site.
- Construction contingency and inflation index to construction start
- Consultant and Project Management costs
- Permits, Fees, Furnishings, & Equipment, and City System Development Charges
- Temporary portable classrooms to house students during construction

Planning for the Future



IV



Discussions at the small group sessions



Discussions at the small group sessions

Introduction

The Long Range Facilities Plan Committee undertook an extensive process to identify the projects that would best serve the community, students, and staff of the Tigard-Tualatin School District

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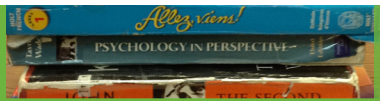
Small Group Sessions

Beginning in December, 2015, the committee members broke up into small groups to look in-depth at individual project proposals. Options (with cost estimates) were presented to address the safety, enrollment, educational, and facility needs at each school. Committee members asked questions and proposed additional solutions. Answers to questions and revised options were presented at subsequent meetings. Over several months, the committee worked through a process to reach consensus on prority projects to present for public feedback.

Community Outreach

The Tigard-Tualatin School District sought public response to these proposed projects during three Community Feedback sessions (March 2, 7 and 8) as well as in meetings with the business and senior citizen communities. An online survey tabulated public and staff responses to the proposed projects. A bond measure website was created which included a complete listing of each project by school. Presentation boards identifying proposed bond projects were posted at the main entrance of every school and a brochure explaining each of the proposed projects was distributed. Additionally, the school district met with city planners and attended planning and development meetings - in particular those related to the Art Rutkin Site at River Terrace.

Planning for the Future



IV



Durham Center



Educational Specifications planning session

School Board Presentation & Recommended Capital Improvement Projects

On April 19, 2016, members of the Long Range Facilities Planning Committee presented the final recommended list of projects to be included in an upcoming general obligation bond. See Appendix F for full list of projects and images from this presentation.

1. Rebuild Aging Schools
   - Templeton Elementary School rebuild
   - Twality Middle School substantial rebuild
   - Tigard High master plan renovation completion

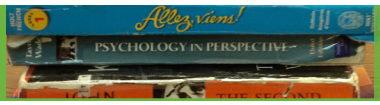
2. Solve Existing and Projected enrollment needs
   - Tualatin High expansion
   - Art Rutkin Elementary School construction
   - Durham Center classroom building

3. Improve Student Safety & Security District-Wide
   - School office relocations
   - Security cameras, interior classroom locks, remote control access doors district-wide.

4. Create 21st-Century learning opportunities
   - Fowler science classroom rebuild and STEM classroom renovation
   - Tualatin High TECH wing expansion
   - Tigard High Technology/Art/CE2 wing rebuild
   - Technology expansion district-wide
   - Updated textbook and online curriculum purchases

5. Protect Community's investment in existing facilities
   - Roof repairs/replacement; HVAC improvements; paving; flooring replacement, furniture and locker replacement, field improvements.

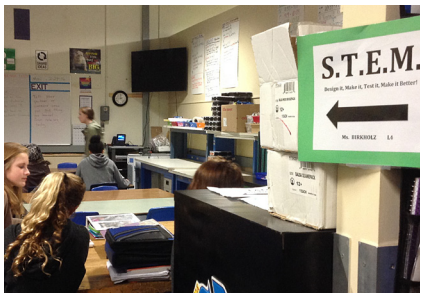
Planning for the Future



IV



Fowler Middle School office area



Twality STEM classroom

Next Steps

With the recommendation to the Board, the Long Range Facilities Planning Committee completed its charge. The extensive work needed to pass a bond began in May following a random sample community survey that showed positive voter support for the proposed measure. A Bond Election Planning Committee continued to make presentations at school and community events. In July, the School Board voted to place the bond measure on the November Ballot. On Nov. 8, 2016, Tigard-Tualatin voters approved the measure by a 60% Yes vote..

Recommendations

Tigard-Tualatin Schools • Measure 34-248

Project Explanation

Measure 34-248 , the Tigard-Tualatin School District's Nov. 8 Bond Measure, includes projects to:

Rebuild aging schools to meet today's safety and educational standards

- Templeton Elementary School rebuild
- Twality Middle School substantial rebuild
- Tigard High master plan renovation completion

Solve existing and projected enrollment needs

- Tualatin High expansion
- Art Rutkin Elementary School construction
- Durham Center classroom building

Improve student safety and security district-wide

- School office relocations
- Security cameras, interior classroom locks, remote control access doors district-wide

Create 21st Century learning opportunities and career readiness

- Fowler science classroom rebuild and STEM classroom renovation
- Tualatin High TECH wing expansion
- Tigard High Technology/Art/CE2 wing rebuild
- Technology expansion district-wide
- Updated textbook and online curriculum purchases

Protect community's investment in existing facilities

- Roof repairs/replacement; HVAC improvements; paving; worn flooring, furniture and locker replacement; field improvements

Cost Information:

The cost for these projects is $291,315,000. If approved, the current tax rate would increase by 37 cents per $1,000 of assessed value. This equals $111 a year on a home assessed at $300,000--or about $9.25 per month.

Rebuild Aging Schools | Enrollment Needs | Safety | 21st Century Learning | Protect Investment

November 8 Bond Measure Major Project Explanation

Templeton Elementary School

- **Rebuild Templeton on existing site to meet today's safety and educational standards***

Templeton is our oldest elementary building. It was built in 1966 as an "all electric, California-style" school. The 24 classrooms and restrooms in both wings open directly to the outside. Students travel outside the building several times a day to use the restrooms, eat lunch, participate in music and P.E. and use the library. Templeton is also the district's most expensive building to heat.

*The district is proposing to retain Templeton's core (office, cafeteria, library, gym, music room and 3 kindergarten classrooms) as an Early Learning Center and for community use.

Twality Middle School

- **Substantially rebuild Twality to meet today's safety and educational standards****

Twality was built in 1960. The building was designed as a junior high school for 900 students. There have been cosmetic improvements over the years, but the main building with its narrow hallways and undersized classrooms, has changed little since the 1960's. Four portable buildings (8 classrooms) are needed to accommodate Twality's current enrollment. Students must also leave the main building to attend Drama, Technology and STEM classes. (STEM stands for Science, Technology, Engineering and Math.)

**Because the Commons/lunchroom was built in 2004 and major seismic improvements were made to the gym in 2011, that section of the building is not being considered for the rebuild.

Art Rutkin School Site

- **Build an elementary school to relieve existing and projected overcrowding**

The River Terrace Development on Bull Mountain is expected to generate more than 400 elementary students over the next 5 to 10 years. The three schools that serve that area--Alberta Rider, Deer Creek and Mary Woodward--are already at or nearing capacity enrollments. A new school is needed to serve these students and reduce overcrowding.

Tigard High School

- **Rebuild the oldest parts of Tigard High to meet today's safety and educational standards and solve existing and projected enrollment needs**

  - Build a two-story classroom wing and expand the Commons (lunchroom);
  - Rebuild Technology, Art, and CE2 classrooms;
  - Rebuild the small gym, boys and girls locker rooms, weight room and construct new multi-purpose P.E. space; turf girls softball field;
  - Relocate the main office to the front of the school.

This project would rebuild the oldest parts of Tigard High School--originally constructed in 1953. It would improve student safety and security by eliminating the number of classrooms located outside the main building and by relocating the main office and directing public access to the front of the school. All of the proposed "rebuilt" structures would be connected to the main school. Four portable buildings (8 classrooms) would be eliminated. The "Commons" (lunchroom) would be expanded to permit students to eat lunch in one location, inside the school. (Currently, the vast majority of students who qualify for free or reduced lunch leave the main building to eat in the cafeteria. Other students eat inside, in the "Commons.")

Tualatin High School

- **Expand school to accommodate existing and projected enrollments**

  - Build a 6-room classroom wing and expand TECH wing;
  - Add restrooms;
  - enlarge Commons (lunchroom) to provide space to serve 900 students at each lunch;
  - Move main office to center of school, in front of expanded Commons; create a new public entry; convert existing office area into classrooms;
  - Enlarge girls and boys locker rooms and build multi-purpose P.E. space; install multi-purpose turf field.

Tualatin High's main building was built for 1,700 students. Nearly 2,000 students are currently enrolled. It is undersized both for the number of students it serves now and in comparison to 2,000-student high schools being built today. More classrooms, restrooms, an expanded Commons (lunchroom), locker rooms and P.E. spaces are needed for existing and projected enrollments.

Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Major Projects (continued)

Safety and Security

- **Improve safety and security district-wide**

- Install security cameras district-wide
- Install door locks that can be locked from inside the classroom district-wide
- Remote control door closures and or/new doors to close off classroom areas from main entrances or to direct public access through main office
- At **Woodward**, **Byrom**, **Bridgeport**, **Durham** and **Fowler**, relocate main offices to the front of the school to improve safety and security.

Security cameras, interior classroom locks, remote control door closures and new access doors are being proposed to improve security district-wide. At several of the district's oldest schools (Woodward, Byrom, Bridgeport, Durham and Fowler), moving the offices to the front of the building would permit staff to have line-of-sight to parking lots/school exteriors as well as direct public access through the main office.

Fowler Middle School

- **Improve science and STEM (Science/ Technology/ Engineering/Math) classrooms; relocate main office to the front of the school to improve safety and security**

- Rebuild science classrooms;
- Remodel woodshop area to create Maker Space classrooms where students can use technology to design projects and then build and operate them all within the same space;
- Relocate main office to improve school safety
- Renovate choir/drama classroom;
- Roof, flooring, HVAC and safety improvements.

Fowler's current science classrooms lack lab areas where students can safely perform the experiments and inquiry activities required to meet today's science requirements. A minor remodel of the woodshop area is also needed to improve its function as a combined technology/hands-on construction space.

Technology

- **Expand access to technology for all students and provide infrastructure to support long term Internet access**

Additional technology devices would be purchased and older ones replaced to make technology accessible to every Tigard-Tualatin student. Infrastructure improvements that provide long term, cost-effective internet access would also be funded.

Scheduled Repairs and Improvements

- **Complete district-wide infrastructure improvements to protect the community's investment**

- Scheduled roof repair and/or replacement
- Worn parking lot and play area repaving
- Heating, Ventilation and Air Conditioning improvements or replacement
- Worn furniture, lockers and flooring replacement
- Tualatin High and Hazelbrook tracks resurfacing
- Tigard High tennis courts rebuild
- Tualatin High softball and baseball improvements including ADA access
- Elementary school playground drainage improvements

These projects would maintain the community's investment in its school facilities by replacing aging roofs and boilers, updating heating, ventilation and air conditioning systems and improving existing playground and sports fields. Projects would also address ADA access and safety concerns associated with worn parking lots/ blacktop play areas, tracks and tennis courts.

Durham Center

- **Build classroom facility (regular classrooms, technology lab, a flexible space for hands-on learning and lunchroom/Commons) to serve all students enrolled in district alternative education programs.**

This 140-student facility would permit all TTSD alternative programs (Durham Center, Tigard-Tualatin Online Academy and the Hub drop-out prevention program) to be located on the same site. Having all programs in the same location makes it more efficient to share staff and improves access to support services--such as mental health counseling--for all students in these programs. It also saves the current cost of leasing space for the online academy (TTOA) and the Hub. The existing Durham Center facility would continue to be used for classrooms, the teen parent program and for support/ social services.

Curriculum

- **Purchase new and replacement textbooks and online curriculum materials**

This funding would allow the district to replace aging textbooks and purchase updated curriculum materials.

Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Projects are planned for every school

Alberta Rider
- Entry access improvements for safety
- Remote control for fire doors
- Improve HVAC controls
- Cover Kindergarten play area to expand playground access
- Roof repairs
- Interior door locks that can be locked from the inside the classroom
- Keycard locks for all exterior doors
- Install Security Cameras
- New and replacement technology and curriculum

Bridgeport
- Replace playground blacktop
- Relocate main office to front of school
- Rebuild front breeze way
- Replace cafeteria floor tiles
- Upgrade fire alarm system
- Install Security Cameras
- Replace blue sheet metal roofing
- Repair leaks in covered play structure
- Build permanent walls where needed (district small project facility funds)
- Update restrooms
- HVAC improvements
- Interior door locks that can be locked from the inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum

Byrom
- Relocate office to front of school
- Replace blacktop area on playground
- Replace cafeteria floor tiles
- Update restrooms
- Roof repairs
- Install Security Cameras
- HVAC Improvements
- Build permanent walls where needed (district small project facility funds)
- Fire Code Upgrades to theatre curtains and rigging
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum

C.F. Tigard
- Entry access improvements for safety
- Remote control fire door closure
- Playground drainage or turf
- Roof repairs
- Install Security Cameras
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum

Deer Creek
- Create door in front entry to control access to rest of building
- Install Security Cameras
- Remote control fire door closure
- Roof repairs
- Replace tiles in cafeteria and classrooms
- Resurface parking lot and expand driveway entrance
- HVAC improvements
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum

Durham Elementary
- Relocate main office to front of school
- Create internal hallway for access to gym
- Replace cafeteria tiles
- Install Security Cameras
- Address mounting issue with HVAC unit
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- HVAC Improvements
- Roof replacement/improvements
- New and replacement technology and curriculum

Metzger
- Entry access improvements for safety
- Remote control for fire doors
- Install Security Cameras
- Replace floor tiles
- Roof repairs
- Carpet pod areas (district small project facility funds)
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum

Tualatin Elementary
- Cut doorway to office nearer to school entry- -reconfigure entry
- Install Security Cameras
- Provide sun shading devices on south facing windows
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- Title 1 ELD classroom carpet for acoustics (district small project facility funds)
- New and replacement technology and curriculum

Mary Woodward
- Relocate main office to front of school
- Repair/rebuild front breezeway
- Replace cafeteria floor tiles
- Install Security Cameras
- Build wall in computer lab (district small project facility funds)
- Resurface blacktop on playground
- Repair/repaint building exterior
- Build permanent walls between classrooms in one wing (district small project facility funds)
- Update restrooms
- HVAC Improvements
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- Roof Replacement/improvements
- New and replacement technology and curriculum

Hazelbrook
- Entry access improvements for safety
- Remote control for fire doors
- Locker and furniture replacement
- Roof repairs
- HVAC Improvements
- Repave parking lot
- Resurface track
- Upgrade ventilation for kiln (district small project funds)
- Expand/upgrade security cameras
- Interior door locks that can be locked from inside the classroom
- Keycard locks for exterior doors
- New and replacement technology and curriculum

Tell us what you think

Please complete the Bond Project Survey in the Fast Links section of the district's webpage ttsdschools.org

Approved Bond Project List

Tigard-Tualatin
School Construction
Bond Measure 34-248

Alberta Rider Project List

- ✓ Entry access improvements for safety;
- ✓ Remote control for fire doors;
- ✓ Improve HVAC controls;
- ✓ Cover Kindergarten play area to expand playground access;
- ✓ Interior door locks that can be locked from the inside the classroom;
- ✓ Keycard locks for all exterior doors;
- ✓ Install Security Cameras.

Bridgeport Project List

- ✓ Replace playground blacktop;
- ✓ Relocate main office to front of school;
- ✓ Rebuild front breeze way;
- ✓ Replace cafeteria floor tiles;
- ✓ Upgrade fire alarm system;
- ✓ Install Security Cameras;
- ✓ Replace blue sheet metal roofing;
- ✓ Repair leaks in covered play structure;
- ✓ Update restrooms;
- ✓ HVAC improvements;
- ✓ Interior door locks that can be locked from the inside the classroom;
- ✓ Keycard locks for all exterior doors.

- ✓ Build permanent walls where needed (district small project facility funds);

Byrom Project List

- ✓ Relocate office to front of school;
- ✓ Replace blacktop area on playground;
- ✓ Replace cafeteria floor tiles;
- ✓ Update restrooms;
- ✓ Install Security Cameras;
- ✓ HVAC Improvements;
- ✓ Interior door locks that can be locked from inside the classroom;
- ✓ Keycard locks for all exterior doors.

- ✓ Build permanent walls where needed (district small project facility funds);
- ✓ Fire Code Upgrades to theatre curtains and rigging.

C.F. Tigard Project List

- ✓ Entry access improvements for safety;
- ✓ Remote control fire door closure;
- ✓ Playground drainage or turf;
- ✓ Install Security Cameras;
- ✓ Interior door locks that can be locked from inside the classroom;
- ✓ Keycard locks for all exterior doors;

Deer Creek Project List

- ✓ Create door in front entry to control access to rest of building;
- ✓ Install Security Cameras;
- ✓ Remote control fire door closure
- ✓ Replace tiles in cafeteria and classrooms;
- ✓ Resurface parking lot and expand driveway entrance;
- ✓ HVAC improvements;
- ✓ Interior door locks that can be locked from inside the classroom; *
- ✓ Keycard locks for all exterior doors;

* Need Classroom doors

Approved Bond Project List

Tigard-Tualatin
School Construction
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Durham Elementary Project List

- ✓ Relocate main office to front of school;
- ✓ Create internal hallway for access to gym;
- ✓ Replace cafeteria tiles;
- ✓ Install Security Cameras;
- ✓ Address mounting issue with HVAC unit;
- ✓ Interior door locks that can be locked from inside the classroom;
- ✓ Keycard locks for all exterior doors;
- ✓ HVAC Improvements;
- ✓ Roof replacement/improvements.

Metzger Project List

- ✓ Entry access improvements for safety Remote control for fire doors
- ✓ Install Security Cameras
- ✓ Replace floor tiles
- ✓ Interior door locks that can be locked from inside the classroom;
- ✓ Keycard locks for all exterior doors.

- ✓ Carpet pod areas (district small project facility funds) – completed Dec. 2016

Tualatin Elementary Project List

- ✓ Cut doorway to office nearer to school entry; reconfigure entry;
- ✓ Install Security Cameras;
- ✓ Interior door locks that can be locked from inside the classroom;
- ✓ Keycard locks for all exterior doors.

- ✓ Title 1 ELD classroom carpet for acoustics (district small project facility funds);
- ✓ Provide window film on south facing windows.

Mary Woodward Project List

- ✓ Relocate main office to front of school;
- ✓ Replace cafeteria floor tiles;
- ✓ Install Security Cameras;
- ✓ Resurface blacktop on playground;;
- ✓ Update restrooms;
- ✓ HVAC Improvements;
- ✓ Interior door locks that can be locked from inside the classroom;
- ✓ Keycard locks for all exterior doors;
- ✓ Roof Replacement/improvements;
- ✓ New and replacement technology and curriculum.

- ✓ Build wall in computer lab (district small project facility funds);
- ✓ Build permanent walls between classrooms in one wing (district small project facility funds)
- ✓ Repair/repaint building exterior.

Approved Bond Project List

Tigard-Tualatin
School Construction
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Templeton Elementary Project List

Rebuild Templeton on existing site to meet today's safety and educational standards*

- ✓ New school and remodel core for alternate use

Templeton is our oldest elementary building. It was built in 1966 as an "all electric, California-style" school. The 24 classrooms and restrooms in both wings open directly to the outside. Students travel outside the building several times a day to use the restrooms, eat lunch, participate in music and P.E. and use the library. Templeton is also the district's most expensive building to heat.

*The district is proposing to retain Templeton's core (office, cafeteria, library, gym, music room and 3 kindergarten classrooms) as an Early Learning Center and for community use.

Hazelbrook MS Project List

- ✓ Entry access improvements for safety;
- ✓ Remote control for fire doors;
- ✓ Locker and furniture replacement;
- ✓ Roof repairs;
- ✓ HVAC Improvements;
- ✓ Repave parking lot;
- ✓ Resurface track;
- ✓ Expand/upgrade security cameras;
- ✓ Interior door locks that can be locked from inside the classroom;
- ✓ Keycard locks for exterior doors;
- ✓ New and replacement technology and curriculum

Twality MS Project List

Substantially rebuild Twality to meet today's safety and educational standards**

- ✓ Substantial rebuild including new cafeteria/commons

Twality was built in 1960. The building was designed as a junior high school for 900 students. There have been cosmetic improvements over the years, but the main building with its narrow hallways and undersized classrooms, has changed little since the 1960's. Four portable buildings (8 classrooms) are needed to accommodate Twality's current enrollment. Students must also leave the main building to attend Drama, Technology and STEM classes. (STEM stands for Science, Technology, Engineering and Math.)

**Because the Commons/lunchroom was built in 2004 and major seismic improvements were made to the gym in 2011, that section of the building is not being considered for the rebuild.

Fowler Middle School Project List

- ✓ Rebuild science classrooms;
- ✓ Remodel woodshop area to create Maker Space classrooms where students can use technology to design projects and then build and operate them all within the same space;
- ✓ Relocate main office to improve school safety;
- ✓ Replace upper gym floor;
- ✓ Renovate choir/drama classroom;
- ✓ Roof replacement;
- ✓ HVAC improvements;
- ✓ Install security cameras;
- ✓ Install door locks that can be locked from inside the classroom.

Fowler's current science classrooms lack lab areas where students can safely perform the experiments and inquiry activities required to meet today's science requirements. A minor remodel of the woodshop area is also needed to improve its function as a combined technology/hands-on construction space. The office would be moved to the front of the school to improve safety and security.

Approved Bond Project List

Tigard-Tualatin
School Construction
Bond Measure 34-248

Tigard High Project List

Rebuild the oldest parts of Tigard High to meet today's safety and educational standards and solve existing and projected enrollment needs

- ✓ Build a two-story classroom wing;
- ✓ Rebuild Technology, Art, and CE2 classrooms;
- ✓ Rebuild the small gym, boys and girls locker rooms, weight room and construct new multi-purpose P.E. space and new athletics lobby;
- ✓ Install security cameras;
- ✓ Install door locks that can be locked from inside the classroom;
- ✓ Auditorium curtain (fire code upgrade);
- ✓ Relocate the main office to the front of the school;
- ✓ Expand the Commons (lunchroom); repurpose existing cafeteria;
- ✓ Add fire alarm;
- ✓ Replace Auditorium & Cafeteria roofs;
- ✓ Turf girls softball field; softball batting cage; tennis courts rebuild; track bleacher replacement; track field event paving; Baseball Bull Pen improvements; new athletics lobby; main gym divider curtain.

This project would rebuild the oldest parts of Tigard High School--originally constructed in 1953. It would improve student safety and security by eliminating the number of classrooms located outside the main building and by relocating the main office and directing public access to the front of the school. All of the proposed "rebuilt" structures would be connected to the main school. Four portable buildings (8 classrooms) would be eliminated. The "Commons" (lunchroom) would be expanded to permit students to eat lunch in one location, inside the school.

Tualatin High Project List

Expand school to accommodate existing and projected enrollments

- ✓ Build a 6-room classroom wing and expand TECH wing;
- ✓ Add restrooms;
- ✓ Enlarge Commons (lunchroom) to provide space to serve 900 students at each lunch;
- ✓ Move main office to center of school, in front of expanded Commons; create a new public entry; convert existing office area into classrooms;
- ✓ Enlarge girls and boys locker rooms and build multi-purpose P.E. space; resurface track; add main gym divider curtain;
- ✓ Install softball/baseball/soccer multi-purpose turf field; including concession stand, softball batting case, fencing; ADA access improvements;
- ✓ Auditorium window improvements;
- ✓ Parking lot resurfacing;
- ✓ Locker replacement;
- ✓ Upgrade security cameras;
- ✓ Install door locks that can be locked from inside the classroom.

Tualatin High's main building was built for 1,700 students. Nearly 2,000 students are currently enrolled. It is undersized both for the number of students it serves now and in comparison to 2,000-student high schools being built today. More classrooms, restrooms, an expanded Commons (lunchroom), locker rooms and P.E. spaces are needed for existing and projected enrollments

Approved Bond Project List

Durham Center

Build classroom facility (regular classrooms, technology lab, a flexible space for hands-on learning and lunchroom/Commons) to serve all students enrolled in district alternative education programs.

This 140-student facility would permit all TTSD alternative programs (Durham Center, Tigard-Tualatin Online Academy and the Hub drop-out prevention program) to be located on the same site. Having all programs in the same location makes it more efficient to share staff and improves access to support services--such as mental health counseling--for all students in these programs. It also saves the current cost of leasing space for the online academy (TTOA) and the Hub. The existing Durham Center facility would continue to be used for classrooms, the teen parent program and for support/social services.

Art Rutkin School Site

Build an elementary school to relieve existing and projected overcrowding

- ✓ New school and community fields

The River Terrace Development on Bull Mountain is expected to generate more than 400 elementary students over the next 5 to 10 years. The three schools that serve that area--Alberta Rider, Deer Creek and Mary Woodward--are already at or nearing capacity enrollments. A new school is needed to serve these students and reduce overcrowding.

Hibbard Administration Building

- ✓ Roof repair/replacement;

Appendix: Bond Presentation

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Recommendations

1

Long Range Facility Planning Process

- **2014 – 2015**
  - TTSD Core Educational Values identified;
  - 3 Task Forces (composed of staff and community) evaluated facility needs related to Educational Programs, Safety and Athletics.
- **2015 – 2016**
  - 20-member Long Range Facility Planning Committee began weekly meetings on October 26;
  - School tours;
  - Heard presentations from architects, demographer and bond advisor.

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

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Appendix: Bond Presentation

Committee Process

- Proposed projects were presented and rationale was provided. Committee members met in small groups, asked questions, made suggestions and requested modified options.
- A finalized list of project options was presented. The committee reached consensus on the priorities to present for public feedback.
- Community feedback meetings were held. Participants completed surveys rating the individual projects and the total bond in general.
- Revisions were made based upon the community meetings, feedback from school staffs and updated cost calculations.
- On April 19, the committee recommended the following projects.

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

3

A November bond measure is being considered to fund projects that would:

- Rebuild Aging Schools
- Solve existing and projected enrollment needs
- Improve student safety and security district-wide
- Create 21st Century learning opportunities
- Protect community's investment in existing facilities

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

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Appendix: Bond Presentation

A November bond measure is being considered to fund projects that would:

- **Rebuild Aging Schools**
  - Templeton Elementary School rebuild
  - Twality Middle School substantial rebuild
  - Tigard High master plan renovation completion

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

5

A November bond measure is being considered to fund projects that would:

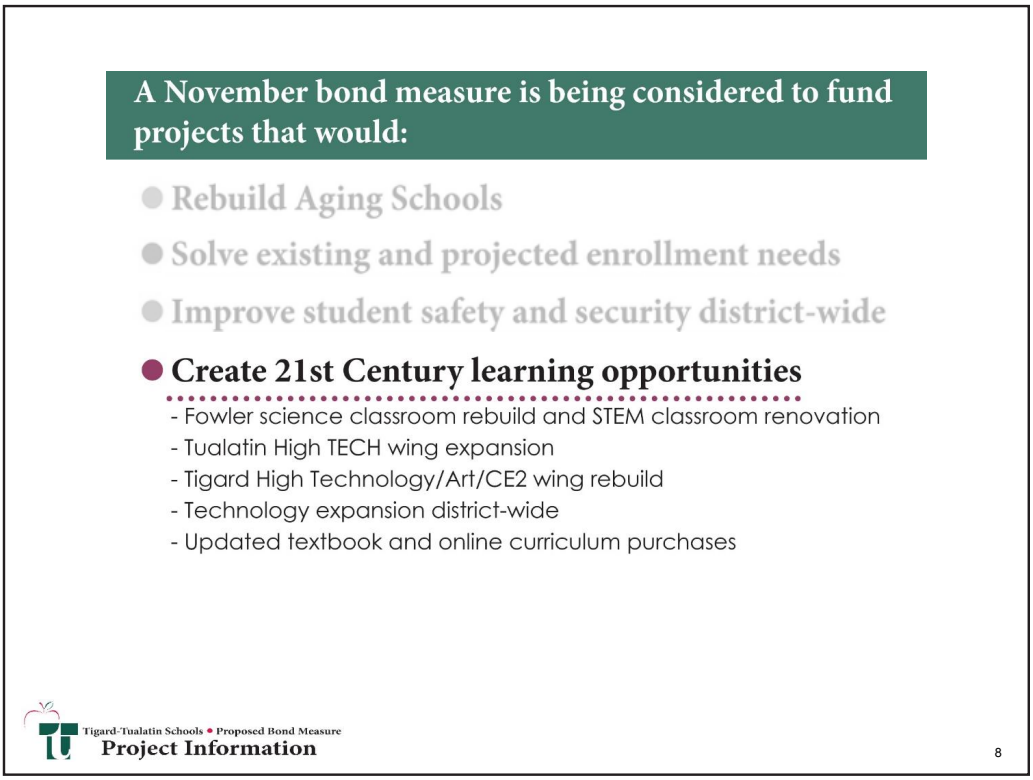
- Rebuild Aging Schools
- **Solve existing and projected enrollment needs**
  - Tualatin High expansion
  - Art Rutkin Elementary School construction
  - Durham Center classroom building

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

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Appendix: Bond Presentation





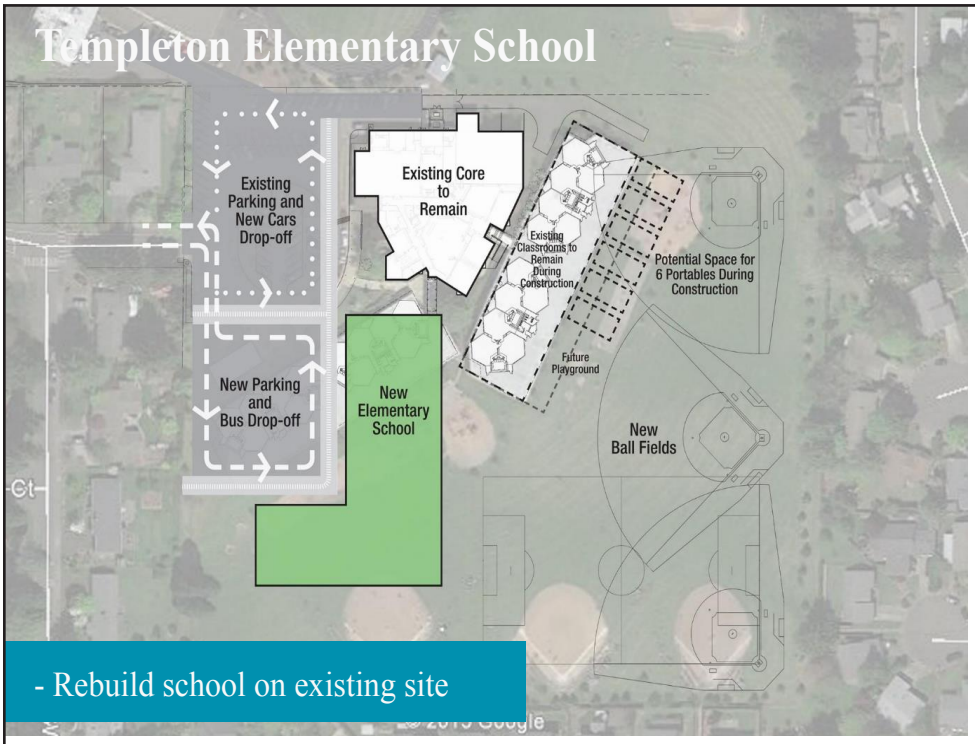
Appendix: Bond Presentation

A November bond measure is being considered to fund projects that would:

- Rebuild Aging Schools
- Solve existing and projected enrollment needs
- Improve student safety and security district-wide
- Create 21st Century learning opportunities
- **Protect community's investment in existing facilities**
  - Roof repairs/replacement; HVAC improvements; paving; worn flooring, furniture and locker replacement; field improvements

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

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Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

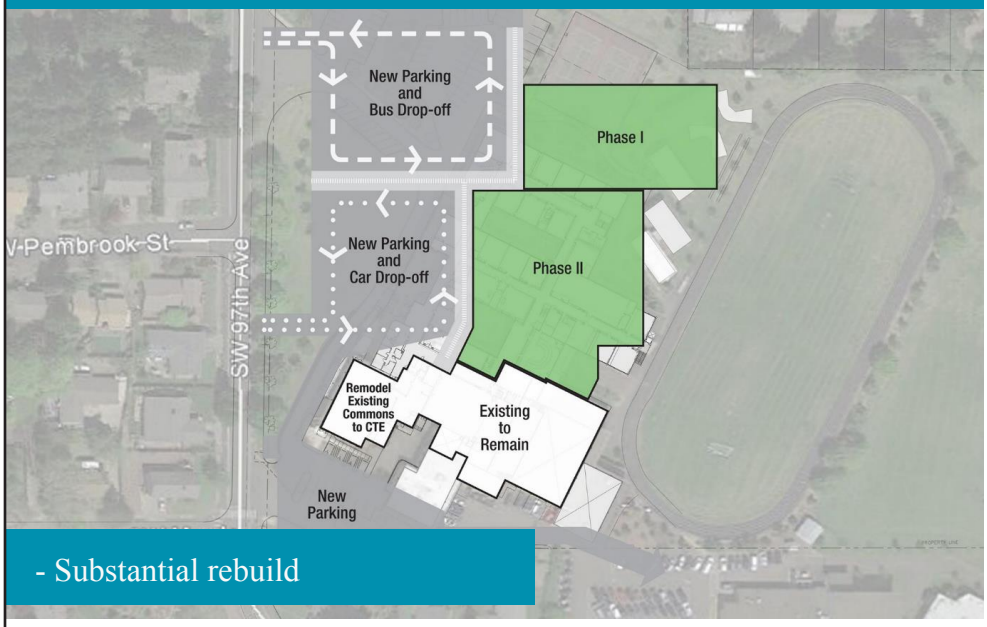
Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

Twality Middle School



- Substantial rebuild

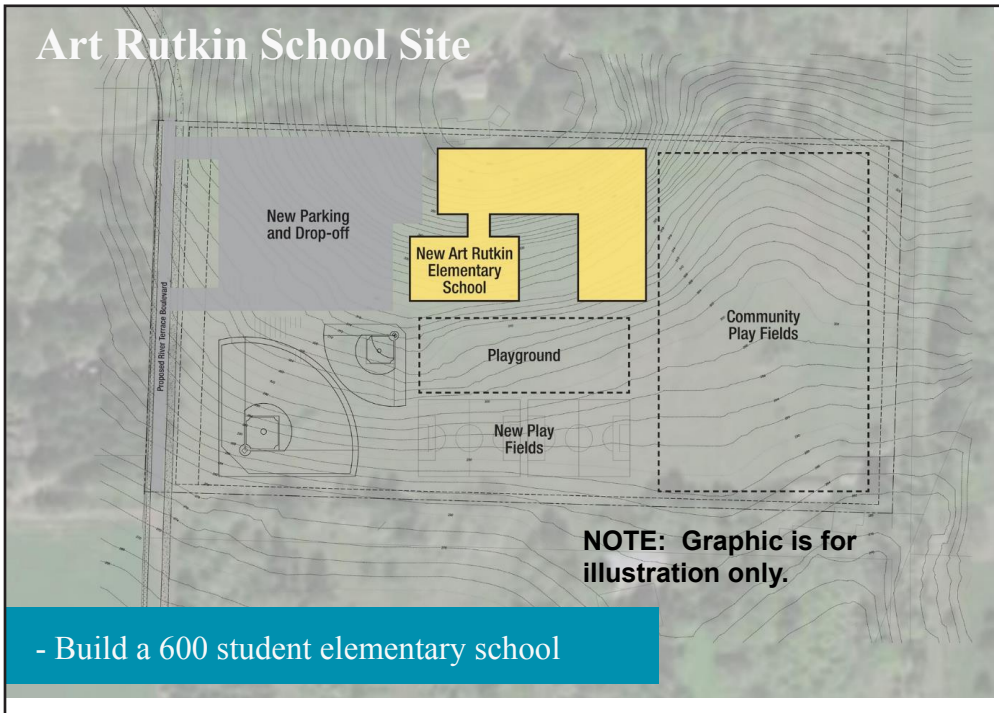
Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Art Rutkin School Site



- Build a 600 student elementary school

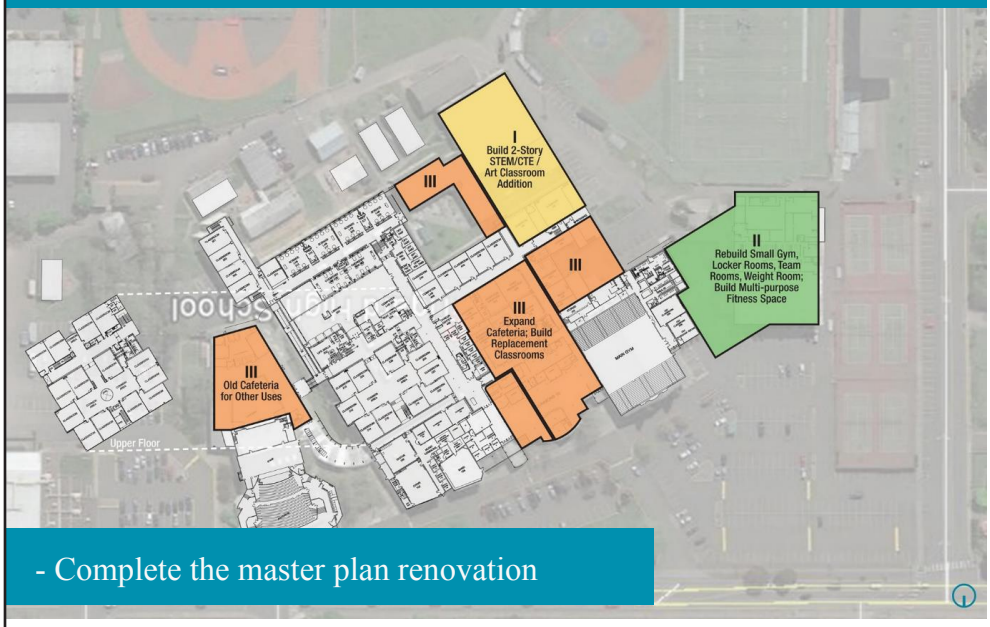
Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

Appendix: Bond Presentation

Tigard High School



- Complete the master plan renovation

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Tigard High School

- Add classrooms and expand TECH wing
- Add restrooms and support spaces
- Enlarge commons
- Move main office to center of school, create a new public entry
- Rebuild PE facilities including small gym

- Complete the master plan renovation

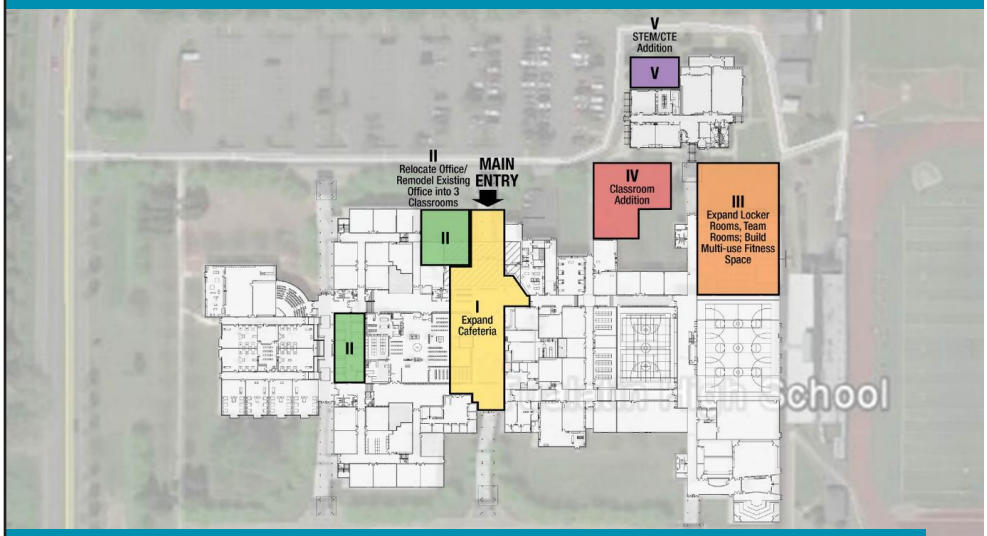
Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

Appendix: Bond Presentation

Tualatin High School



- Expand school to accommodate existing and project enrollments

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Tualatin High School

- Build a 8-room classroom wing and expand TECH wing
- Add restrooms
- Enlarge Commons (lunchroom) to provide space to serve 900 students at each lunch
- Move main office to center of school, in front of expanded Commons; create a new public entry
- Convert existing office area into classrooms
- Enlarge girls and boys locker rooms and build multi-purpose P.E. space; install multi-purpose turf field

- Expand school to accommodate existing and project enrollments

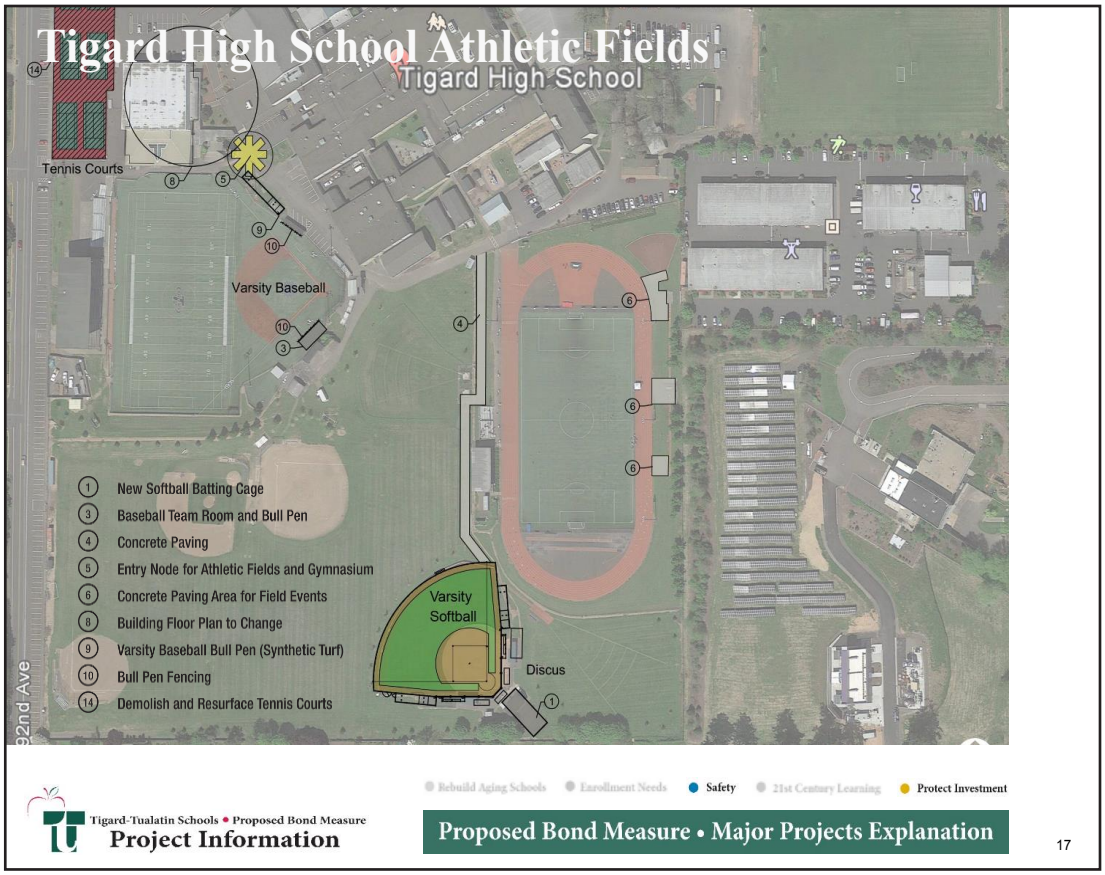
Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation





Appendix: Bond Presentation

Fowler Middle School



- Office relocation, Science wing and STEM (science, technology, engineering,and math) classroom improvements

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Fowler Middle School

- Rebuild science classrooms
- Relocate main office and remodel existing office. Upgrade choir and drama classrooms
- Remodel woodshop area to create Maker Space classrooms where students can use technology
  to design projects and then build and operate them all within the same space
- Roof, flooring, HVAC and safety improvements

- Science wing and STEM (science, technology, engineering, and math) classroom improvements

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

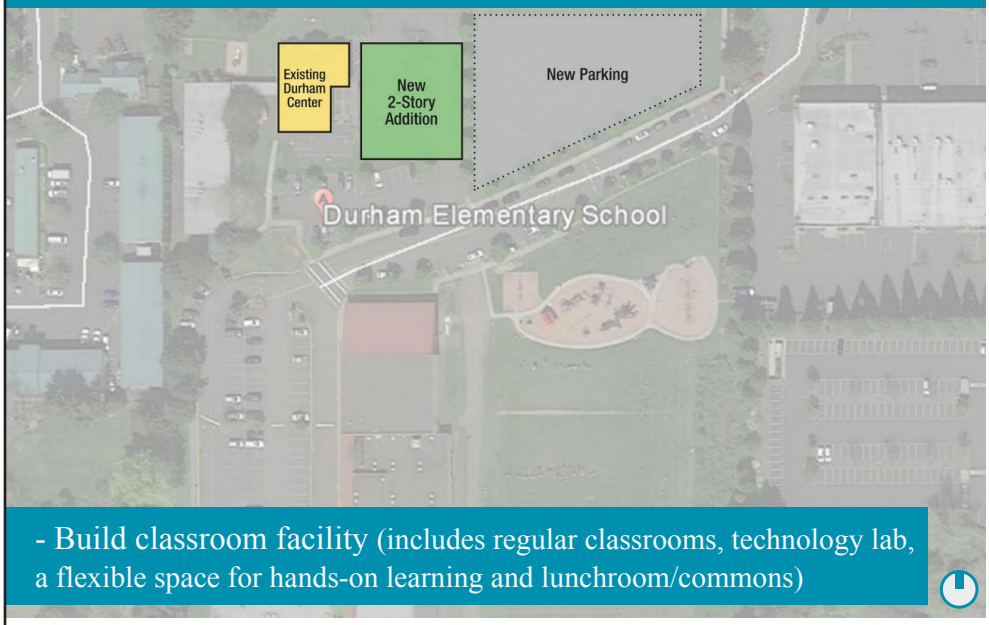
Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

Durham Center



- Build classroom facility (includes regular classrooms, technology lab, a flexible space for hands-on learning and lunchroom/commons)

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

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District-wide Projects: Safety and Security

- Security cameras
- Door locks that can be locked from inside the classroom
- Remote control door closures and or/new doors to close off classroom areas from main entrances or to direct public access through main office
- At Woodward, Byrom, Bridgeport, Durham and Fowler, relocate main offices to the front of the school

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools • Enrollment Needs • Safety • 21st Century Learning • Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

District-wide Projects: Scheduled repairs and improvements

- Scheduled roof repair and/or replacement
- Worn parking lot and play area repaving
- Heating, ventilation and air conditioning improvements or replacement
- Worn furniture, lockers and flooring replacement
- Tualatin High and Hazelbrook tracks resurfacing
- Tigard High tennis courts rebuild
- Elementary school playground drainage improvements

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools · Enrollment Needs · **Safety** · 21st Century Learning · **Protect Investment**

Proposed Bond Measure • Major Projects Explanation

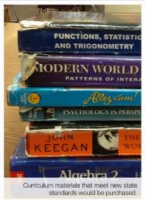
23

District-wide Projects: Technology and Curriculum

- Expand access to technology for all students and provide infrastructure to support long term Internet access
- Purchase new and replacement textbooks and online curriculum materials



Middle School students create class projects using technology.



Curriculum materials that meet new state standards would be purchased.

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools · Enrollment Needs · Safety · **21st Century Learning** · Protect Investment

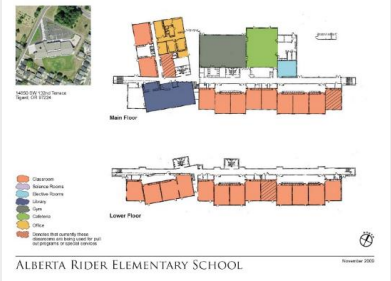
Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

Alberta Rider Elementary School

- Entry access improvements; Remote control for fire doors
- Improve HVAC controls
- Cover Kindergarten play area to expand playground access
- Roof repairs
- Interior door locks that can be locked from the inside the classroom
- Keycard locks for all exterior doors
- Install Security Cameras
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

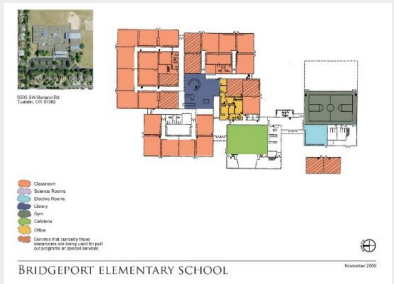
Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Bridgeport Elementary School

- Replace playground blacktop
- Relocate main office to front of school
- Rebuild front breeze way
- Replace cafeteria floor tiles
- Upgrade fire alarm system
- Install Security Cameras
- Replace blue sheet metal roofing
- Repair leaks in covered play structure
- Build permanent walls where needed (district small project facility funds)
- Update restrooms
- HVAC improvements
- Interior door locks that can be locked from the inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

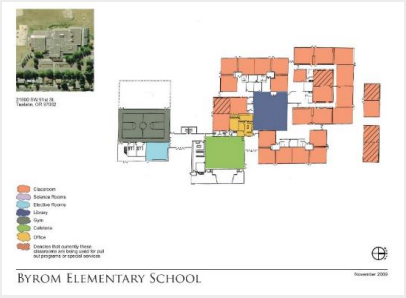
Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

Byrom Elementary School

- Relocate office to front of school
- Replace blacktop area on playground
- Replace cafeteria floor tiles
- Update restrooms
- Roof repairs
- Install Security Cameras
- HVAC Improvements
- Build permanent walls where needed (district small project facility funds)
- Fire Code Upgrades to theatre curtains and rigging
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

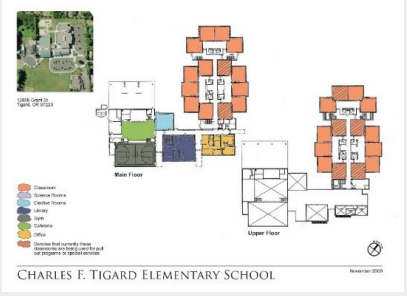
Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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C. F. Tigard Elementary School

- Entry access improvements; Remote control !re door closure
- Playground drainage or turf
- Roof repairs
- Install Security Cameras
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

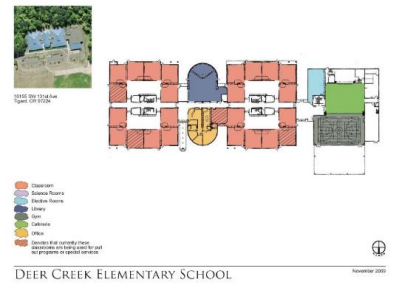
Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

Deer Creek Elementary School

- Create door in front entry to control access to rest of building
- Install Security Cameras
- Remote control fire door closure
- Roof repairs
- Replace tiles in cafeteria and classrooms
- Resurface parking lot and expand driveway entrance
- HVAC improvements
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

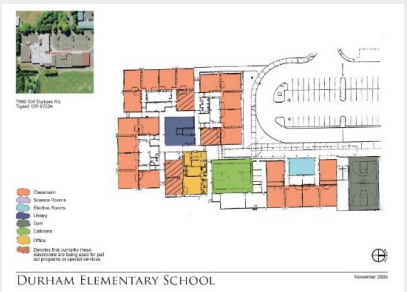
Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Durham Elementary School

- Relocate main office to front of school
- Create internal hallway for access to gym
- Replace cafeteria tiles
- Install Security Cameras
- Address mounting issue with HVAC unit
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- HVAC Improvements
- Roof replacement/improvements
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

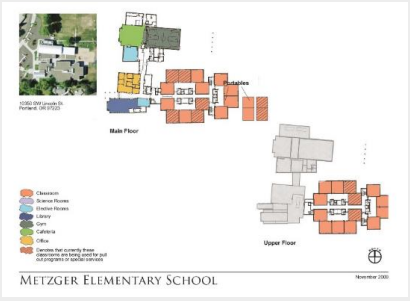
Proposed Bond Measure • Major Projects Explanation

30

Appendix: Bond Presentation

Metzger Elementary School

- Entry access improvements; Remote control for fire doors
- Install Security Cameras
- Replace floor tiles
- Roof repairs
- Carpet pod areas (district small project facility funds)
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

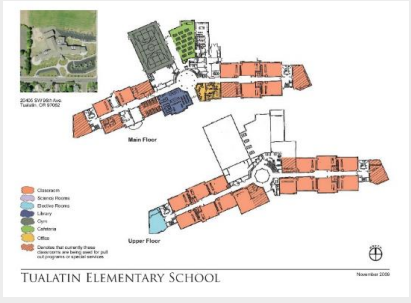
Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Tualatin Elementary School

- Cut doorway to office nearer to school entry - reconfigure entry
- Install Security Cameras
- Provide sun shading devices on south facing windows
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- Title 1 ELD classroom carpet for acoustics (district small project facility funds)
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

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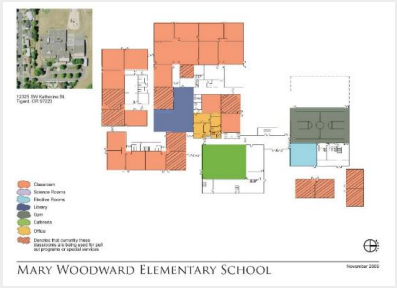
Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

Mary Woodward Elementary School

- Relocate main office to front of school
- Repair/rebuild front breezeway
- Replace cafeteria floor tiles
- Install Security Cameras
- Build wall in computer lab (district small project facility funds)
- Resurface blacktop on playground
- Repair/repaint building exterior
- Build permanent walls between classrooms in one wing (district small project facility funds)
- Update restrooms
- HVAC Improvements
- Interior door locks that can be locked from inside the classroom
- Keycard locks for all exterior doors
- Roof Replacement/improvements
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

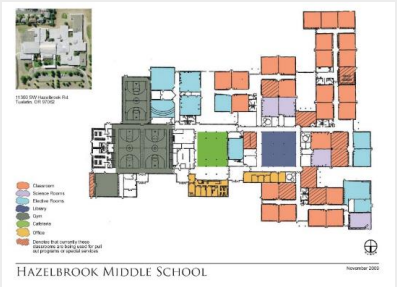
Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Hazelbrook Middle School School

- Entry access improvements; Remote control for fire doors
- Locker and furniture replacement
- Roof repairs
- HVAC Improvements
- Repave parking lot
- Resurface track (add an additional lane if possible)
- Upgrade ventilation for kiln (district small project funds)
- Expand/upgrade security cameras
- Interior door locks that can be locked from inside the classroom
- Keycard locks for exterior doors
- New and replacement technology and curriculum



Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

Rebuild Aging Schools · Enrollment Needs · Safety · 21st Century Learning · Protect Investment

Proposed Bond Measure • Major Projects Explanation

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Appendix: Bond Presentation

Budget /Bond Cost

- Total cost of all projects: $291,313,326
- Tax rate increase is approximately 39 cents per $1,000 of assessed value, or
- Tax rate increase is about $10 per month on a home assessed at $300,000.

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

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Next Steps

- Presentations to school, neighborhood and civic groups.
- Community Survey.
- Bond Measure Ballot Title presented to school board in July.
- If approved by School Board, a bond measure would go to voters on the November 2016 Ballot.

Tigard-Tualatin Schools • Proposed Bond Measure
Project Information

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Appendix: Strategic Plan

Tigard-Tualatin School District

Strategic Plan

2016-2021

The Tigard-Tualatin School District's new strategic plan focuses on immediate outcomes that will improve learning and the education experience for all district students and their families.

*The plan is built upon the 4 Cornerstones of **Student Achievement**, **Equity**, **Talent** and **Climate & Culture**.*

Strategies for achieving the plan include identifying and implementing teaching practices that are the most effective for improving student learning.

Look inside to learn how this focus will guide our work over the next five years. To see the complete plan and the measurable outcomes that will track our success, go to our website: ttsdschools.org

We prepare students for success in a rapidly changing world.

We believe that success is the reflection of high expectations and a belief in all students.

We hire, support and retain catalysts for learning.

We create and nurture a school community where everyone feels safe, valued & connected.

Student Achievement | **Equity** | **Talent** | **Climate & Culture**

Appendix: Strategic Plan

Student Achievement

We prepare students for success in a rapidly changing world.

You will see:

Every student, in every classroom actively engaged in learning, challenged by rigorous and relevant instruction and supported by teachers committed to building strong relationships.

- Teachers will use rigorous instructional strategies in every classroom, every day.
- Technology instruction will emphasize critical thinking, communication, collaboration and creativity.
- Students will develop a "growth mindset" that reinforces the value of effort and continuous improvement.
- Students will have opportunities to develop the highest priority 21st Century skills for college and career-readiness.
- Emphasis will be placed on eliminating the decline in achievement that occurs during the transitions to middle and high school.
- Specific resources will be developed to support the mental and emotional health needs of students and families.

Talent

We hire, support and retain catalysts for learning.

You will see:

The very best educators guiding instruction in every classroom, every day, supported by high quality training activities, appropriate mentoring and wellness programs and satisfying professional relationships.

- The district's core values will be reflected in our hiring and selection process.
- A staff wellness program will support staff health, wellness and retention.
- New teachers will receive direct support, coaching and encouragement to improve job satisfaction and retention.
- Staff supervision and evaluation systems will be rigorous and will focus on district core values and priorities.

Appendix: Strategic Plan

Equity

We believe that success is the reflection of high expectations and a belief in all students.

- The district will actively engage underserved families to learn how to best meet the academic, social and emotional needs of their students.
- Existing programs focused on equitable outcomes for all students will be evaluated and improved to strengthen support for students and families.
- Teachers will demonstrate high expectations for every student and maintain a classroom environment that supports each student in achieving those high expectations.

You will see:

All students believing that teachers have high expectations for them and working hard to achieve those expectations.

Climate & Culture

We create and nurture a school community where every individual feels safe, valued and connected.

- The district will continuously refine and update its behavior support programs at every school.
- The district will proactively communicate relevant information to families to prepare students for college and careers.
- The district will actively pursue a pre-K vision and implementation plan to prepare our most underserved students for school success.
- The district will identify community needs and build a communication plan focused on those needs.

You will see:

All students and families welcomed in our schools, experiencing positive relationships with school staff and clearly understanding the expectations and opportunities for student success.

Appendix: Strategic Plan

Vision
TIGARD-TUALATIN

Every student thrives in school and graduates prepared to succeed

In our schools, each student

- Is challenged by a rigorous academic program
- Enjoys school and learning
- Feels a sense of belonging
- Is capable and confident

Tigard-Tualatin School Board
Maureen Wolf, chair
Jill Zurschmeide, vice chair
Dr. Barry Albertson
Dana Terhune
Terri Burnette

Message from Supt. Ernie Brown

On behalf of the school board, I am pleased to present this summary of the Tigard-Tualatin School District's Strategic Plan.

This plan charts our course for the next five years. It is built upon the following 4 Cornerstones:

- Student Achievement
- Equity
- Talent
- Climate and Culture

We believe this plan creates a sense of urgency by outlining the actions we can take to make a significant difference for our students and our schools.

Visit our website www.ttsdschools.org to read our complete plan and to see the measurable outcomes tied to each of the actions we have identified.

Our strategic plan is grounded in our Vision of "Every student thrives in school and graduates prepared to succeed" and in our commitment to efficiently manage our resources and maintain the public's trust.

Tigard-Tualatin School District 23J
Hibbard Administration Building
6960 SW Sandburg St.
Tigard, OR 97223

Non-Profit
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Mission Statement: Educate Every Child

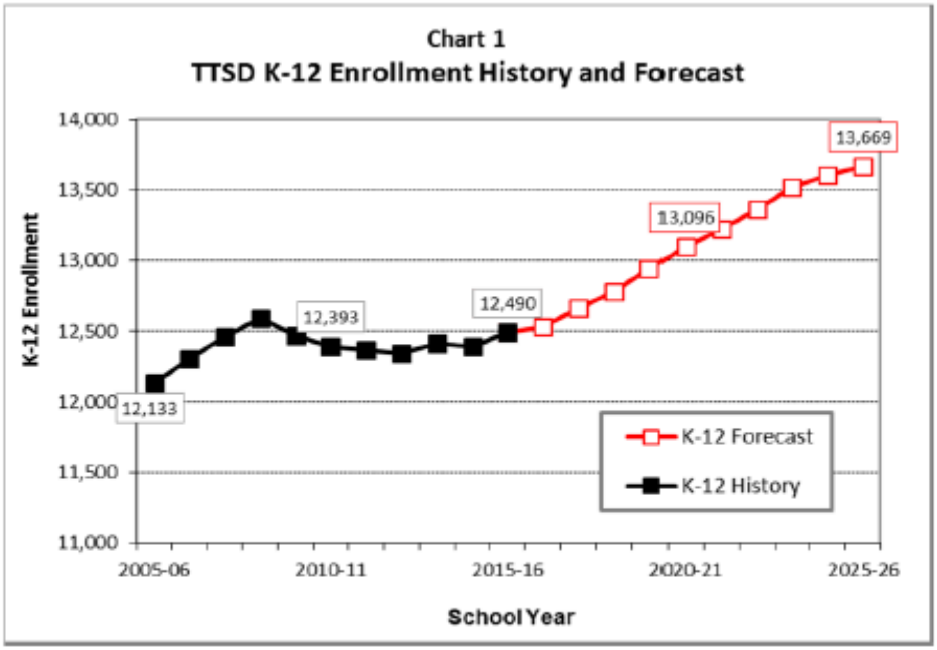
Appendix: Demographic Analysis

Table 1
Historic and Forecast Enrollment
Tigard-Tualatin School District

	Actual			Forecast	
	2005-06	2010-11	2015-16	2020-21	2025-26
District Total	**12,133**	**12,393**	**12,490**	**13,096**	**13,669**
5 year change		***260***	***97***	***606***	***573***
		2%	***1%***	***5%***	***4%***
K-5	5,474	5,642	5,630	5,873	6,308
5 year change		*168*	*-12*	*243*	*435*
		3%	*0%*	*4%*	*7%*
6-8	2,832	2,799	2,836	3,072	3,151
5 year change		*-33*	*37*	*236*	*79*
		-1%	*1%*	*8%*	*3%*
9-12	3,827	3,952	4,024	4,151	4,210
5 year change		*125*	*72*	*127*	*59*
		3%	*2%*	*3%*	*1%*

Population Research Center, PSU. December 2015.

Chart 1
TTSD K-12 Enrollment History and Forecast



Appendix: Demographic Analysis

Table 6

Tigard-Tualatin School District, Enrollment History, 2005-06 to 2015-16

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
K	893	906	860	924	886	902	877	939	877	879	862
1	900	990	984	919	971	896	942	935	986	958	922
2	944	905	1,017	1,010	927	949	885	917	941	974	974
3	897	964	903	1,009	1,007	909	935	888	911	936	977
4	940	931	963	919	970	1,001	919	928	898	930	972
5	900	975	945	990	922	985	1,011	926	948	895	923
6	913	910	965	974	966	904	967	975	932	938	934
7	950	929	937	981	969	958	910	960	991	932	945
8	969	957	953	936	987	937	973	928	971	974	957
9	1,066	992	1,015	976	944	1,028	1,006	1,011	984	1,023	1,021
10	952	1,033	1,015	1,006	977	951	1,014	986	1,012	977	1,029
11	932	910	1,007	973	968	978	937	990	971	972	956
12	874	898	890	976	968	993	988	958	993	1,002	1,018
US*	3	7	6	2	5	2	2	0	0	0	0
Total	**12,133**	**12,307**	**12,460**	**12,595**	**12,467**	**12,393**	**12,366**	**12,341**	**12,415**	**12,390**	**12,490**
Annual change		*174*	*153*	*135*	*-128*	*-74*	*-27*	*-25*	*74*	*-25*	*100*
		1.4%	*1.2%*	*1.1%*	*-1.0%*	*-0.6%*	*-0.2%*	*-0.2%*	*0.6%*	*-0.2%*	*0.8%*
K-5	5,474	5,671	5,672	5,771	5,683	5,642	5,569	5,533	5,561	5,572	5,630
6-8	2,832	2,796	2,855	2,891	2,922	2,799	2,850	2,863	2,894	2,844	2,836
9-12	3,827	3,840	3,933	3,933	3,862	3,952	3,947	3,945	3,960	3,974	4,024

	5 Year Change: 2005-06 to 2010-11		5 Year Change: 2010-11 to 2015-16		10 Year Change: 2005-06 to 2015-16	
	Change	Pct.	Change	Pct.	Change	Pct.
K-5	168	*3%*	-12	*0%*	156	*3%*
6-8	-33	*-1%*	37	*1%*	4	*0%*
9-12	125	*3%*	72	*2%*	197	*5%*
Total	**260**	***2%***	**97**	***1%***	**357**	***3%***

**Note: "US" are ungraded secondary students, included in grade 9-12 totals.*

Source: Tigard-Tualatin School District

Appendix: Demographic Analysis

Table 10

Enrollment History for Individual Schools, 2010-11 to 2015-16

	Historic Enrollment						5 year change 2010-11 to 2015-16	
School	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**Number**	**Percent**
Alberta Rider*	579	574	601	624	591	587	8	*1.4%*
Bridgeport	549	547	508	486	498	491	-58	*-10.6%*
Byrom*	624	589	568	529	528	560	-64	*-10.3%*
C.F. Tigard	547	587	583	553	531	527	-20	*-3.7%*
Deer Creek	556	529	516	559	580	600	44	*7.9%*
Durham	548	553	550	563	574	584	36	*6.6%*
Metzger	574	575	570	620	648	645	71	*12.4%*
Templeton	614	579	596	574	581	577	-37	*-6.0%*
Tualatin*	584	595	617	577	572	554	-30	*-5.1%*
Woodward*	467	441	424	476	469	505	38	*8.1%*
Elementary Totals	**5,642**	**5,569**	**5,533**	**5,561**	**5,572**	**5,630**	**-12**	***-0.2%***
Fowler M.S.*	823	827	802	804	815	804	-19	*-2.3%*
Hazelbrook M.S.	959	977	988	1027	984	959	0	*0.0%*
Twality M.S.*	1,012	1,040	1,049	1,051	1,024	1,062	50	*4.9%*
Middle School Totals	**2,794**	**2,844**	**2,839**	**2,882**	**2,823**	**2,825**	**31**	***1.1%***
Tigard H.S.	2,046	2,015	1,975	1,990	1,959	1,956	-90	*-4.4%*
Tualatin H.S.	1,854	1,874	1,842	1,839	1,896	1,928	74	*4.0%*
High School Totals	**3,900**	**3,889**	**3,817**	**3,829**	**3,855**	**3,884**	**-16**	***-0.4%***
Durham Center	57	64	67	66	55	46	-11	*-19.3%*
Tigard-Tualatin Online Academy	--	--	85	77	85	105	85	*N/A*
District Totals	**12,393**	**12,366**	**12,256**	**12,415**	**12,390**	**12,490**	**97**	***0.8%***

**Note: Boundary changes before the 2013-14 school year shifted a portion of the former Alberta Rider and Twality attendance area to Mary Woodward and Fowler, and a portion of the former Tualatin Elementary attendance area to Byrom. These changes affect new students only, having only small initial impacts in 2013-14, with additional impact in 2014-15 and beyond.*

Source: Tigard-Tualatin School District

Appendix: Demographic Analysis

Table 13

Tigard-Tualatin School District, Enrollment Forecasts, 2016-17 to 2025-26

	Actual	Forecast									
Grade	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
K	862	856	908	946	975	994	993	1,004	1,000	999	1,003
1	922	893	887	945	985	1,016	1,029	1,026	1,037	1,034	1,032
2	974	935	906	901	960	1,003	1,031	1,044	1,041	1,052	1,049
3	977	988	949	921	916	977	1,018	1,046	1,059	1,056	1,068
4	972	992	1,004	966	938	931	990	1,032	1,060	1,073	1,070
5	923	988	1,010	1,023	985	952	943	1,002	1,045	1,073	1,086
6	934	927	993	1,016	1,029	988	952	944	1,003	1,046	1,074
7	945	946	939	1,007	1,031	1,041	997	961	953	1,012	1,056
8	957	957	958	952	1,021	1,043	1,051	1,006	970	962	1,021
9	1,021	1,018	1,018	1,020	1,014	1,082	1,103	1,112	1,064	1,026	1,018
10	1,029	1,024	1,021	1,023	1,025	1,011	1,078	1,099	1,108	1,060	1,022
11	956	1,017	1,012	1,010	1,012	1,010	995	1,061	1,082	1,090	1,043
12	1,018	993	1,056	1,052	1,050	1,048	1,045	1,029	1,097	1,119	1,127
Total	12,490	12,534	12,661	12,782	12,941	13,096	13,225	13,366	13,519	13,602	13,669
Annual change		*44*	*127*	*121*	*159*	*155*	*129*	*141*	*153*	*83*	*67*
		0.4%	*1.0%*	*1.0%*	*1.2%*	*1.2%*	*1.0%*	*1.1%*	*1.1%*	*0.6%*	*0.5%*
K-5	5,630	5,652	5,664	5,702	5,759	5,873	6,004	6,154	6,242	6,287	6,308
6-8	2,836	2,830	2,890	2,975	3,081	3,072	3,000	2,911	2,926	3,020	3,151
9-12	4,024	4,052	4,107	4,105	4,101	4,151	4,221	4,301	4,351	4,295	4,210

	5 Year Change: 2015-16 to 2020-21		5 Year Change: 2020-21 to 2025-26		10 Year Change: 2015-16 to 2025-26	
	Growth	Pct.	Growth	Pct.	Growth	Pct.
K-5	243	*4%*	435	*7%*	678	*12%*
6-8	236	*8%*	79	*3%*	315	*11%*
9-12	127	*3%*	59	*1%*	186	*5%*
Total	606	*5%*	573	*4%*	1,179	*9%*

Population Research Center, Portland State University, December 2015

Appendix: Demographic Analysis

Table 15

Enrollment Forecasts for Individual Schools, 2016-17 to 2025-26

School	Actual 2015-16	Forecast 2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Change 2015-16-2025-26
Alberta Rider	587	594	578	598	644	721	773	813	845	878	905	318
Bridgeport	491	506	504	506	513	509	514	525	527	525	522	31
Byrom	560	538	545	545	544	540	548	557	566	570	570	10
C.F. Tigard*	527	553	576	583	607	617	625	642	650	655	658	131
Deer Creek	600	607	619	630	616	621	640	649	651	654	656	56
Durham	584	569	581	586	566	566	582	597	605	604	602	18
Metzger*	645	646	646	618	614	601	606	615	626	629	632	-13
Templeton	577	575	570	567	563	576	588	609	620	623	624	47
Tualatin	554	537	523	522	536	539	547	561	567	566	561	7
Woodward	505	527	522	547	556	583	581	586	585	583	578	73
Elementary Totals	**5,630**	**5,652**	**5,664**	**5,702**	**5,759**	**5,873**	**6,004**	**6,154**	**6,242**	**6,287**	**6,308**	**678**
Fowler M.S.	804	789	782	829	878	890	868	866	870	881	907	103
Hazelbrook M.S.	959	945	951	957	938	927	903	878	859	883	931	-28
Twality M.S.	1,062	1,085	1,146	1,176	1,250	1,240	1,214	1,152	1,182	1,241	1,298	236
Middle School Totals	**2,825**	**2,819**	**2,879**	**2,962**	**3,066**	**3,057**	**2,985**	**2,896**	**2,911**	**3,005**	**3,136**	**311**
Tigard H.S.	1,956	1,958	1,960	1,974	1,966	2,001	2,069	2,127	2,183	2,179	2,138	182
Tualatin H.S.	1,928	1,939	1,987	1,971	1,975	1,989	1,992	2,013	2,007	1,955	1,911	-17
Durham Center (7th-12th)	46	46	46	46	46	46	46	46	46	46	46	0
Tig.-Tual. Online (6th - 12th)	105	120	125	127	129	130	129	130	130	130	130	25
High School Totals	**4,035**	**4,063**	**4,118**	**4,118**	**4,116**	**4,166**	**4,236**	**4,316**	**4,366**	**4,310**	**4,225**	**190**
District Totals	**12,490**	**12,534**	**12,661**	**12,782**	**12,941**	**13,096**	**13,225**	**13,366**	**13,519**	**13,602**	**13,669**	**1,179**

**Note: Forecasts include the impact of a boundary change. New students residing in a portion of the former Metzger area are assigned to C.F. Tigard beginning in 2016-17.*

Population Research Center, Portland State University, December 2015

Appendix: Levy Rate Analysis

Tigard-Tualatin School District No. 23J

General Obligation Bonds Levy Rate Analysis

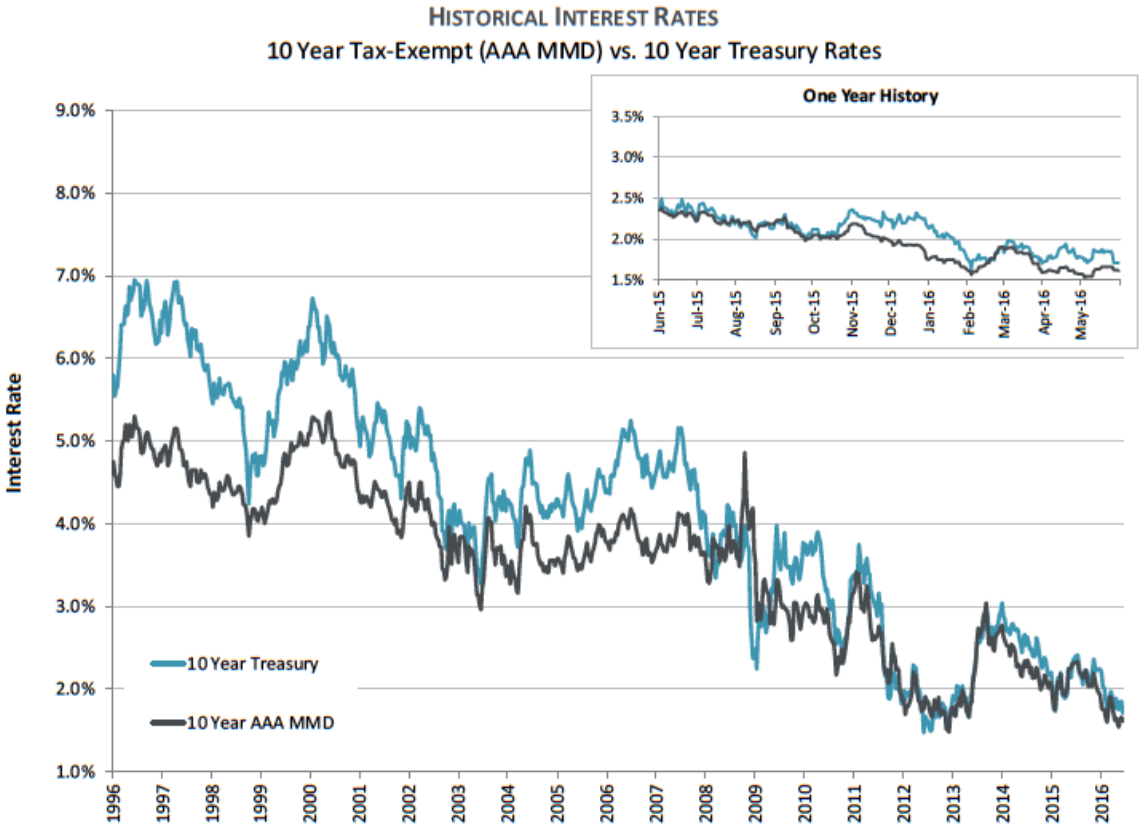
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June 10, 2016

PiperJaffray.

Appendix: Levy Rate Analysis



Appendix: Levy Rate Analysis

TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J
Historical Property Values

Fiscal Year	M5 Real Market Value	Total Assessed Value	Urban Renewal Excess	Net Assessed Value	% AV Growth
2016	$ 13,598,878,265	$ 10,215,834,815	$ 31,637,128	$ 10,184,197,687	4.47%
2015	12,795,174,861	9,779,041,843	29,010,331	9,750,031,512	4.54%
2014	11,568,075,027	9,354,448,731	26,998,566	9,327,450,165	3.64%
2013	11,027,963,040	9,026,099,622	23,680,784	9,002,418,838	2.36%
2012	11,340,373,477	8,818,091,845	26,128,485	8,791,963,360	2.64%
2011	11,933,655,675	8,591,639,254	26,396,657	8,565,242,597	6.31%
2010	12,764,398,295	8,081,633,051	337,922,180	7,743,710,871	3.38%
2009	13,574,507,721	7,817,509,118	320,895,100	7,496,614,018	4.55%
2008	13,212,471,507	7,477,459,285	314,685,070	7,162,774,215	6.20%
2007	11,761,881,061	7,041,167,207	305,198,661	6,735,968,546	6.52%
2006	9,673,764,664	6,609,886,114	315,517,456	6,294,368,658	5.54%
2005	8,806,476,012	6,262,944,506	306,255,250	5,956,689,256	4.96%
2004	8,311,017,051	5,966,932,580	297,800,469	5,669,132,111	4.44%
2003	7,740,583,526	5,713,358,453	181,650,887	5,531,707,566	5.48%
2002	7,383,602,097	5,416,677,614	173,468,159	5,243,209,455	6.95%
2001	6,909,787,848	5,064,534,151	166,338,506	4,898,195,645	--

Source: Washington and Clackamas Counties Departments of Assessment and Taxation

Urban Renewal Excess

When urban renewal areas are created, they are designated as either "standard" or "reduced" rate plans and the type determines the assessed value against which general obligation bonds are levied. General obligation bonds cannot be levied on the excess assessed value in standard rate plan areas. Alternatively, general obligation bonds can be levied on the excess assessed value in reduced rate plan areas, if the bonds were approved at an election after October 6, 2001.

Urban Renewal Excess - 2016		
Plan Area	County	Amount
STANDARD RATE		
Tigard - City Center	Washington	$ 31,637,128
Total Standard Rate Urban Renewal Excess:		$ 31,637,128
REDUCED RATE		
none		$ -
Total Reduced Rate Urban Renewal Excess:		$ -
TOTAL URBAN RENEWAL EXCESS		$ 31,637,128

2016 Assessed Value for Bond Levies	
Total Assessed Value:	$ 10,215,834,815
Less Standard Rate Urban Renewal Value:	(31,637,128)
Assessed Value (Bonds Approved After 10/06/01)	10,184,197,687
Less Reduced Rate Urban Renewal Value:	-
Net Assessed Value (Bonds Approved Before 10/06/01)	10,184,197,687

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Appendix: Levy Rate Analysis

TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J
Outstanding General Obligation Bonds

Purpose		Date of Issue	Date of Maturity	Amount Issued	Amount Outstanding
General Obligation Bonds:					
Series 1995*	Facilities repairs, technology, new elem. and Durham expansion	06/01/95	06/01/06	$ 20,535,000	$ -
Series 1996*	School construction, improvements and land acquisition	06/01/96	06/01/06	23,000,000	-
Series 2002*	School construction, improvements and land acquisition	06/15/02	06/15/12	84,175,000	-
Series 2011A	District-wide facility repairs & updates; technology purchases	08/03/11	06/15/16	10,004,448	3,085,000
Series 2011B	District-wide facility repairs & updates; technology purchases	08/03/11	06/15/17	10,000,000	10,000,000
Refunding Bonds					
Series 2001	Adv. Ref. 1995 & 1996, Current Ref. 1992 Ref. Bonds	05/01/01	06/01/16	$ 30,380,000	$ 1,750,000
Series 2002	Current Refunding of 1993 GO Bonds	10/15/02	01/01/10	15,835,000	-
Series 2005	Advance Refunding of 2002 GO Bonds	08/09/05	06/15/22	55,895,000	41,895,000
Series 2009	Refinance Thorpe Property obligation	07/21/09	06/15/13	1,800,000	-
Total General Obligation Bonds					$ 56,730,000

*Refunded.

Legal General Obligation Debt Capacity

Real Market Value (Fiscal Year 2016)	$ 13,598,878,265
Debt Capacity	
General Obligation Debt Capacity (7.95% of Real Market Value)	$ 1,081,110,822
Less: Outstanding Debt Subject to Limit	(56,730,000)
Remaining General Obligation Debt Capacity	$ 1,024,380,822
Percent of Capacity Issued	5.25%

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Appendix: Levy Rate Analysis

TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J

Outstanding General Obligation Bonds – Actual and Projected Levy Rates

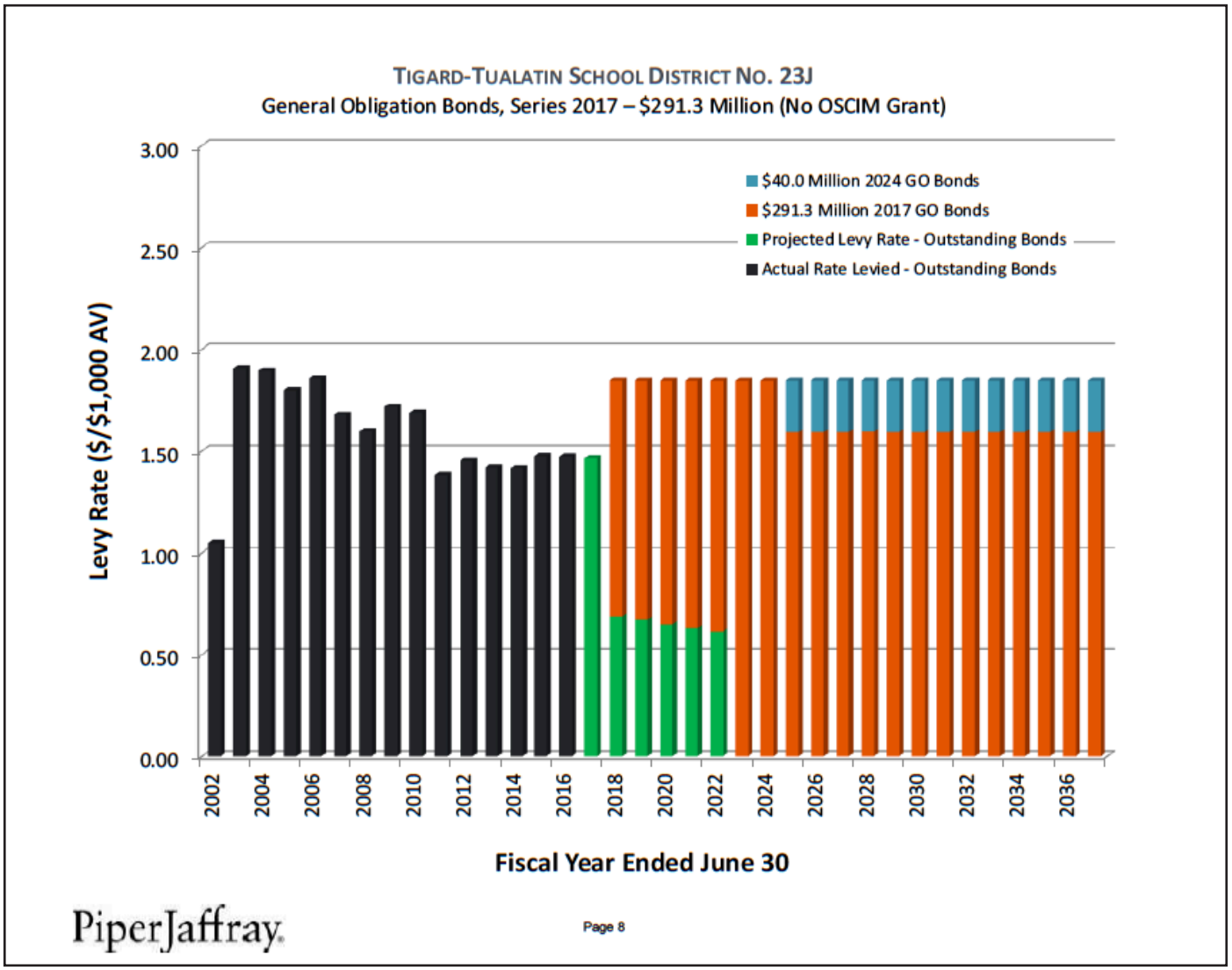
		Outstanding General Obligation Bonds								
	Fiscal Year[(1)]	Debt Service 2001 Bonds	2005 Bonds	2011A Bonds	2011B Bonds	Total	Total Assessed Value	% AV Growth	Actual Bond Rate	Taxes Collected	Projected Bond Rate
Actual	2002	$ 2,098,538	$ -	$ -	$ -	$ 5,744,266	$ 5,416,677,614	6.95%	1.0476		
	2003	2,101,538	-	-	-	9,565,859	5,713,358,453	5.48%	1.9066		
	2004	2,113,038	-	-	-	11,668,381	5,966,932,580	4.44%	1.8949		
	2005	2,123,638	-	-	-	12,230,669	6,262,944,506	4.96%	1.7962		
	2006	2,137,838	2,573,752	-	-	12,467,771	6,609,886,114	5.54%	1.8570		
	2007	4,325,438	2,859,038	-	-	13,143,669	7,041,167,207	6.52%	1.6782		
	2008	3,560,938	2,859,038	-	-	12,752,888	7,477,459,285	6.20%	1.5967		
	2009	3,554,713	2,859,038	-	-	13,228,425	7,817,509,118	4.55%	1.7177		
	2010	3,558,963	2,859,038	-	-	13,565,425	8,081,633,051	3.38%	1.6890		
	2011	3,555,613	2,859,038	-	-	11,488,925	8,591,639,254	6.31%	1.3831		
	2012	3,555,438	2,859,038	914,922	-	12,476,722	8,818,091,845	2.64%	1.4507		
	2013	3,547,913	7,249,038	1,264,850	-	12,787,950	9,026,099,622	2.36%	1.4202		
	2014	3,550,663	7,247,313	2,374,950	-	13,172,925	9,354,448,731	3.64%	1.4165		
	2015	3,549,338	7,245,025	3,337,700	-	14,132,063	9,779,041,843	4.54%	1.4752		
Current	2016	1,841,875	7,245,138	3,188,800	2,265,000	14,540,813	10,215,834,815	4.47%	1.4734		-
Projected	2017		7,246,863	-	7,735,000	14,981,863	10,522,309,859	3.00%		97.5%	1.46
	2018		7,249,413	-	-	7,249,413	10,837,979,155	3.00%		97.5%	0.69
	2019		7,287,000	-	-	7,287,000	11,163,118,530	3.00%		97.5%	0.67
	2020		7,247,000	-	-	7,247,000	11,498,012,086	3.00%		97.5%	0.65
	2021		7,249,000	-	-	7,249,000	11,842,952,448	3.00%		97.5%	0.63
	2022		7,250,250	-	-	7,250,250	12,198,241,022	3.00%		97.5%	0.61
	2023			-	-	-	12,564,188,252	3.00%		97.5%	-

(1) Fiscal years ended June 30.

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Appendix: Levy Rate Analysis



Appendix: Levy Rate Analysis

Tigard-Tualatin School District No. 23J
$291,295,727
General Obligation Bonds, Series 2017
Projected Bond Levy Rates
20.33 Year Issue

Bond Issue Data	
Dated Date:	02/15/2017
First Coupon:	12/15/2017
Final Maturity	06/15/2037
Term (years):	20.33
Current Market Rates Plus:	1.00%

2016 Property Tax Data (000s)	
Total Assessed Value:	$ 10,215,835
Less Standard Rate Urban Renewal Value:	31,637
Assessed Value (Bonds Approved After 2001)	$ 10,184,198
Less Reduced Rate Urban Renewal Value:	-
Net Assessed Value (Bonds Approved Before 2001)	$ 10,184,198

Summary		
Issue Amount:		$ 291,295,727
Current Interest Bonds	89%	$ 260,115,000
Deferred Interest Bonds	11%	$ 31,180,727
Total Interest Cost:		$ 142,792,923
Interest Cost as a Percent of Par:		49%

Structuring Assumptions			
AV Growth		Tax Collections	
2017	3.00%	2018	95.5%
2018	3.00%	2019	96.0%
2019	3.00%	2020	96.5%
2020	3.00%	2021	97.0%
Thereafter	3.00%	Thereafter	97.5%

Fiscal Year Ending 6/30	AV for New Bond Levies (000s)	Estimated Debt Service Requirements: Total Prior Debt	Estimated Debt Service Requirements: New Bonds	Estimated Debt Service Requirements: FY Total	Projected Levy Rates [1] $/$1,000 AV: Prior Debt [2]	Projected Levy Rates [1] $/$1,000 AV: New Bonds	Projected Levy Rates [1] $/$1,000 AV: Combined Levy Rate
2016	$ 10,184,198	$ 14,540,813	$ -	$ 14,540,813	$ 1.47	$ -	$ 1.47
2017	10,489,724	14,981,863	-	14,981,863	1.46	-	1.46
2018	10,804,415	7,249,413	11,935,359	19,184,772	0.69	1.16	1.84
2019	11,128,548	7,287,000	12,531,520	19,818,520	0.67	1.17	1.84
2020	11,462,404	7,247,000	13,231,520	20,478,520	0.65	1.20	1.84
2021	11,806,276	7,249,000	13,911,520	21,160,520	0.63	1.21	1.84
2022	12,160,465	7,250,250	14,621,520	21,871,770	0.61	1.23	1.84
2023	12,525,279	-	22,526,520	22,526,520	-	1.84	1.84
2024	12,901,037	-	23,201,520	23,201,520	-	1.84	1.84
2025	13,288,068	-	20,623,120	20,623,120	-	1.59	1.59
2026	13,686,710	-	21,245,470	21,245,470	-	1.59	1.59
2027	14,097,311	-	21,880,366	21,880,366	-	1.59	1.59
2028	14,520,231	-	22,565,816	22,565,816	-	1.59	1.59
2029	14,955,838	-	23,211,255	23,211,255	-	1.59	1.59
2030	15,404,513	-	23,905,740	23,905,740	-	1.59	1.59
2031	15,866,648	-	24,623,874	24,623,874	-	1.59	1.59
2032	16,342,648	-	25,366,764	25,366,764	-	1.59	1.59
2033	16,832,927	-	26,125,227	26,125,227	-	1.59	1.59
2034	17,337,915	-	26,910,140	26,910,140	-	1.59	1.59
2035	17,858,052	-	27,716,716	27,716,716	-	1.59	1.59
2036	18,393,794	-	28,550,033	28,550,033	-	1.59	1.59
2037	18,945,608	-	29,404,656	29,404,656	-	1.59	1.59
		$ 65,805,338	$ 434,088,650				

(1) Includes estimated delinquencies.

(2) 2016 prior debt rate shown is actual rate levied.

Appendix: Levy Rate Analysis

Tigard-Tualatin School District No. 23J
$40,000,000
General Obligation Bonds, Series 2024
Projected Bond Levy Rates
13 Year Issue

Bond Issue Data	
Dated Date:	06/15/2024
First Coupon:	12/15/2024
Final Maturity	06/15/2037
Term (years):	13.00
Current Market Rates Plus:	1.50%

2016 Property Tax Data (000s)	
Total Assessed Value:	$ 10,215,835
Less Standard Rate Urban Renewal Value:	31,637
Assessed Value (Bonds Approved After 2001)	$ 10,184,198
Less Reduced Rate Urban Renewal Value:	-
Net Assessed Value (Bonds Approved Before 2001)	$ 10,184,198

Summary		
Issue Amount:		$ 40,000,000
Current Interest Bonds	100%	$ 40,000,000
Deferred Interest Bonds	0%	$ -
Total Interest Cost:		$ 11,029,716
Interest Cost as a Percent of Par:		28%

Structuring Assumptions			
AV Growth		Tax Collections	
2017	3.00%	2025	95.5%
2018	3.00%	2026	96.0%
2019	3.00%	2027	96.5%
2020	3.00%	2028	97.0%
Thereafter	3.00%	Thereafter	97.5%

Fiscal Year Ending 6/30	AV for New Bond Levies (000s)	Estimated Debt Service Requirements: Total Prior Debt	New Bonds	FY Total	Projected Levy Rates [1] $/$1,000 AV: Prior Debt [2]	New Bonds	Combined Levy Rate
2016	$ 10,184,198	$ 14,540,813	$ -	$ 14,540,813	$ 1.47	$ -	$ 1.47
2017	10,489,724	14,981,863	-	14,981,863	1.46	-	1.46
2018	10,804,415	19,184,772	-	19,184,772	1.84	-	1.84
2019	11,128,548	19,818,520	-	19,818,520	1.85	-	1.85
2020	11,462,404	20,478,520	-	20,478,520	1.84	-	1.84
2021	11,806,276	21,160,520	-	21,160,520	1.84	-	1.84
2022	12,160,465	21,871,770	-	21,871,770	1.84	-	1.84
2023	12,525,279	22,526,520	-	22,526,520	1.84	-	1.84
2024	12,901,037	23,201,520	-	23,201,520	1.84	-	1.84
2025	13,288,068	20,623,120	3,212,442	23,835,562	1.59	0.25	1.84
2026	13,686,710	21,245,470	3,324,403	24,569,873	1.59	0.25	1.85
2027	14,097,311	21,880,366	3,445,197	25,325,563	1.59	0.25	1.85
2028	14,520,231	22,565,816	3,539,048	26,104,863	1.59	0.25	1.85
2029	14,955,838	23,211,255	3,691,037	26,902,291	1.59	0.25	1.84
2030	15,404,513	23,905,740	3,804,249	27,709,988	1.59	0.25	1.84
2031	15,866,648	24,623,874	3,918,465	28,542,338	1.59	0.25	1.85
2032	16,342,648	25,366,764	4,034,065	29,400,829	1.59	0.25	1.85
2033	16,832,927	26,125,227	4,154,710	30,279,937	1.59	0.25	1.84
2034	17,337,915	26,910,140	4,278,740	31,188,880	1.59	0.25	1.85
2035	17,858,052	27,716,716	4,409,300	32,126,016	1.59	0.25	1.85
2036	18,393,794	28,550,033	4,538,964	33,088,997	1.59	0.25	1.85
2037	18,945,608	29,404,656	4,679,100	34,083,756	1.59	0.25	1.85
		$ 499,893,987	$ 51,029,716				

(1) Includes estimated delinquencies.

(2) 2016 prior debt rate shown is actual rate levied.

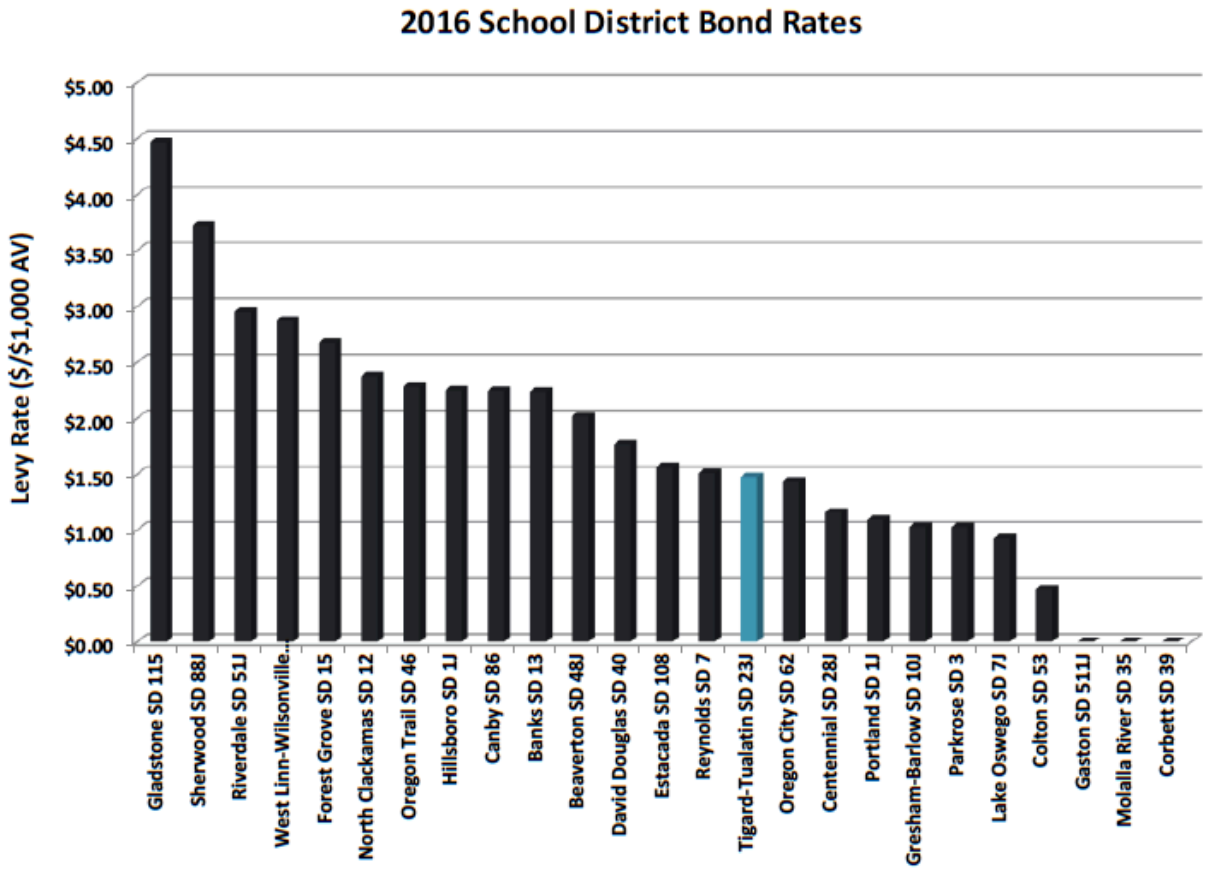
Appendix: Levy Rate Analysis

TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J

School District Levy Rates in Neighboring Districts

District	2016 ADMw (09-09-15)	Assessed Value (Net of Urban Renewal)	2016 Levy Rates			
			Permanent Rate	Local Option Rate	Bond Rate	Total District Rate
Gladstone SD 115	2,522.3	765,934,112	4.8650	-	4.4654	9.3304
West Linn-Wilsonville SD 3J	10,382.0	6,554,638,102	4.8684	1.5000	2.8668	9.2352
Sherwood SD 88J	5,961.5	3,049,708,073	4.8123	-	3.7162	8.5285
Portland SD 1J	57,918.2	45,575,695,380	5.2781	1.9900	1.0951	8.3632
Beaverton SD 48J	48,331.3	26,293,550,348	4.6930	1.2500	2.0141	7.9571
Riverdale SD 51J	630.7	637,943,845	3.8149	1.0700	2.9481	7.8330
Forest Grove SD 15	7,579.0	2,315,106,556	4.9142	-	2.6699	7.5841
Tigard-Tualatin SD 23J	14,806.5	10,184,197,687	4.9892	1.0000	1.4734	7.4626
Banks SD 13	1,317.6	561,250,695	5.0152	-	2.2378	7.2530
North Clackamas SD 12	20,424.1	12,348,071,877	4.8701	-	2.3709	7.2410
Hillsboro SD 1J	25,157.9	14,016,631,577	4.9749	-	2.2498	7.2247
Oregon Trail SD 46	5,057.2	2,941,601,362	4.6397	-	2.2776	6.9173
Canby SD 86	5,629.3	2,885,540,705	4.5765	-	2.2447	6.8212
Lake Oswego SD 7J	7,663.6	7,126,988,534	4.4707	1.3900	0.9260	6.7867
David Douglas SD 40	14,155.8	3,107,020,204	4.6394	-	1.7664	6.4058
Oregon City SD 62	9,417.2	4,930,191,731	4.9629	-	1.4305	6.3934
Reynolds SD 7	15,663.4	5,463,046,679	4.4626	-	1.5075	5.9701
Parkrose SD 3	4,262.8	3,538,715,920	4.8906	-	1.0245	5.9151
Centennial SD 28J	8,134.9	2,528,607,377	4.7448	-	1.1559	5.9007
Estacada SD 108	3,175.7	1,308,788,860	4.1476	-	1.5632	5.7108
Gresham-Barlow SD 10J	14,653.9	6,045,007,070	4.5268	-	1.0251	5.5519
Colton SD 53	794.1	333,949,962	4.9801	-	0.4678	5.4479
Gaston SD 511J	799.1	228,000,314	5.0494	-	-	5.0494
Molalla River SD 35	3,217.9	1,627,255,937	4.7001	-	-	4.7001
Corbett SD 39	1,425.8	388,707,691	4.5941	-	-	4.5941

Appendix: Levy Rate Analysis



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