



**HILLSBORO SCHOOL DISTRICT
CITIZEN BOND OVERSIGHT COMMITTEE
AGENDA**

July 19, 2018

5:15 p.m.– 7:00 p.m.

Meet at District Administration Center (bus tour)

- 5:15 p.m. Meet at District Administration Center.
- 5:30 p.m. Depart Administration Center.
- Stop 1 Reedville Elementary – Tour existing school and see the progress of the new modular kitchen/cafeteria/classroom building.
- Stop 2 Hillsboro High School – See the progress of the synthetic turf field/track with lights project.
- Stop 3 South Hillsboro – See the location of the first elementary school in the northern portion of the South Hillsboro development and the site of the elementary school in the southern portion of the development. Also, see the 40-acre future high school site.
NOTE – this will be a drive-by as we won't be able to access the sites.
- Stop 4 Farmington View Elementary – See the progress of the modular building and new playground projects.
- Stop 5 McKinney Elementary – See the progress of the modular building and parent/bus dropoff projects.
- Stop 6 Glencoe High School – See the progress of the synthetic turf field with lights project.
- 7:00 p.m. Return to District Administration Center.

Due to limited space on the bus, this tour is open only to members of the Committee and School Board. The public is welcome to share any comments with Adam Stewart, Capital Projects Officer, at 503.844.1327 or stewart@hsd.k12.or.us.

BOND CONSTRUCTION TIMELINE

Projects are expected to be completed by the end of the summer of the indicated year, unless otherwise noted.
 Acronyms used: DAS = distributed antenna system (to enhance in-building radio communication)
 FFE = furniture, fixtures and equipment



NOV. 2017

Voters approve \$408M bond
 Design phase begins for 2018 projects

2018

Brown: security cameras, boiler replacement
Butternut Creek: playground, FFE
Century: DAS, entry security
Eastwood: dropoff improvements
Farmington View: playground, FFE, new modular-2 classrooms
Free Orchards: FFE
Glencoe: DAS, new turf/lights
Groner: FFE
WL Henry: playground, new modular-3 classrooms
Hilhi: new turf/track/lights
Jackson: FFE
Ladd Acres: fencing, dropoff improvements
Liberty: DAS, entry security
Lincoln Street: FFE
WV McKinney: dropoff improvements, new modular-3 classrooms
Miller Big Picture: security cameras
Mooberry: FFE
North Plains: FFE, roofing, relocate portables
Peter Boscow: roofing
Poynter: security cameras
Reedville: FFE, new modular-6 classrooms, kitchen, cafeteria, building improvements (Oct)
South Meadows: security cameras, DAS
Technology: phase 1 (all buildings)
Tobias: FFE, roofing
Transportation: cameras on buses
West Union: playground
Witch Hazel: DAS, FFE

2019

Brookwood: replacement of school (summer 2019-2020)
Brown: addition/improvements (summer 2019-2020)
Century: turf field/lights, CTE spaces, entry security
Eastwood: improvements, playground, FFE
Evergreen: addition/improvements (summer 2019-2020)
Glencoe: addition/improvements (summer 2019-2020)
WL Henry: FFE
Hilhi: roofing (summer 2019); improvements, CTE spaces (summer 2019-2020)
Imlay: FFE
Indian Hills: FFE
Jackson: dropoff improvements
Ladd Acres: FFE
Lenox: building/dropoff improvements, FFE
Liberty: improvements, CTE spaces, entry security
WV McKinney: FFE
Miller Big Picture: water pipe replacement, improvements
Minter Bridge: FFE
Mooberry: improvements, playground, FFE
Orenco: FFE
Patterson: FFE
Poynter: improvements
Quatama: FFE
Rosedale: FFE
Transportation: new satellite facility (summer 2019-2020)
West Union: improvements, FFE

2020

Admin Center: safety upgrades
Brookwood: finish replacement of school
Brown: finish addition/improvements, FFE
Evergreen: finish addition/improvements, FFE
Glencoe: finish addition/improvements
Hare Field: improvements
WL Henry: building/dropoff improvements
Hilhi: finish improvements, CTE spaces
Hillsboro Online: FFE
Imlay: improvements
Indian Hills: improvements
Ladd Acres: domestic water pipe replacement, improvements, playground
WV McKinney: improvements
Miller Big Picture: FFE
Minter Bridge: building/dropoff improvements
North Plains area: new elementary school #28 (summer 2020-2021)
Poynter: FFE
South Meadows: FFE
Transportation: finish new satellite facility

2021

Butternut Creek: building dropoff improvements
Century: FFE
Farmington View: building dropoff improvements
Glencoe: FFE
Groner: improvements, playground
Hilhi: FFE
Jackson: improvements
Liberty: FFE
Miller East: improvements, FFE
North Plains: improvements
North Plains area: finish new elementary school #28
Peter Boscow: improvements
Rosedale: improvements
South Hillsboro area: new elementary school #29 (summer 2021-2022)
Tobias: building/dropoff improvements

2022

Facilities: improvements
Free Orchards: improvements
Lincoln Street: improvements
Orenco: improvements
Patterson: improvements
Quatama: improvements
South Hillsboro area: finish new elementary school #29
South Meadows: improvements
Transportation: existing building improvements
Witch Hazel: improvements

FALL 2022

Close out all remaining bond projects



revised July 19, 2018

Hillsboro School District
2017 Capital Improvement Program
Fund 417

DRAFT

Date:

A		B	C	D	E	F	G	H
School/Site		Original Budget	Current Budget	Committed to Date	Paid to Date	Uncommitted Budget (C-D)	Remaining to be Paid (D-E)	Current % Paid
1	Century	\$ 11,217,352	\$ 11,217,352	\$ 1,330,876	\$ 379,568	\$ 9,886,476	\$ 951,308	3.4%
2	Glencoe	\$ 31,311,909	\$ 33,991,909	\$ 5,681,480	\$ 720,000	\$ 28,310,429	\$ 4,961,479	2.1%
3	HillHi	\$ 27,222,401	\$ 28,972,401	\$ 5,332,030	\$ 1,227,747	\$ 23,640,371	\$ 4,104,283	4.2%
4	Liberty	\$ 6,861,670	\$ 7,011,670	\$ 1,248,866	\$ 236,040	\$ 5,762,804	\$ 1,012,826	3.4%
5	Brown	\$ 9,907,138	\$ 9,907,138	\$ 702,129	\$ 68,267	\$ 9,205,009	\$ 633,862	0.7%
6	Evergreen	\$ 25,130,885	\$ 24,380,885	\$ 368,178	\$ 80,401	\$ 24,012,707	\$ 287,777	0.3%
7	Poynter	\$ 20,394,649	\$ 19,644,649	\$ 186,232	\$ 72,174	\$ 19,458,417	\$ 114,058	0.4%
8	South Meadows	\$ 1,424,729	\$ 1,424,729	\$ 369,429	\$ 64,840	\$ 1,055,300	\$ 304,589	4.6%
9	Brookwood Replacement	\$ 41,993,410	\$ 40,493,410	\$ 3,087,738	\$ 1,071,520	\$ 37,405,672	\$ 2,016,219	2.6%
10	Butternut Creek	\$ 4,210,372	\$ 4,360,372	\$ 524,205	\$ 110,371	\$ 3,836,167	\$ 413,834	2.5%
11	Eastwood	\$ 7,486,731	\$ 8,046,731	\$ 1,025,247	\$ 219,842	\$ 7,021,484	\$ 805,405	2.7%
12	Farmington View	\$ 4,408,609	\$ 4,583,609	\$ 890,999	\$ 157,947	\$ 3,692,610	\$ 733,052	3.4%
13	Free Orchards	\$ 741,281	\$ 741,281	\$ 230,528	\$ 61,505	\$ 510,753	\$ 169,023	8.3%
14	Groner	\$ 3,224,743	\$ 3,224,743	\$ 138,216	\$ 36,863	\$ 3,086,527	\$ 101,353	1.1%
15	Imlay	\$ 1,162,820	\$ 1,282,820	\$ 101,613	\$ 39,178	\$ 1,181,207	\$ 62,435	3.1%
16	Indian Hills	\$ 2,771,094	\$ 2,771,094	\$ 38,227	\$ 38,227	\$ 2,732,867	\$ -	1.4%
17	Jackson	\$ 5,563,949	\$ 6,023,949	\$ 1,340,282	\$ 184,957	\$ 4,683,667	\$ 1,155,325	3.1%
18	Ladd Acres	\$ 7,610,462	\$ 8,335,462	\$ 1,396,086	\$ 209,834	\$ 6,939,376	\$ 1,186,252	2.5%
19	Lenox	\$ 5,370,592	\$ 5,370,592	\$ 68,202	\$ 39,202	\$ 5,302,390	\$ 29,000	0.7%
20	Lincoln Street	\$ 886,499	\$ 886,499	\$ 298,791	\$ 72,522	\$ 587,708	\$ 226,270	8.2%
21	Minter Bridge	\$ 6,813,251	\$ 6,813,251	\$ 37,346	\$ 37,346	\$ 6,775,905	\$ -	0.5%
22	Mooberry	\$ 7,105,088	\$ 7,105,088	\$ 352,744	\$ 56,707	\$ 6,752,344	\$ 296,037	0.8%
23	North Plains	\$ 6,969,599	\$ 7,414,599	\$ 657,648	\$ 96,536	\$ 6,756,951	\$ 561,113	1.3%
24	Orenco	\$ 1,099,528	\$ 1,099,528	\$ 54,069	\$ 54,069	\$ 1,045,459	\$ -	4.9%
25	Patterson	\$ 975,909	\$ 975,909	\$ 42,893	\$ 42,893	\$ 933,016	\$ -	4.4%
26	Quatama	\$ 860,658	\$ 860,658	\$ 42,631	\$ 42,214	\$ 818,027	\$ 417	4.9%
27	Reedville	\$ 8,045,981	\$ 10,770,981	\$ 7,079,059	\$ 1,267,525	\$ 3,691,922	\$ 5,811,535	11.8%
28	Rosedale	\$ 856,329	\$ 856,329	\$ 47,872	\$ 47,872	\$ 808,457	\$ -	5.6%
29	Tobias	\$ 2,661,230	\$ 2,661,230	\$ 1,089,566	\$ 399,724	\$ 1,571,664	\$ 689,842	15.0%
30	W.L. Henry	\$ 9,082,731	\$ 9,222,731	\$ 762,125	\$ 181,203	\$ 8,460,606	\$ 580,923	2.0%
31	W.V. McKinney	\$ 6,443,367	\$ 6,603,367	\$ 1,231,575	\$ 276,631	\$ 5,371,792	\$ 954,944	4.2%
32	West Union	\$ 3,629,108	\$ 3,794,108	\$ 340,278	\$ 70,505	\$ 3,453,830	\$ 269,773	1.9%
33	Witch Hazel	\$ 1,095,965	\$ 1,095,965	\$ 392,483	\$ 122,864	\$ 703,482	\$ 269,620	11.2%
34	New ES #28 North Plains	\$ 38,587,500	\$ 38,587,500	\$ 2,451,091	\$ 430,757	\$ 36,136,409	\$ 2,020,334	1.1%
35	New ES #29 South Hillsboro	\$ 38,587,500	\$ 38,587,500	\$ 104,658	\$ 2,311	\$ 38,482,842	\$ 102,347	0.0%
36	Miller Ed East	\$ 1,546,174	\$ 1,546,174	\$ 1,315	\$ 1,315	\$ 1,544,859	\$ -	0.1%
37	Miller Big Picture (David Hill)	\$ 6,126,277	\$ 6,376,277	\$ 671,385	\$ 40,882	\$ 5,704,892	\$ 630,503	0.6%
38	Peter Boscow	\$ 1,394,614	\$ 1,414,614	\$ 274,766	\$ 123,159	\$ 1,139,848	\$ 151,607	8.7%
39	New Satellite Transportation Building	\$ 16,352,831	\$ 18,330,221	\$ 1,617,150	\$ 217,687	\$ 16,713,071	\$ 1,399,463	1.2%
40	Transportation Building	\$ 672,875	\$ 772,875	\$ 550	\$ 550	\$ 772,325	\$ -	0.1%
41	Transportation Bus Cameras	\$ 744,188	\$ 416,798	\$ 411,798	\$ 411,798	\$ 5,000	\$ -	98.8%
42	Administration Building	\$ 322,963	\$ 322,963	\$ 825	\$ 825	\$ 322,138	\$ -	0.3%
43	Facilities Building	\$ 99,167	\$ 99,167	\$ 825	\$ 825	\$ 98,342	\$ -	0.8%
44	Hare Field	\$ 59,904	\$ 59,904	\$ -	\$ -	\$ 59,904	\$ -	0.0%
45	Technology - Infrastructure	\$ 15,932,500	\$ 15,932,500	\$ 246,271	\$ 53,617	\$ 15,686,229	\$ 192,653	0.3%
46	Bond Issuance Cost	\$ 5,859,998	\$ 4,984,998	\$ 1,008,152	\$ 1,008,152	\$ 3,976,846	\$ -	20.2%
47	District Costs	\$ 11,719,996	\$ 11,719,996	\$ 5,587,662	\$ 3,481,076	\$ 6,132,334	\$ 2,106,586	29.7%
48	Energy Incentives	\$ (4,300,000)	\$ (4,300,000)				\$ -	0.0%
49	Program Contingency A (Prem & Int)		\$ 19,653,359					
50	Program Contingency B (Prem & Int)		\$ 24,353,359					
51	Program Contingency C - Maint.		\$ 650,000					
52	OSCI Grant (Fund xxx)		\$ 6,000,000				\$ -	0.0%
53	Other Additional Funds - see table		\$ -				\$ -	0.0%
54	2017 Bond Program Totals	\$ 408,246,526	\$ 467,453,243	\$ 48,866,094	\$ 13,560,047	\$ 372,230,432	\$ 35,306,048	2.9%

2018 Bond Projects

PROGRAM CONTINGENCY A	Improvements Required by Code	Unforeseen Conditions	Schedule Adherence	Additional Scope	Design Clarification	Explanation
Reedville Elementary School						
Improve Fire Sprinkler System	\$225,000					New library/classroom area (formerly cafeteria/kitchen) require new sprinkler riser.
Elevator - Upgrade ADA Path of Travel	\$200,000					Currently wheelchair access to ground floor is only available by outside ramps
Added Onsite Parking Stalls	\$600,000					Washington County improvements to 209th Ave. and Johnson St. will eliminate existing on-street parking
Replace Domestic Water Line		\$250,000				Existing galvanized steel water lines are failing
Address Sanitary Sewer System issues		\$100,000				Issues with sanitary sewer system have come to light since original bond project list was put together
Additional Expense to Complete Classrooms and Renovation Work by Start of School			\$300,000			As mentioned several times, we have more work than we can do over our 10 week summer work window. We will be asking contractors to work additional hours and weekends to meet our August 26th deadline
Renovate Library/Classroom area where Kitchen/Cafeteria used to be				\$300,000		Original Bond project list included a new Kitchen/Cafeteria but did not include renovation of old Kitchen/Cafeteria space
Replace Boiler with More Efficient Heating System				\$250,000		Original scope included leaving boiler only for gym and corridors. More efficient and cost effective to remove boiler completely. This will also allow us to relocate the custodial room to accommodate new Fire Sprinkler Riser (see #1)
Improve Quality of Modular Classroom Design				\$500,000		Original design provided modular building for Kitchen/Cafeteria and replacement of portables with new modular buildings. New design incorporates all Kitchen/Cafeteria, restrooms and 5 classrooms into single modular unit. This will require more foundation and site work.
Farmington View Elementary School						
Playground Replacement	\$100,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
West Union Elementary School						
Playground Replacement	\$90,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
Butternut Creek Elementary School						
Playground Replacement	\$75,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
WL Henry Elementary School						
Playground Replacement	\$65,000			\$75,000		Rubber tile fall protection is considered an "impervious surface" and requires water treatment of the playground area. Addition of 1,500 sq. ft. of synthetic turf area was not included in original scope
North Plains Elementary School						
Relocate Portable Building from Reedville Elementary and Patterson				\$120,000		Portable classroom building re-located from Reedville and Patterson Elementary Schools
Imlay Elementary School						
Remove floor tile and replace with polished concrete				\$120,000		Remove floor tile
TOTAL CONTINGENCY A - 2018 PROJECTS	\$1,355,000	\$350,000	\$300,000	\$1,590,000	\$0	
NET CONTINGENCY A FOR 2018 PROJECTS					\$3,595,000	

2019 Bond Projects

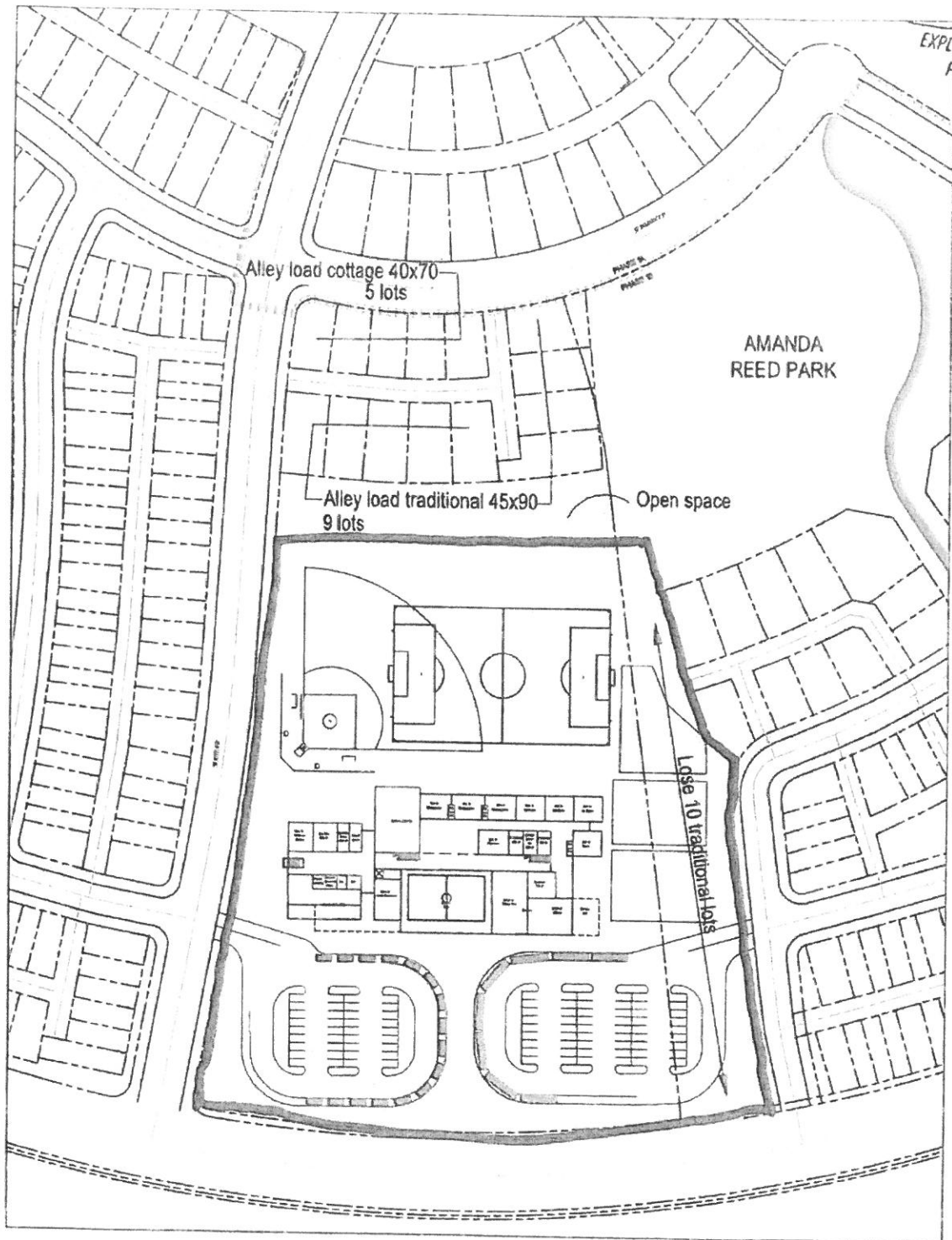
PROGRAM CONTINGENCY A	Improvements Required by Code	Unforeseen Conditions	Schedule Adherence	Additional Scope	Design Clarification	Explanation
Satellite Transportation Facility - High School CTE Projects						
Add: Diesel Mechanics shop space/equipment/classroom				\$1,750,000		Original design of Satellite Transportation Facility did not include Diesel Mechanics CTE Program
Evergreen Middle School Improvements						
Addition and Improvements					-\$750,000	Soderstrom Architects met with engineers and building staff and provided a cost estimate indicating we could reasonably reduce this budget by \$750,000 (from \$23.81 million to \$23.06 million)
Poynter Middle School Improvements						
Adjust budget based on 4/26/2018 estimate from Soderstrom Architects					-\$750,000	Soderstrom Architects met with engineers and provided a cost estimate indicating we could reasonably reduce this budget by \$750,000 (from \$18.32 million to \$17.57 million)
Hillsboro High School Improvements						
Hillsboro High School Improvements				\$1,500,000		Added scope to replace ceilings in classrooms to improve student experience.
Glencoe High School Improvements						
Glencoe High School Improvements				\$1,500,000		Added scope for painting and other interior improvements to improve student experience
Brookwood Elementary School Replacement						
Adjust budget based on 5/4/2018 Estimate from LCG Pence					-\$1,500,000	LCG Pence provided a cost estimate based on DLR Architects schematic design indicating we could reasonably reduce this budget by \$1,500,000 (from \$41.9 million to \$40.4 million)
Ladd Acres Elementary School						
Domestic Water Pipe Replacement					\$355,000	Original design only replaced failing galvanized pipe in the tunnels. This will allow us to replace the pipe all the way to the fixture.
Miller Big Picture Campus						
Domestic Water Pipe Replacement					\$250,000	Original design only replaced failing galvanized pipe in the tunnels. This will allow us to replace the pipe all the way to the fixture.
TOTAL CONTINGENCY A - 2019 PROJECTS	\$0	\$0	\$0	\$4,750,000	-\$2,395,000	
NET CONTINGENCY A FOR 2019 PROJECTS					\$2,355,000	
TOTAL CONTINGENCY A - ALL PROJECTS TO DATE	\$1,355,000	\$350,000	\$300,000	\$6,340,000	-\$2,395,000	
TOTAL CONTINGENCY A					\$5,950,000	

2018 Bond Projects

PROGRAM CONTINGENCY B	Cost Escalation	Schedule Adherence	Explanation
Eastwood Elementary School			
Parent Bus/Drop Off Improvements	\$260,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
Jackson Elementary School			
Parent Bus/Drop Off Improvements	\$460,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
Ladd Acres Elementary School			
Parent Bus/Drop Off Improvements	\$370,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
McKinney Elementary School			
Parent Bus/Drop Off Improvements	\$160,000		Cost escalation over original budget estimate due to cost increase and late bidding of project
Total Program Contingency B - 2018 Projects	\$1,250,000		

2018 Bond Projects

PROGRAM CONTINGENCY C	Cost	Escalation	Explanation
Eastwood Elementary School			
Wall Construction Project	\$300,000		Add walls to elementary classrooms - Labor + Supplies
Glencoe High School			
Stage Rigging Replacement	\$200,000		Replace stage rigging which fire marshal has declared unsafe due to loss of fire-retardant
New Dugouts and Athletic Equipment	\$300,000		Dugouts for varsity softball and athletic equipment
Hillsboro High School			
New Track equipment and storage	\$75,000		Purchase equipment for and storage for equipment at new Hilhi Track
Liberty High School			
Track Repair	\$150,000		Repair portion of track that has failed
North Plains Elementary School			
Wall Construction Project	\$150,000		Construct wall between rooms 19 and 20
Relocate Portable Building	\$175,000		Portable classroom building re-located from Reedville and Patterson Elementary Schools
Total Program Contingency C - 2018 Projects	\$1,350,000		



Phase 1B School Site Alternative 1

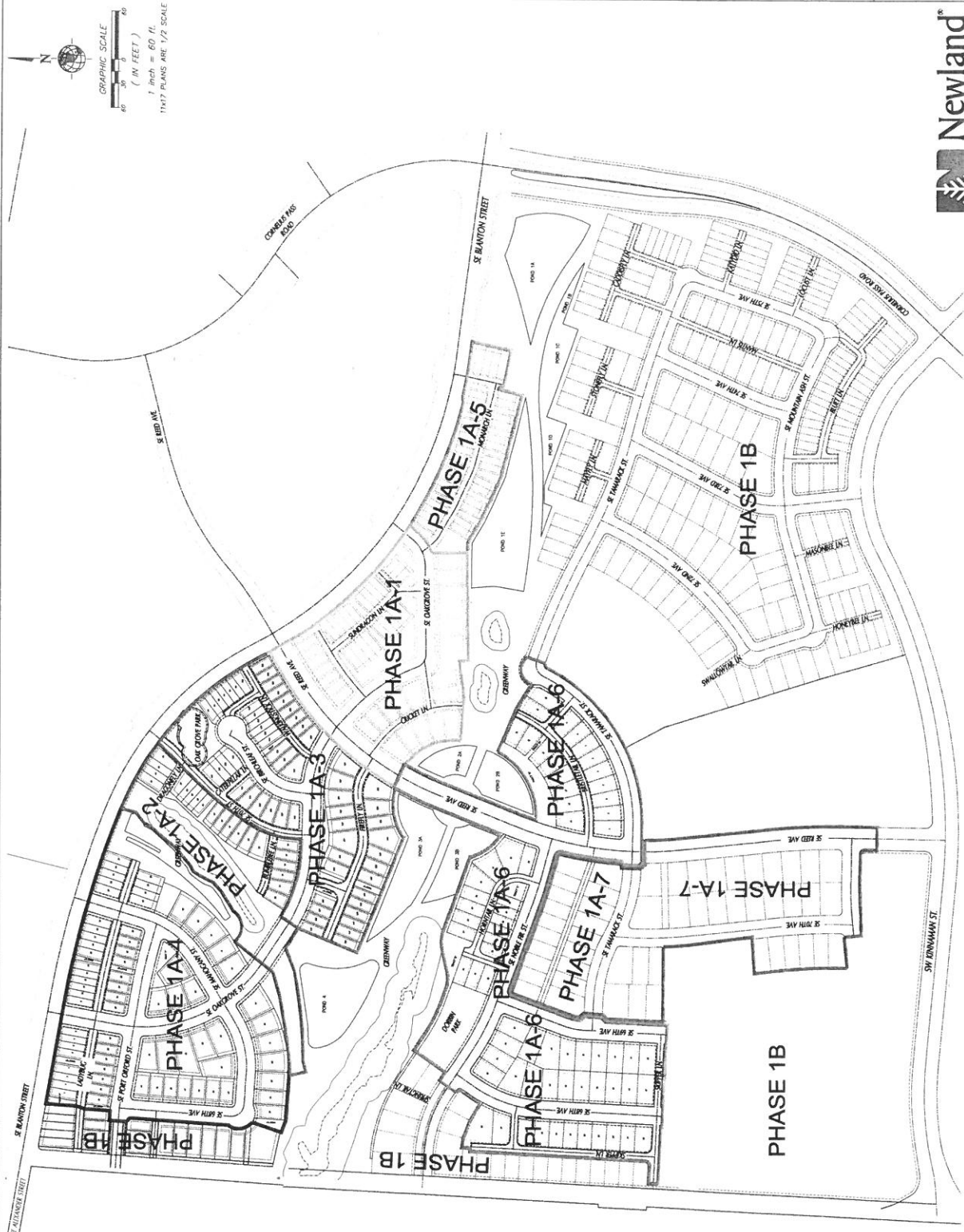


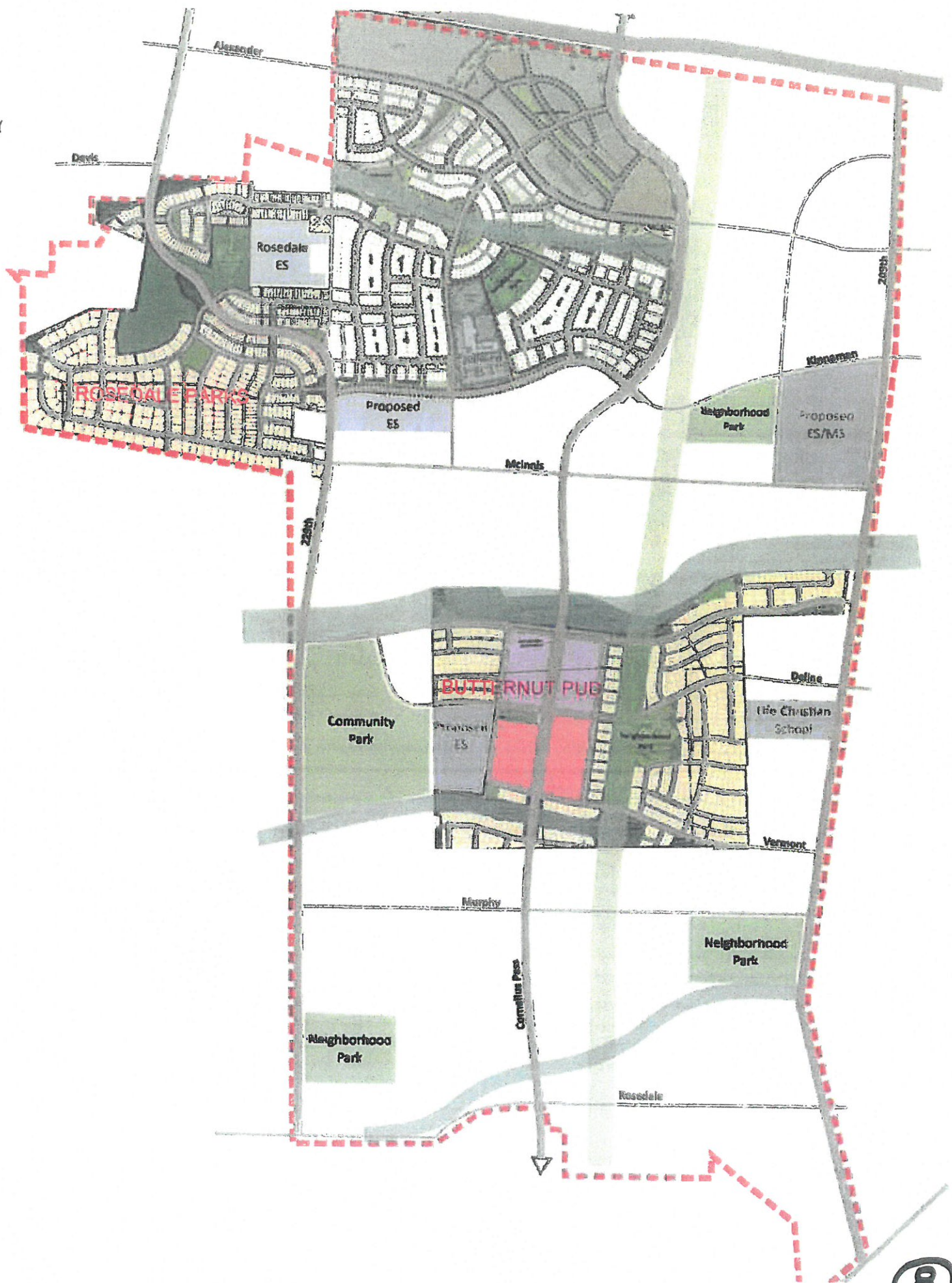
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PHASING PLAN
NEEDS CROSSING - POD C/D
SOUTH HILLSBORO IMPROVEMENTS
HILLSBORO, OREGON
NEWLAND COMMUNITIES



8136 SW Hall Boulevard,
Suite 101
Bentonville, Oregon 97008
phone (503) 669-1212
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www.rsdinc.com







2018 Bond Projects Weekly Report

7/19/18

TRANSPORTATION SATELITE FACILITY

BBL ARCHITECTS has been directed to move forward with concrete tilt up panels and a flat roof and a non-metal sided exterior.

IMLAY FLOOR POLISH

Casey and I toured the Imlay floor polishing job and are very pleased with the outcome, nice aggregate polished up very nice.

MOOBERRY ABATEMENT AND FLOOR POLISH

Abatement continues on the Mooberry gym floor in preparation to polish similar to the Imlay floor, the abatement should wrap up tomorrow and polish will start on Monday next week!

PETER BOSCOW ROOF RESTORATION

ANDERSON ROOFING continues to Work on the restoration of the roof at peter Boscow with TREMCO representative STEVE INGRAM and myself inspecting the progress, work will continue for a couple of more weeks.

TOBIAS ROOF RESTORATION

ANDERSON roofing has started restoration on the largest roofing project for the 2018 season at Tobias Elementary, they are in full swing at this time also being inspected by TREMCO repetitive STEVE INGRAM and Myself inspect the progress.

NORTH PLAINS ROOF RESTORATION

GRIFFITH ROOFING continues doing roof restoration and SIESMIC INSTALLATION on the north plains elementary school with TREMCO representative STEVE INGRAM and myself with completion of project within the next two weeks.

WL HENRY PLAYGROUND

RYCHART EXCAVATION is ready for concrete and will place concrete on Monday morning after playground crew places SONO TUBES on layout for their post holes, this system seems to simplify drilling holes for the posts in the playground area.

BUTTERNUT CREEK PLAYGROUND

FIVE-STAR BUILDERS has completed curbs, poured concrete pad today, and will be ready for equipment installation when concrete is cured. Rubber tile by NW PLAYGROUND EQUIPMENT and turf by FIELDTURF scheduled for 8/13.

WEST UNION PLAYGROUND

FARMINGTON VIEW

Farmington view Modular was set on its new foundation and is being completed.

Playground equipment is being installed and will be completed by early next week.

Septic tank to be replaced has been exposed.

All storm drain pipe has been installed

IMLAY FLOOR POLISH

Casey and I toured the Imlay floor polishing job and are very pleased with the outcome, nice aggregate polished up very nice.

MOOBERRY ABATEMENT AND FLOOR POLISH

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LADD ACRES AND EASTWOOD ELEMENTARY DROP OFFS

KERR contractors have committed to finish **TWO** of **THREE** drop offs this year, the district has decided to do the EASTWOOD ELEMENTARY DROP OFF and the LADD ACRES DROP OFF with the JACKSON ELEMENTARY SCHOOL to be put off until the 2019 school year, KERR has said they will finish before the AUGUST 27th date given by the district.



