

Facilities and Operations Committee
Meeting
Wednesday, January 11, 2023 4:00 PM

Dr. Matthew Prophet Education Center -
Mazama Conference Room (floor 2)
501 N. Dixon St.
Portland, OR 97227

Agenda

1. 4:00 pm - Non-Bond Capital Projects Overview
2. 4:20 pm - Public Comment
 - The topic must be related to an item on the agenda.
 - To sign up for public comment email PublicComment@pps.net or call 503-916-3741.
3. 4:30 pm - Adjourn



Non-Bond Capital Projects

Overview

January 11, 2023





Agenda

1. Overview of District Facility Needs and “Non-Bond” Resources
2. Overview of District Facility Prioritization Processes
3. Consideration of Large Capital Requests (i.e. Roosevelt High School Stadium)



Main Takeaways

1. The District's facility needs are big
2. Non-Bond resources to address facility needs are limited
3. The District has established processes to prioritize facility work requests



Facility Improvements: Categories of Work

1. Physical Facility Improvements

- Building Systems (HVAC, Plumb, Electrical, etc)
- Seismic
- Sustainability
- Site and Parking Lots
- Flooring
- Accessibility
- Windows
- Elevators
- Wall Finishes
- Playgrounds
- Gender Neutral Restrooms
- Stage Rigging
- etc

3. Capacity

- New School (i.e. Kellogg)
- Enrollment Changes (i.e. SEGC)
- Portables
- Classroom Conversions
- etc

2. Educational Facility Improvements

- Classroom Technology
- Covered Play Structures
- Lighting Upgrades
- Science Room Updates
- Athletics
- Auditorium Upgrades
- CTE Programs
- etc

4. Other Capital Expenditures

- Technology
- Curriculum
- etc

The District's Facility Needs are Broad



Facility Improvements: **Costs**

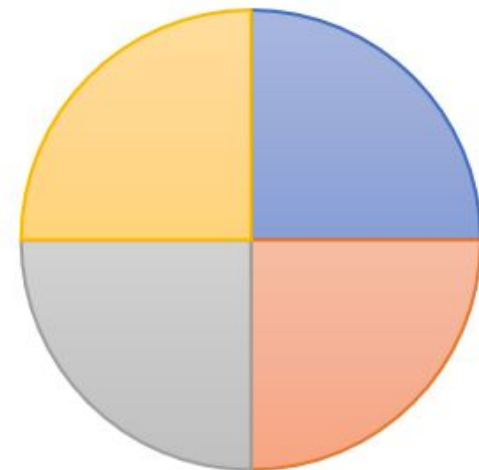
1. **Physical Facility Improvements - \$\$\$\$\$**

- 2020 Facility Condition assessment: \$800m (hard cost only)
- Excludes:
 - Seismic
 - CCRP
 - Gender Neutral Restrooms
 - Security Upgrades
 - Total Cost (design fees, permits, escalation, etc)
- Facility Condition Index: “Poor”
- Total Cost Estimate ~ \$3b - \$4b+

2. **Educational Facility Improvements - \$\$\$\$\$**

3. **Capacity - Unknown**

4. **Other - Unknown**



- Physical Facility Improvements
- Educational Facility Improvements
- Capacity
- Other

The District's Facility Costs are Significant



Facility Improvements: **Available Resources**

Non-Bond Resources

1. General Fund

- Allocated to non-capital projects
- Approx. \$1m/yr (non-personnel)

2. Construction Excise Tax

- Allocated to capital projects
- Approx. \$5 - \$6m/yr

3. Other

- Grants (typically restricted to specific scope)
- Property sales
- Donations
- Other



Facility Improvements: **Scope**

GO Bond Scope

General obligation bond funds are allocated to specific scope of work

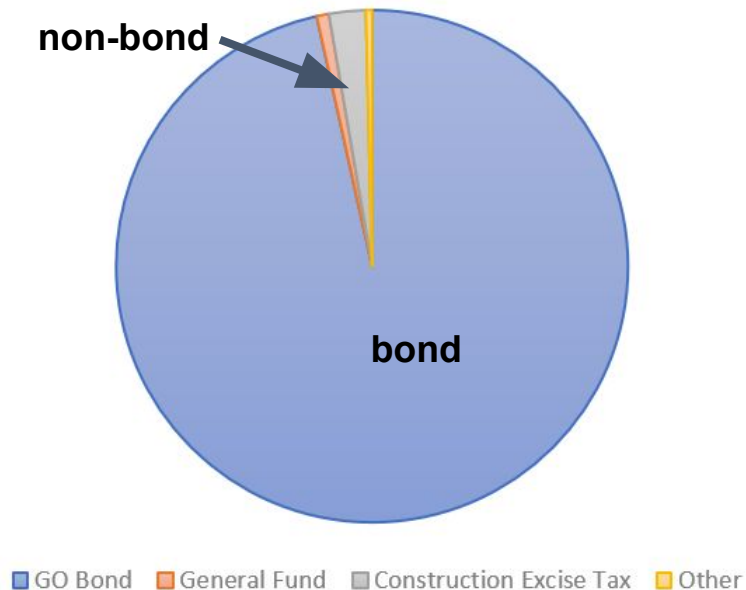
- Modernizations
- Roof Replacements (limited)
- HVAC Upgrades (limited)
- Asbestos Abatement
- ADA Upgrades (first floor)
- Seismic (limited)
- Capacity (limited)
- Security (limited)
- etc

Non-Bond Scope

Anything not included in a GO bond

- Plumbing
- Electrical
- Site/Parking
- Exterior Building Systems (windows, masonry, etc)
- Emergencies
- Athletics
- Playgrounds
- Gender Neutral Restrooms
- Sustainability Upgrades
- Non-Capital Repairs
- etc

Sample FY Budget



The District's Non-Bond Facility Needs Far Outweigh the Available Resources



Non-Bond Facility Improvement Projects: **Examples**

Non-Capital Projects

- Repair the damaged stage curtain - Creative Science
- Remove Concordia building signage - Faubion
- Repair underground storm drainage line - Hosford
- Change school name from Wilson to Ida B. Wells
- Landscaping clean up, pressure wash entry - Rosa Parks
- Repair the West concrete steps - Sunnyside
- Tuckpointing of the masonry chimney stack - Woodmere
- Repair damaged electrical/data outlets - Multiple sites
- Repair card readers/security cameras - Multiple sites
- Patch/repair/stripping of the asphalt paving - Multiple sites
- Repair broken hand-railing in the boiler room - Jefferson
- Repair the cracked sidewalk - Jefferson
- Install an exterior motion detection light - Llewellyn
- Provide cafeteria waste sorting stations - Multiple sites
- Install a fence to separate parking lot from play-area - Vestal
- Install gates in the fence surrounding the field - Woodmere
- Repair the sidewalk at the bus loading zone - Youngson/Pioneer

Capital Projects

- Replace several classroom univent heaters - Ainsworth A.
- Replace the playground structure w/new - Atkinson
- Repair significant steam heating leak - Buckman
- Upgrade card reader system to new - PEC
- Replace the HVAC system at portable 2 - Bridger
- Replace the field and track w/new - RHS
- Install a new perimeter fence around campus - Creative S.
- Repair large steam leak feeding Gym wing - Creston
- Repair/replace rotting window sills/jambes - Creston
- Install fire sprinkler backflow system - George
- Interior improvements - George
- Convert Hollyrood to satellite Grant HS campus
- Replace the walk-in cooler - King
- Convert fluorescent lights to LED lights - Multiple Sites
- Replace kitchen equipment w/new - Multiple Sites
- Replace copper siding with metal due to theft - Lent
- Provide ADA access to gym - Richmond
- Replace the playground equipment w/new - Rigler
- Replace the emergency generator - Youngson/Pioneer



Non-Bond Facility Improvement Projects: **Examples**

Applegate Window Replacement - \$146,000

Before



After

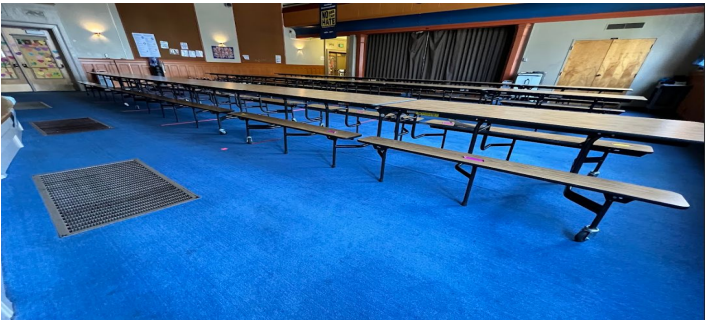




Non-Bond Facility Improvement Projects: **Examples**

Woodlawn Stage & Auditorium Flooring Replacement - \$30,000

Before



After





Non-Bond Facility Improvement Projects: **Examples**

Vestal Playcourt Upgrade - \$83,000

Before



After



Non-Bond Facility Improvement Projects: **Examples**

Green Thumb Portable Siding Replacement - \$25,000

Before



After





Non-Bond Facility Improvement Projects: **Examples**

Roosevelt Track & Field Replacement - \$1.3M





Non-Bond Facility Improvement Projects: **Management**

Facility Projects are Generated from Multiple Sources

- Building Condition Assessments (i.e. FCA, roof assessment, etc)
- Work Orders (15,000 - 17,000 work orders are submitted each year)
- Project Development Requests (direct requests from schools; 300 - 400 are submitted per year)
- Emergency Declarations (Approximately 10 - 15 occur each year)
- Initiative Supports (i.e. Southeast Guiding Coalition)
- Other

Facilities Project Management & Construction

- 225 - 300 projects per year (currently there are 260 active projects)
- 7 Project Managers
- Average # of projects per project manager at any point in time = 30-35
- Average cost of a typical project ≈ \$65,000



Non-Bond Facility Improvement Projects: **Prioritization**

When planning for projects and allocating the capital funds, we use a prioritization process based on the following categories and criteria:

Health & Life Safety
Warm & Dry
Security
Legal/Regulatory
Delivery of Instruction
Delivery of Support Services
Energy

Priority Levels:

Very High = 1
High = 2
Medium = 3
Low = 4

Equity Site - Title 1, TSI, CSI
(Yes= A, No= B)

Example Projects:

- Failed emergency generator at Youngson School. We would categorize this as a **Health & Life Safety Project, with a priority rating of 1-B.**
- Roof replacement of the portable bldg. at Ockley Green School - **Warm & Dry 2-A.**
- Replace the gym floor at Vestal - **Delivery of Instruction 3-A.**
- Replace the signage at the PEC - **Delivery of Support Services 4-B.**



Non-Bond Facility Improvement Projects: **Processes**

1. Annual Project Planning Process

- Align priority projects with available resources
- Review projects with OSP, PIL, FOMs, etc

2. Course Correct to Needs Throughout the Year

- PDRs, Work Orders, Emergencies, etc



Large Capital Requests: **Roosevelt Grandstands**

Expands the Home bleacher capacity from approx. 800 to 1,600 seats and provides storage space for athletic equip.

Expands the visitor bleachers as well.





Large Capital Requests: **Roosevelt Grandstands**

Large capital project request are challenging to prioritize due to the percentage of available resources they consume. For example, Roosevelt Grandstands project would require use of over half of the available non-bond capital resources for next fiscal year, causing many dozens of smaller projects to be delayed.

Considering that the District's facility needs are significant, and non-bond funds are limited, large capital project requests - particularly those that do not address existing facility deficiencies - should be considered during general obligation bond planning.



Questions