

Facilities and Operations Committee
Meeting
Wednesday, September 20, 2023 4:30 PM

Dr. Matthew Prophet Education Center -
Wy'East Conference Room (Floor L1)
501 N. Dixon St.
Portland, OR 97227

Agenda

1. Introductions
2. Update: Bond Planning Team
3. Whitaker-Adams Property-*action item*

4. Update: Jefferson High School Modernization
5. Public Comment
 - The topic must be related to an item on the agenda.
 - Comment will be provided during the related agenda topic.
 - To sign up for public comment email PublicComment@pps.net or call 503-916-3741.
6. Adjourn
7. Supplemental Materials (Informational)
 - Written Report: Bond Accountability Committee (BAC)
 - Written Report: Office of School Modernization (OSM)

Resolution No. XXXX

Authorizing the District to negotiate a Lease Agreement with Albina Sports Program for the Whitaker-Adams Site.

RECITALS

- A. Portland Public Schools used eminent domain in the late 60's to displace and uproot individuals and businesses in order to build Adam High School.
- B. The construction of the school was protested by local community members, who objected to the proposed demolition of houses, businesses, and other buildings. Construction continued.
- C. Portland Public Schools demolish 26 homes, three duplexes, a local greenhouse/nursery known as Knapps and a PGE substation to make room for the school.
- D. The District opened Adams High School in 1969.
- E. Students from Madison, Jefferson, and Grant high schools were 1%, 41%, and 9% African American, respectively.
- F. The population at Adam High School was around 50% African American.
- G. In 1981, due to declining enrollment in PPS, the District closed Adam High School and two other high schools, Washington-Monroe and Jackson.
- H. About a month before the vote to close Adams, board member Herb Cawthorne threatened to file a lawsuit against Portland for closing schools that served a disproportionately high number of students of color.
- I. Whitaker Middle School opened in 1983 on the Whitaker-Adams site.
- J. Whitaker Middle School had around 77% kids of color.
- K. Between 1990 and 2000 numerous environmental tests were conducted on the school, including for carbon dioxide, which revealed elevated levels, the District found mold, radon gas, and other environmental issues that it was unable to mitigate.
- L. The District moved the Whitaker Middle School to the Columbia Whitaker site in 2001.
- M. In 2003, the Whitaker-Adams Stakeholder Advisory Committee recommended the Superintendent fund planning for the potential future development of a new school on approximately 3.5 acres of the northern portion of the site, and by Resolution 3192 on January 24, 2005, the Board provided \$100,000 for the planning and schematic design costs.
- N. The District subsequently merged Whitaker with Tubman Middle School (Resolution 3262 on March 28, 2005).
- O. By Resolution 3326 (Future Use of the Whitaker-Adams Site) on June 13th, the Board:
 - RESOLVED: That the Board of Education affirms its commitment to a community school use of part of the Whitaker-Adams site based on the principles of high performance design

to support academic achievement and shared community use where feasible and its development in the future as part of the educational program of Portland Public Schools; and be it further RESOLVED: That the Board is committed to a community-based redevelopment effort and using creative financing and development methods, and directs district staff to explore a mix of uses on the site, as well as the feasibility of attracting foundation grants and other financial partnerships compatible with the educational needs of the students at the Whitaker site, and to make progress reports to the Board at appropriate intervals; and be it further

- RESOLVED: That the Superintendent is directed to prepare a recommendation as to the future use of this three and one-half acre school site to the Board of Education and to report on the actions necessary to prepare for, identify financing for, and build the recommended educational facility on this site and a timeframe for the implementation of these actions by March 31, 2006; and be it further
- RESOLVED: That one-half of the net proceeds (less closing, demolition, and related costs) from the future sale of the remaining parcels at the Washington High School site shall be dedicated to capital improvements, as recommended by the Superintendent and approved by the Board of Education, on the northern approximate three and one-half acre portion of the Whitaker Middle School site, and the remaining one-half of the said net proceeds shall be dedicated to capital improvements, as recommended by the Superintendent and approved by the Board of Education, at the Jefferson High School site; and be it further
- RESOLVED: That the net proceeds (less closing, demolition, and related costs) from the future sale of the southern approximate six and one-half acre portion of the Whitaker Middle School site shall be dedicated to capital improvements, as recommended by the Superintendent and approved by the Board of Education, on the northern approximate three and one-half acre portion of the Whitaker Middle School site.

P. In 2007, the building was demolished.

Q. From 2001 - Present, the land where Whitaker-Adams school is still vacant.

R. In 1965 Phil Walton an Educator working in PPS founded Albina Sports Program, a nonprofit organization that was created to steer Black and brown kids into organized sports where historically they were given unequal access.

S. Albina Sports Program aims to provide a state-of-the-art facility (Albina Sports Complex) for Portland Public School students with a focus on Black and Brown students in PPS's neighborhood schools so they have a safe place and an atmosphere of community.

T. Albina Sports Complex will help eliminate some of the District's facility deserts by creating a complex that will address some of the District's athletics needs.

U. Albina Sports Complex aspires to:

- a. expose additional learning opportunities for our PPS kids in areas like entrepreneurship, technology, artificial intelligence, trade education, financial literacy, credit education
- b. provide jobs for our PPS youth in retail, food services, officiating, program management, and others.
- c. provide mentorship and intensive tutoring
- d. provide cutting-edge facilities that will serve as a secure sanctuary for them.
- e. provide all our PPS students complete access to the facility, and PPS will be able to use the facility for elementary, middle, and high school programming.
- f. provide PPS Students access to the facilities following school hours and during school holidays and vacations.

- g. provide our PPS students the outlet to be evaluated for athletic scholarships at the collegiate level.
- h. have a portion of the Sports Complex's net earnings be allocated to PIL in order to support their supplementary requirements, including programming initiatives and the upkeep of other facilities.

RESOLVED

1. The Board finds that Albina Sports Program, a nonprofit 501c3 that serves underserved PPS students as defined in Policy 8.70.040, confers significant benefits to the district and the community it serves, including advancing the District's racial equity and social justice goals.
2. The Board finds that Albina Sports Program, Albina Sports Complex aligns generally with the district Long Range Facilities Plan of increasing access to athletic facilities across the district for the benefit of PPS students.
3. The Board hereby authorizes a District representative to negotiate a District lease of the Whitaker-Adam site to Albina Sports Program to provide an opportunity to explore the feasibility of planning and building the Albina Sports Complex.
4. The Board directs the Superintendent or designee to identify potential capital financial and other resources that could be used in collaboration to build the Albina Sports Complex and Learning Center
5. The Board hereby authorizes a District representative to explore and negotiate possible partnerships with Albina Sports Program for the purpose of the Albina Sports Complex and Learning Center

<https://www.theskanner.com/news/northwest/11750-portlander-phil-walden-19272011-coach-father-figure-mentor-2011-09-09>





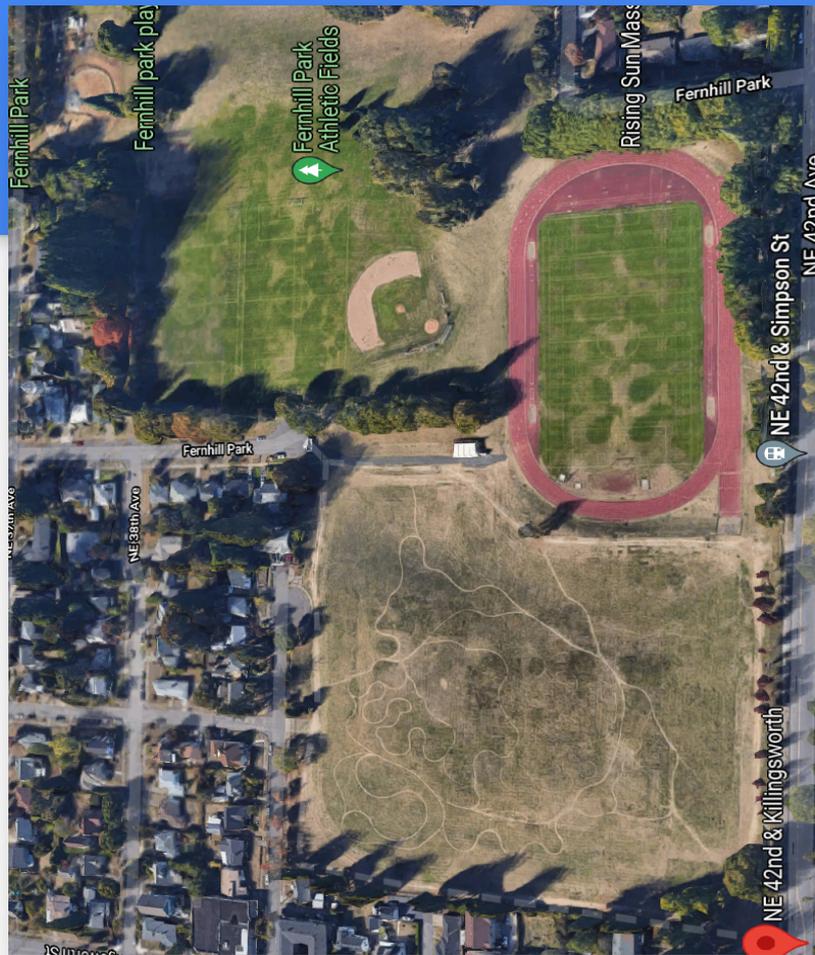
Albina Sports Complex

...an investment for Portland's future



The Vision

Albina Sports Complex....A community transformation



Benefits to the Local Community & the City

- State of the Art Facilities
- Located in the Heart of PPS District
- Access for all 49,000+ PPS kids
- Accessibility: Complex located on two Major Bus Routes, #72(equity route) the most used bus route 40k+ weekly riders, and the #75 Third most ridership 26k weekly)
- Help Relieve PPS facilities deficits.
- Indoor facilities for year- round activities
- Attraction for state & nationwide sporting events with significant economic impact
- Job creator/Career Paths/Internship opportunities for our kids
- Add/Expand PPS sports offerings (indoor track, Lacrosse)
- Facility that can serve youth sports teams for years to come
- Harness the energy of sports for our city, which could lead to a decline in gun violence

Sports Complex Components

- 12 INDOOR BASKETBALL COURTS
- 12 INDOOR VOLLEYBALL COURTS
- THREE INDOOR SOCCER FIELDS/
• 2 INDOOR BASEBALL PRACTICE FIELDS
- 300 METER INDOOR RUNNING TRACK
- WEIGHT TRAINING SPACES
- LONG JUMP/ HIGH JUMP/
DISCUS SHOT PUT/ POLE VAULT
- FOOTBALL / SOCCER STADIUM
- 1 NON STADIUM SOCCER FIELD
- 2 BASEBALL/ 2 SOFTBALL FIELDS
- 1 MILE CROSS-COUNTRY PATH
- 400 METER OUTDOOR RUNNING TRACK
- 4 Tennis Courts
- * High School / College Lap Pool



lockwoodcarhart

ALBINA SPORTS COMPLEX

SITE PLAN

Financial Considerations

- Overall Cost: Pre-Covid - \$175 Million. Today: Increased construction costs with COVID impacts. Final cost: TBD
- Financing: Public / Private Partnership - (PPR, Albina, Community, Sport Oregon)
- Business Structure: Income Based
- Revenue Structure: Rental/Events/Sponsorships



A World Class Facility - our community, our kids deserve nothing less



Working Team of Community, Business Leaders and Organizations and Supporters.

ORGANIZATIONS

- Albina Vision Trust (AVT)
- Coalition of Black Men
- National Association of Minority Contractors
- NAACP - Portland Chapter
- Concordia Neighborhood Association
- Cully Neighborhood Association
- Jeff Miller – Travel Portland – CEO
- Jim Etzel - Sports Oregon - CEO
- Nova Newcomer - Friends of Baseball - Founder & CEO

BUSINESS & SPORTS LEADERS

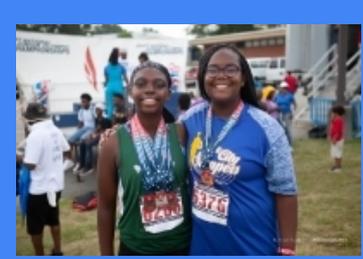
Jason Boudrie –Synergy Sports - CEO
Jeffrey P. Kapp -
Todd Lofgren - PPR - Deputy Director
Ndamukong Suh – NFL Player
John - Anderson Construction - CEO
Dominic Waters – Pro Basketball Player
Larry Warren –Cochran Electric
Michael Bergman - Portland Track - CEO
Craig Rice – Sera Architects
Leon Mckenzie - 40+ PPS Track Coach
John Mays - 40+ PPS Track Coach
John Carhart - Lockwook Carhart Architects

ELECTED LEADERS

- Lorenzo Poe - Former PPS Board Member
- Shusheela Jayapal - Multnomah County Commissioner
- Dan Ryan - City of Portland Commissioner
- Carmen Rubio - City of Portland Commissioner
- Mingus Mapps - City of Portland Commissioner
- Lew Fredricks - State Senator
- Herman Greene - PPS Board Member
- Michelle Depass - Chair of PPS Board
- Chip Shields - Former State Senator
- Julia Brim-Edwards - PPS Board Member

COMMUNITY SUPPORTERS

High School Coaches
Club Sports Coaches
College Coaches and athletic Directors
Thousands of our KIDS!!!

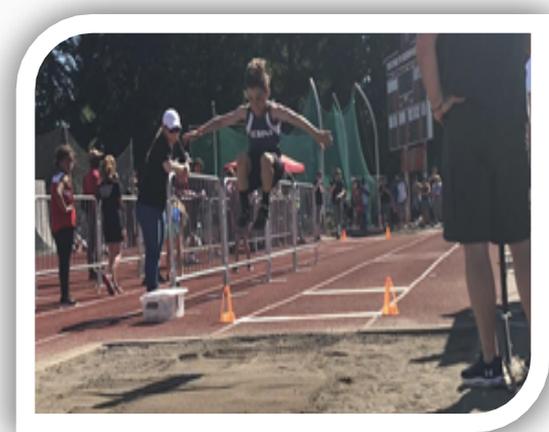
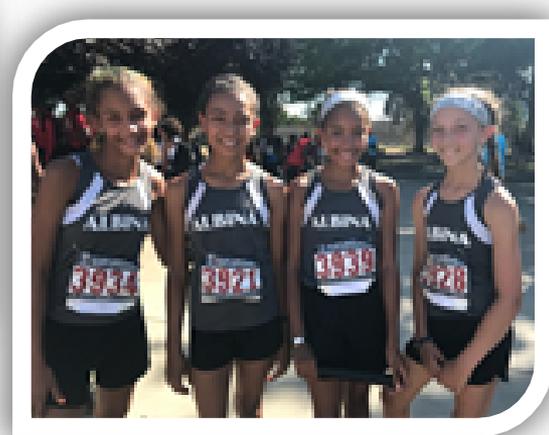
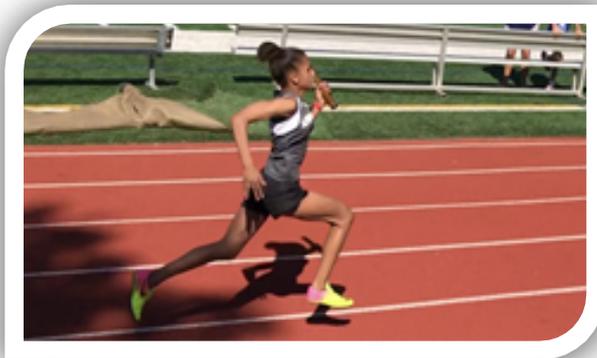


REQUESTED ACTION

Grant the Albina Sports Program a lease option on this property allowing for further progress and next steps to make this vision a reality for our kids!



Thank You



Phillip Summers “Coach Phil” Walden

Coach, Husband, Father Figure,
Mentor

Ablina Sports Program
Founder



Who was “Coach Phil”

Phillip Summers Walden was an award winning educator and coach in Portland, Oregon. He was the son of Robert Elizabeth Summers and Walter St. Clair Walden and the grandson of Peter and Patti Summers, who are also buried in Portland. Grandpa Peter owned a store/pawnshop in Portland’s Pearl District. **The family lived on Flanders Street in NW Portland where Phil attended St. Patrick’s Grade School and Lincoln High School. He earned his degrees at Portland State University and the University of Portland.**

Phil enlisted in the US Army in 1946 and did his training in Richmond, Virginia. At the time the army was still segregated by race. Phil served as paymaster for one of the last all-black units, which was stationed in Taejon, Korea.

When Phil ended his service to the country he returned to Portland and served his community in a manner that went above and beyond the call of duty. **His long teaching career found him at several Portland schools including James John, Holliday, Woodlawn, Marysville, and Sunnyside. He became the Superintendent of Education at the Oregon State Prison in Salem, and was the Veteran's Education Specialist at Mount Hood Community College.**

Awards and Accolades

Phil's sports interests were youth football, youth basketball and track and field, where he coached in both youth and high school programs. He founded Albina Sports Basketball and the Albina Roadrunners track club, which he funded himself on many occasions. His exemplary service was recognized with many awards and accolades including the **Portland World Arts Foundation MLK Jr Award**, **State Farm Insurance Neighborhood Award**, Bethel AME Church Award, **PIL Hall of Fame**, Kaiser Hospital Master Athlete Award, USA (Portland) National Physique and Fitness Award, and **the first Self Enhancement Incorporated Black History Maker Award**. He was also honored with awards from The Bridge Builder Youth Program, **Portland Trailblazers**, **Jefferson High School**, Model Cities Program, Albina Ministerial Alliance, and the Black Employment Division of the Portland Federal Executive Board.

Phil is best known to many as the founder and coach of the Albina Roadrunners which has served young people in the Portland area for half a century. He became a father figure to Oregon athletes, black and white alike, when times were tough, paying entry fees, buying equipment, transporting, and counseling athletes who needed help. He was the mentor of many current Oregon coaches.

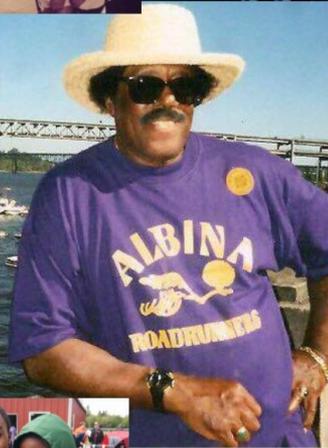
The city of Portland (under mayors Terry Schrunk and Bud Clark) twice named days in honor of Phil Walden for his service to the youth of Portland. Mayor Clark said: "Phil Walden always promoted the concepts of human relations and equality for all students and athletes, encouraging and teaching them to be their best, to achieve goals, and overcome barriers."

JJ Birden, former NFL star and one of many great Oregon athletes coached by Phil reflected in his book 'When Opportunity Knocks, 8 Surefire Ways to Take Advantage' that "Phil was like a second parent for many, providing emotional and financial support. He gave people an opportunity to grow and develop."



ACCOMPLISHMENTS





Albina Sports Complex and Learning Center Discussion FAQ

What are the benefits to PPS Students?

- PPS students will benefit from a cutting-edge facility that will serve as a secure sanctuary for them.
- PPS students will have the chance to work in a variety of positions, including management, concessions, and officiating.
- PPS students will be exposed to programs that teach them about business, artificial intelligence, coding, and so on.
- PPS Students will have increased access to intensive tutoring and mentoring.
- PPS/PIL and PPS students will have complete access to the facility, and PPS will be able to use the facility for elementary, middle, and high school programming
- PPS Students will have access to the facilities following school hours and during school holidays and vacations.

How will PPS and PIL Athletics benefit from the Albina Sports Complex

- PIL will have access to additional gymnasiums, volleyball courts, *baseball / softball fields, an indoor track, and a multi-use stadium with spectator stands, lighting, and more.
- PIL will have cutting-edge fundraising facilities, allowing it to conduct more tournaments, banquets, and other events.
- A portion of the Sports Complex's net earnings will be allocated to PIL in order to support their supplementary requirements, including programming initiatives and the upkeep of other facilities.

How will this be financed?

- A financial package can be achieved through a collaborative agreement/partnership between Albina Sports Program and PPS, as well as the participation of other interested entities.
- The projected cost is anticipated to be 350 million dollars or less.

How does Albina Sports Complex align with the PPS Long Range Facility Plan?

- The district's RESJ lens brings focus to the experiences of students of color, especially our Black and Native students, in pursuit of the district's Graduate Portrait. Support the social, emotional, and intellectual wellbeing of our students by creating developmentally appropriate learning environments; we can then build strategies around targeted groups, recognizing that communities are differently situated in both historical context and the present societal framework.
- As an agent of social change, Portland Public Schools can help rectify harmful and intentional development patterns through targeted investments. This document provides a framework rooted in targeted universalism for capital plans intended to help correct the patterns of entrenched racism that continue to disfigure our community.

Albina Sports Complex and Learning Center Discussion FAQ

- Only the Jefferson-McDaniel (Concordian/Cully Area) and Jefferson-Roosevelt clusters are expected to experience a net gain of K-12 district residents over the 16-year period ending in 2035-36.
- Middle school facilities are outdated in terms of both indoor athletic facilities and outdoor spaces. However, the level of demand exceeds available facility capacity/resources.
- There is a general lack of baseball/softball facilities on both the east and west sides of the district.
- BIPOC communities are disproportionately impacted by disparities in athletic facilities/fields.
- Additionally, the following athletic amenities may be provided at **select athletic hub sites** at the District's discretion based on funding availability, site features, **public partnerships**, and evolving programmatic needs: » Multiple additional lit turf fields, including an upper baseball/softball field with track and one (1) multipurpose field.
- Viable path toward expanding existing athletics programming and alleviating schedule constraints.
- With over 34 acres, Jackson is the largest site in the district. Marshall comes in second with more than 24 acres. With 10 acres, Whitaker-Adams is the smallest of the hub model.
- Increase CTE exposure and opportunities for PPS students.
- **Be able construct CTE spaces - That cannot be done at a athletic only facility**
- Possibility of expanding athletic fields at Whitaker-Adams site through collaboration with the City of Portland Parks bureau, which is not currently part of the District's sport hub strategy.
- Include a makerspace to provide a project-based STEAM space that can support alignment with PPS high school CTE pathways.
- Prepare students to embrace physical fitness across their lifespan
- Play spaces for kids during school breaks
- SPED activity times and spaces
- Provide adequate time, space and resources for Visual and performing arts (VAPA)
- Planning Principles (student-centered, Support Black, Indigenous, People of Color)
- Principles of Universal designs (Equitable Use, Flexibility in Use)
- Trauma Informed Design (Safety, Nature, Comfort)
- Sustainability and Climate mitigation designs (Equity in Sustainability, Renewable Energy and Storage, Water and Waste)

How does this align with our existing lease policy?

- Reflect the District's long-term educational and operational needs
- It will Provides long-term financial and other benefits and District needs
- We feel it helps the District's ability to fulfill its long-term responsibilities
- There is significant benefit to the District and the communities it serves, and advances the goals of the District's Racial Educational Equity policy

Albina Sports Complex and Learning Center Discussion FAQ

- We have direct connection to the District enrolled students and students expected to enroll in PPS. This justifies less than market terms looking at the PPS Racial Equity and Social Justice lens.
- Offering below-market terms confers significant benefit to the District and its students, and those benefits substantially outweigh the costs of below- market terms;
- The communities being served by includes a substantial proportion of underserved students: students of color; students whose families qualify for free or reduced lunch, students with special needs, emerging bilingual students, and LGBTQ students

Who owns and controls the Albina Sports Complex and Learning Center?

- The Albina Sports Program will assume responsibility for the daily operations
- The issue of joint ownership will be addressed through the negotiation process pertaining to the collaboration with PPS

Schools in which Albina Sports Program athletes are enrolled:

- Riggler,Scott,Woolawn,Faubian, Boise-Eliot, MLK Jr, Peninsula Ockley Green,Beaumont, Tubman,Roseway Heights, Harrison Park, Benson, Jefferson, McDainel - 40% of school population who identifies as: Black or African American, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some Other Race, Two Or More Races, Hispanic or Latino and 40% of school population who are eligible for Free Meals via Direct Certification (v1,p101,103,111,117,123)
- Vernon,Rose City Park, Hayhurst, Markam - 20% of school population who identifies as: Black or African American, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some Other Race, Two Or More Races, Hispanic or Latino and 20% of school population who are eligible for Free Meals via Direct Certification (v1,p101,103,111)

Other

- When the Albina Sports Complex and Learning Center is no longer operational, the property reverts to PPS.
- The district owns two/three sites no longer operated as school buildings: Kenton, Marshall, and Tunbam. Marshall and Kenton serve as swing sites for buildings undergoing modernization. If enrollment diverges from the forecasted numbers, one or more of these facilities could be reactivated as school buildings.
- Inadequate parking and vehicle drop-off lanes for buses and parents, resulting in traffic bottlenecks and vehicle/pedestrian conflicts. Albina Sports Complex and learning Center has addressed this with 440 parking space design and adequate bus drop off lanes.
- Capital Forecast High Schools - Moderate Priority » Establish regional hubs for athletics, performing arts, and CTE programs (v1,p72)



PORTLAND PUBLIC SCHOOLS OFFICE OF SCHOOL MODERNIZATION

501 North Dixon Street / Portland, OR 97227
Telephone: (503) 916-2222

Date: September 12, 2023

To: Facilities and Operations Committee

From: Marina Cresswell, Senior Director, Office of School Modernization

Subject: Jefferson Update – September 2023

BACKGROUND

As noted in an OSM update on the Jefferson HS Modernization project at the August 2023 Facilities & Operations Committee meeting, we had previously received project cost estimates that were significantly above the final Comprehensive Plan budget approved by the Board. The project team hosted a week-long Value Engineering Workshop with designers, instructional leaders, community representatives, cost estimators, and more, in order to aggressively pursue cost reduction without compromising on school needs and values. That workshop identified a path forward that reflects the community's values, retains the historic 1909 building, focuses on student needs (in and out of the classroom), aligns with the approved Jefferson Comprehensive Plan, and can be built with the funds that we have. The conclusion that became obvious during the workshop, and subsequent analysis, was that in order to move forward with the modernization of Jefferson High School, students and staff would need to relocate during construction (beginning in Fall 2024).

Staff evaluated feasibility of potential relocation options, including Kenton, PCC-Cascade, and Marshall Campus. With all of the options, we needed to make sure they could meet PPS' needs for academic spaces, spaces for athletics, cafeteria and library, administrative and partner spaces, access to PCC, and more. As we were evaluating feasibility, we shared in-progress information with stakeholders, including with the [Jefferson Steering Committee](#) (PPS internal stakeholders from all departments, as well as a Board liaison) and [the Jefferson Design Advisory Group](#) (a group of community members, chosen through an application process, that meets regularly to provide input during the design process). When it became clear that Marshall was the only viable option, we emailed [Jefferson staff](#) and [then the Jefferson school community](#) to share that information, as well as holding [meetings](#) with each group to offer more detail. We presented the same information to the [Bond Accountability Committee](#) (a Board appointed committee of community members with professional experience in building design, construction, public contracting, budgeting, and/or auditing, whose primary objective is to monitor the planning and progress of the bond programs relative to voter-approved work scope, schedule and budget objectives), with the Jefferson update starting at roughly 53 minutes into the linked video. District leadership and the project team have also met with Self Enhancement Inc (SEI), and are continuing to plan additional community engagement.

CURRENT UPDATE

Soon after sending out the communication to the Jefferson school community about moving to Marshall during construction, an erroneous narrative emerged in the community that PCC-Cascade was removed from consideration as a swing site simply because it was not zoned for K-12 school use. The City of Portland hurried to let us, and PCC, know that they would be happy to work with us to swiftly resolve any zoning issues. However, zoning was not the primary barrier to using PCC-Cascade as a swing site for

Jefferson High School. PCC agreed with our assessment that they do not have the overall capacity and availability of specialized classrooms (for example, science labs and career and technological education spaces) that we need for a full enrollment of our students to meet graduation criteria. We would also have significant challenges in providing school lunches, safety and security appropriate for high school students, and school-based technology. While PCC-Cascade is not a viable swing site option, staff continue to work with PCC to discuss not just support of the Middle College partnership as it currently exists but also potential expansion that would allow for less student commutes between Jefferson and PCC campuses during the swing period.

In the interest of addressing the zoning misconception, as well as other questions about the move of Jefferson students to Marshall during construction, we have developed [an FAQ document](#) that is posted on our [School Building Improvement Bond website](#). We will also be sharing these materials with Jefferson teachers, coaches, counselors, PTA and community partners, as well as feeder school principals and PTA.

Another question that has come up frequently regards transportation to Marshall. As with previous high school modernizations, we will provide a variety of transportation options. We are reviewing where students live to optimize our possible options and will share more specific information at Jefferson's 8th Grade Information Night in October, if not sooner.

The project team is developing additional ways to introduce families to the Marshall campus, including a video walkthrough and family tours. The team will also be meeting with Jefferson's community partners to identify how best to support them during the move to Marshall. Similar to prior modernizations where students moved off-site during construction, OSM staff will work closely with Jefferson staff to ensure a smooth transition both to Marshall in 2024 and on the return to the newly modernized Jefferson campus in 2027.

While work starts on preparing for the move to Marshall, the project team is also working intensively to complete the revised Schematic Design drawings, bring on trade partners, and collaborate on designing to the existing budget. We want to be transparent that this project remains at high risk for budget overruns throughout the design process, and we will need to stay focused and diligent in maintaining our budget. This risk translates to schedule as well, due to the significant cost implications of a schedule delay. OSM is appreciative of the significant commitment by its Jefferson design and construction partners, internal staff stakeholders, and City of Portland Bureau of Development Services towards making this project a success.



Jefferson High School Modernization

Steering Committee

Value Engineering Workshop Presentation - July 26, 2023

Value Team

- PPS Office of School Modernization
- Construction Team
- Design Team
- Engagement Team
- Community Members



**Special thanks to—
Bora: Hosted Participants**

BUDGET AND COST ESTIMATES

	Total Hard Costs	Building Area	Cost/SF (with markups)	Delta to Budget
PPS 12/13/2022 Board Approval	\$291m	334,410 gsf	\$870/gsf	Budget
Pricing based on drawings 4/28/23. 75% SD of Package 1 (Theater, Interim School) and 50% SD of Package 2 (1909 / Athletics / Commons)				
RLB Estimate 05/19/2023	\$346m*	369,091 gsf	\$802/gsf	\$55m / 19%
Andersen Estimate 06/20/2023	\$561m*	369,091 gsf	\$1,520/gsf	\$270m / 93%
RECONCILIATION EFFORTS Difference at ~13.6%				
RLB Revised Estimate 07/05/2023	\$451m*	369,091 gsf	\$1,223/gsf	\$160m / 55%
Increased the cost of work by \$44m due to complexity of phased construction Increased \$60m related to increasing escalation and General Conditions with PPS and Andersen				
Andersen Revised Estimate 07/05/2023	\$493.5m*	369,091 gsf	\$1,338/gsf	\$202m / 70%

*total hard costs not including Owner Contingency

TYPICAL DELTA FOR EARLY COST ESTIMATE 15-25%

COST BENCHMARKS

Benchmarking 12 Similar Projects (Escalated to July 2023)

Note: 3 of the 12 projects studied are PPS schools

Cost/sf in July 2024 dollars, no markups)

- Grant High School (\$334/sf) Note minimal site work
- McDaniel High School (\$482/sf)
- Kellogg Middle School (\$440/sf)

Additional metric, for reference:

- Lincoln High School (\$556/sf)

Cost/SF in July 2024 Dollars

No Markups

\$483/sf Average

\$595/sf Highest

Average With Markups

\$609/sf

21% markups*

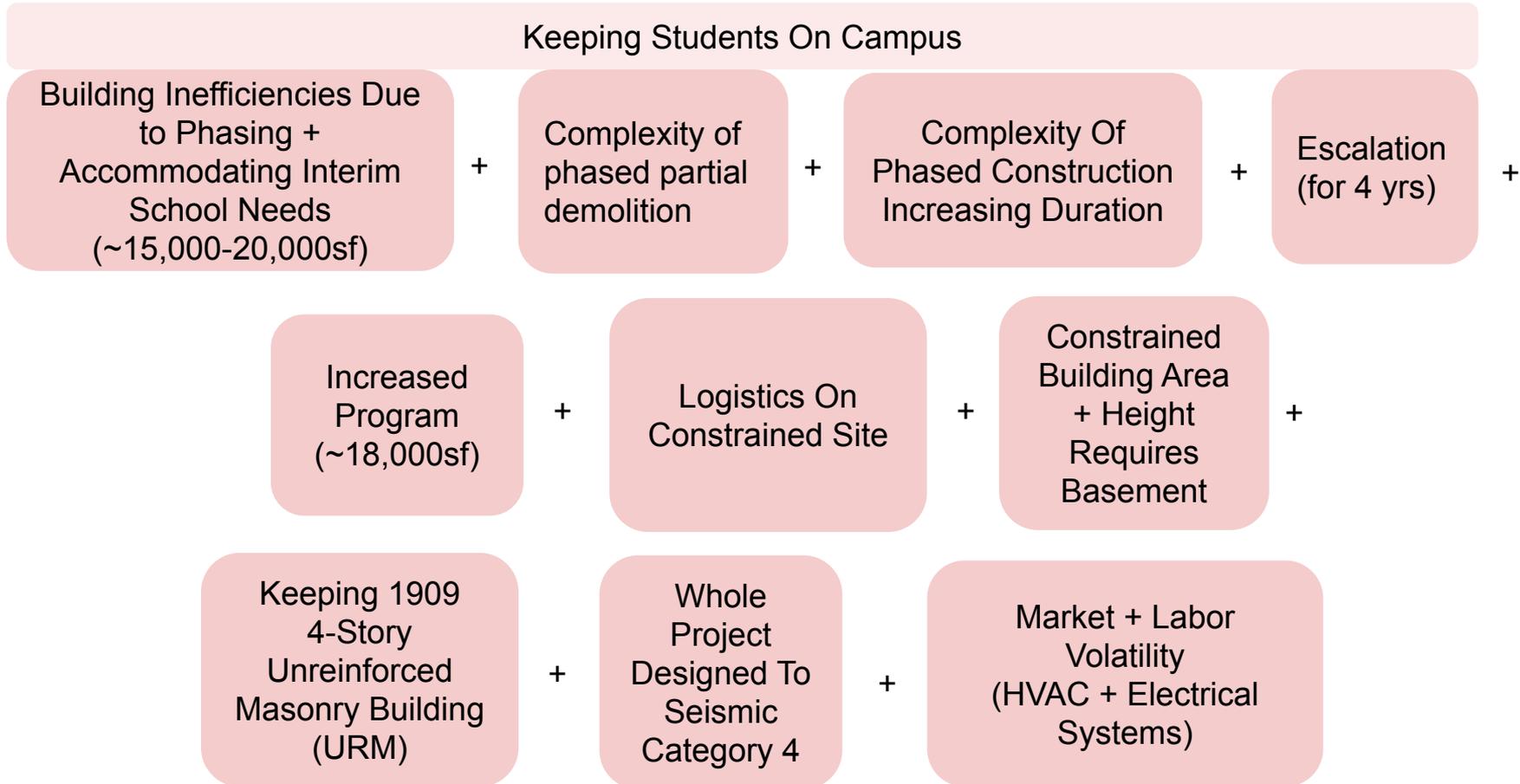
(\$483/sf to \$609/sf)

***Markup typically include: General Conditions, Insurance, Profit, Design Contingency, GC Contingency, Escalation**

	Cost/SF No Markups	Cost/SF With Markups	
RLB Revised Estimate 07/05/2023	\$707/sf 30% delta to average 16% delta to highest	\$1,223/gsf	44% markups
Andersen Revised Estimate 07/05/2023	\$897/sf 46% delta to average 34% delta to highest	\$1,338/gsf	33% markups

**markups not including Owner Contingency*

MAIN CONTRIBUTING FACTORS TO MAGNITUDE OF COST DELTA



WHERE WE ARE SEEING VALUE OPPORTUNITIES

Eliminate Phasing / Swing Off-Site

- Allows more efficient building organization
- Requires reconsideration of program distribution
- Avoids inefficiencies and expense of on-site interim school

- Find efficiencies
- Review all program especially added program since Board approval
- Reduce Basement
- Reconsider courtyards

Reduce Building Size

Optimize Approach For 1909 Building

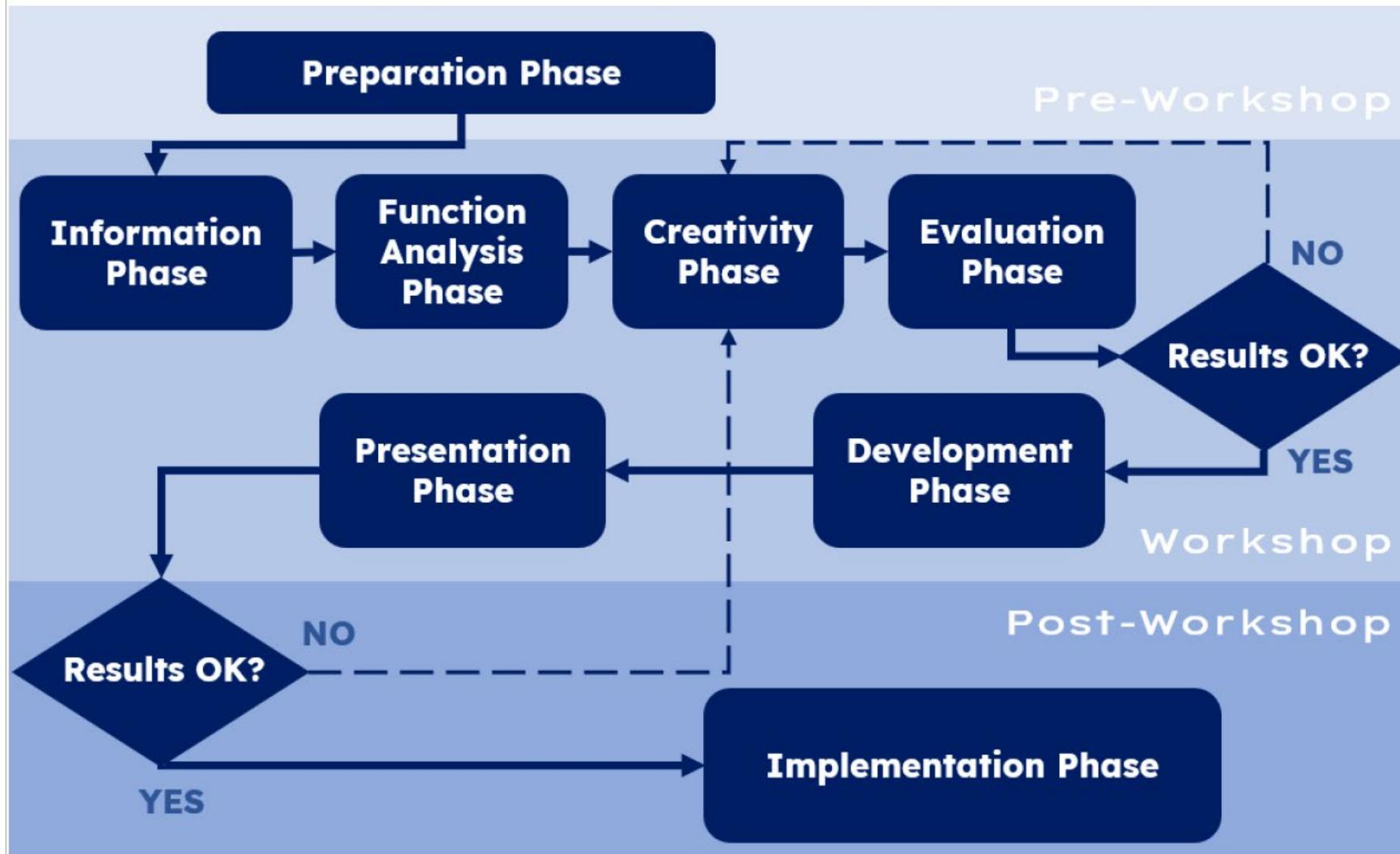
Explore:

- All new interior structure versus careful retention and upgrading
- Consider replacing 1909 building with a new similar structure

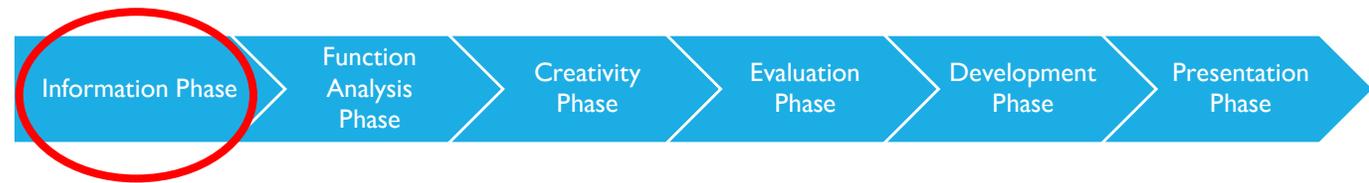
Why is the 1909 Building so costly to retain?

- It's a 4-story unreinforced masonry building (URM)
- It's significantly more complex than the 2-story structures at Grant HS and Benson HS
- Complexity is exponential, causing logistics challenges and safety concerns
- And, complexity is compounded by PPS requirement to meet Risk Category IV

RHA Value Methodology



Workshop Objectives



- Value alignment of \$493M preliminary estimate to \$291M Board-approved budget
- Apply solid VM principles to review project for value
- Active participation, creativity
- Preliminary value exploration
 - Explore options for single-phase construction
 - Optimize approach for 1909 building
 - Reduce building size



Constraints



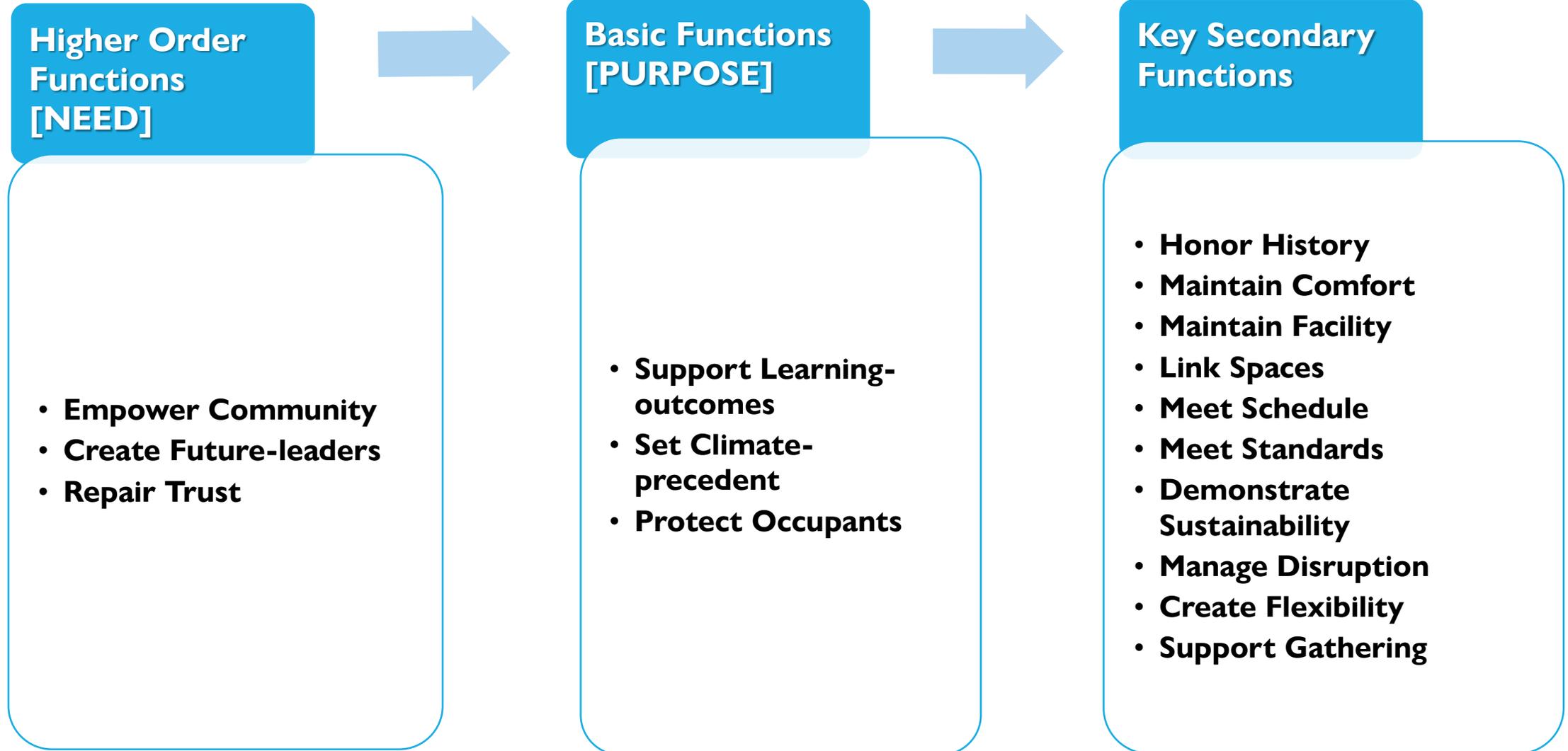
- Consider history and relationship with community
- Cultural, historical, archival and legacy significance of retaining the 1909 building
- Need to maintain student access to PCC's programs
- PPS's Ed Specs need to be met
- Need to maintain Jefferson's special programs, including dance, etc.
- Climate policies
- Budget has already been increased; consider current budget a hard line for value workshop

Performance Criteria

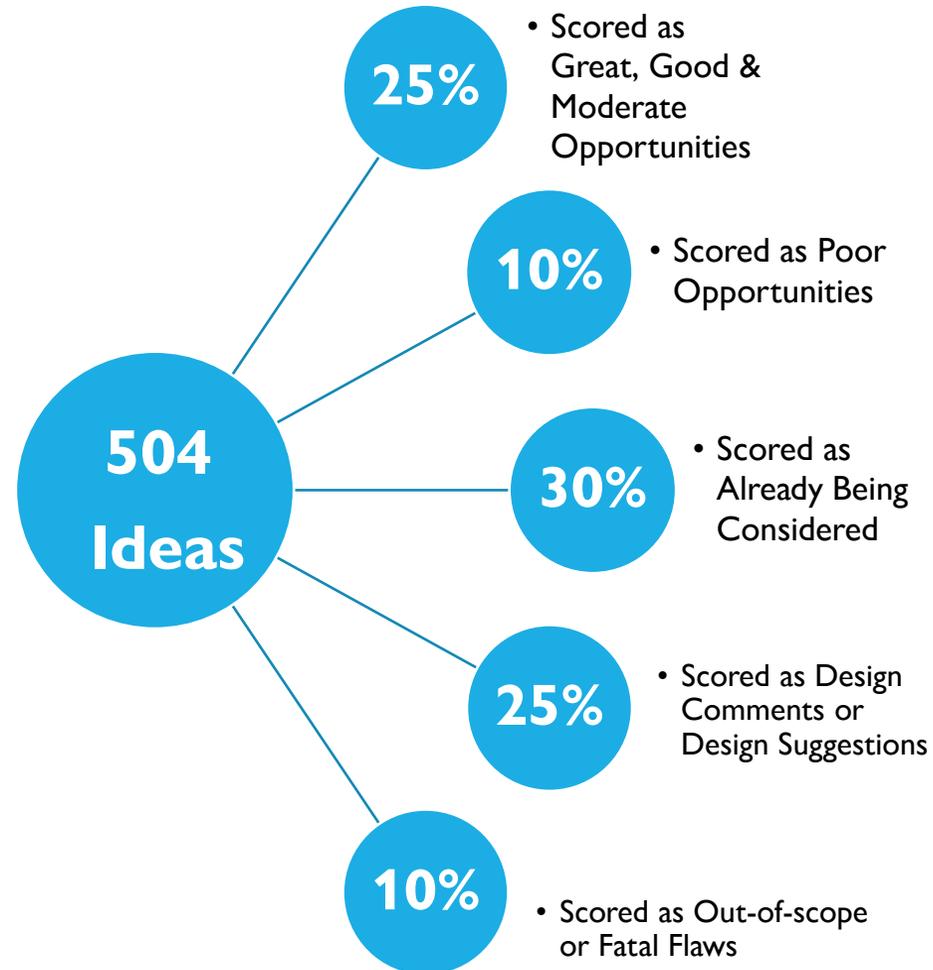


	Criteria	Weight	
A	Trust & Racial Equity	9.71%	} Community Engagement Narrative Themes
B	Identity, Culture & Belonging	9.14%	
C	Safety & Security	13.71%	
D	Access	1.14%	
E	Flexibility & Change	6.86%	
F	Resources	8.00%	
G	Delight	6.86%	
H	Embracing the Outdoors	6.86%	
I	Durability & Resiliency	12.57%	
J	Maintain Academic Program During Const.	0.57%	
K	Schedule	2.29%	
L	Maintainability	14.29%	
M	Sustainability	8.00%	

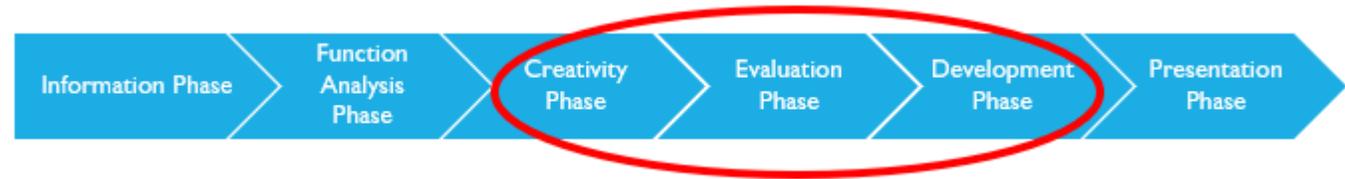
Project Functions



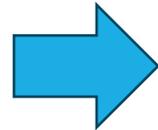
Creative Ideas



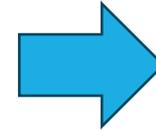
Review Schemes



- Condensed
- Rebuild 1909
- “New” New South
- “New” New North

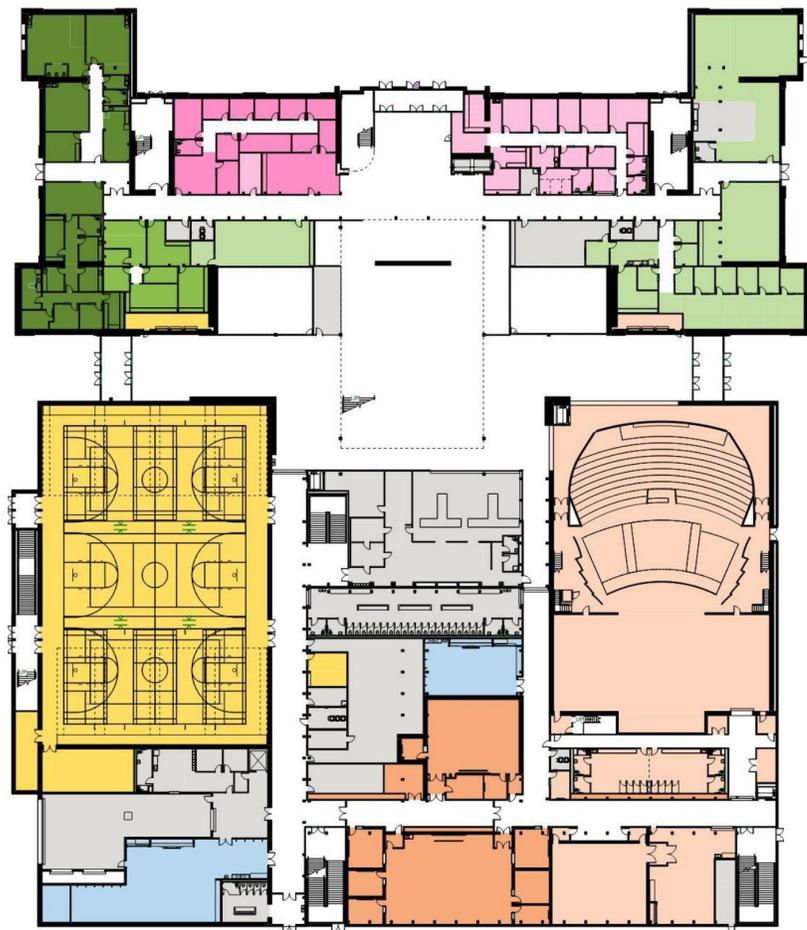


- Swing Space
- Land Use & Permits
- Seismic Upgrade
- Program Reductions
- Design Schedule
- Construction Schedule
- Target Value Design

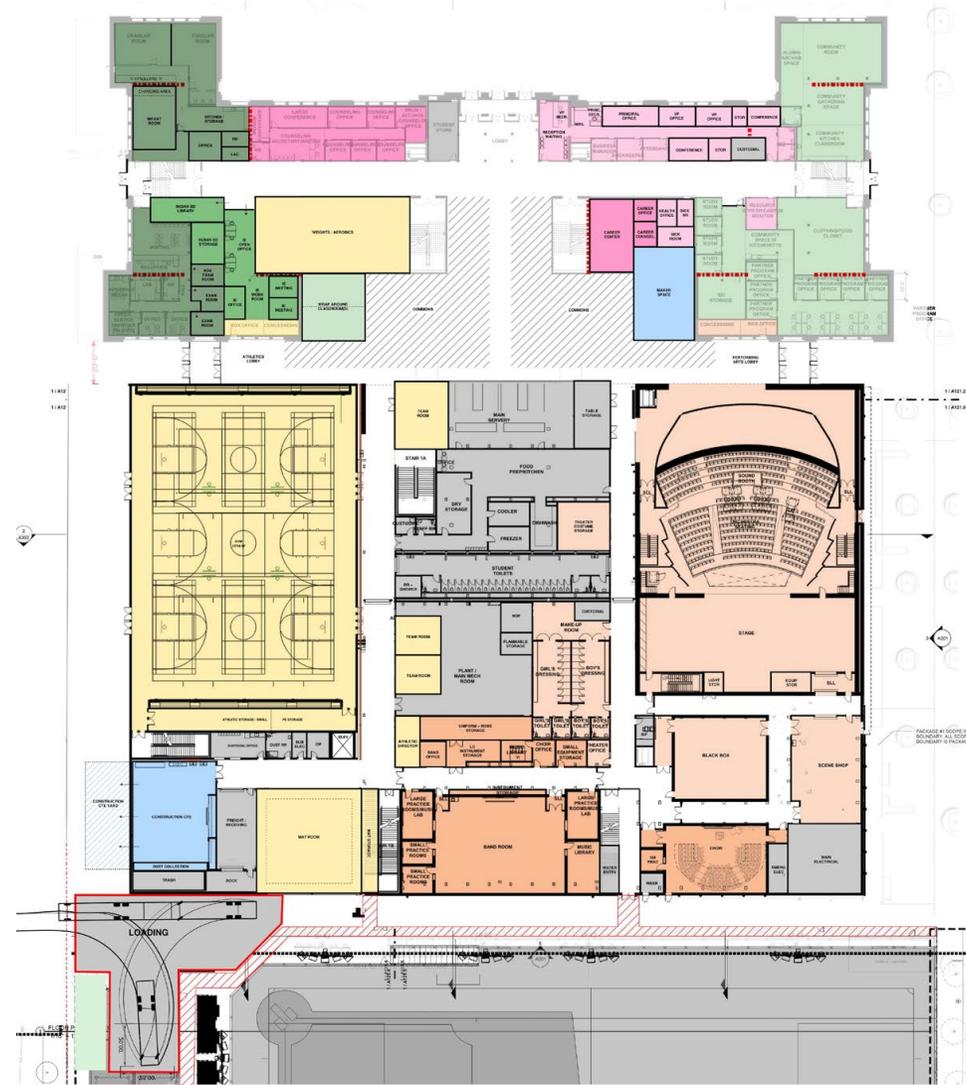
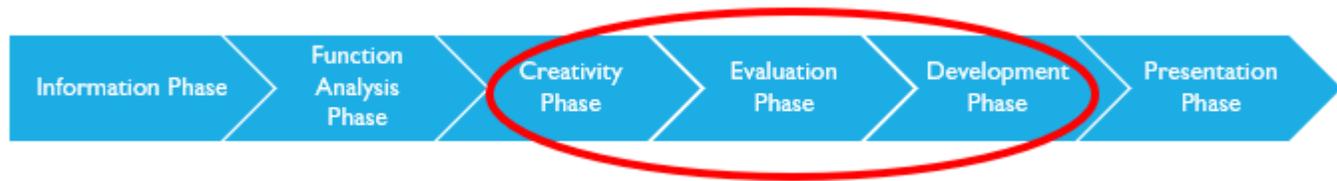


- **Condensed**
- Rebuild 1909
- **“New” New South**
- “New” New North

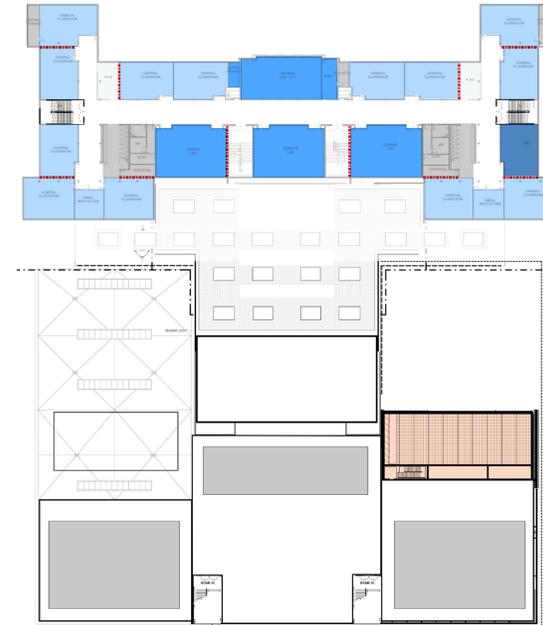
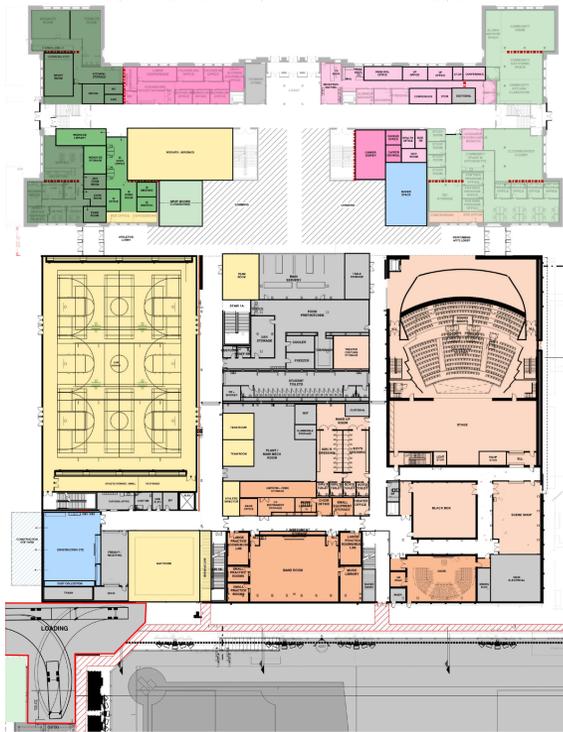
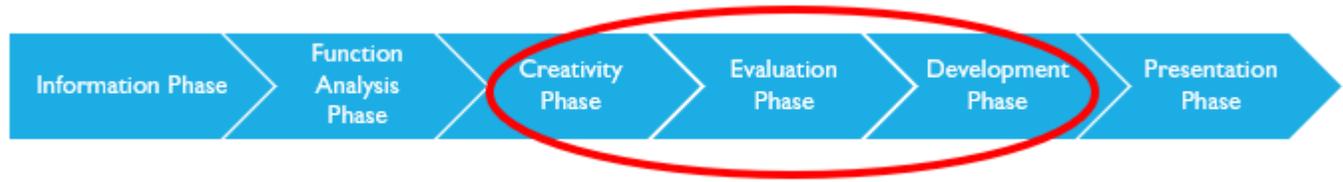
Condensed Scheme



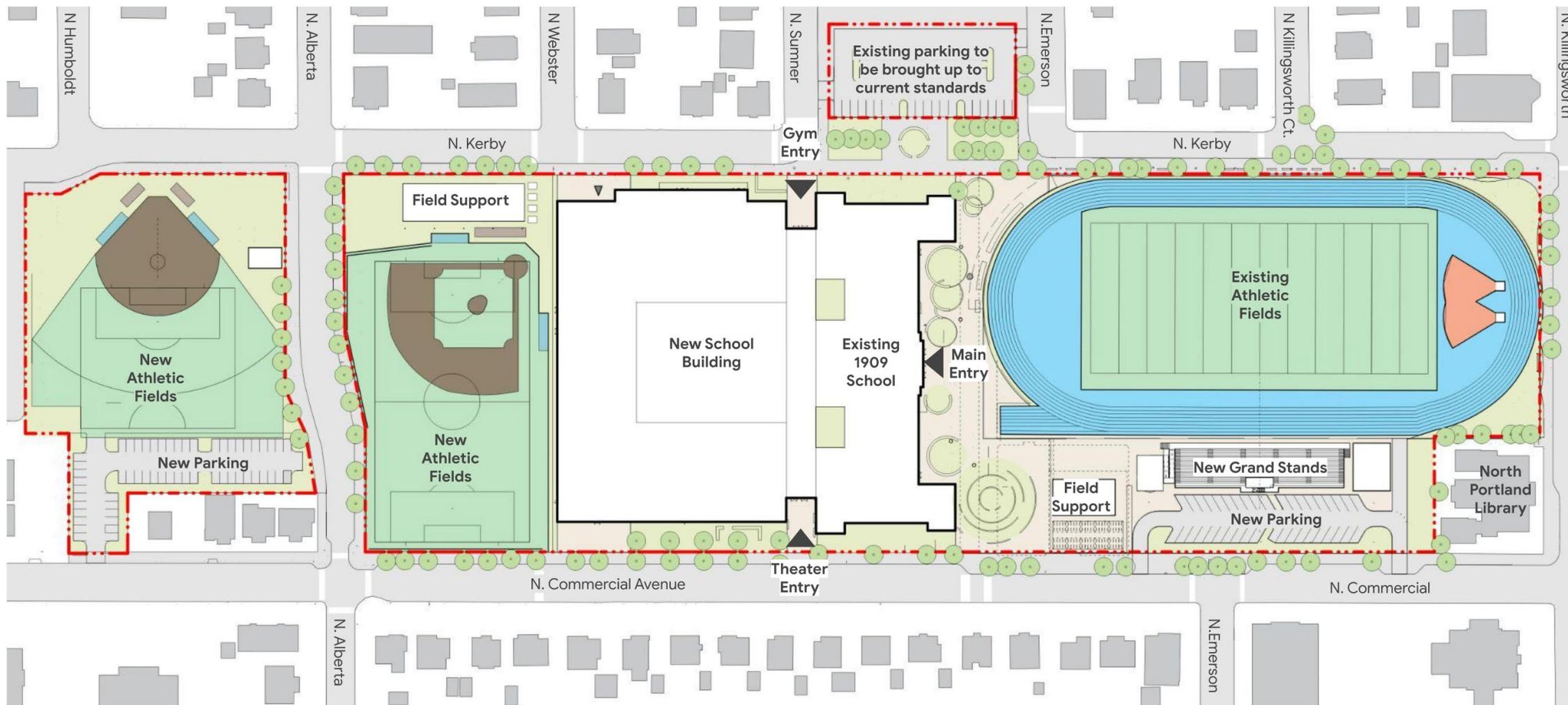
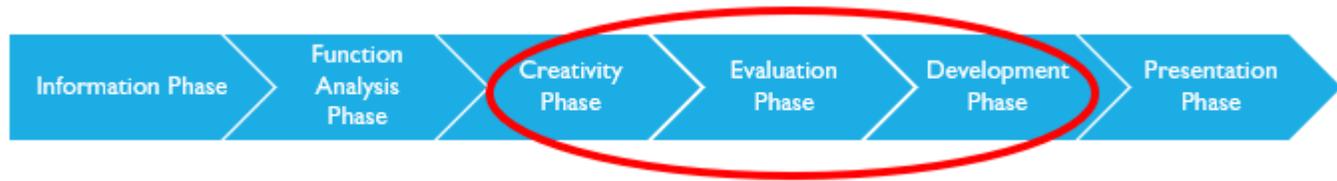
Previous 'Phased' Scheme



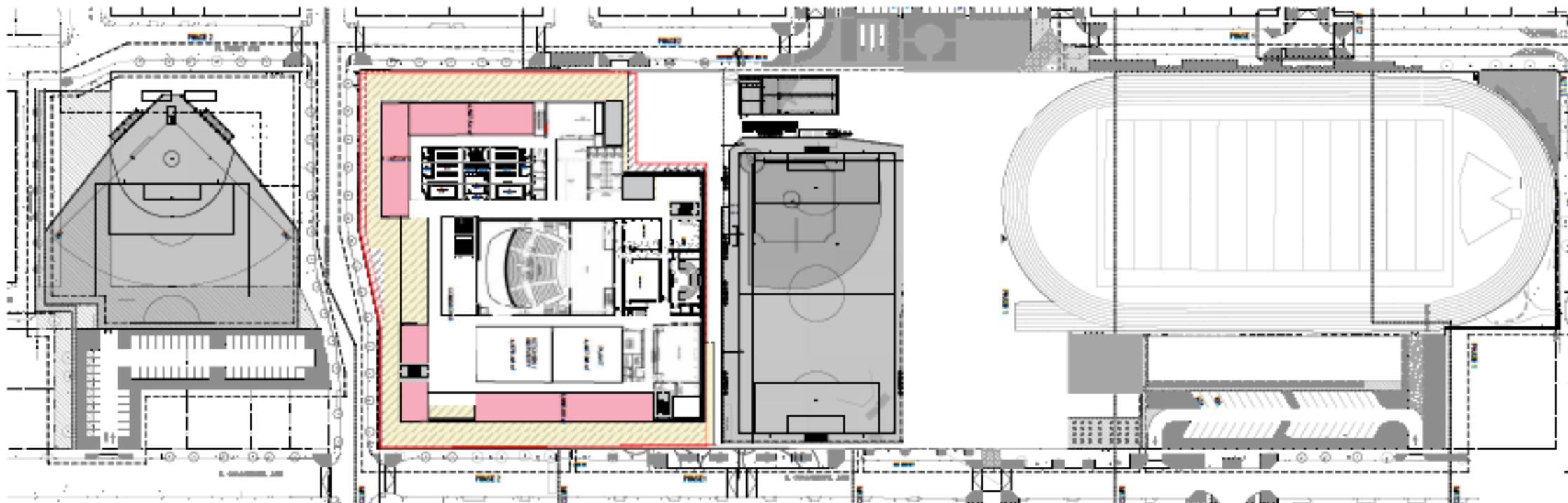
Condensed Scheme



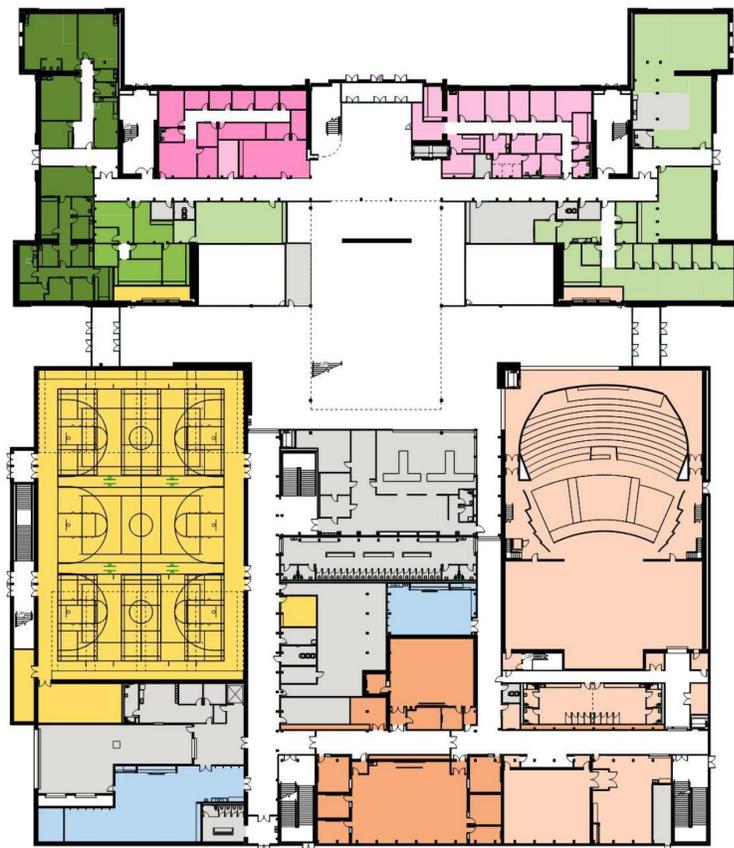
Condensed Scheme



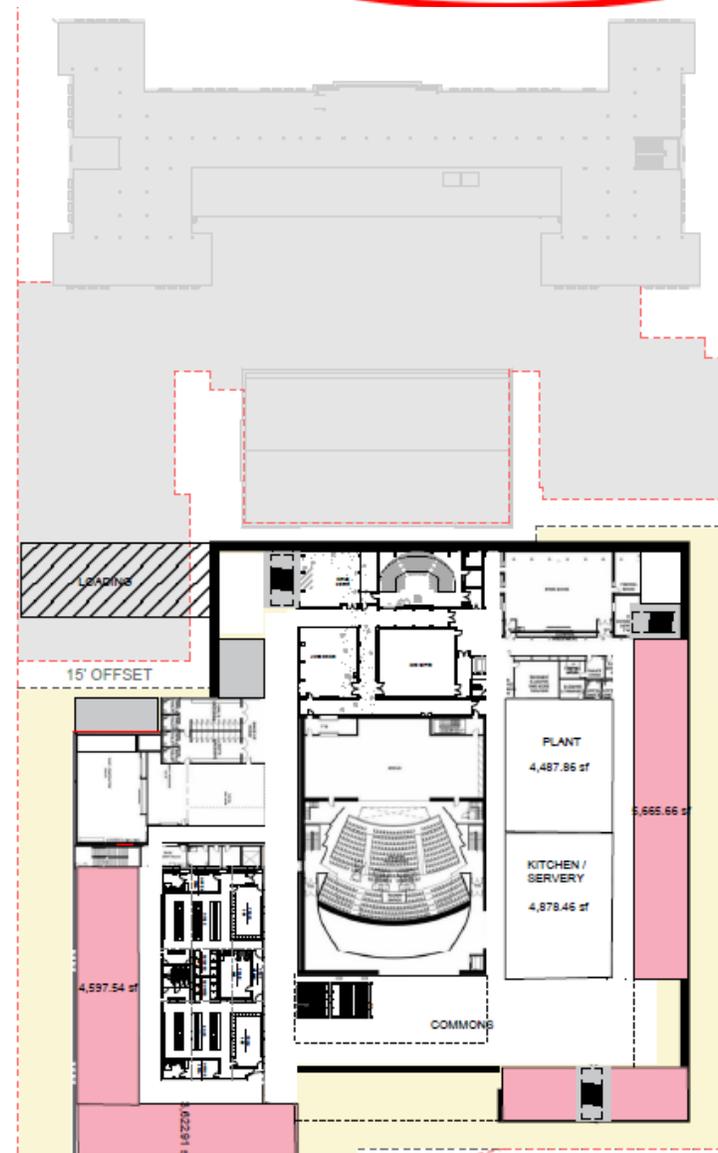
“New” New South Scheme



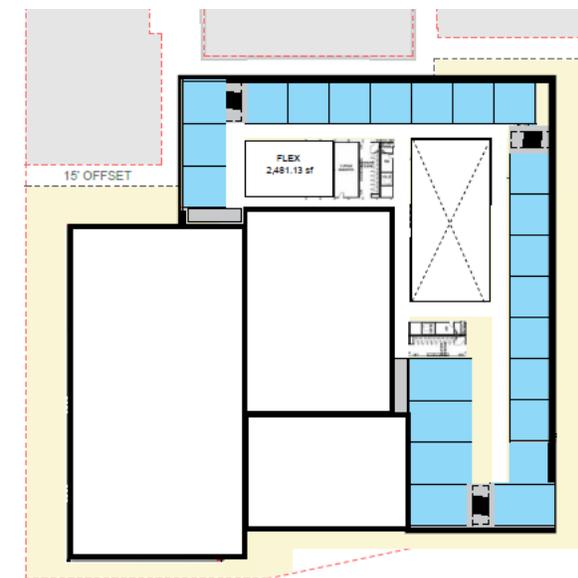
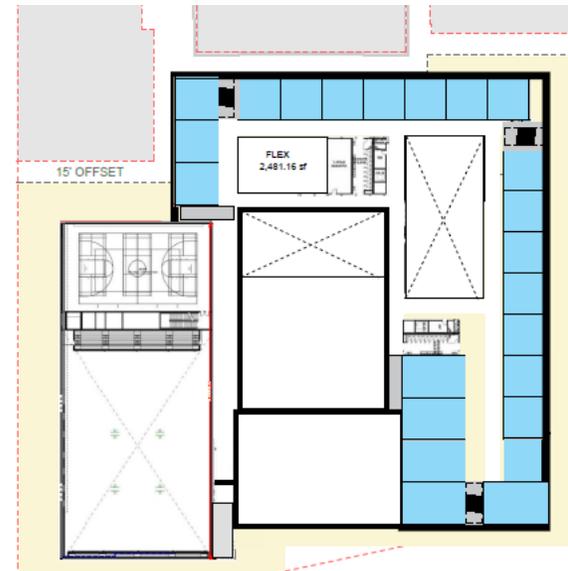
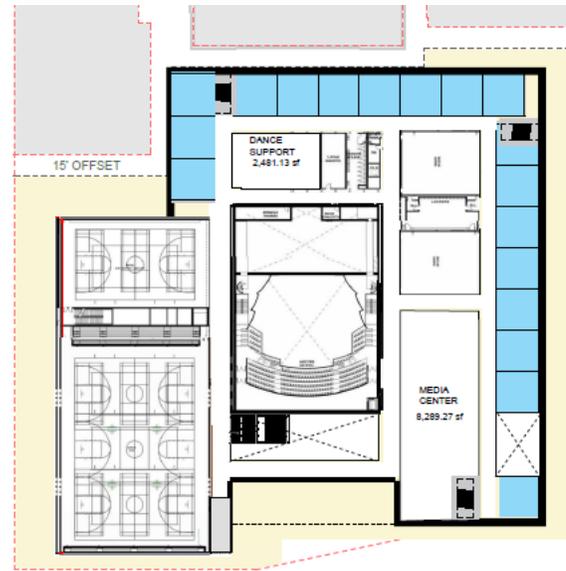
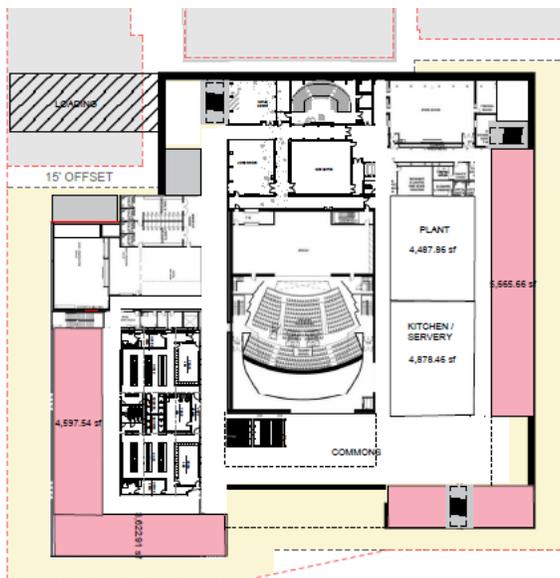
“New” New South Scheme



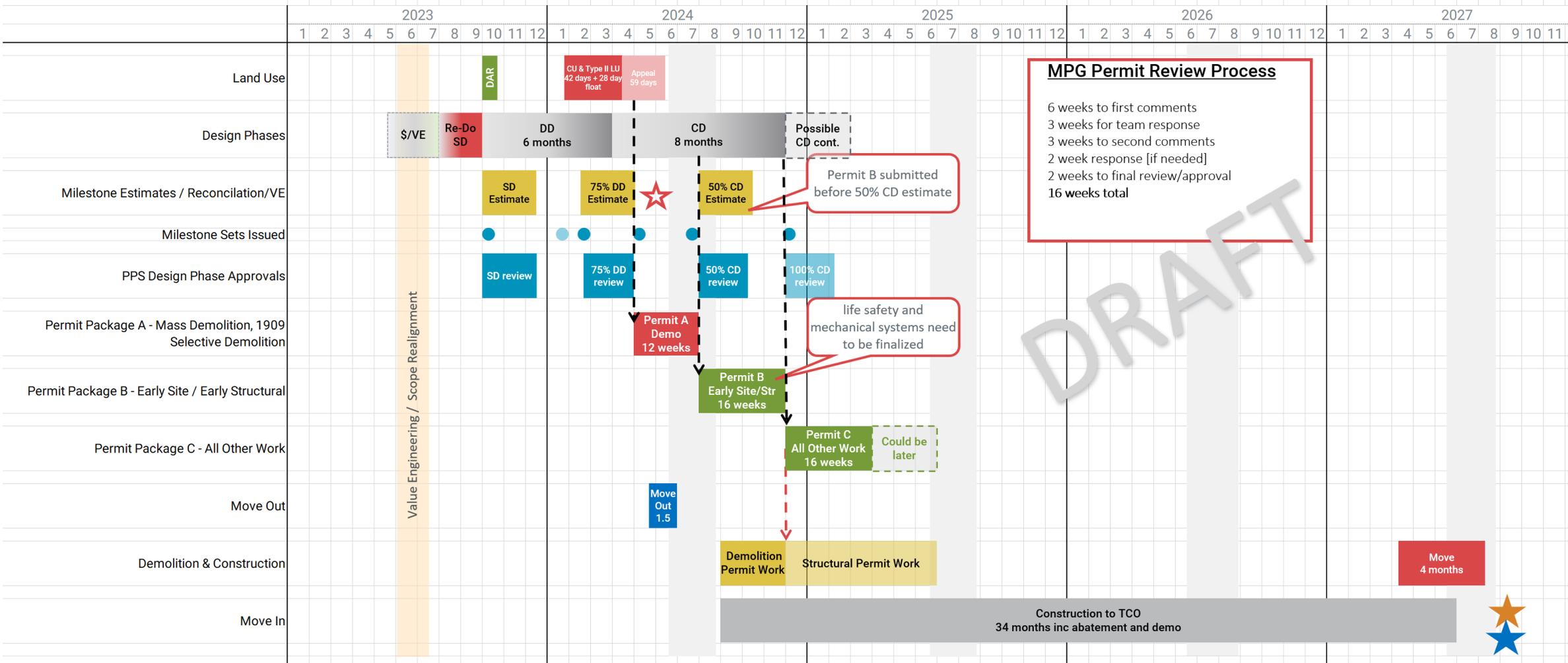
Previous 'Phased' Scheme



“New” New South Scheme



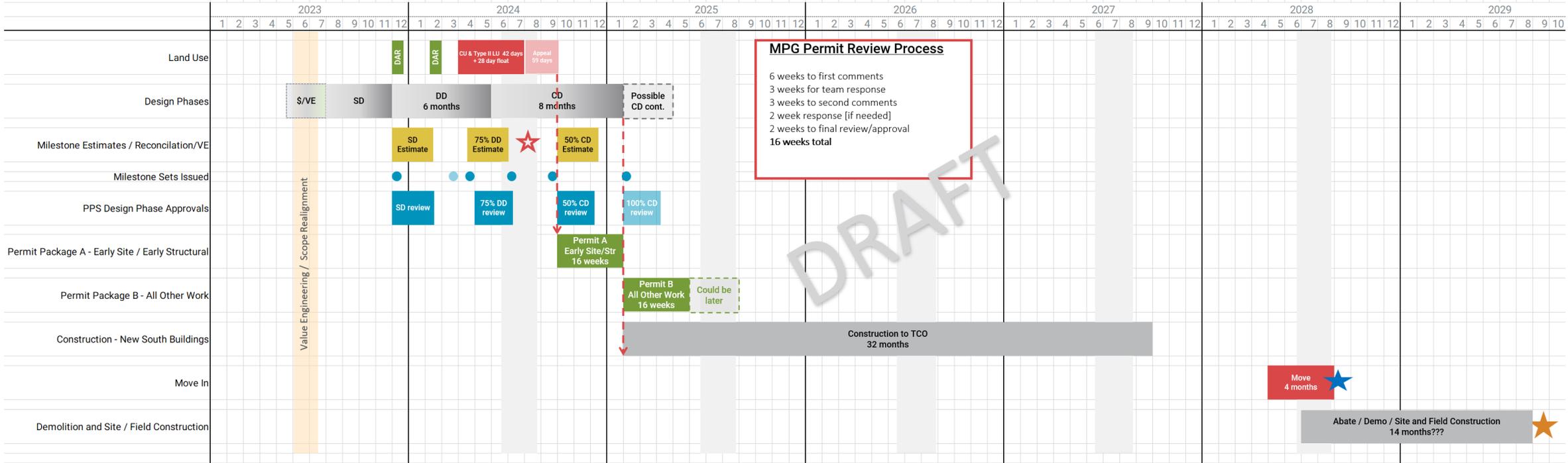
Compressed 1909 Schedule



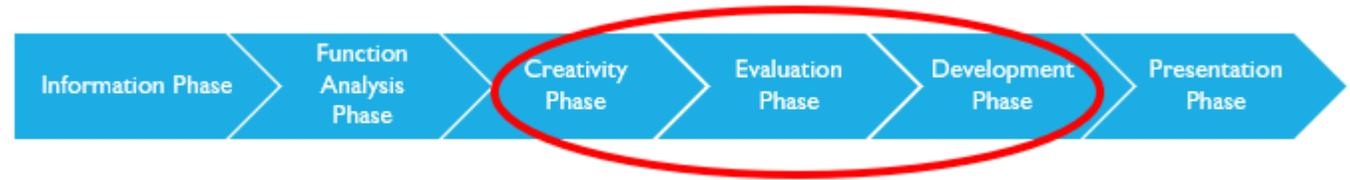
DRAFT



"New" New South Schedule

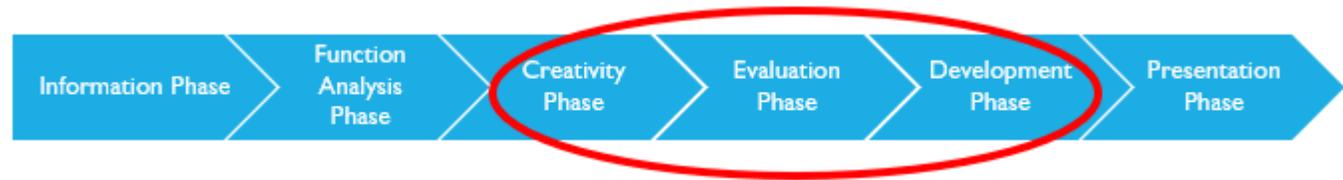


Target Value Design (TVD)



Cost Item	Condensed Scheme	“New” New South Scheme
PPS Board-approved Budget	\$291M	\$291M
Before TVD	\$374M	\$378M
TVD Exercise	(\$70M)	(\$77M)
After TVD	\$304M	\$301M
Value Opportunities (Ongoing)	\$\$\$	\$\$\$
School Reopens	Fall 2027	TBD
Overall Performance Impact Score	8.1	0.9

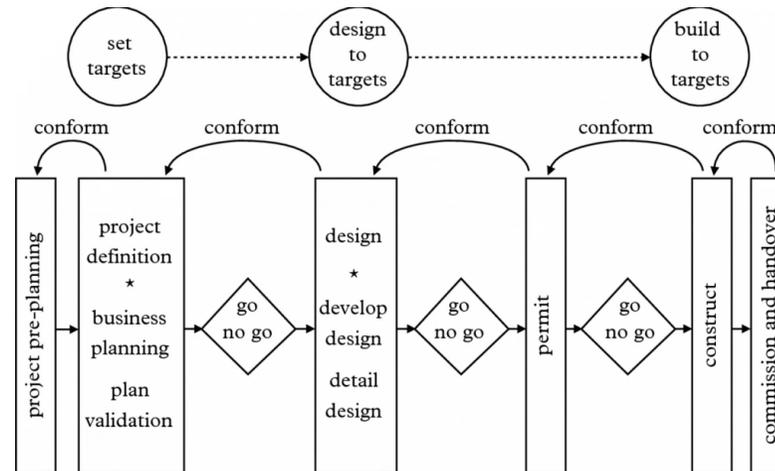
Traditional vs. TVD Project Delivery



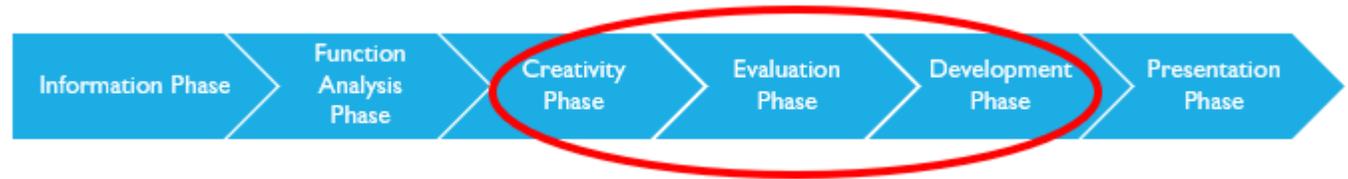
Traditional Process



Target Value Design Process



Scheme Comparison



Variables	Condensed Scheme	“New” New South Scheme
Cost	\$304M	\$301M
Swing	Off-site	On-site
Keep 1909?	Yes	No
Land Use Process	Easy	Hard
Schedule	Fall 2027	TBD

Scheme Comparison



IMPACT TO PERFORMANCE: SCHEME ANALYSIS						
Performance Attribute	Definition	Weight	CONDENSED SCHEME		"NEW" NEW SOUTH SCHEME	
			Impact	Score	Impact	Score
Trust & Racial Equity	Black & Brown voices support full renovation of 1909 with expansion over full replacement scenarios. PPS Ed Specs and design guidelines ensure spatial parity between high school projects. Community values maintaining and improving the blue track and field that the alumni, staff and students invested in recently.	9.71%	9	0.9	-8	-0.8
Identity, Culture & Belonging	Preserving the 1909 building and re-purposing 1928 artifacts into the new school will help future students connect and learn about the school's history. Multiple storytelling opportunities are identified to recognize local and school history to reflect JHS as a significant anchor for Black and Brown communities in Portland. Commons, community porch, entry plaza, and partners spaces offer places for broader community connection.	9.14%	10	0.9	-10	-0.9
Safety	Replacing all building systems and safe removal of all hazardous materials in the existing school is proposed in the full renovation of 1909. Clear secured main school entry provides visible and accessible access along Commercial Ave. Site is fully secured during school day with perimeter fencing and gates.	13.71%	8	1.1	-5	-0.7
Access	Universal design approach provides fully accessible entrances and school. New path across the site offers neighbors an accessible path from Kirby to Commercial on evenings and weekend Building additions are designed as 2 and 3 stories, minimizing stairs and travel. Elevators provide access to all levels.	1.14%	10	0.1	-5	-0.1
Flexibility & Change	Sustainable design strategies provide for future flexibility and adaptability. Organizing instructional space uses together allow for flexibility as school programming and needs change. The Commons is centrally located to maximize use as social space for students during the school day, as well as school and community events.	6.86%	6	0.4	6	0.4
Resources	Theater lobby and event entry maximize community use of the theater, dance and performing arts spaces. Community and partnership programs are located with direct access in/out. All gender restrooms are included in school planning. All new athletic spaces - main & auxiliary gym, new grandstand, field house, weight room, locker rooms is conveniently located to existing Track & Field.	8.00%	8	0.6	6	0.5
Delight	Art, artifacts & storytelling opportunities are identified in multiple locations in the renovation of 1909 and in the new addition to celebrate past achievements and history. There are opportunities to reuse/repurpose existing student artwork in the new school, to be explored during the building design phases.	6.86%	9	0.6	-5	-0.3
Embracing the Outdoors	Courtyard with covered outdoor space provided much desired usable outdoor space at the center of the school. Natural daylight is maximized with by locating instructional spaces along exterior wall. South lot to become multi-use open space and possible location for edible garden area use.	6.86%	8	0.5	4	0.3
Durability & Resiliency	Building needs to last 100+ years; seismic considerations in appropriate program spaces and areas of refuge	12.57%	7	0.9	10	1.3
Maintain Academic Program during Construction	Students have continued access to PCC, quality curriculum and performing arts & athletic programs throughout construction	0.57%	5	0.0	9	0.1
Schedule	Ready for students to occupy in Fall 2026; accountability to bond voters; minimize disruption to students	2.29%	-5	-0.1	-10	-0.2
Maintainability	Accessibility of systems for maintenance; ease of maintenance	14.29%	9	1.3	7	1.0
Sustainability	Climate justice and carbon (focus); PPS climate justice policy; LEED Gold	8.00%	10	0.8	5	0.4

TOTAL IMPACT TO PERFORMANCE SCORE 8.1

0.9

JHS Swing Site Evaluation

Variables	Marshall	Kenton	PCC
Meets Gen Ed classroom count	yes	yes	yes
Meets Science classroom count	yes	no	no
Meets Visual Arts classroom count	yes	no	no
Meets Performing Arts count	yes	no	no
Accommodates offices	yes	yes	yes
Accommodates PE	yes	yes	shared
Maintain athletic program	yes	no	no
Maintain access to PCC	impacted	impacted	yes
Cafeteria	yes	yes	shared
Library	yes	yes	shared
CTE	yes	no	no
Travel Distance from Jefferson	11 miles	2 miles	0
Travel Distance from Swing Site to PCC	1.5 miles	1.7 miles	0
Cost to project	~ \$1.5MM	~ \$3MM	~ \$10MM

Risk Discussion & Examples

- Unknowns in existing building construction
- Rushed design process resulting in incomplete documentation
- MEP systems and historic retrofits inadequate space allocation
- Implementation and management of climate policy requirements
- Land use review & building permit delay
- Compression of design timeline due to delay of key decisions
- Political and macroeconomic environment impacting cost of project



Action Items & Next Steps

Program VE Review – ongoing

GCGR Validation – ongoing

Draft VE Report – reviewing

Swing Site Selection Implications

DAG Meeting - Mid August





Jefferson School

Virtual DAG: Value Engineering Workshop Overview + Project Updates

August 10, 2023

5:00-7:00 pm



BORA

LEVER

PLACE





PORTLAND PUBLIC SCHOOLS

Land Acknowledgement and Anti -Oppression Statement

At PPS we strive to strengthen our relationships with the Native community and Native Nations. A symbol of this commitment is a land acknowledgment. These statements bring visibility to the first peoples of our collective home. This statement is meant to provide information and context while also encouraging all of us to reflect on our current day relationship with Native people and Native experiences.

We acknowledge that we live, work and play on the traditional land of the Chinook, Clackamas, Kalapuya, Multnomah, Wasco, Kathlamet, Tualatin, Molalla. We also know that many other tribes made their homes along the Columbia and Willamette Rivers. We honor their history and acknowledge the sacrifices they made.

Let us also acknowledge the robust present-day federally recognized tribes of this area; the Grande Ronde, Siletz and Cowlitz. In addition, I would like to acknowledge the Chinook Nation, who has been seeking federal recognition for many years.

The urban Indian community is made up of tribal diversity that originates from around the country representing 400 tribes. The urban Indian community has a vivid history, made up of people whose journeys have brought them to Portland by ways of forced displacement or seeking more opportunities.





PORTLAND PUBLIC SCHOOLS

Land Acknowledgement and Anti -Oppression Statement

Today, these tribes and communities celebrate their heritage, showing resilience and tenacity that would be greatly admired by their ancestors.

Within Portland Public Schools today we serve students and families representing more than 150 different tribal nations within our education system. It is our obligation to teach accurate information, past and present, about the impact of colonization on our students, all students today and make visible the multitude of Native families and many diverse ways Native communities and families are living in the present.

We encourage every person to reflect on their own history; understand the history of colonization and genocide; and support Indigenous sovereignty, priorities, and actions. This acknowledgment is one step that we can take to improve our support of Indigenous communities in the area.

In addition to acknowledging the land and those that have been here since time began, we must also remember our stolen siblings from Africa whose labor built the vast wealth of this country. These two communities and the atrocities committed against them are intrinsically intertwined due to our existence within a white supremacist world. Everything we have is due to stolen land and stolen labor, and every system and institution that impacts our lives is built upon this legacy. It is our job to speak that truth into spaces so that we can begin to heal.

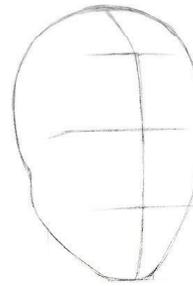


AGENDA

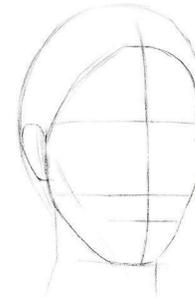
- 1 Schematic Design Process to date** Overview of cost estimates, comparison to industry standards, and main factors affecting cost differences
- 2 What is “Value Engineering” (VE) ?**
- 3 Value Engineering Workshop** Process + Findings
- 4 Value Workshop Outcomes** Project Updates
- 5 Q + A**

DESIGN PROCESS

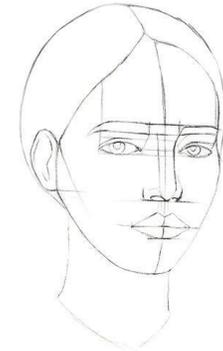
Building design process is similar to drawing a face.



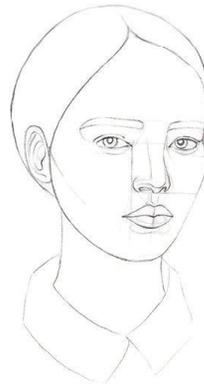
Pre-Bond Study



Comprehensive Planning



Schematic Design



Design Development



Construction Document



Ready for Construction!



SCHEMATIC DESIGN (SD) PROCESS OVERVIEW

- **Schematic Design**

Starting in January 2023, the Design team started developing the design with feedback from PPS stakeholders, JHS leadership, DAG, neighbors, alumni, current & future students, staff, City and land use officials

- **SD Pricing Set (issued 4/28/23)**

a set of concept drawings and narratives to describe the project at this early stage of design

- **Design Team estimate (mid-May)**

shows 19% overage for the project. This is within typical range at this phase.
(Estimate used national cost data, similar regional projects.)

- **Andersen Construction joins Project Team (early May)**

Andersen begins working with the design team to provide input on construction logistics and durations.

- **Andersen provides second cost estimate (mid-June)**

based on 4/28 SD Pricing Set using expertise in construction logistics and durations; shows significant overage.

- **Value Engineering Workshop (7/10-14)**

A week-long 9am-5pm workshop with members of the entire design & construction team to review, validate, and critique the design goals, re-assess previous assumptions and decisions, and look for opportunities to get the project cost back in line with the budget.

INTEGRATED COLLABORATIVE PROJECT TEAM

Project Values +
Goals

DAG/Neighbors/
Alumni/Current &
Future Students
/Staff

Building Site
Project Scope +
Objectives
Project Schedule
Budget

Owner Team
PPS OSM



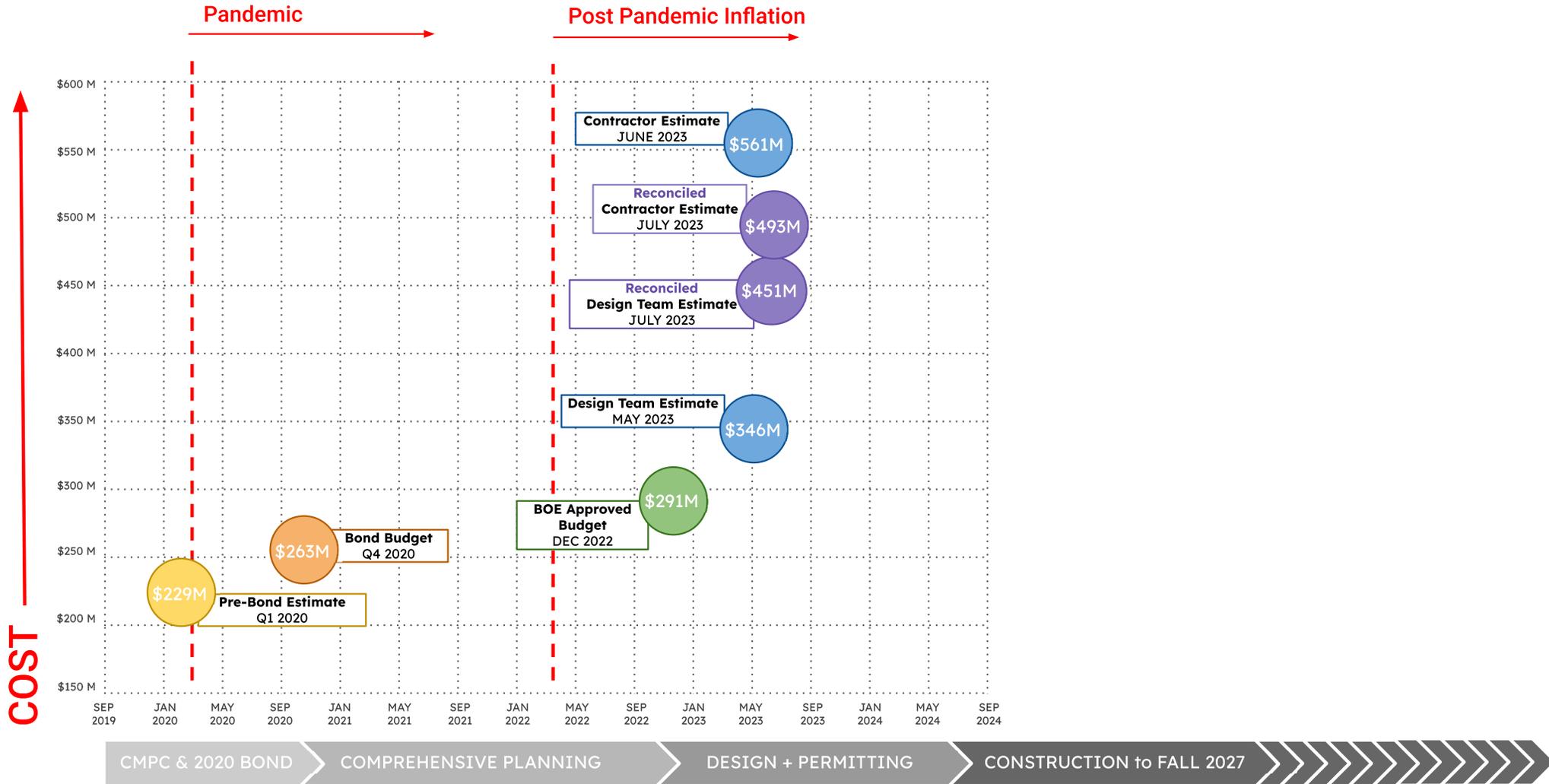
Construction Logistics
Construction Durations
Site Constraints
Market Conditions

(Contractor: Andersen
Construction)

Building features, systems,
equipment, and material
selections of a building design.

Design Team: Bora, Lever +
Colloqate + Consultants

JEFFERSON BUDGET & ESTIMATE PROGRESSION



JEFFERSON BUDGET & ESTIMATE PROGRESSION

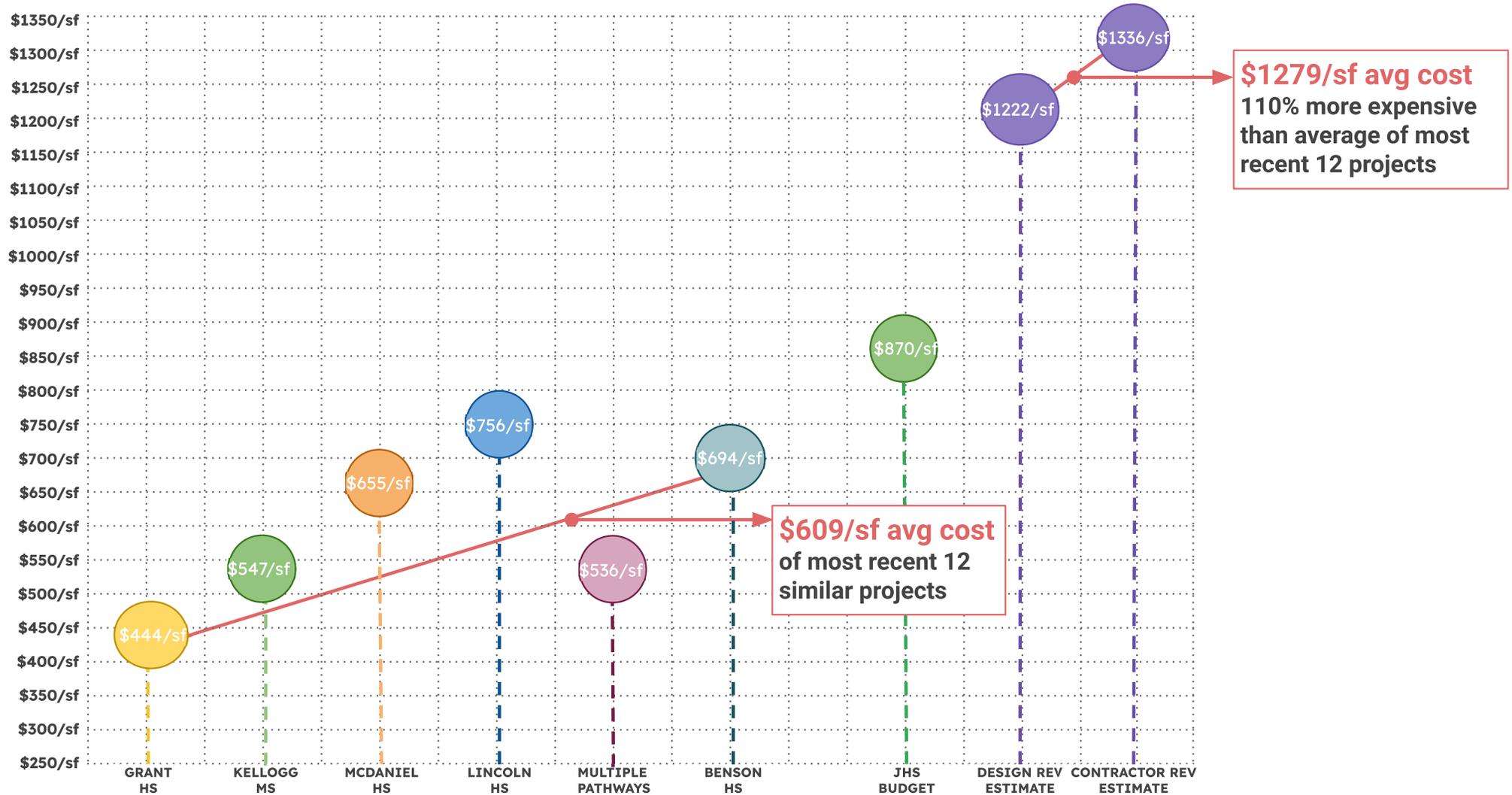


COST: \$493M

BUDGET: \$291M

\$202 MILLION OVER BUDGET

JEFFERSON COMPARED TO OTHER SCHOOL MODERNIZATIONS (in \$/sf)



MULTIPLE FACTORS AFFECTING COST DIFFERENCE VS BUDGET

Keeping Students On Campus

Building Inefficiencies Due to Phasing + Accommodating Interim School Needs (~15,000-20,000sf)

+

Complexity of phased partial demolition

+

Complexity Of Phased Construction Increasing Construction Time

+

Escalation (for 4 yrs)

+

Increased Program (~18,000sf)

+

Logistics On Constrained Site

+

Constrained Building Area + Height Requires Basement

+

Keeping 1909 4-Story Unreinforced Masonry Building (URM)

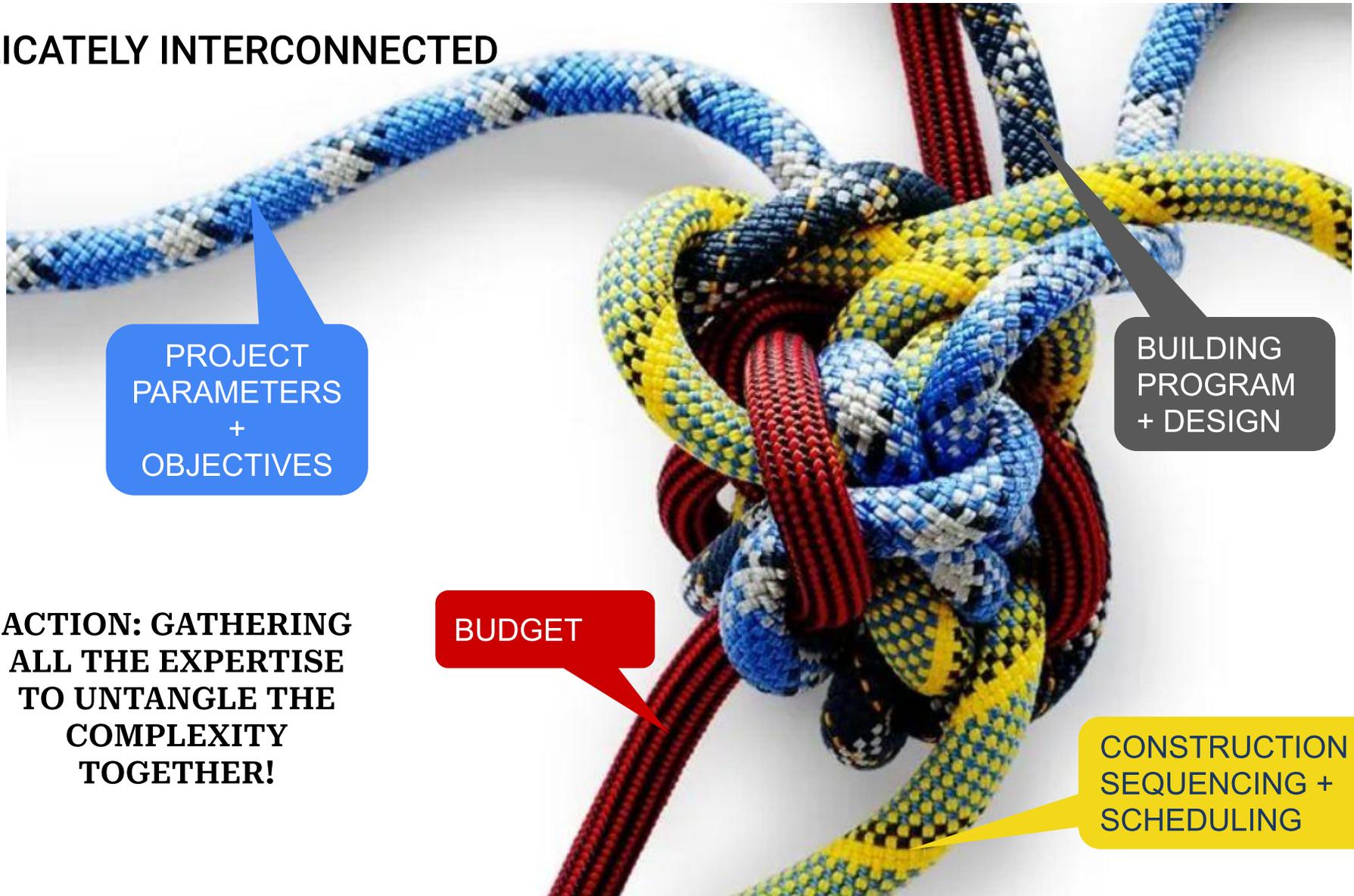
+

Whole Project Designed To Seismic Category 4

+

Market + Labor Volatility (HVAC + Electrical Systems)

DELICATELY INTERCONNECTED



PROJECT
PARAMETERS
+
OBJECTIVES

BUILDING
PROGRAM
+ DESIGN

**ACTION: GATHERING
ALL THE EXPERTISE
TO UNTANGLE THE
COMPLEXITY
TOGETHER!**

BUDGET

CONSTRUCTION
SEQUENCING +
SCHEDULING

IMMEDIATE ACTIONS + STUDIES



Reconsider demolishing the existing **1909 internal structure**

Saves \$\$\$

Reconsider **temporary school** program (more efficient 1909 & less new construction)

Saves \$\$

Reconsider the **size of the school**

Not viable solution

Reconsider keeping the 1909 building - **students stay** on campus but **build a new school.**

Longer schedule- may not save \$, broken commitment

Reconsider keeping and renovating the **1964 Gym**

Seismic upgrades - may not save \$

Reconsider keeping and renovating the **existing theater**

Seismic & equipment upgrades- may not save \$

Reconsider the **impact of phasing** construction - \$\$\$\$



Can we further condense the building **keeping** phasing?

OR

What would we do differently if we were NOT phasing? **(Condensed Option)**

Saves \$\$\$\$\$
Broken commitment

OPPORTUNITIES FOR MORE STUDY

Eliminate Phasing / Swing Off-Site

- Allows more efficient building organization
- Requires reconsideration of program distribution
- Avoids inefficiencies and expense of on-site interim school
- **Note:** changes move-in date no earlier than Fall 2027

- Find efficiencies
- Review all program especially added program since Board approval
- Reduce Basement
- Reconsider courtyards

Reduce Building Size

Optimize Approach For 1909 Building

Explore:

- All new interior structure versus careful retention and upgrading
- Consider replacing 1909 building with a new similar structure

Why is the 1909 Building so costly to retain?

- It's a 4-story unreinforced masonry building (URM)
- It's significantly more complex than the 2-story structures at Grant HS and Benson HS
- Complexity is exponential, causing logistics challenges and safety concerns
- And, complexity is compounded by PPS requirement to meet Risk Category IV

SCHEDULE IMPLICATIONS OF THE STUDIES

Eliminate
Phasing / Swing
Off-Site

*We cannot get to budget
without eliminating phasing*

**STUDENT MOVE-IN WILL BE
LATER THAN FALL 2026**

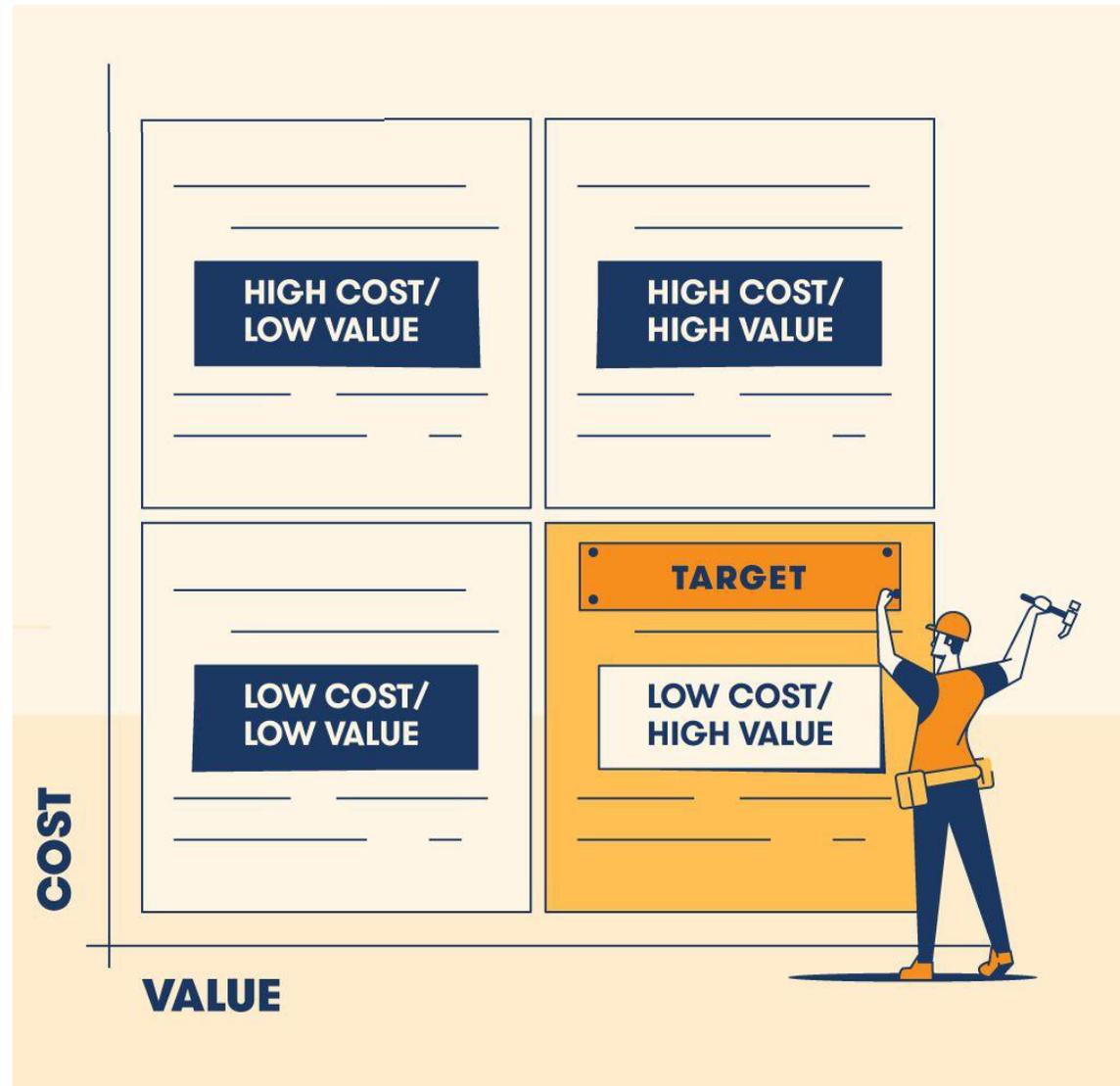
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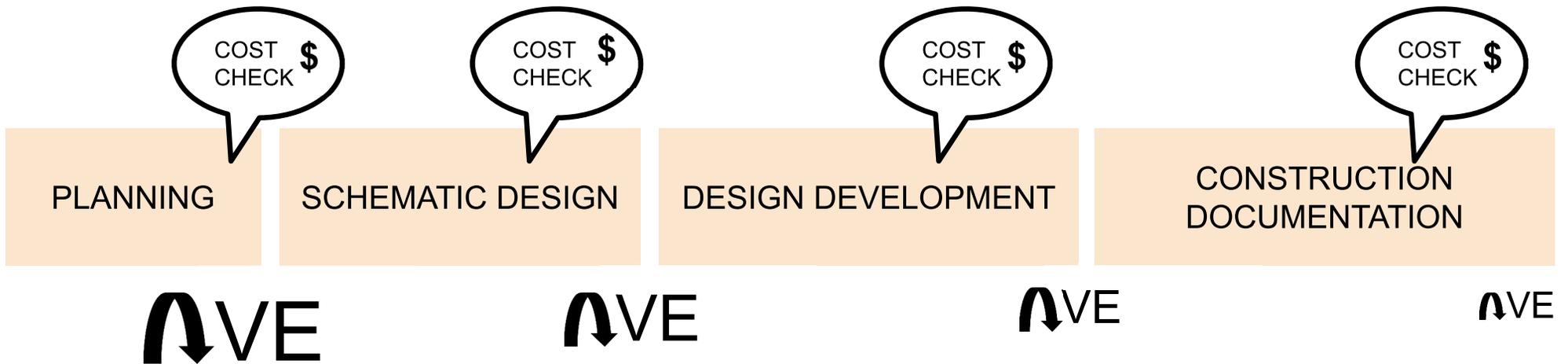
WHAT IS VALUE ENGINEERING?

Process to **lower costs** while **keeping the values**.

- Focus: getting the most value out of every construction dollar spent.
- Goal: keep quality and functions while making it more cost-effective.



“Value engineering” is **standard part of the process**, and happens at each design phase. It is a formal process for reviewing design & cost.



The difference between cost estimates and the project budget usually decreases as we progress through the design phases.

FACILITATED “VE” WORKSHOP



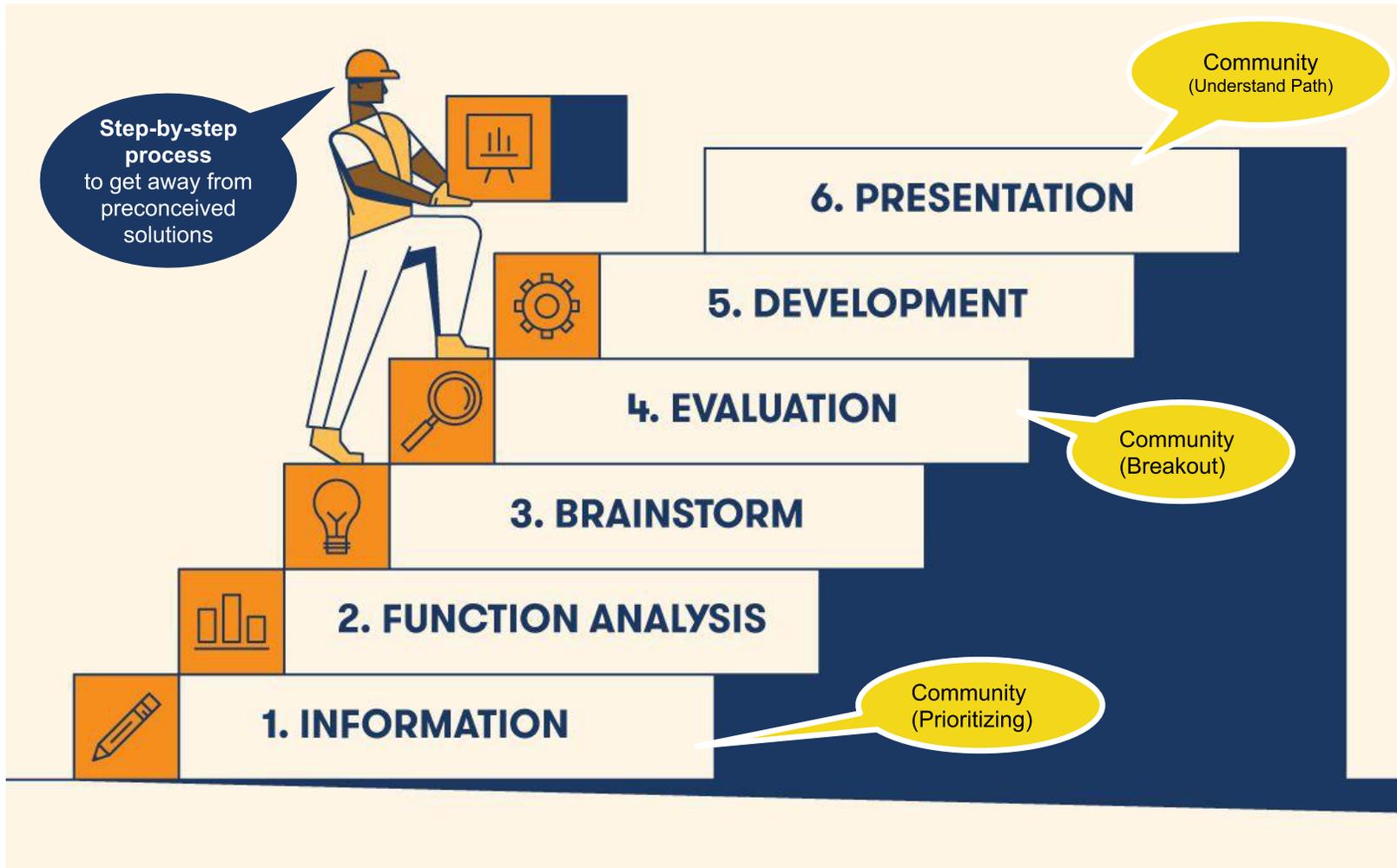
July 10-14, 2023

Facilitated by an outside consultant

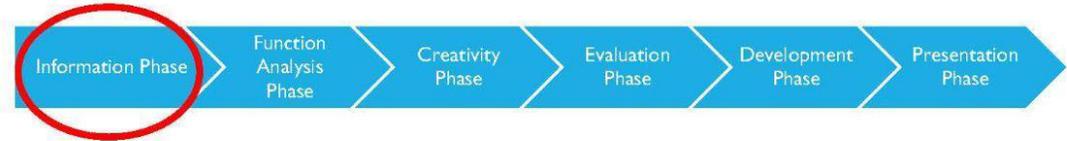
Roster of Attendees

- PPS leadership + stakeholders
- Design Team
 - Architectural
 - Structural engineers
 - MEP engineers
 - Landscape Architect
 - Other Design Consultants
 - Cost Estimator
- Construction Team
 - Project Manager
 - Cost Estimators
 - Consortium Partners
- Community Engagement team (Colloqate + CDOs)
- Members of the DAG

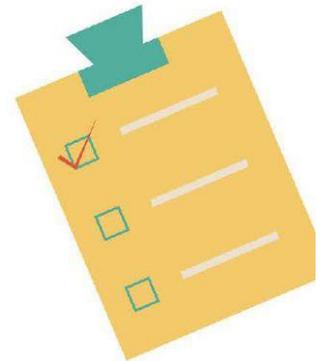
VE WORKSHOP - "VALUE METHODOLOGY"



Workshop Objectives



- Align with Board-approved **\$291M budget**
- Identify **essential values** and **functions**
- Bring:
 - active** participation
 - creative** ideas
 - open** minds



Constraints



- Cultural, historical, legacy of keeping **1909 building**
- Maintain student access to **PCC programs**
- Meet requirements
 - Ed Spec's** for all programs
 - Special programs** like dance, etc.
 - Climate policies**
- Budget already increased

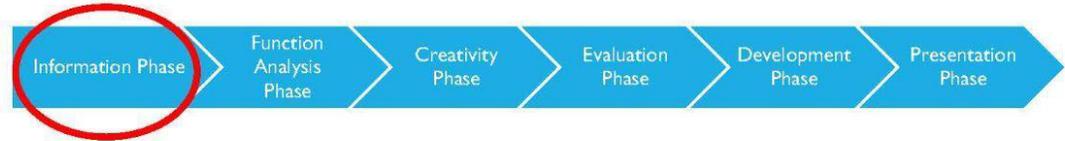
Risk Discussion & Examples

- Unknowns in existing building construction
- If we rush design, we will have incomplete documentation
- Inadequate space for Mechanical, Electrical, Plumbing systems
- Implementation of Climate Policy (lack of clarity)
- Land Use & Permit delays
- Compressed timeline from delay of key decisions
- Political and Macroeconomic environment impacting project costs



Performance Criteria

(filters to evaluate and score ideas)



Trust & Racial
Equity

Flexibility &
Change

Access

Durability &
Resilience

Schedule

Identity,
Culture &
Belonging

Resources

Embrace the
Outdoors

Maintain
Academic
Program
during
Construction

Maintainability

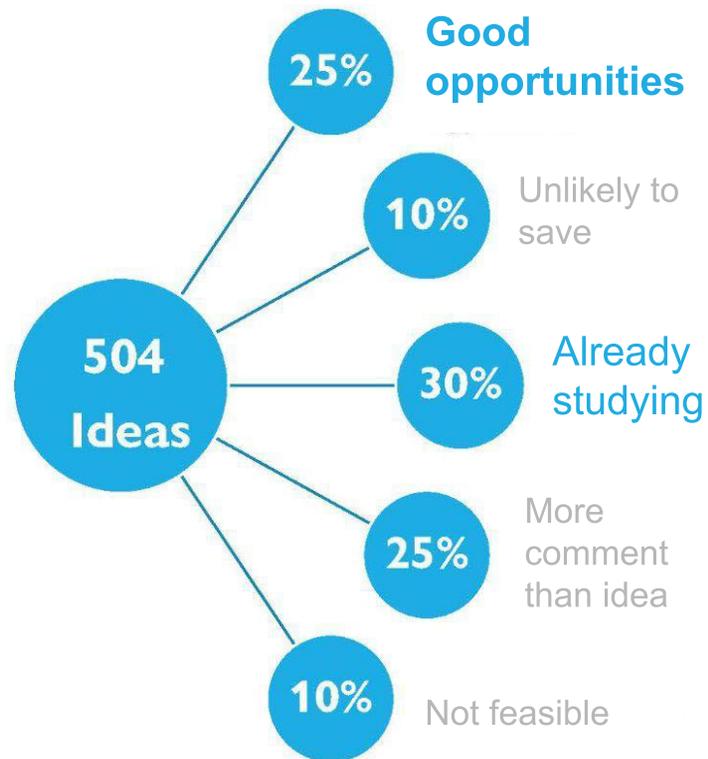
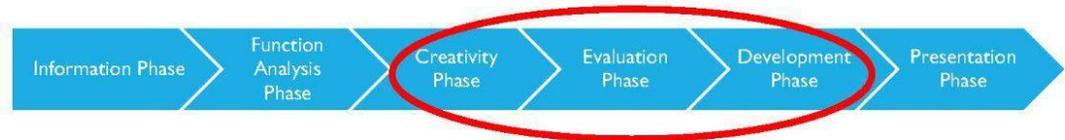
Safety &
Security

Delight

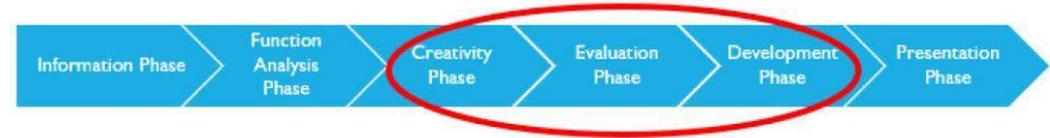
Sustainability

Community Narrative Themes

Creative Ideas



Review Schemes



Reconsider:

- “Condensed”
Current design, condensed to single phase
- “Rebuild 1909”
Build replica of 1909, all new in single phase
- “New NewSouth”
Full replacement on south, aka Lincoln approach
- “New NewNorth”
Full replacement on north, aka Lincoln approach

Threw away
assumptions
reconsider big
ideas

against ...

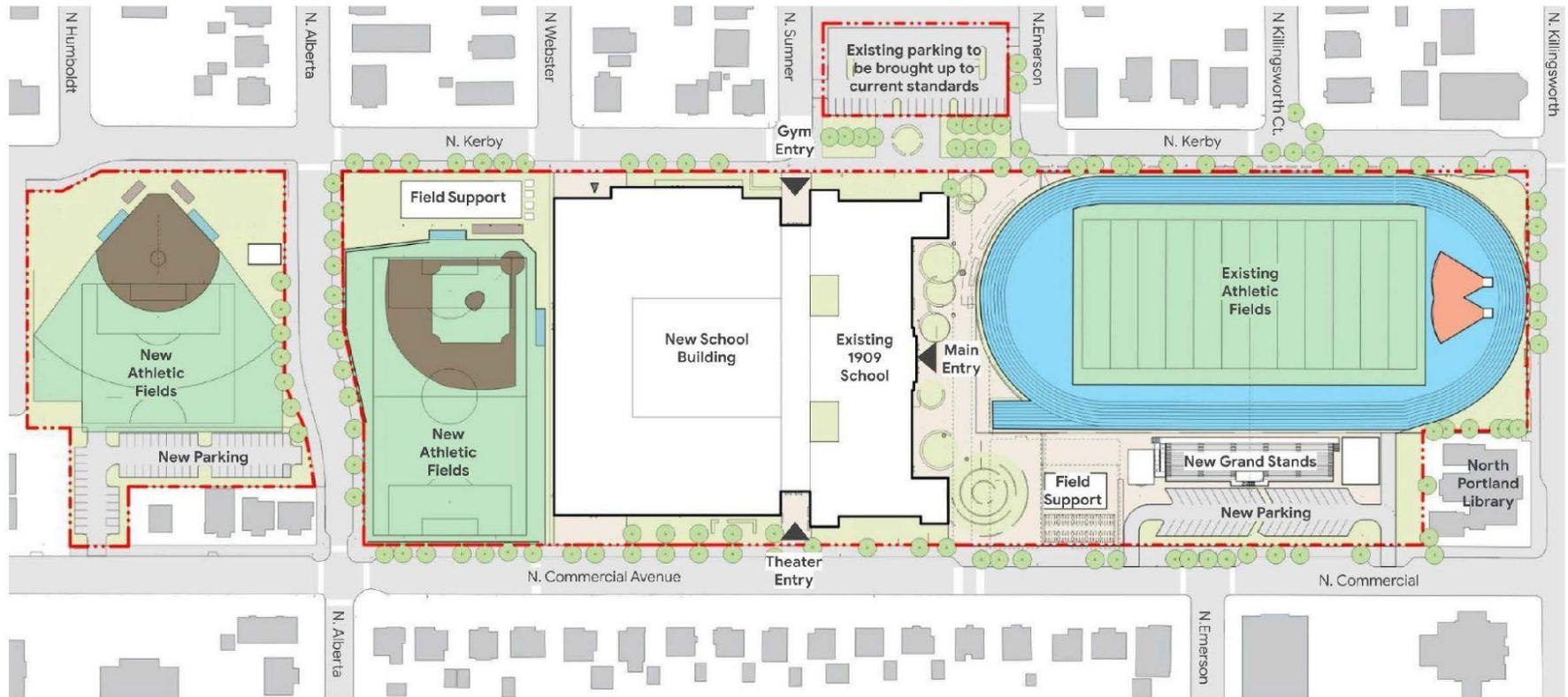
- Swing Required
- Land Use & Permitting
- Seismic Upgrades
- Area Reductions
- Program Alignment
- Design Schedule
- Construction Schedule
- Potential for Cost Alignment

... for more detail

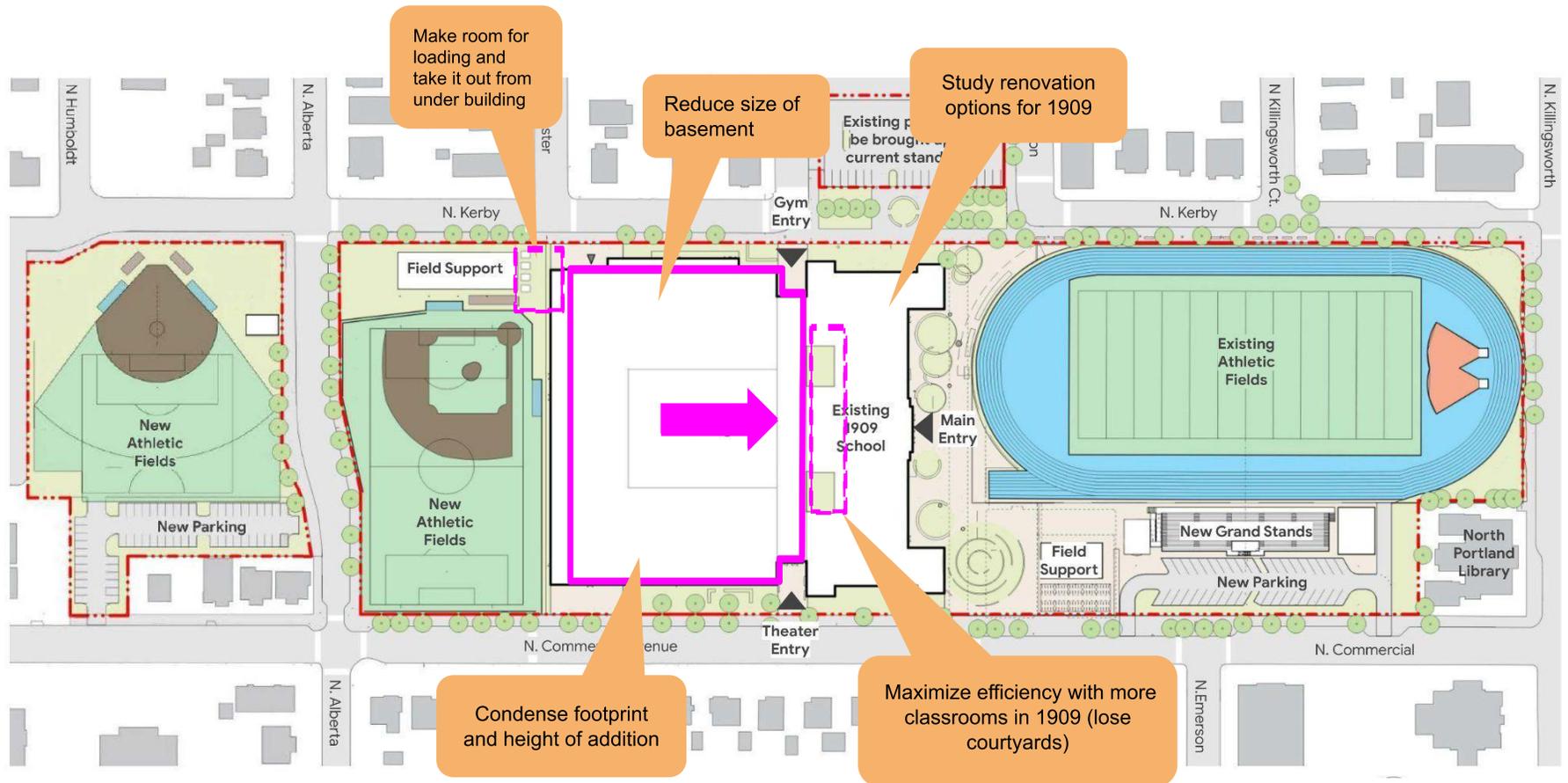
- “Condensed”
- “Rebuild 1909”
- “New NewSouth”
- “New NewNorth”

These two
offered more
than the others

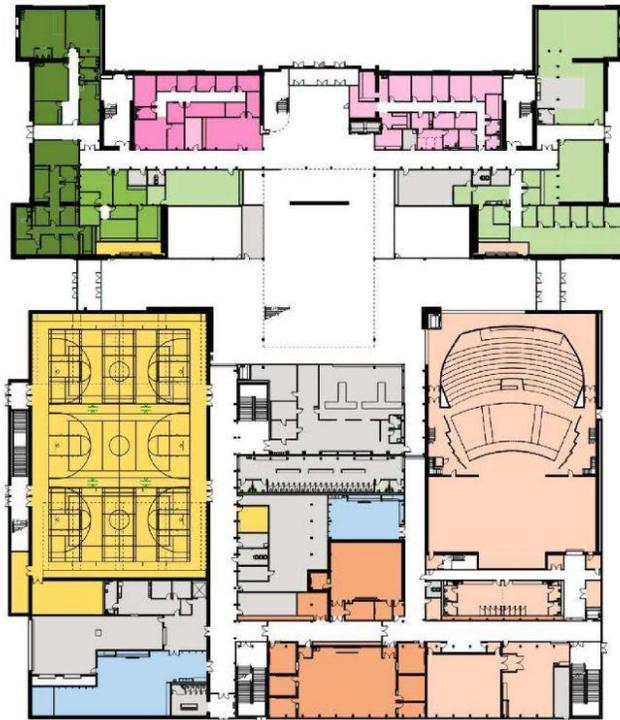
Original Design



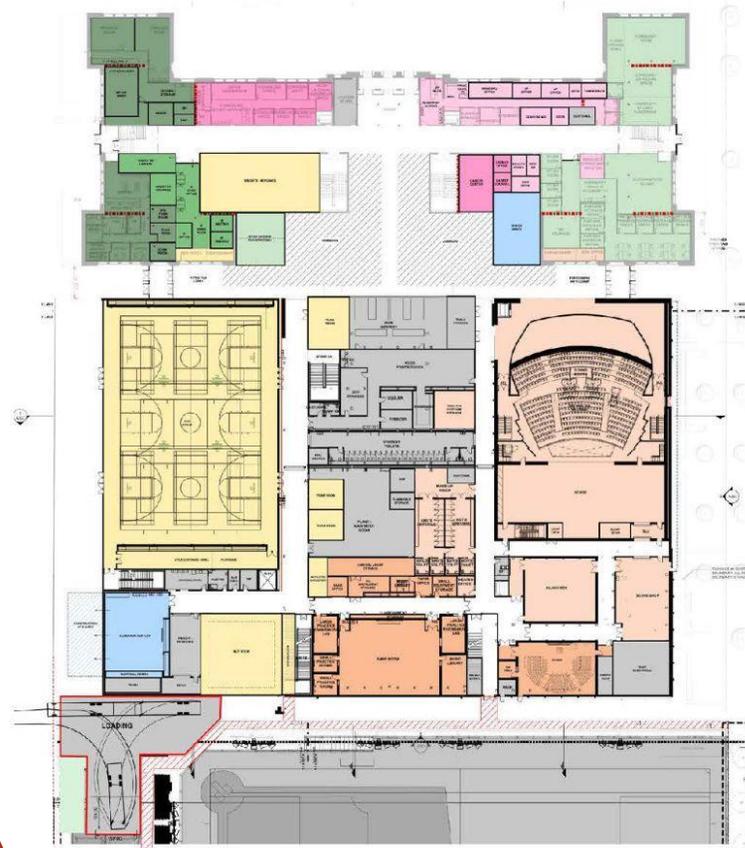
Condensed Scheme



Condensed Scheme



Previous 'Phased' Scheme



Condensed 1-phase Scheme

Keeps all approved program

Keeps 1909 building

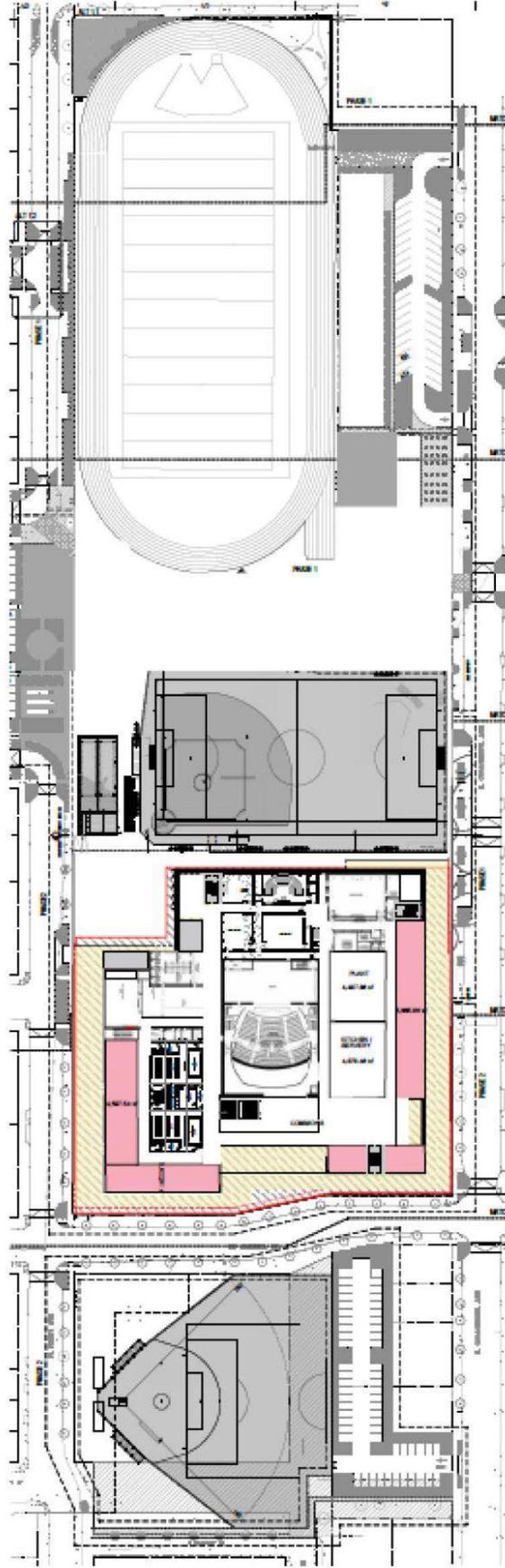
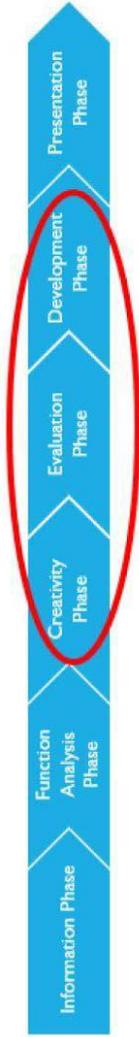
Maximize 1909 building

Reduce new construction to 2-stories

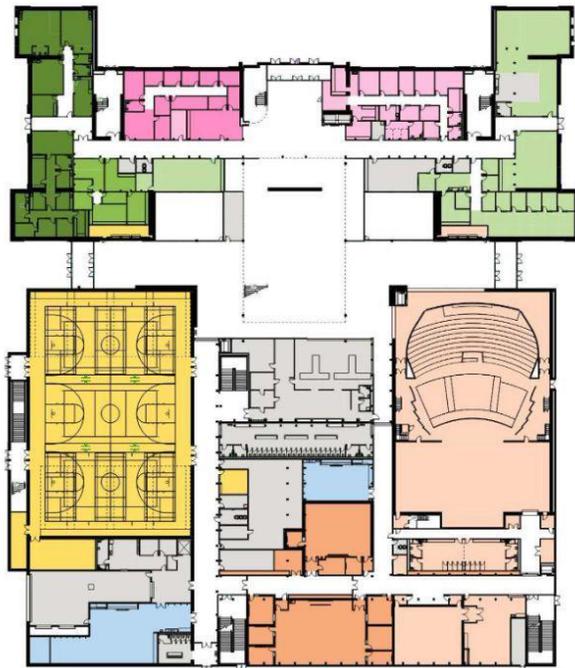
No courtyards

Students swing off campus

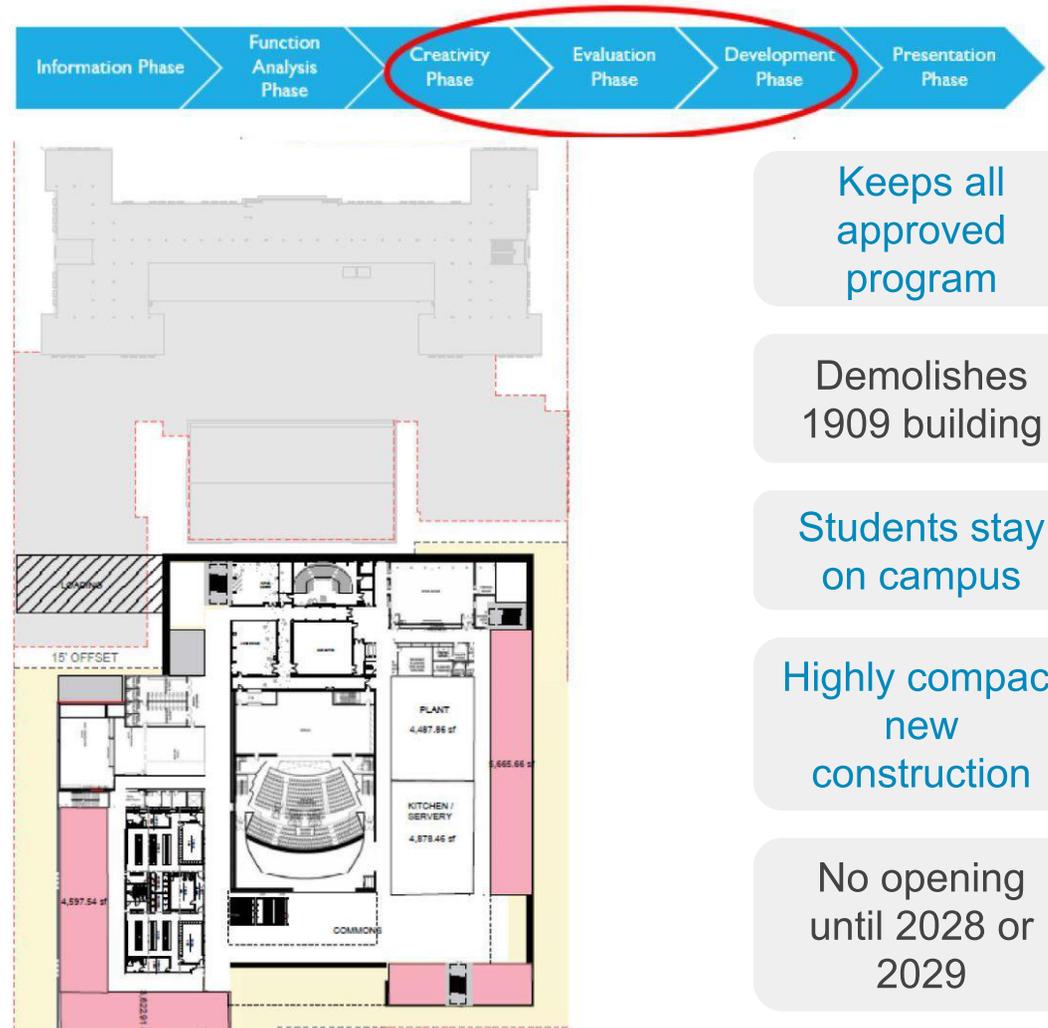
“New” New South Scheme



“New” New South Scheme

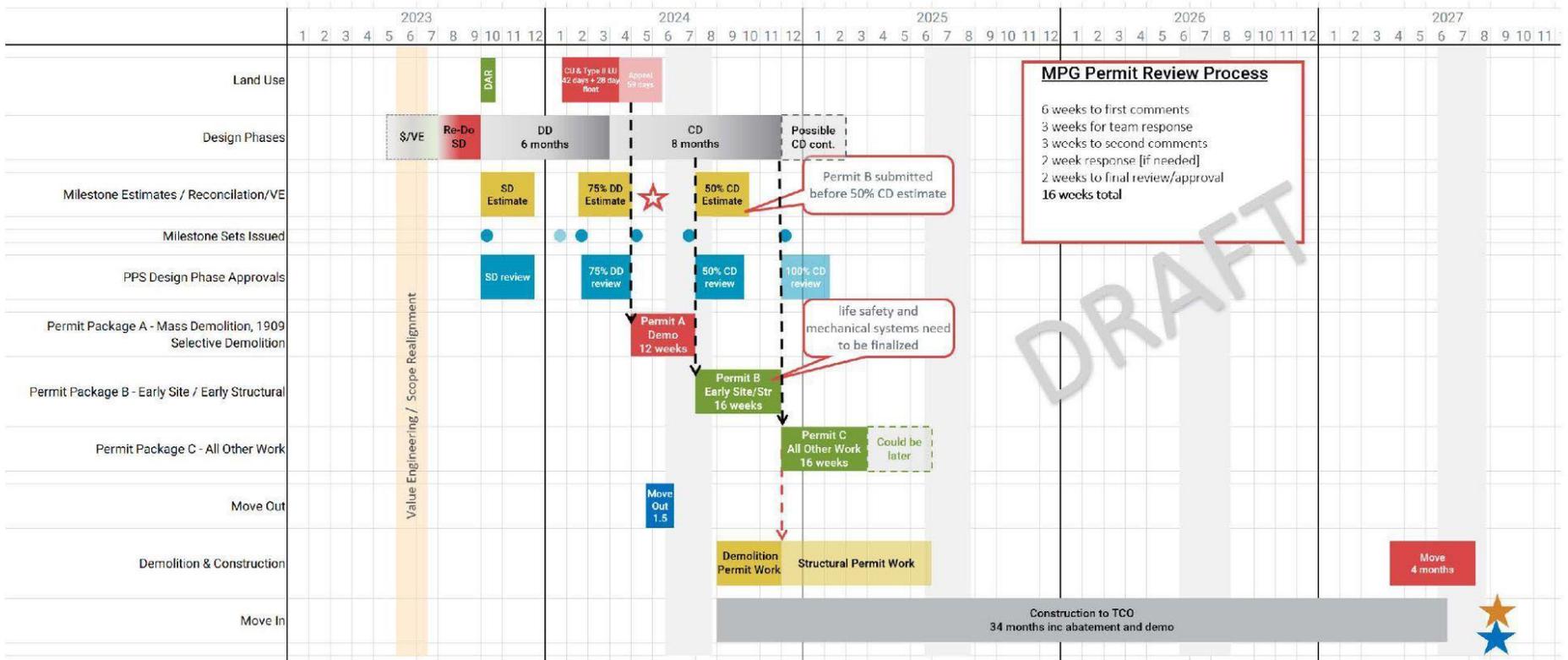


Previous 'Phased' Scheme

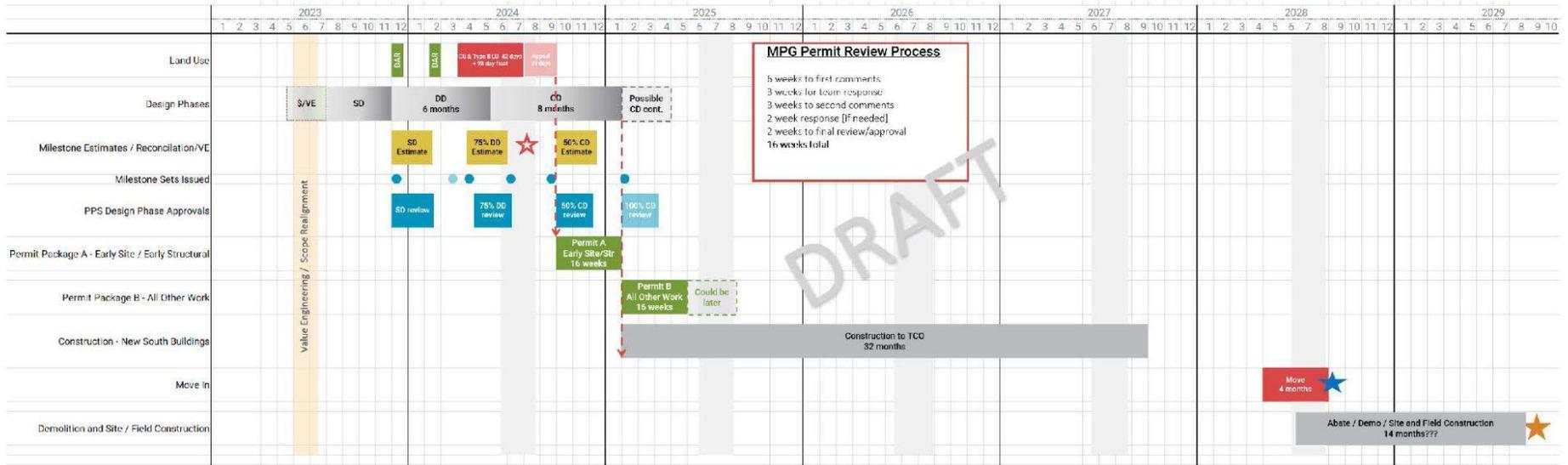


New "New South" Scheme

Compressed 1909 Schedule



"New" New South Schedule



After Change to Single Phase



Original “Phased” Scheme estimate: \$493M		
Cost Item	Condensed Scheme	“New” New South Scheme
PPS Board-approved Budget	\$291M	\$291M
After changing to single phase	\$374M	\$378M

Target Value Design

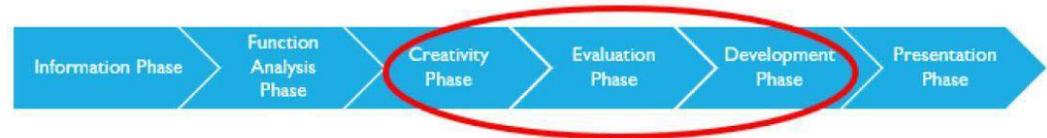
Establish targets for each building system to guide design

BUILDING SYSTEMS



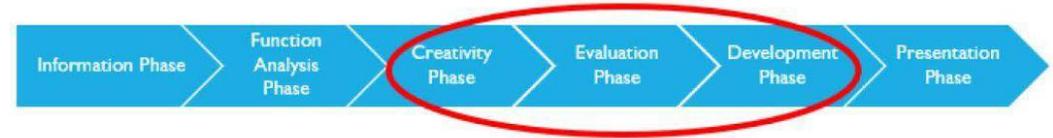
\$ in system buckets can't add up to more than what was in the budget bucket

Target Value Design (TVD)



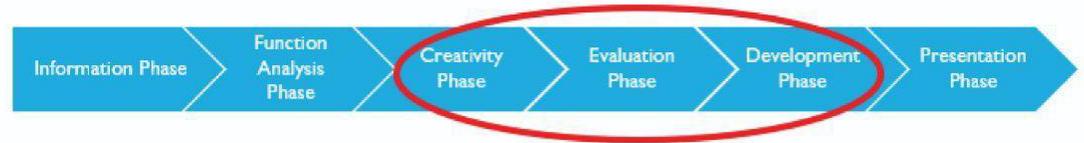
Original “Phased” Scheme estimate: \$493M		
Cost Item	Condensed Scheme	“New” New South Scheme
PPS Board-approved Budget	\$291M	\$291M
After changing to single phase	\$374M	\$378M
TVD Savings	(\$70M)	(\$77M)
After TVD exercise	\$304M	\$301M
Add’l savings needed from design process	(\$15M)	(\$10M)

Option Comparison



Variables	Condensed Scheme	“New” New South Scheme
Target Value Estimate	\$304M	\$301M
Swing	Off-site	On-site
Keep 1909?	Yes	No
Land Use Process	Easy	Hard
Schedule	Fall 2027	Fall 2028 (2029?)
Performance Criteria	???	???

Option Comparison



IMPACT TO PERFORMANCE: SCHEME ANALYSIS					
Performance Criteria	Weight	CONDENSED SCHEME		"NEW" NEW SOUTH SCHEME	
		Impact	Score	Impact	Score
Trust & Racial Equity	9.71%	9	0.9	-8	-0.8
Identity, Culture & Belonging	9.14%	10	0.9	-10	-0.9
Safety	13.71%	8	1.1	-5	-0.7
Access	1.14%	10	0.1	-5	-0.1
Flexibility & Change	6.86%	6	0.4	6	0.4
Resources	8.00%	8	0.6	6	0.5
Delight	6.86%	9	0.6	-5	-0.3
Embracing the Outdoor	6.86%	8	0.5	4	0.3
Durability & Resiliency	12.57%	7	0.9	10	1.3
Maintain Academic Program during Construction	0.57%	5	0.0	9	0.1
Schedule	2.29%	-5	-0.1	-10	-0.2
Maintainability	14.29%	9	1.3	7	1.0
Sustainability	8.00%	10	0.8	5	0.4
		TOTAL IMPACT TO PERFORMANCE SCORE		8.1	0.9

Value Engineering Workshop Key Outcomes

Implications and process towards value alignment with \$291M Board-approved budget:

1

Move forward with Target Value Design Process

Retain + update 1909 existing main structure

Continuous estimating feedback as design elements, systems, equipment and materials are further defined

2

Condensed building footprint with renovation of 1909 and addition

Review + finetune space program to board approved area of 334,410 gsf

Revisit site design to meet outdoor space needs + desires

Refine building organizational layout to find more design efficiencies

3

Eliminate multiple phases to single phase project complete in 2027

Swing school evaluations + implications

JHS Swing Site Evaluation

Variables	Marshall	Kenton	PCC
Meets Educational Program			
Meets Gen Ed classroom count	Yes	Yes	Yes
Meets Science classroom count	Yes	No	No
Meets Visual Arts classroom count	Yes	No	No
Meets Performing Arts count	Yes	No	No
Accommodates Athletics + PE	Yes	Impacted	Impacted
Accommodates CTE programs	Yes	No	No
Maintain access to PCC	Likely	Likely	Yes
Meets Common Spaces Needs			
Cafeteria	Yes	Yes	Impacted
Library	Yes	Yes	Impacted

JHS Swing Site Evaluation

Variables	Marshall	Kenton	PCC
Meets Administrative & Student Support Needs			
Accommodates offices	Yes	Yes	Yes
Access to childcare	Yes	No	No
Room for Community Partners	Yes	No	No
Accommodates Health Clinic	Yes	No	No
Other Considerations			
Opportunity for growth in student population	Yes	No	No
Land use/ zoning	Yes	Impacted	No
Travel Distance from Jefferson	11 miles	2 miles	0
Travel Distance from Swing Site to PCC	1.5 miles	1.7 miles	0
Cost to project	~ \$1.5MM	~ \$3MM	~ \$10MM

JHS Swing Site Evaluation

Summary of what we've learned to date

Variables	Marshall	Kenton	PCC
Meets Educational Program			
Meets Gen Ed classroom count	Yes	Yes	Yes
Meets Science classroom count	Yes	No	No

What's next?



Q+A

Thank You

Team:

As I shared with you last week (8/10/23), Jefferson School will be moving to a swing site after the 2023-24 school year ends.

I can now share with you that PPS has made the decision to move forward with the Marshall Campus as the temporary home of the Demos from the start of the 2024-25 school year until the new school reopens in the fall of 2027.

Jefferson Swing Site Options:

Our priority now is to create the best experience for all within this new set of circumstances. The project team, working with Jefferson's administration and the Office of Teaching & Learning, recently completed a detailed review of available schools and facilities to determine the best site to temporarily house the Jefferson school community. The location of the swing site needed to take into consideration the complexities of the PCC Middle College program, community partnerships including SEI and Latino Network, Jefferson Dancers, Career Technical Education (CTE), athletics, and other important aspects of Jefferson.

The PPS project team for Jefferson has extensive experience with this transition for other schools and they are dedicated to helping us through the process with the least amount of disruption as possible. Marshall has served as the temporary swing site for Franklin, Grant, McDaniel and Benson during their construction periods. It has been significantly upgraded and has all of the facilities Jefferson students and staff will need to continue operating as they would have at the Jefferson campus.

Transportation Options Will be Provided to the Marshall Campus:

Although many of the details surrounding transportation still need to be worked out, we can confirm that Jefferson students will be provided transportation to and from the Marshall campus. The PPS transportation department will draw on its 8 years of experience transporting students to and from the Marshall swing site from all over the city to fully accommodate Jefferson students. Transportation to after-school activities at SEI will also be provided.

More Details at our August 23rd Staff Meeting:

During our staff meeting this Wednesday, a representative from our Modernization team will join us to walk us through the decision-making process and why the Marshall Campus was chosen. I will send further communications regarding our upcoming In-Service schedule in our Demo Memo this weekend.

Community Communication:

A letter to the community will be sent later today with information related to the parent meeting on August 23rd. This meeting will allow our community another opportunity to voice their concerns and the impact this change will have on their families and the community.

My hope is that our learning community and the broader Jefferson community will understand that this transition to a swing site will help achieve our ultimate goal of building a new, state-of-the-art high school for this community; one with better technology, more access to the latest instructional learning tools, and an opportunity for additional extra-curricular programming. I also hope it will demonstrate to all of Portland the worth and value of our Demo students and staff.

I look forward to seeing all of you in person. Thank you in advance for your support and collaboration.

Demos I Say!

Drake

Dear Jefferson Families & Community

We want to share the latest updates on the Jefferson modernization project related to upcoming construction and its impact on the community. Based on community preferences gathered through an extensive engagement effort, the Jefferson Project Team has been designing a modernized school that preserves the historic four-story 1909 building and integrates new buildings and facilities around it. Honoring the community's preferences to preserve and fully upgrade the historic 1909 building was at the heart of the ongoing work.

The project team was also making every effort to keep the school community on site during the four-year construction process that would last from 2024 to 2028. However, it has now become clear that to safely keep students and staff on the Jefferson site and move them around as the phased construction progressed was going to be prohibitively expensive, take an extra year, and is impractical.

Students and staff will now need to move off site during construction

In light of the most recent cost estimates, the only realistic option is to move the entire school community to a new site during construction, as we have done during several other modernization projects. This will reduce both project costs (bringing it closer to the original budget) and the time needed for construction, so a newly modernized Jefferson can now reopen in the fall of 2027. Moving students off-site during construction is not an outcome we had hoped for or anticipated. We know this news will be especially concerning to every community member who engaged with us in the modernization process over the last year and heard commitments from PPS to keeping students on campus.

Why are we figuring this out now?

As Jefferson's design progressed over several months, cost estimates were being compiled. At the same time, we were in the process of engaging a general contractor. The selected general contractor brought a level of expertise which revealed that, due to structural and safety requirements, the cost of keeping students on campus would greatly exceed earlier estimates. As soon as we learned the extent of the additional costs, in June 2023, we convened a working group including community members to look at what we needed to do to bring the project back to the budget. That work over the last several weeks has made it clear we would need to move students off-site during construction.

Jefferson swing site options

Our priority now is to create the best experience for all within this new set of circumstances. The project team, working with Jefferson's administration and the Office of Teaching & Learning, recently completed a detailed review of available schools and facilities to determine the best site to temporarily house the Jefferson school community. The location of the swing site needed to take into consideration the complexities of the PCC Middle College program, community partnerships including SEI and Latino Network, Jefferson Dancers, Career Technical Education (CTE), athletics, and other important aspects of Jefferson.

The three best options were:

- **Sharing the PCC Cascade Campus**
- **Kenton (small elementary school)**
- **The Marshall Campus in SE Portland**

PCC would have been the closest option and is already familiar to many Jefferson students. Unfortunately, it is not permitted to be used exclusively as a high school, according to City of Portland zoning. Changing this could take years, so it is not a realistic option.

Kenton, although it is close to Jefferson, is a former elementary school and is too small to fit the needs of Jefferson students, staff and partners. It could only meet the general education classroom needs and lacks the spaces needed to support robust programming for high school science, visual arts, dance and CTE for Jefferson's full student body. Kenton also does not have the required space available for athletic programming; therefore all athletics would have to move elsewhere.

The Marshall Campus is the best option

The remaining option is to move to the former Marshall High School campus. Marshall has served as the temporary home for Franklin, Grant, McDaniel and Benson during their construction periods. It has been significantly upgraded and has all of the facilities Jefferson students will need.

The Marshall Campus will provide:

- All of the spaces for a full high school academic and athletic program, including general education classrooms, science classrooms, visual and performing arts classrooms including ceramics, dance, choir, band, and theater, a large auditorium, kitchen, library, cafeteria and administration space
- Gymnasium and athletic fields for full athletic programming, including football, soccer, track & field, cross country, baseball, wrestling, volleyball, basketball and cheerleading. The seating capacity at the stadium is over 1,500, which is larger than Jefferson's current capacity and consistent with other PPS high schools.
- A newly constructed CTE Construction shop that will allow for the growth of Jefferson's new Construction CTE program and provide access to a MakerSpace
- Space for existing partners at Jefferson, including Indian Education, SEI, SUN, Latino Network, and the Health Clinic
- Space for child care, which is currently unavailable at Jefferson
- Updates to support Jefferson needs, such as dance studios

The downside to Marshall is the distance and commute times involved in getting to and from the school.

With these many considerations in mind, PPS has made the difficult decision to move forward with the Marshall Campus as the temporary home of the Demos from the fall of 2024 until the new school reopens in the fall of 2027. We recognize the logistical and cultural impacts this move away from the historic Albina area will have on the Jeff community and are committed to supporting students and families in every way possible during this transition.

Transportation options will be provided to the Marshall Campus

Although many details still need to be worked out, Jefferson students will be provided transportation to and from the Marshall campus during their time there. PPS has extensive experience transporting students from other neighborhoods to the campus over the last 8 years, and we will be able to fully accommodate Jefferson students as well. Transportation to after-school activities at SEI also will be provided.

The PCC Middle College partnership will continue at Marshall

We are in conversation now with PCC to determine the best way to integrate the Middle College program under these new circumstances. We are committed to continuing students' access to PCC courses and experiences at Marshall.

Support for Students Impacted by Jefferson Modernization Temporary Relocation

We realize this is not what the community was expecting and that some families chose to attend Jefferson based on the assumption that the school would remain on site during construction. We ask that families and students with concerns about the relocation talk with a Jefferson administrator directly. Our hope is that these conversations will help us identify any additional support we can offer Jefferson students to be successful on the Marshall campus.

More details available at the Aug 23rd community meeting

Principal Shelton and the Office of School Modernization will be hosting a meeting at the school on Wednesday August 23rd, 6PM-7PM, in the Jefferson library to directly answer questions and address community concerns about the revised plan.

In the coming days we will be sharing an FAQ with additional details about these changes and the Marshall swing site. If you have questions, please reach out to the Jefferson Modernization team at schoolmodernization@pps.net, or call the School Modernization line at 503-916-3009.

A New Jefferson is coming in 2027

Throughout the next four years, we will be working tirelessly to ensure that when Jefferson reopens, it is not just a beautiful, state of the art campus with capacity for a full 1700 students. From the history and culture that is preserved in bricks of the original building, to the stories that are yet to be told by future generations of scholars, athletes, performers, and entrepreneurs, our entire project team is focused on delivering a school that reflects its community as the “School of Champions.”

Marina Cresswell

Senior Director, Office of School Modernization

Drake Shelton

Principal, Jefferson High School

Margaret Calvert

Assistant Superintendent

Dr. Jon Franco

Chief of Schools

Jefferson High School

Town Hall: Virtual + In-Person

August 23, 2023

6:00-7:00 pm

6:20	Welcome + Agenda review	OSM
6:30	Opening Statement	Drake
6:40	100% Schematic Design budget + pricing update	Stefee/Doug
6:45	Changes to modernization design and plan	Stefee/Doug
6:50	Need for and selection of a swing site 2024-2027	OSM
7:00	Moderated Discussion + Questions	All



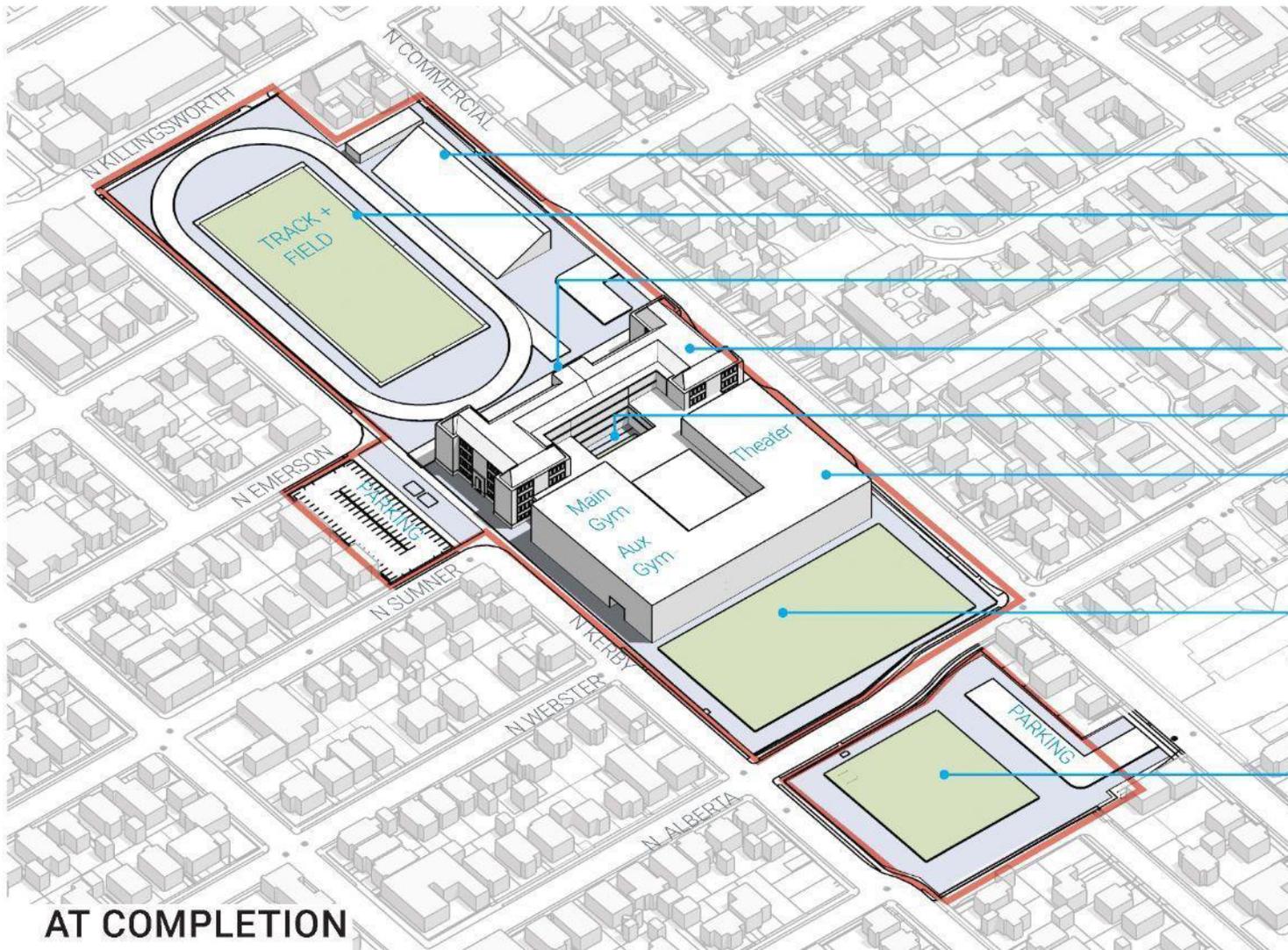
BORA

LEVER

PLACE







- New stands and field house with parking
- Existing Track + Field is retained
- Main School Entry Plaza** at North Side of Building
- Fully Renovated 1909**
- Central Courtyard**
- New Performing Arts Wing**
New theater, dance studios are consolidated as a new complex with presence on Commercial
- Field
- Field

AT COMPLETION

100% SCHEMATIC DESIGN BUDGET AND PRICING UPDATE



DESIGN PROCESS



2020 Pre-Bond Study

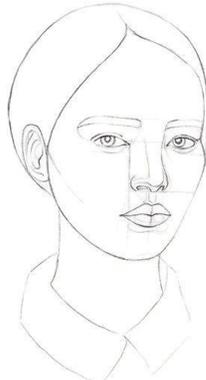
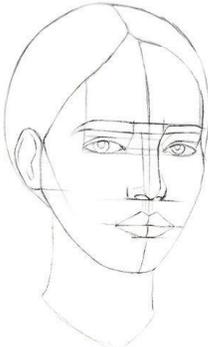
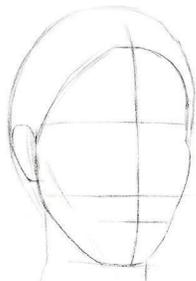
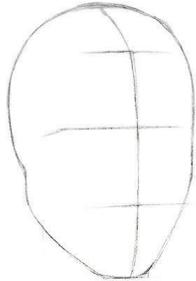
2022 Comprehensive Planning

2023 Schematic Design

Design Development

2024 Permit Documents

Ready for Construction!



Initial Pre-Bond Budget set at **\$229 million**

\$263 million
\$291 million

SD Cost Estimate
\$346 million

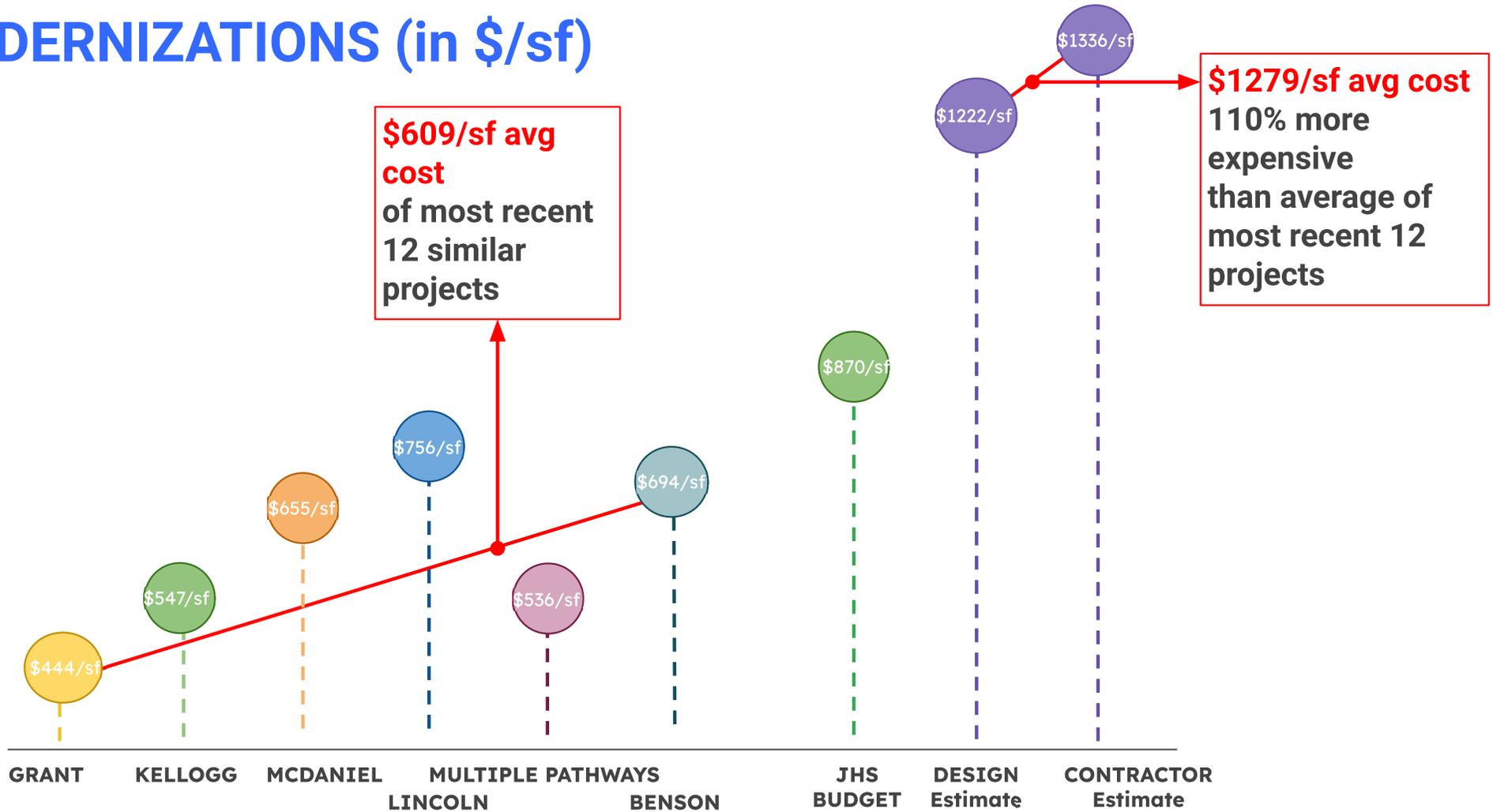
DD Cost Estimate

Bid Cost Estimate

Guaranteed Maximum Price from Contractor

Follow Up Design Estimates **\$451-541million!**

JEFFERSON COMPARED TO OTHER SCHOOL MODERNIZATIONS (in \$/sf)



STUDIES TO GET TO BUDGET

Reconsider:

- “Condensed”
Current design, condensed to single phase
- “Rebuild 1909”
Build replica of 1909, all new in single phase
- “New South”
Full replacement on south, aka Lincoln approach
- “New North”
Full replacement on north, aka Lincoln approach



against ...

- Swing Required
- Land Use & Permitting
- Seismic Upgrades
- Area Reductions
- Program Alignment
- Design Schedule
- Construction Schedule
- Potential for Cost Alignment



... for more detail

- “Condensed”
- “Rebuild 1909”
- “New South”
- “New North”



EVERYTHING ON THE TABLE



These two offered more than the others



Threw away assumptions
reconsider big ideas

STUDIES TO GET TO BUDGET

EVERYTHING ON THE TABLE

Reconsider demolishing the existing **1909 internal structure**

Saves \$\$\$

Reconsider **temporary school** program (more efficient 1909 & less new construction)

Saves \$\$

Reconsider the **size of the school**

Not viable solution

Reconsider keeping the 1909 building - **students stay** on campus but **build a new school.**

Longer schedule- may not save \$, broken commitment

Reconsider keeping and renovating the **1964 Gym**

Seismic upgrades - may not save \$

Reconsider keeping and renovating the **existing theater**

Seismic & equipment upgrades- may not save \$

Reconsider the **impact of phasing** construction - \$\$\$\$



Can we further condense the building **keeping** phasing?

OR

What would we do differently if we were NOT phasing? **(Condensed Option)**

Saves \$\$\$\$\$

Broken commitment

STUDIES TO GET TO BUDGET

EVERYTHING ON THE TABLE

Reconsider demolishing the existing **1909 internal structure**

Saves \$\$\$

Reconsider **temporary school** program (more efficient 1909 & less new construction)

Saves \$\$

Reconsider the **size of the school**

Not viable solution

Reconsider keeping the 1909 building - **students stay** on campus but **build a new school.**

Longer schedule- may not save \$, broken commitment

Reconsider keeping and renovating the **1964 Gym**

Seismic upgrades - may not save \$

Reconsider keeping and renovating the **existing theater**

Seismic & equipment upgrades- may not save \$

Reconsider the **impact of phasing** construction - \$\$\$\$



Can we further condense the building **keeping phasing?**

OR

What would we do differently if we were NOT phasing? **(Condensed Option)**

Saves \$\$\$\$\$
Broken commitment

SCHEDULE IMPLICATIONS OF THE STUDIES

*We cannot get to budget
without eliminating phasing*



What would we do differently
if we were NOT phasing?
(Condensed Option)

SCHEDULE IMPLICATIONS OF THE STUDIES

**ELIMINATE PHASING
= SWING STUDENTS
OFF SITE**

**STUDENT IN INTERIM
SCHOOL LATER THAN FALL
2026; FULL MOVE IN 2027
(1 YR EARLY)**

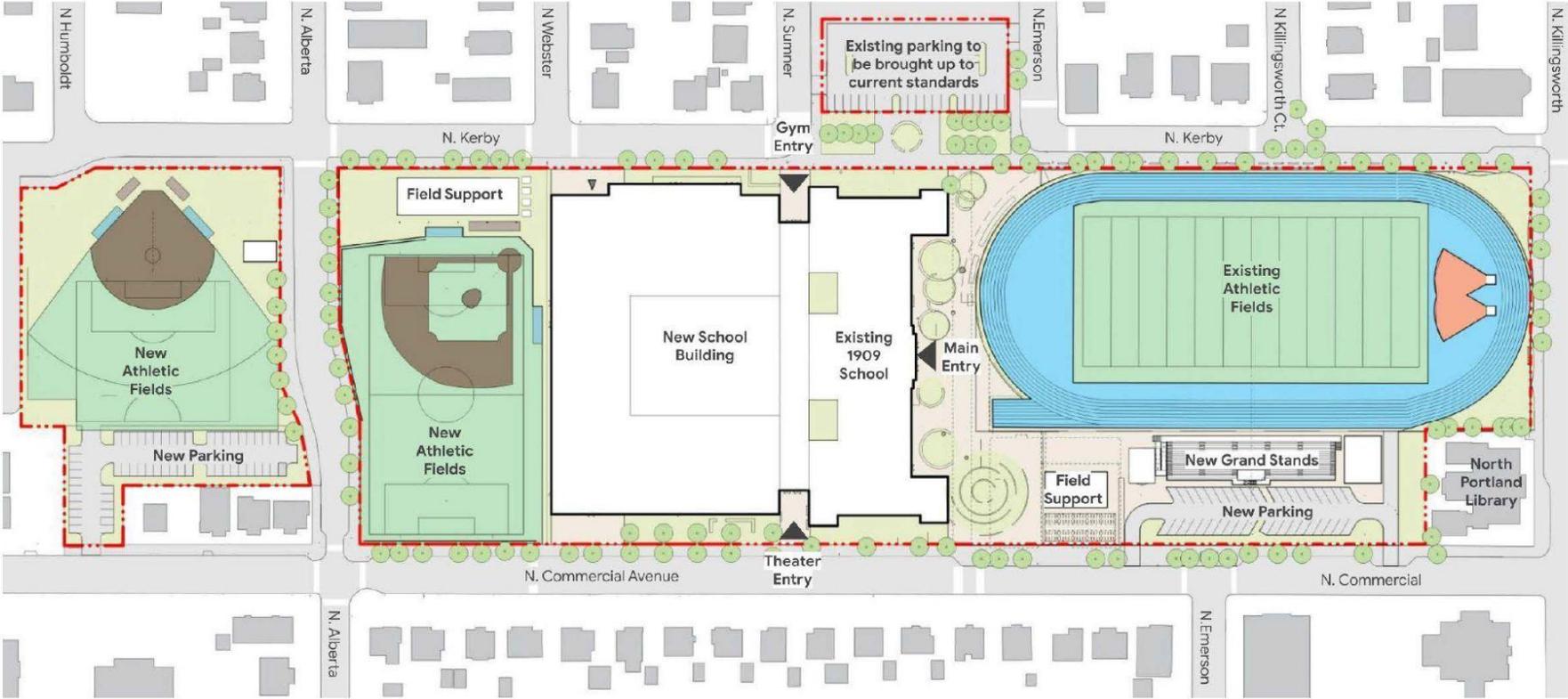
*We cannot get to budget
without eliminating phasing*



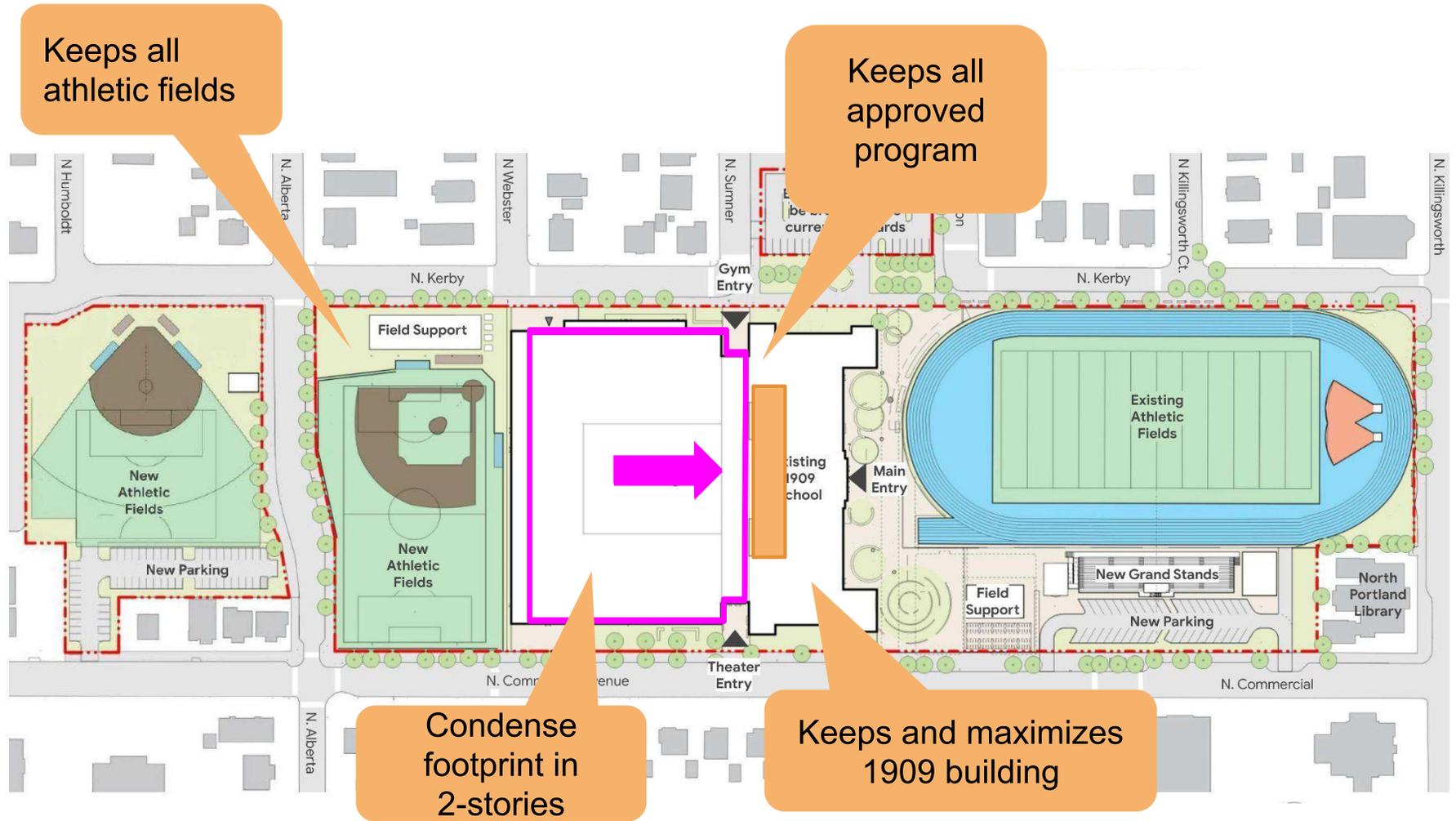
What would we do differently
if we were NOT phasing?
(Condensed Option)

**CHANGES TO MODERNIZATION DESIGN+ PLAN TO GET
CLOSER TO APPROVED BUDGET**

EARLY SCHEMATIC DESIGN PLAN



CURRENT "CONDENSED" PLAN



1909 Building

Original Condition



1909 Building

Current Condition

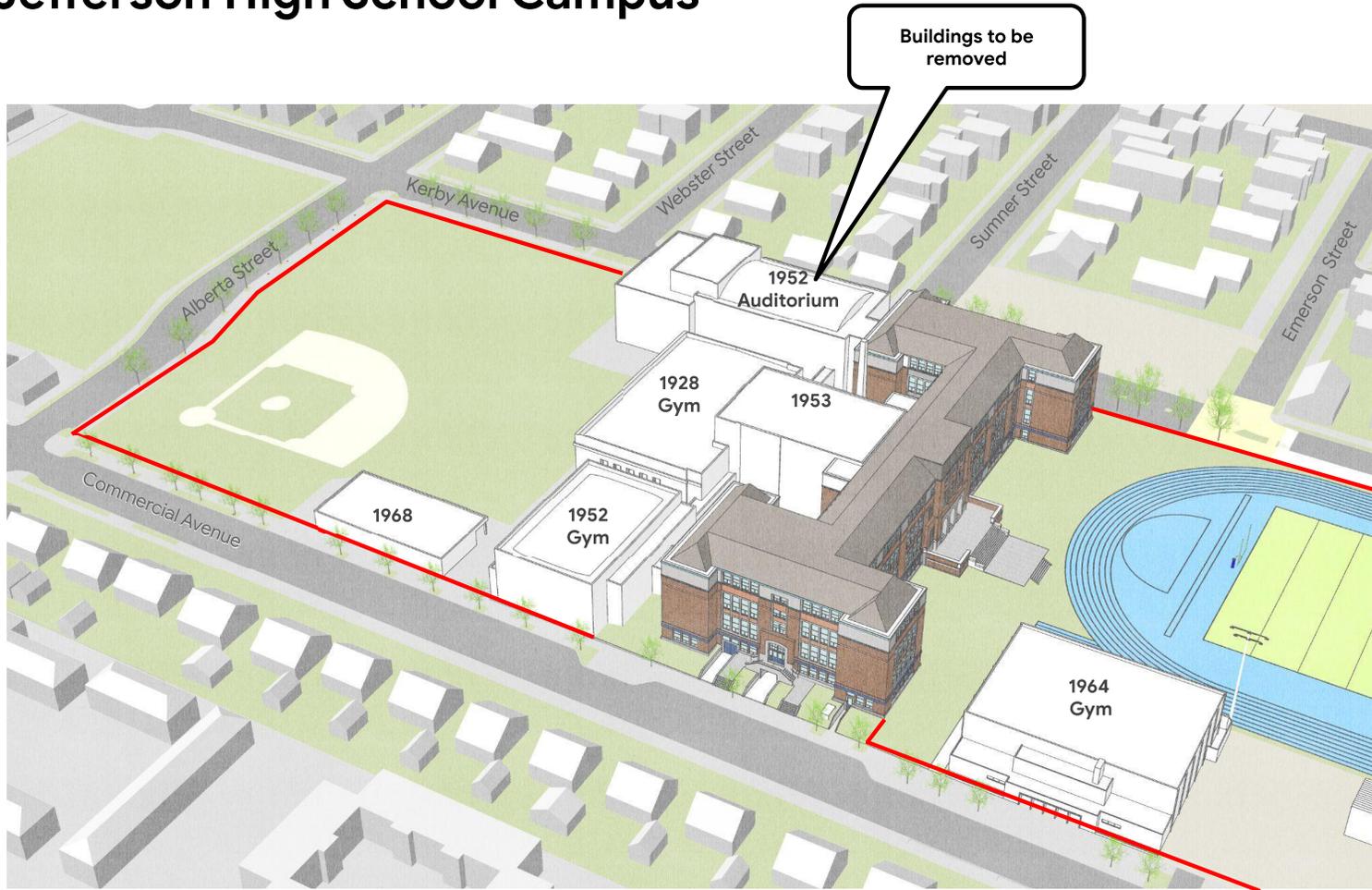


1909 Building

Proposed Renovated Design



Current Jefferson High School Campus



Proposed Jefferson High School Campus



NEED FOR AND SELECTION OF A SWING SITE

SWING SITE EVALUATION

Variables	Marshall	Kenton	PCC
Meets Educational Program			
Meets Gen Ed classroom count	Yes	Yes	Yes
Meets Science classroom count	Yes	No	No
Meets Visual Arts classroom count	Yes	No	No
Meets Performing Arts count	Yes	No	No
Accommodates Athletics + PE	Yes	Impacted	Impacted
Accommodates CTE programs	Yes	No	No
Maintain access to PCC	Likely	Likely	Yes
Meets Common Spaces Needs			
Cafeteria	Yes	Yes	Impacted
Library	Yes	Yes	Impacted

SWING SITE EVALUATION

Variables	Marshall	Kenton	PCC
Meets Administrative & Student Support Needs			
Accommodates offices	Yes	Yes	Yes
Access to childcare	Yes	No	No
Room for Community Partners	Yes	No	No
Accommodates Health Clinic	Yes	No	No
Other Considerations			
Opportunity for growth in student population	Yes	No	No
Land use/ zoning	Yes	Impacted	No
Travel Distance from Jefferson	11 miles	2 miles	0
Travel Distance from Swing Site to PCC	1.5 miles	1.7 miles	0
Cost to project	~ \$1.5MM	~ \$3MM	~ \$10MM

SWING SITE DETERMINATION

Marshall Campus

- Meets all needs for classrooms, arts, science, theatre
- Will be modified for Jefferson-specific needs (such as dance studios)
- Meets all athletic needs (plus seats 1500 at stadium!)
- Includes newly built Construction CTE space
- Has space for partners, such as Indian Education, SEI, SUN, Latino Network, Health Clinic
- Provides space for childcare
- Close to a PCC campus
- Transportation will be provided



PORTLAND PUBLIC SCHOOLS



A new journey begins

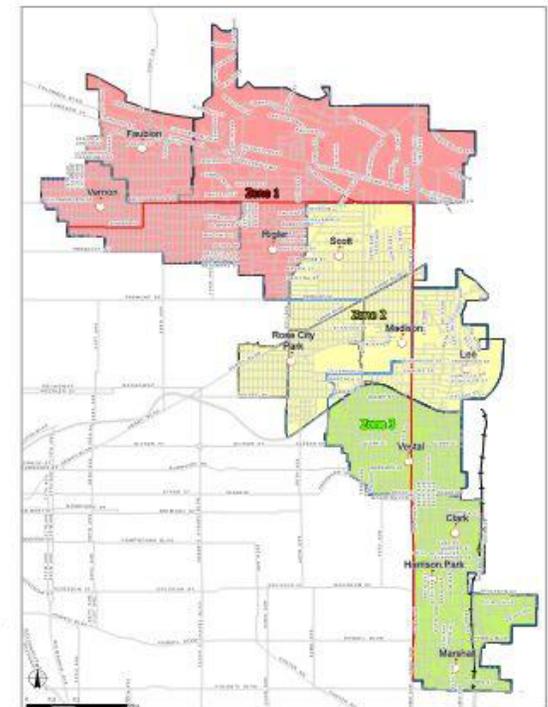
The Madison community will be moving to the Marshall Campus for the next two years as construction takes place to modernize Madison High School. Madison students and staff will attend school at the Marshall Campus for the school years 2019–20 and 2020–21. For students, the buildings will be different but the same great Madison teachers, staff and programs will be there. This advisory is intended to help families understand what to expect during that transition.

How will Madison students get to the Marshall Campus?

Just like the Grant students before them, Madison students will use a variety of transportation options to reach the Marshall campus at 3905 SE 91st Ave.

As part of the transportation study, the Madison attendance boundary was divided into 3 "zones": GREEN, YELLOW and RED to determine service impacts and costs. (Please view the Map)

Madison students in the GREEN ZONE (Vestal/Roseway Heights Middle School and Harrison Park School



DISCUSSION + QUESTIONS

- CHECK THE CHAT!



Thank You



Jefferson High School Modernization Swing Site Frequently Asked Questions Fall 2023

Swing site location

Where will Jefferson students go during construction?

From the fall of 2024 until the school reopens for the 27-28 school year, we anticipate the Demos attending school at the old Marshall High School campus. This was a difficult decision because we recognize the logistical and cultural impacts of this temporary move. We know that leaving the historic Albina area will be hard on both the Jefferson community and the surrounding neighborhood. We are committed to supporting students and families during this transition. We ask that families and students share their concerns with a Jefferson administrator directly. These conversations will help us identify additional supports we might offer.

PCC Middle College partnership at Marshall

How will the Middle College partnership work at the Marshall Campus?

We are still working out the details and we will update you regularly, with a first update before the end of September. PCC operates on a number of campuses and we will work closely with our PCC partners to see how we can support student learning during this time. For example, PCC's Southeast Campus is not far from the Marshall campus, and we are exploring how we can utilize that. We can promise the Jefferson community that the partnership will continue, and students will continue to have the opportunity to earn college credit at the same rates as they have on the Jefferson campus.

Will the same instructors from PCC North move over?

PCC schedules their instructors, some work at one campus, others work on multiple campuses. We work closely with the Middle College office at PCC to help students select courses that meet their needs including time, place and method of delivery (some are in person, others are online). This is our current practice and will continue.

Will there be a process to set up PCC classes only in the mornings? This will help ensure transportation time is reduced and if students are in sports, they will be at Marshall.

PCC offers a wide variety of times for classes, including mornings, afternoon, weekends, evenings and on line. We work with individual students to build a learning plan that meets their needs, is coordinated with their classes at Jefferson and fits their schedule. This is our regular practice and it will continue.

Transportation to Marshall

How will you provide transportation for students? Buses?

As with previous high school modernizations, we will provide a variety of transportation options. These include direct yellow bus service between the neighborhood and Marshall, shuttle bus service to public transportation, and public transportation. We are reviewing where students currently live to optimize our possible options, and will share more specific information at Jefferson's 8th Grade Information Night, if not sooner.

I am concerned about PPS Yellow bus service, I hear that routes are regularly being canceled because of a driver shortage. Are there enough drivers?

It is impossible to predict staffing levels for the next three school years, but currently, we are fully staffed with bus drivers for the 23-24 school year.

Is it realistic for parents to drive the kids all the way to Marshall high school?

We recognize the daily pick-up and drop-off would be a significant burden for families, so no, we are not asking families to drive students to Marshall. They are welcome to if they so choose, but we will provide transportation to and from school.

Will you be supplying shuttles to get students to other activities including sports practices and/or games?

Yes.

Staffing during the modernization

Will JHS staff be reduced or moved elsewhere if fewer students decide to come to Jeff due to the modernization process?

It is important to us that the programming offered at Jefferson remain intact and we will ensure that staffing remains as not to affect this.

How long students are off-site

Why is it a 3 year construction period when other schools did it in two?

The Jefferson school community will move to Marshall for three years starting with the 2024-25 school year. They will return to a fully modernized school at the start of the 2027-28 school year. The period of time at Marshall depends on the required construction schedule. While some school construction has required 2 years to complete, others, like both Benson & Jefferson, have a level of complexity that requires 3 years to complete.

Safety at Marshall

Is safety an issue around Marshall? There are reports of drug dealers, shootings at Lent. How do we protect our students outside and outside?

Over the past two years, while at the Marshall campus, Benson students have not experienced greater safety issues. While we do not anticipate that will change when Demos are on the campus, we will continue to keep the campus safe using the same systems we have used with Benson students there.

Other swing site locations

Why can't the Jefferson students go to Benson? Since Benson will have capacity for both the currently enrolled Benson students and currently enrolled Jefferson students.

It is difficult to house two schools in a building, let alone two high schools. For example, the two schools have different bell schedules. Jefferson's bell schedule is designed to accommodate students taking classes for the Middle College at PCC. As the district's only focus option high schools, Jefferson and Benson also have very different school community focuses. The new Benson building has been planned for the Benson model to include extensive career technical education spaces. It was not planned with Jefferson's programs in mind—the Jefferson Dancers, Middle College, specific community partnerships, and other unique programs. Jefferson and Benson are also rival schools in sports and school pride. Placing them together in one space and forcing them to share gyms, locker rooms, and other spaces will likely accelerate rivalry and could create safety issues. We are very cognizant about maintaining the identity of the Jefferson school community and do not want to impact this in any way. We would be thinking about the Benson community in this regard as well.

Why can't the city make an exception for accelerated rezoning with the PCC idea? What are the barriers at PCC with zoning?

We apologize to the community and the City's Bureau of Planning and Sustainability for giving the incorrect impression that zoning is the primary barrier to using PCC-Cascade. It was one barrier identified during our review of potential swing sites. City and Bureau officials have expressed their interest in working with PCC and the district to swiftly resolve existing zoning issues if need be.

While zoning issues are one barrier, the larger issues are tied to the space itself. PCC agrees with our assessment that they do not have the overall capacity and availability of specialized classrooms (for example, science labs and career and technological education spaces) that we need for a full enrollment of our students to meet graduation criteria. We would also have significant challenges in providing school lunches, safety and security appropriate for high school students, and school-based technology.

Staying on the Jefferson site versus swinging off site during construction

The community was told they would be able to stay on site or in the neighborhood. Why did PPS say that if you knew moving to Marshall was a possibility?

The project team's goal was to keep students on site during the construction process. As Jefferson's design progressed, the design team provided their estimate of the project's cost. When we hired a general contractor, they reviewed the design and, with their level of expertise, determined that structural and safety requirements would significantly raise the cost of keeping students on campus. As soon as we learned this, we convened a working group including community members who weighed various options for modernizing Jefferson with the finite money we have. Their work made it clear we would need to move students off-site during construction or we would not have enough money to build the school we had promised to the community.

If we lower student numbers, could we still keep the students on site?

Lowering the number of students staying on site would not change the need to phase the construction or change the available buildings in which students could be phased. This means the project would still cost more money than we have available.

Preservation of the Demos community

There is a rumor that this is part of a plan to change the school and erase its cultural significance to the community?

Absolutely not. Throughout this process, we have tried to modernize the Jefferson campus to build on its cultural significance to the community. The design team spent dozens of hours working with the community to preserve the 1909 building based on community input. We will continue to work hand-in-hand with the community to not only modernize Jefferson, but to establish a Center for Black Student Excellence in the neighborhood to establish a premier social and cultural learning experience.

Big concern: will the new Jefferson reinforce the fear that the neighborhood and PPS want to “take back the neighborhood” by changing the boundary and the student population. Is this move to Marshall another way to dismantle and change Jeff?

No. The move to Marshall is in no way an effort to “dismantle or change Jeff.” The move is, however, necessary to achieve the goal of building a new Jefferson High School that is being designed and built with broad and meaningful community engagement, to provide each student with an equitable, individualized, high-quality learning experience along with the tools to reach their full potential within an environment that is safe, healthy, and joyful. This has been long overdue for the Jefferson community. It has always been the hope of the design team that by working with the community we can create an inspirational and beautiful space that community members can be proud of and that represents, demonstrates and celebrates the inherent value of the Jefferson community, culture and history. Our driving mission is to deliver an amazing new school that is befitting the rich and living history of the Jefferson and Albina communities without delay.

Once students have been moved offsite, who is going to come back in 3 years? If you are taking kids away from Jefferson now won't there be a smaller number than before at that school when it returns? How will this impact Jefferson's currently small enrollment, won't people opt out now that they have to move across town?

Once a new school is complete, new project elements, such as new athletic fields, career technical education spaces, expanded science and general classrooms, and modernized infrastructure to better support staff and students of the future, have been successful in drawing back students who are devoted to their neighborhood school. Many district modernization projects experience a small reduction in enrollment during construction and then recover with increased enrollment once construction is complete. In the case of the most recent modernizations, McDaniel HS experienced a dip of approximately 6% during construction, but gained 19% by 2022 from pre-construction enrollment levels.

Since Jefferson is being designed to be a high school for 1,700 students and current enrollment is less than 600, what is the plan to increase enrollment at Jefferson once the rebuilt campus opens in 2027?

The trend has been, when we open up a new school or an existing school in a new building, there is always an enrollment bump. Also, the answer to this question cannot be identified now but encompasses a larger conversation with stakeholders, the superintendent and the Board of Education regarding enrollment balancing similar to what we did with the Southeast Guiding Coalition recommendations.

The updated single-phase Jefferson design

Are we losing classrooms, classroom size, hallway size in the modernization of the school?

The condensed plan has the same number and size of classrooms as the prior version of the plan. The building itself is more efficient in its layout because we are no longer having to design duplicate spaces for different phases of occupancy. It provides less overall length of hallway for students to have to traverse in walking from classroom to classroom, and allows different types of spaces to be laid out in a more usable way.

Can we change the decision about moving students off-site during construction

What happens when a large number of the community pushes back? Will PPS consider making a change?

We are operating within firm limitations – finite funding, a tight construction timeline beginning next fall, and physical and organizational limits. We are eager to continue exploring community-driven solutions, but we also want to be transparent about how limited our options are.

Can we pause this process and re-engage the community to make this decision? Why don't we go back and restart the design decision process now that we know this?

The project as it was designed with students staying on site could not be built for the money we have available. Pausing the process now would also cost more money than what is available, due to the impact of inflation on construction costs during a delay of the construction. We would need to return to the Board of Education to consider another site layout or building option, and further changes could require land use approval from the City of Portland. The more the construction costs, the less space we can afford to build with the money we have. Pausing the project means not being able to build the school to a target capacity of 1,700 students. This goes against what was planned with extensive community involvement and approved by the Board of Education.

How can we go to taxpayers and ask for more money? Isn't there is precedent for this with Lincoln and Benson? What about an addendum to the bond?

It would have to compete with other school needs, including funding for the modernizations of two other high schools that were delayed from the last bond. Bonds are assembled through a community process, too, and there is significant desire in the broader community for health and safety investments such as hazardous material mitigation, seismic upgrades, and accessibility improvements. It is challenging to predict how voters would feel about paying significantly more cost per square foot for the Jefferson modernization than for other district high school modernizations. And finally, the timing of the next bond measure has not been finalized – meaning that, even in the best case scenario of a November 2024 bond, we would need to pause the project until we knew whether voters voted for additional funding. And yes, that delay might result in increased funds, but the delay would also surely increase the project costs even more – so the additional money we got would not go as far.

Exploring other design options

Why can't you build it on the North Side? Why can't we just rebuild it like Lincoln and stay onsite? Can you clarify why the South option and new options were not feasible?

During the Comprehensive Planning process, the project team reviewed and got community input on multiple options. Some of these options included demolishing the 1909 building and building all new construction, either on the north side or on the south side. When the recent cost estimates showed us that we could not afford to build the current design (keeping the 1909 building and building additional new construction, as part of a phased design), we went back and reviewed updated versions of those prior options as part of a working group including community members that looked at what we needed to do to build a modernized Jefferson with the money we have.

***The updated north side option** was similar to how Lincoln HS was rebuilt, with students swinging on site. Because the new building would be built on top of the existing track and the south side of the site would be used by the contractor, all athletics would have to move off-site during construction. The existing track and field on the north side of the site is grandfathered in to newer City site development requirements. Removing it would require that any new development be built to current, standard City requirements, which would end up allowing less space for athletic fields. Changes to the Comprehensive Plan approved by the Board of Education in 2020 would require going back to the Board of Education for a new approval with new design. Additionally, because of the added time necessary to redesign the project and re-approve it, it would push out the construction schedule and add cost to the project because of inflation. In addition to the program, schedule & budget impacts, this option would trigger a land use review process for demolishing the 1909 building. The land use review process could be lengthy (if appealed), publicly divisive, and might not be resolved quickly, assuming that it resolved in favor of demolishing the 1909 building (see more below under Removal of the 1909 Building).*

***The updated south side option** would allow students to swing on site by staying in the 1909 building while a completely new building was constructed next to Alberta Street. Because the new building would be built on top of the existing baseball field, all baseball use would have to move off-site during construction. The track and field would remain available for use during construction. Similar to the updated north option, this would require re-design, re-approval of a revised Comprehensive Plan, and a land use approval to demolish the 1909 building. The working group chose to look more closely at the cost and schedule implications of this option, versus the updated north option, because it had less impacts to program than the north option. While the cost of this option might be similar to the single phase design if all delays related to re-design, re-approval of Comprehensive Plan, and land use approval of 1909 building demolition were kept under one year, it was not realistic to assume a delay of only one year (see more below under Removal of the 1909 Building). In addition, when both the updated south side option and the single-phase design were viewed through the lens of the community-led narrative themes, the south side option fell significantly short compared to the single-phase design, in part because it ran counter to prior overwhelming community support for preserving the 1909 building.*

Removal of the 1909 Building

What is required to change the land use requirements? If community members had known they would/might have to move offsite for 3 years, they might not have selected to preserve the 1909 building. What are the barriers with the city in terms of the option of removing the historical 1909 building?

Jefferson High School is considered a Contributing Resource in the Piedmont Conservation District. This means the City has specific rules about how it can be changed or removed. In general, the rules are intended to help preserve historic resources. Based on what we know to date (including input from early conversations with the City), it seems likely that a request to demolish Jefferson High School would initially be denied. From the beginning of the Jefferson conceptual master planning process in fall 2019, through three+ years of community engagement, there was overwhelming community advocacy for retaining the 1909 building due to its cultural and historic significance. While there is opportunity to appeal an initial land use decision (such as a demolition approval), the appeal process can be lengthy and carries a lot of uncertainty. As part of the public land use process, there would be public hearings, at which the City would likely want to hear strong community support for demolition. It is possible that, while some community members would now prefer to demolish the 1909 building, others may still wish to keep it. This uncertainty about the length of time to come to a final decision, and what that final decision would be, means a delay in construction that causes an increase in cost.

Timing of the communications

Why did you take so long to tell us after you made the decision (to move to Marshall)?

As soon as we realized we would not be able to keep students on site during construction, we started looking for swing site options. Whenever we look at potential swing sites, though, our options are often limited by what meets our needs for school use. This leads us to prioritize PPS properties. Our available PPS properties were Kenton and Marshall. We were also asked to look at whether we could fully move Jefferson students and staff to PCC across the street, since we already have students that attend class there. With all of these options, we needed to make sure they could meet PPS' needs for academic spaces, spaces for athletics, cafeteria and library, administrative and partner spaces, access to PCC, and more. We walked sites with administrators and discussed with PCC, and developed scheduling to see what we could do with the available classrooms. While this took time, it was invaluable in helping us see which sites simply did not work. We shared the decision as soon as it became clear that Marshall was the only viable option.

Enrollment/Transfer Options

Who can help me with enrollment or transfer questions?

Families and students with concerns about the planned relocation should talk with a Jefferson administrator. Those considering immediate transfer may complete a hardship petition request at pps.net/Page/2341. Families interested in exploring other school options beginning in the 2024-25 school year can apply for transfer November 15-December 15, 2023.

Engagement & Communication

Where can we go for more information moving forward about the move?

For more information please visit the Jefferson Modernization website.

Website: <https://www.pps.net/JeffersonBond>

You may also email the project team at:

Email: JHSbond@pps.net

The phone number for the Office of School Modernization is: 503 916-2222

In addition to the contacts above, FAQ print-outs will soon be available online and distributed at Jefferson HS and Jefferson cluster schools. The information will also be shared with counselors; coaches; teachers; District office personnel; PTA; and associated summer program leaders for Jefferson and cluster schools.

Future public meeting dates and times will also be listed on the Jefferson Modernization website: : <https://www.pps.net/JeffersonBond>.



School Building Improvement Bond Program

Multiple Pathways to Gradua...



Since 2012, modernizations and health & safety projects have touched every school in the district. This work on our aging school buildings has improved water quality, and provided security upgrades, new roofs, asbestos and radon remediation, lead paint stabilization, new fire alarms and sprinklers, more accessibility and seismic retrofits.

Five high schools, Franklin, Grant, Leodis V. McDaniel, Lincoln, Roosevelt, one middle school, Kellogg and Faubion PK-8 have been modernized or rebuilt. Work is

underway on Benson Polytechnic High School and a new Multiple Pathways to Graduation building. They will reopen in fall 2024.

2020 Bond work underway

The 2020 School Bond allows PPS to continue the vital work of improving the health, safety and infrastructure of our aging school buildings. Planning is underway for the modernization of the historic Jefferson High School as well as work on new technology to support classroom and distance learning as well as roofing projects in several schools. The 2020 Bond also looks to the future by conceptualizing an exciting new project The Center for Black Student Excellence. To learn more visit the 2020 Bond Project Page

Citizen-led Bond Accountability Committee

The Bond Accountability Committee (BAC) communicates key information related to the bond program to the School Board, public groups, organizations and stakeholders. The latest BAC meeting was on Aug 28th, 2023. To watch a recording of the meeting click here. To view the meeting presentation click here.

The next BAC meeting is scheduled for Wed. Nov 29th. (Location TBD)

Sign up for public comment (Please submit your request by 2p.m. on meeting dates)

To sign up for public comment for the BAC, **send an email to schoolmodernization@pps.net** with full name,

8. [School Building Improvement Bond website](#) topic, date requested meeting, school community, and contact phone number. Public comment will occur at the beginning of the meeting with two 2-minute time slots. Requests for Public Comment will be processed in the order that they are received. Topics must be related to an item on the agenda. Written comments may be submitted to schoolmodernization@pps.net and will be shared with the BAC.

Bond Performance Audits

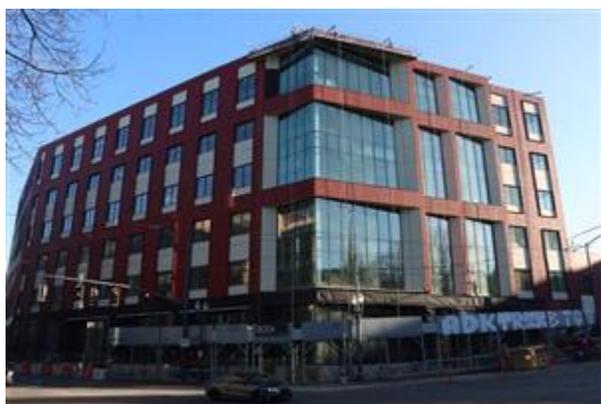
The PPS Bond Program undergoes regular performance audits conducted by external agencies. [To view all Bond Program audits, visit the PPS audit page.](#)

Community Engagement

[Significant community engagement](#) is a priority as we rebuild our schools. [Public Design Workshops](#) continue to provide students and school communities the opportunity to help shape the designs of the schools that will be modernized and rebuilt. Design Advisory Groups and Master Planning Committees comprised of students, families and community stakeholders also provide feedback for the PPS Design Teams. [View the Grant Modernization Public Engagement Video.](#)

Rebuild Projects

[Lincoln](#) reopened in the fall of 2022. [Benson Polytechnic](#) is now under construction. [Leodis V. McDaniel](#) and [Kellogg](#) were completed in 2021.



[The Lincoln rebuild project](#) is a new multi-story building with performing arts spaces, a student commons, an expanded gymnasium facility and state-of-the-art classrooms. Phase One is completed. Demolition of the old school is now underway and a new track and field facility will be built in its place. The fields will open in the summer of 2023.



[The Leodis V. McDaniel modernization](#) includes over 170,000 square feet of new construction, including a theater, commons and gym that will blend seamlessly with the historic mid-century modern building.



The new Kellogg Middle School includes a performing arts stage, a multi-purpose gym and assembly space, a large, flexible commons space, and dedicated outdoor learning spaces. The school is now a focal point of its Southeast Portland neighborhood.

Benson Polytechnic construction began Aug 2021

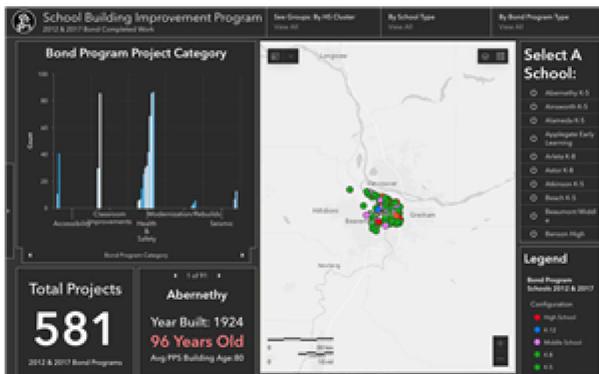


Construction is underway for the modernization of historic Benson Polytechnic High School. The construction process will take 3 years and the school will reopen in the fall of 2024.

Thank you voters

Thank you voters for supporting the 2012, 2017 and 2020 Bonds. The Office of School Modernization is continuing the important work of rebuilding our aging schools, making them all safer, more sustainable and better equipped for 21st century learning.

See All The Bond Projects



View the interactive Bond Program Map that allows you to see all the projects PPS has done to date. You can sort by school, the type of work done and lots more.

Check out Bond project videos here.

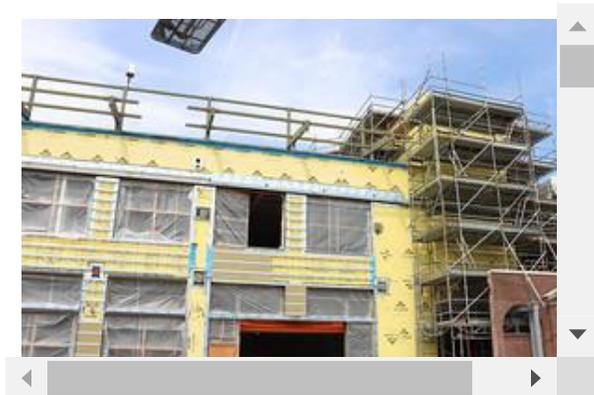
Get Connected

For more information about school building improvement bond projects, email

schoolmodernization@pps.net

or call us at 503-916-2222

Bond Project Images



Bond Details & Timeline

The 1.2 billion-dollar 2020 School Bond allows PPS to continue the vital work of improving our aging school buildings in several key areas as well as upgrading important educational infrastructure issues. [For details about the 2020 projects visit this page.](#)

The \$790 million, May 2017 Health Safety and Modernization Bond modernizes or rebuilds three high schools and one middle school and at least \$150 million is dedicated toward resolving health and safety concerns at schools across the district.

The now completed \$482 million, 2012 School Building Improvement Bond modernized three high schools, rebuilt one K-8 school and provided seismic improvements, science classroom upgrades, increased accessibility, and new roof projects at 51 schools.

Bond Guiding Principles

In June 2012, the Portland School Board adopted a ten-year school facilities plan. Learn more about the plan, and the process to develop it, on the [Long Range Facilities Plan webpage.](#)

[View the approved District Education Specifications for Comprehensive High Schools \(Ed Specs\).](#)

Bond Program Overview

[View a summary of the three PPS Bond Programs from 2012, 2017, & 2020](#)

Translate



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PORTLAND PUBLIC SCHOOLS



501 N. Dixon St
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504 Coordinator: Marquita Guzman, mguzman@pps.net 971-393-8633

ADA Coordinator: Jey Buno, jbuno@pps.net, 503-916-3360

Title IX Program Manager: Liane O'Banion, lobanion@pps.net, 503-568-2646

[Accessibility Statement](#)

[Conflict/Complaint Resolution Process](#)

District Offices: 501 N. Dixon St. Portland, OR 97227
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Documents Linked in the Jefferson Update Memo

Provided to the Facilities and Operations Committee

Meeting Date: 9-20-2023

Language used in Staff Report (where the link is found)	Page #
1. Jefferson Steering Committee	02
2. the Jefferson Design Advisory Group*	31
3. Jefferson staff	76
4. then the Jefferson school community	78
5. holding meetings with each group	81
6. Bond Accountability Committee (video, no document)	(NA)
7. an FAQ document	107
8. School Building Improvement Bond website.....	115

Report to The Portland Public Schools Board of Directors

Date: September 20, 2023

From: Bond Accountability Committee

Subject: BAC Report #40

Committee Charge

The Portland Public Schools Board of Education (Board) has appointed a citizen Bond Accountability Committee (“Committee”) whose charge is to monitor the planning and progress of the bond programs relative to voter-approved work scope, schedule and budget objectives.

The duties of the Committee are (i) to receive reports on the current status and planned implementation of the bond program; (ii) to determine whether such status and implementation are consistent with the program approved by the voters; and (iii) to report their findings to the Board.

The current members of the BAC are:

Greg DiLoreto
Norman Dowty
Darren Golden
Ryan Kinsella
Jonathan Truit
Cara Turano, Chair

Background;

In November 2012, voters approved a \$482M capital improvement bond for Portland Public Schools.

In May 2017, voters approved a \$790M capital improvement bond measure.

In November 2020, voters approved a \$1.206B capital improvement bond measure.

All regular BAC meetings are publicly noticed and open to the public. Staff presentation materials and meeting minutes, along with BAC reports are regularly posted on the district website. Meetings are also video recorded, which allows BAC members unable to attend scheduled meetings to watch the proceedings and review the materials at their convenience.

The BAC meeting on May 31, 2023 was held in person. Two members participated, Greg DeLoreto and Jonathan Truit. The video of the meeting was made available to the other

members. In addition to the bond program administration update, the meeting focused on the 2017 Health & Safety updates as well as 2020 Capacity Project and Infrastructure Project updates. There was a public comment submitted; however, it was not read as it was not aligned with the scope of the BAC's oversight.

The BAC meeting on August 28, 2023 was held virtually online and rescheduled from August 23, 2023. Five members participated, Cara Turano, Norm Dowty, Ryan Kinsella, Greg DeLoreto and Jonathan Truit. The video of the meeting was made available to the other members. In addition to the bond program administration update, the meeting focused on Modernization Project updates. There was public comment submitted via email that was forwarded to the BAC for review.

Report

*1. Whether the school district bond revenues are **expended only for the purposes for which the bonds were approved**, and that bond revenues are not used for any purpose prohibited by law;*

- The BAC reviewed The Program Management Cost Report and additional reports specific to bond revenues and expenditures.
- Based on the information provided, it appears that the school district is spending revenues only for the purposes for which the bonds are approved.

*2. Whether the **bond budget** is sufficient to complete the scope of work as outlined in the voter-approved bonds;*

- At the May meeting, the BAC reviewed The Project Management Cost Report, 2017 Health + Safety as well as the 2020 Capacity and Infrastructure projects and budget forecasts. At the August meeting, the BAC reviewed the Modernization project updates.
- Based on the information provided, it appears that the 2012 Bond program will have sufficient funding to complete all the scope of work. Current projected costs for the 2012 bond program, as of the August meeting, are \$460,908 under budget. Utilization of excess funds will be accessed in the coming months following close out of all open projects and go to prior add-on project requests at 2012 modernizations.
- Based on the information provided, it appears that 2017 and 2020 Bond programs will have sufficient funding for all of the modernization projects. The current forecast is indicating approximately \$17.9 million underrun for the 2017 Bond Program, while the 2020 Bond Program is projecting sufficient funding to complete the scope of work. Funding of the MPG project with 2020 funds, per the 2020 Bond measure, is complete. McDaniel HS modernization funds are being held in the project until all project scope has been finalized and completed. The Lincoln HS modernization is forecasting approximately \$11.4 million under budget, as of the August 2023 meeting, and punch list work is ongoing for Phase 2 of the project. Unneeded budget from McDaniel and Lincoln HS will be reviewed and discussed for use on additional 2017 bond-funded projects. Construction of Benson and MPG is complicated and the schedule was

compromised by unforeseen conditions; however, delivery of the building will not be impacted. OSM has transferred \$4M in 2020 Program Contingency as additional budget to MPG due to increasing costs and discovering an extraordinarily large number of hidden underground drywells. The Jefferson HS Schematic Design was roughly \$200 million over the approved construction budget. The project has been redeveloped to swing students offsite to complete the work in one phase and complete construction one year earlier.

- Specific to the 2017 Health + Safety program, the projects are winding down. Any funds not needed to complete certain categories of H&S will be reallocated to other H&S projects to ensure all \$150M dedicated to H&S projects by the 2017 are utilized in that manner.
- Specific to the 2020 Capacity projects, existing 2020 Capacity funds were not sufficient to fund the full scope of work necessary to ensure Harrison Park meets middle school education specifications. Funds from the 2020 Mechanical will address the full replacement of the mechanical system while additional funds have come from 2020 Security, 2020 ADA, 2020 SPED and 2020 Technology within the scope of the bond. 2020 Program contingency is addressing the remaining needed funds.
- Specific to the 2020 Infrastructure projects, all programs are reporting challenges with the supply chain that could impact the schedule. Additionally, while inflation persists, only the 2020 Roof projects are anticipating needing more budget and those \$5 million funds have come from 2020 Program Contingency.

*3. Whether the projects planned, in progress, and completed will meet the **scope of work** specified in the voter-approved bonds; and*

- The BAC reviewed the Project Management Cost Report, 2017 Health + Safety as well as the 2020 Capacity and Infrastructure projects, Modernization projects and budget forecasts during this period.
- Based on the information provided by staff, it appears that the school district is proceeding with work that meets the intent of the scope of work specified in the voter-approved bonds. Project teams continue to mitigate potential scope implications due to current supply chain and cost escalation issues. Benson HS schedule is on target and MGP structure is on track for a summer 2024 completion. Jefferson High School modernization design is progressing forward in a Target Value Design framework, CM/GC contract has been executed and students will be swung off-site for construction.

*4. Whether the projects are being delivered on **schedule** relative to the voter-approved bonds;*

- The BAC reviewed the Project Management Cost Report, 2017 Health + Safety as well as the 2020 Capacity and Infrastructure projects, Modernization projects and budget forecasts during this period.
- Based on the information provided by staff, it appears the school district is working to meet the schedule approved and expected relative to the voter-approved bonds.

- All of the modernization projects have either been completed on schedule or are currently tracking on schedule.
- In general, the 2020 Infrastructure and Capacity programs are tracking on schedule.
- In general, the 2020 Modernization projects are tracking on schedule with Jefferson construction on site potentially being completed one year sooner.

5. The Committee will receive and review copies of *annual performance audit reports and financial audit reports* to ensure Bond revenues are expended in compliance with state law and the ballot measure language.

- Bond performance auditors Sjoberg Evashenk Consulting Inc provided an overview of the work plan for the Year 5 performance audit. Scope includes: 2017 and 2020 Bond delivery status; career learning equity in public purchasing and contracting; in-depth review of 2020 Bond Curriculum and Technology projects; and status review of prior audit recommendations.
- All bond revenues appear to be in compliance with state law and the ballot measure language.

Additionally, the Committee may provide feedback and/or advice to the Board on one or more of the following topics:

- *Alignment with the goals and principles of the Long Range Facilities Plan;*
 - *Alignment with the goals of the Business Equity Policy;*
 - *District standards and innovative practices for achieving lower maintenance and construction costs while improving operating efficiency, sustainability, and increasing building longevity;*
 - *Historic preservation and school renovation opportunities compatible with the architecture of surrounding Portland neighborhoods;*
 - *Potential capital partnerships for joint and shared use of PPS facilities;*
 - *Implementation of appropriate ways to address seismic issues;*
 - *Topics and scope for the annual performance audit work plan;*
 - *Compliance with ADA; and*
 - *Communicating key information related to the bonds to the School Board, public groups, organizations and stakeholders.*
- Business Equity performance was presented for capital improvement programs. The metric is based on actual spending against the district's goal of 18%. Although the cumulative results of 16.65% are slightly below the goal, the last twelve months are tracking closer to the goal at over 21.5%.
 - Workforce Equity performance was presented for capital improvement programs. Minority workforce participation continues to track above the 25% goal at 30%; although female workforce participation remains at 5%, against a goal of 14%, it is consistent with current local participation with other agencies.

General Comments,

In the interest of improving the effectiveness of the BAC and our ability to meet the intent of our charter we have offered a number of recommendations to OSM staff that include:

- The recruitment of more women and people of color continues to be highly recommended by the current BAC members.

In conclusion, we commend the district with what they have accomplished while dealing with the continued challenges within the current economy. In particular, the BAC appreciated the thoughtfulness of the OSM with the Jefferson HS Modernization to balance the approved budget with historic preservation and impact on the students. We understand the challenges presented with that particular project. We continue to appreciate the quality and professionalism of OSM staff, design teams and contractors as they take on multiple issues and ongoing efforts to explore new approaches. We thank the Board for this opportunity to serve and play a small part in your bond programs.

Related Documents

- BAC Charter:
<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/62/BAC%20Charter%20-%20Updated%2005%2011%202021.pdf>
- BAC Work Plan:
<https://docs.google.com/document/d/1NkKTMJRYmkU6c9yYIA4sHuz8RWCNEFyiDuwkvCFAXtA/edit?usp=sharing>
- Bond Language
 - 2012
 - 2017
 - 2020
- OSM documents
 - February 23, 2023 BAC Materials:
https://drive.google.com/drive/folders/19hmUvccGHvorn4D6xLbO1jKYsvoW4wXd?usp=share_link



PORTLAND PUBLIC SCHOOLS
OFFICE OF SCHOOL MODERNIZATION
501 North Dixon Street / Portland, OR 97227
Telephone: (503) 916-2222

Date: June 12, 2023
To: Facilities and Operations Committee
From: Marina Cresswell, Senior Director, Office of School Modernization
Subject: OSM Quarterly Report – June 2023

BACKGROUND

In November 2012, May 2017, and November 2020, voters approved general obligation bonds to complete capital improvement projects for Portland Public Schools. The District’s Office of School Modernization reports to a citizen Bond Accountability Committee (BAC) on a quarterly basis.

Bond reporting provided at each BAC meeting includes: program administration financial, equity and performance updates; performance audit recommendation updates; and financial progress of the 2017 Bond funds set aside for Health & Safety improvements. Active project status updates, including financials, equity, schedule and progress notes, are provided at each meeting on a rotating basis. Special presentations or topics for discussion may be scheduled for each meeting based on BAC input.

BAC MEETINGS AND MATERIALS FOR THIS REPORT

The provided documentation for this OSM Quarterly Report includes materials provided to the BAC at the May 31, 2023, meeting.

Project status updates for the 2020 Capacity, 2017 Health & Safety, and 2020 Infrastructure projects were provided at the May meeting.

OSM QUARTERLY UPDATE

The Bond program continues to make progress planning, designing and completing capital improvements. The attached documentation provides an overview of recent accomplishments and current status. The current combined (2012/2017/2020) program budget is \$2.76 billion. Roughly \$1.59 billion of that has been spent to date.

The 2012 Bond program continues to reconcile funding and expenditures between PeopleSoft (PPS financial system of record) and eBuilder (OSM workflow and financial documentation system) on completed projects. Once funds are fully reconciled, the Bond program will know whether any additional funds remain that could be used towards 2012 Bond scope-related expenditures. There are currently no active 2012 Bond-funded projects.

The 2017 Bond program has spent roughly 83% of its current \$927 million budget (budget includes grants, interest earnings, premiums, and other non-Bond funds as part of the overall total). The Lincoln HS modernization Phase 2 construction of new athletic fields and Teen Parent Center is in progress and moving towards the scheduled summer completion. The project continues to forecast savings in the project budget, with detailed information available in the status report and presentation provided to the

BAC in the February 23 meeting. The McDaniel HS netting repair project will begin once school lets out. 2017 Health and Safety projects to address asbestos and lead paint continue forward. Water quality projects are substantially complete, with minor work ongoing for the next couple months. Staff are reviewing budget forecasts in lead paint and water quality to determine how much of the funds previously allocated to those categories are unneeded for those scopes and can be directed to other 2017 Bond Health & Safety-scope related work. Conversations around how best to utilize those H&S funds are still in early stages, but roof replacements continue to be a significant need and are likely to be allocated some of the funds.

The 2020 Bond program continues moving forward with modernization, roofing, mechanical, seismic, capacity, ADA, SPED, security, curriculum and technology projects. Status reports and presentations (attached) were provided on 2020 Capacity and 2020 Infrastructure projects at the May 31 BAC meeting. The 2020 Bond program has spent 20% of its current \$1.249 billion budget (budget includes grants, interest earnings, premiums, and other non-Bond funds as part of the overall total). PPS held their second 2020 Bond sale in April 2023, selling \$420M in bonds and gaining a premium of \$44.8M. The Benson and MPG modernization projects are under construction and on schedule, though OSM continues to monitor schedule concerns for MPG due to weather-related shutdowns and unforeseen conditions. The unforeseen conditions, which were specifically related to a significant number of undocumented below-ground drywells, on top of extreme inflationary pressure, have also created a budget issue for MPG. Staff are still working through the costs to forecast a final budget but anticipate up to \$4M additional may be needed. Likewise, inflation pressures have had a significant impact elsewhere on bond program bids. OSM transferred \$5M in program contingency to the Roofs fund to cover bid overruns on Summer 2023 projects. All eight projects came in with bids higher than budget. Bid numbers were typically consistent across bidders on a project, indicating that cost increases are systemic rather than specific to a project or individual bidder. Additional funding will also be necessary for the Harrison Park Middle School Conversion project. While the need for this project was anticipated in the 2020 Bond measure with a set-aside of Capacity funds, the exact amount of necessary funding was unknown at that time. In order to meet middle school education specifications, updates such as science classrooms and a dance studio are needed. In addition, functional updates such as a full mechanical system replacement, structural upgrades, floor leveling, and restroom improvements are necessary. Two bids have been received and are being evaluated. Exact construction cost will be known by the next BAC meeting.

ATTACHMENTS

BAC Meeting – May 31, 2023:

- BAC Presentation_Rev Final_05 31 2023
- BAC Report_2017 Health Safety Funding Allocation_05 31 2023
- BAC Report_2020 Infrastructure Funding Allocation_05 31 2023
- BAC Report_Performance Audit Tracker_05 31 2023
- BAC Bond Program Administration Report_05 31 2023
- BAC Status Report_2017 Asbestos_05 31 2023
- BAC Status Report_2017 Paint_05 31 2023
- BAC Status Report_2017 Roof_05 31 2023
- BAC Status Report_2017 Security_05 31 2023
- BAC Status Report_2017 Water_05 31 2023
- BAC Status Report_2020 ADA_05 31 2023
- BAC Status Report_2020 Capacity_05 31 2023
- BAC Status Report_2020 Mechanical_05 31 2023
- BAC Status Report_2020 Roof_05 31 2023
- BAC Status Report_2020 Security_05 31 2023
- BAC Status Report_2020 Seismic_05 31 2023
- BAC Status Report_2020 SPED_05 31 2023

**Office of School Modernization - Program
May 2023**

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Overall	X		

EQUITY

BUSINESS EQUITY

WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Cumulative	Current	4.63%	8.56%	0.05%	2.62%	0.80%	16.65%	18%	29%	25%	5%	14%	23%	20%
	Prior Report	4.62%	8.40%	0.05%	2.64%	0.72%	16.43%		29%		5%		24%	
12 Month	Current	3.82%	13.69%	0.00%	2.88%	1.16%	21.56%	18%						
	Prior Report	3.26%	12.67%	0.00%	3.22%	1.12%	20.27%							

Percent of payments made to Certified owned businesses, cumulative and 12-month rolling; Percent of labor hours of apprenticeable trades, cumulative

BUDGET

2012 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Franklin HS Mod	81,585,655	113,022,577	111,040,922	1,981,656	113,022,577	-	113,022,577	-
Grant HS Mod	88,336,829	158,993,225	155,772,451	3,220,774	158,697,789	159,046	158,856,835	(136,390)
Roosevelt HS Mod	68,418,695	101,631,108	97,127,989	4,503,119	101,631,108	-	101,631,108	-
Faubion Replace	27,035,537	50,115,627	34,109,383	16,006,244	50,028,171	-	50,115,627	-
Grant Upper Field	-	3,246,600	3,246,600	-	3,093,856	81,409	3,246,600	-
RHS Phase IV	-	6,157,969	6,153,741	4,228	6,157,969	-	6,157,969	-
Other Projects	123,441,923	118,273,613	113,293,294	4,980,319	118,273,603	-	118,273,603	(10)
<i>2012 Project Subtotals</i>								<i>(136,400)</i>
Administration	68,117,563	31,482,610	31,279,128	203,482	31,482,010	-	31,482,610	-
Contingency	25,063,798	322,272	322,272	-	-	-	-	(322,272)
<i>2012 Program Subtotals</i>								<i>(322,272)</i>
Totals	482,000,000	583,245,601	552,345,779	30,899,822	582,387,084	240,455	582,786,930	(458,672)

2012 Budget Notes

99% Spent

- Staff are working through closing out all non-active 2012 commitments and projects, and returning unspent funds to the Program.
- Any remaining 2012 funding will go towards prior add-on project requests at 2012 modernizations (such as additional security cameras at Franklin and Grant).
- Remaining program contingency is being shown for transparency but, as noted above, will go to prior add-on project requests once all other funding sources and expenditures have been reconciled.

**Office of School Modernization - Program
May 2023**

2017 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson HS Mod	202,000,000	157,389,175	143,496,553	13,892,622	102,608,771	65,876,829	158,781,273	1,392,098
Benson Swings	-	13,625,377	13,619,576	5,801	12,174,669	27,883	12,233,279	(1,392,098)
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	207,417,599	23,017,038	233,554,970	(9,064,587)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,685,008	195,193	57,941,414	-
McDaniel Mod	146,000,000	202,717,847	199,000,000	3,717,847	199,898,416	579,189	200,668,571	(2,049,276)
Health & Safety	-	154,286,174	135,167,866	19,118,307	140,077,754	1,324,944	154,286,174	-
							<i>2017 Project Subtotals</i>	<i>(11,113,863)</i>
Administration	40,000,000	59,948,787	59,832,096	116,690	45,747,543	5,896,870	55,487,129	(4,461,658)
Contingency	20,000,000	16,357,117	16,357,117	-	-	-	16,357,117	-
Unallocated H&S	150,000,000	22,832,134	22,832,134	-	-	-	22,832,134	-
							<i>2017 Program Subtotals</i>	<i>(4,461,658)</i>
Totals	790,000,000	927,717,582	890,502,842	37,214,739	765,609,760	96,917,946	912,142,060	(15,575,521)

2017 Budget Notes

83% spent

- Benson HS Modernization funding is split between 2017 and 2020. The 2017 Benson HS Modernization information shown above reflects 2017 funding and budget only, with actuals and additional encumbered specific to the 2017 funding as well. The Benson Swings shares total budget/funding with Benson HS Modernization, so the "under" amount of budget in the Benson Swings project will be applied to the Benson HS Modernization and is therefore shown as an "over" amount in the Benson HS Modernization line.
- The McDaniel Modernization project has funds being held in the project until all project scope has been finalized and completed. The netting repair project is already included in the Estimate at Completion. The Lincoln Modernization project is forecasting roughly \$9M under budget during Phase 2 of construction.
- OSM continues to forecast full use of 2017 Program Contingency at this time but anticipates the full amount will not be needed for risk mitigation of existing projects. Once the Lincoln HS Modernization project has completed, OSM will review Program Contingency and Bond Administration budgets in coordination with review of unneeded budget from Lincoln and McDaniel, for discussion regarding potential additional 2017 Bond-funded projects.
- As the 2017 Health & Safety projects wind down, OSM is also reviewing to ensure that any Health & Safety funds not needed to complete certain categories of H&S scope get reallocated to other H&S categories, to ensure that the full \$150M dedicated to Health & Safety projects by the 2017 Bond measure is utilized as such.

**Office of School Modernization - Program
May 2023**

2020 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson 2020 funds	-	164,903,890	164,903,890	-	62,488,079	76,631,630	164,903,890	-
Jefferson HS Mod	311,000,000	366,000,000	366,000,000	-	2,906,548	21,923,890	366,000,000	-
CBSE	60,000,000	60,000,000	60,000,000	-	-	-	60,000,000	-
Cleveland HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Wilson HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Roosevelt PhV Desigr	2,000,000	2,000,000	2,000,000	-	-	-	2,000,000	-
MPG Building	64,000,000	76,293,840	76,264,189	29,651	20,763,935	54,063,714	76,293,840	-
Curriculum	53,444,000	53,444,000	53,444,000	-	34,301,381	6,174,308	53,444,000	-
Technology	128,200,000	134,200,000	128,200,000	6,000,000	70,296,257	10,185,303	134,200,000	-
Infra Projects	-	161,890,863	156,832,998	5,057,866	45,106,665	55,191,945	161,890,863	-
							<i>2020 Project Subtotals</i>	-
Administration	63,098,640	63,104,808	63,098,640	6,168	8,558,632	458,151	63,104,808	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	37,553,481	37,553,481	-	-	-	37,553,481	-
Unalloc Proj Funds	241,000,000	89,276,748	89,276,748	-	-	-	89,276,748	-
							<i>2020 Project Subtotals</i>	-
Totals	1,208,000,000	1,248,667,630	1,237,573,945	11,093,685	244,421,497	224,628,941	1,248,667,630	-

2020 Budget Notes

20% spent

- PPS held their second 2020 Bond sale in April 2023. \$420M in bonds were sold, gaining a premium of \$44.8M. This, as well as interest earnings (and losses) from FY21 and FY22 totaling \$147k, was in the process of being added to eBuilder at the time of data collection and is not yet reflected in the numbers above.
- OSM transferred \$5M in 2020 Program Contingency to the Unallocated Roofs fund to cover bid overruns on Summer 2023 roof projects. All eight projects came in with bids higher than budget. Bid numbers were typically consistent across bidders on a project, indicating that cost increases are systemic, rather than specific to a project or individual bidder. Inflation continues to be a significant impact on project costs.
- Two bids were received as part of a Cost and Quality RFP procurement for the conversion of Harrison Park to a middle school. Staff are working through both the budgeting and the multiple funding sources of this complex project, so a final Estimate at Completion is not yet available. However, consistent with prior reporting, OSM will need to provide a significant amount of additional funding from 2020 Program Contingency for this necessary project. Additional information is available in the Capacity Status Report, and staff will also discuss as part of the May 2023 BAC meeting.
- OSM is anticipating additional budget will be needed for the MPG project, due to large increases in costs for material inspections, permitting, and addressing costs associated with an extraordinarily large number of hidden drywells underground. As noted in previous reports, the GMP amount was already \$2.5M over the previously established budget, due to extreme inflationary pressures. The project team had hoped to be able to find savings in other areas of the budget, but over the course of the last several months, it's become clear that is not possible. Staff are working through the costs to forecast a final budget but anticipate up to \$4M additional may be needed.
- Curriculum reporting in the Bond Programs Report shows Bond funds only. Non-bond funds related to planned bond scope were tracked in eBuilder for a short period of time only. For a full report of non-Bond funds used for planned bond scope, please see the Curriculum Project Status report in the February 2023 BAC update. The next Curriculum Project Status report will be presented at the August 2023 BAC update.

**Office of School Modernization - Program
May 2023**

OVERALL BOND PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
<i>Totals</i>	2,480,000,000	2,759,630,813	2,680,422,567	79,208,246	1,592,418,342	321,787,342	2,743,596,620	(16,034,193)

PROGRAM NOTES

Approved Usage of Bond Funds

- OSM continues to work closely with PPS Finance to ensure individual bond expenditures meet bond compensability requirements. A Bond Compensability Committee meets regularly to review compensability questions.
- All bond-funded projects are reported to the Bond Accountability Committee. Criteria for selection of projects to be funded by the 2017 Health & Safety allocation have been previously presented to the Board and are available on OSM's webpages. Criteria for long-term selection of projects to be funded by 2020 Infrastructure allocations were shared with the Facilities & Operations Committee in October 2022.

Bond Budget

- Please see budget notes above for more detailed information by bond measure.

Bond Scope

- No active projects remain in the 2012 Bond. Remaining funds and expenditures need to be fully reconciled to know final remaining funds in program and whether additional projects can be completed. The lengthy process of reconciliation is in progress.
- In the 2017 Bond, work continues to address minor follow-up issues as well as the netting replacement project at McDaniel HS Modernization. The netting installation will get underway after school is out and take 4-6 weeks to complete. Phase 2 (athletic fields) of the Lincoln HS Modernization is nearing completion and the Benson HS Modernization project is under construction. Health & Safety projects addressing asbestos, lead paint and water quality continue. Staff are working through returning unused funds from prior Health & Safety projects to the program, to determine next steps for funding additional projects.
- The Jefferson HS Modernization project is currently in design and the CM/GC contract with Andersen Construction was approved by the Board on May 23, 2023 . Work on the Center for Black Student Excellence currently sits with PPS Community Engagement and other PPS departments, which is moving forward with community engagement and early planning. The RFPs for the comprehensive plans and designs of the Cleveland HS Modernization and Ida B Wells HS Modernization projects are anticipated to be advertised this month. Work will begin later this summer on an RFP for comprehensive planning and design for Roosevelt Phase 5.

Bond Schedule

- Work on the Lincoln High School athletic fields and teen parent center (Phase 2) is underway and on schedule. Benson is on schedule as well. MPG work was delayed by the unforeseen underground dry wells and timing is tight, but the schedule is still able to accommodate the delay.
- 2020 Infrastructure and Capacity projects are moving forward as quickly as possible, but some individual projects are addressing supply chain issues and labor shortages. The extent of work that OSM is placing as part of the 2020 Bond puts significant pressure on both the local contracting market and the use of schools. Staff work carefully to balance market constraints, District needs, and bond spending requirements when determining project schedules. Roof replacement projects alone will be taking place at ten different schools this summer. Please see individual status reports in this meeting's materials for detailed information on specific projects.
- Jefferson HS Modernization has a very tight schedule during design in order to provide the anticipated amount of time needed for construction, however OSM is working with the City of Portland to shorten the permitting timeframe. Comprehensive planning and design for the other modernizations are proceeding per the previously anticipated schedule.



School Improvement Bond Update

Bond Accountability Committee

Meeting

May 31, 2023



Agenda

- **Welcome & Introductions** 5:30 – 5:40 pm
- **Public Comment** 5:40 – 5:45 pm
- **Program Administration Updates** 5:45 – 6:05 pm
- **2020 Capacity Project Updates** 6:05 – 6:15 pm
- **2017 Health & Safety Updates** 6:15 – 6:20 pm
- **2020 Infrastructure Project Updates** 6:20 – 7:10 pm
- **Discussion** 7:10 – 7:30 pm
- **Adjourn** 7:30 pm



Public Comment

*(public comments received via email prior
to the meeting will be read aloud)*



Business Equity Utilization Data Constraints

Business equity utilization data from the B2GNow software system represents a point in time and may not fully represent actual payments received by Certified Businesses. The accuracy of the utilization data is contingent on several factors:

- PPS's payment data from Peoplesoft is uploaded into B2GNow monthly and reflects all payments from PPS to prime contractors during the prior month.
- Accurate data on payments to subcontractors is contingent on prime contractors or upper tier subs entering their subcontractors in B2GNow and subsequently self-reporting their monthly payments to each subcontractor in a timely and accurate manner.
- If prime contractors (or first tier subs) enter payments to first tier or subsequent tier subs in a timely manner, the total equity utilization calculation can be expected to accurately reflect contract expenditures as of approximately one to two months prior to the report date.
- If prime contractors (or first tier subs) do not enter payments to first tier or subsequent tier subs in a timely manner, accurate equity utilization data will be delayed, at times significantly. Even closed contracts may be updated later if PPS learns of new subcontractor payments that were made months or even years prior.



Program Administration Updates



Office of School Modernization - Program
May 2023

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Overall	X		

EQUITY

BUSINESS EQUITY

WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
		Cumulative	Current	4.63%	8.56%	0.05%	2.62%	0.80%	16.65%	18%	29%	25%	5%	14%
	Prior Report	4.62%	8.40%	0.05%	2.64%	0.72%	16.43%		29%		5%		24%	
12 Month	Current	3.82%	13.69%	0.00%	2.88%	1.16%	21.56%	18%						
	Prior Report	3.26%	12.67%	0.00%	3.22%	1.12%	20.27%							

Percent of payments made to Certified owned businesses, cumulative and 12-month rolling; Percent of labor hours of apprenticeable trades, cumulative

BUDGET

2012 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Franklin HS Mod	81,585,655	113,022,577	111,040,922	1,981,656	113,022,577	-	113,022,577	-
Grant HS Mod	88,336,829	158,993,225	155,772,451	3,220,774	158,697,789	159,046	158,856,835	(136,390)
Roosevelt HS Mod	68,418,695	101,631,108	97,127,989	4,503,119	101,631,108	-	101,631,108	-
Faubion Replace	27,035,537	50,115,627	34,109,383	16,006,244	50,028,171	-	50,115,627	-
Grant Upper Field	-	3,246,600	3,246,600	-	3,093,856	81,409	3,246,600	-
RHS Phase IV	-	6,157,969	6,153,741	4,228	6,157,969	-	6,157,969	-
Other Projects	123,441,923	118,273,613	113,293,294	4,980,319	118,273,603	-	118,273,603	(10)
							2012 Project Subtotals	(136,400)
Administration	68,117,563	31,482,610	31,279,128	203,482	31,482,010	-	31,482,610	-
Contingency	25,063,798	322,272	322,272	-	-	-	-	(322,272)
							2012 Program Subtotals	(322,272)
Totals	482,000,000	583,245,601	552,345,779	30,899,822	582,387,084	240,455	582,786,930	(458,672)

2012 Budget Notes

99% Spent

- Staff are working through closing out all non-active 2012 commitments and projects, and returning unspent funds to the Program.
- Any remaining 2012 funding will go towards prior add-on project requests at 2012 modernizations (such as additional security cameras at Franklin and Grant).
- Remaining program contingency is being shown for transparency but, as noted above, will go to prior add-on project requests once all other funding sources and expenditures have been reconciled.



Office of School Modernization - Program
May 2023

2017 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson HS Mod	202,000,000	157,389,175	143,496,553	13,892,622	102,608,771	65,876,829	158,781,273	1,392,098
Benson Swings	-	13,625,377	13,619,576	5,801	12,174,669	27,883	12,233,279	(1,392,098)
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	207,417,599	23,017,038	233,554,970	(9,064,587)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,685,008	195,193	57,941,414	-
McDaniel Mod	146,000,000	202,717,847	199,000,000	3,717,847	199,898,416	579,189	200,668,571	(2,049,276)
Health & Safety	-	154,286,174	135,167,866	19,118,307	140,077,754	1,324,944	154,286,174	-
							<i>2017 Project Subtotals</i>	<i>(11,113,863)</i>
Administration	40,000,000	59,948,787	59,832,096	116,690	45,747,543	5,896,870	55,487,129	(4,461,658)
Contingency	20,000,000	16,357,117	16,357,117	-	-	-	16,357,117	-
Unallocated H&S	150,000,000	22,832,134	22,832,134	-	-	-	22,832,134	-
							<i>2017 Program Subtotals</i>	<i>(4,461,658)</i>
Totals	790,000,000	927,717,582	890,502,842	37,214,739	765,609,760	96,917,946	912,142,060	(15,575,521)

2017 Budget Notes

83% spent

- Benson HS Modernization funding is split between 2017 and 2020. The 2017 Benson HS Modernization information shown above reflects 2017 funding and budget only, with actuals and additional encumbered specific to the 2017 funding as well. The Benson Swings shares total budget/funding with Benson HS Modernization, so the "under" amount of budget in the Benson Swings project will be applied to the Benson HS Modernization and is therefore shown as an "over" amount in the Benson HS Modernization line.
- The McDaniel Modernization project has funds being held in the project until all project scope has been finalized and completed. The netting repair project is already included in the Estimate at Completion. The Lincoln Modernization project is forecasting roughly \$9M under budget during Phase 2 of construction.
- OSM continues to forecast full use of 2017 Program Contingency at this time but anticipates the full amount will not be needed for risk mitigation of existing projects. Once the Lincoln HS Modernization project has completed, OSM will review Program Contingency and Bond Administration budgets in coordination with review of unneeded budget from Lincoln and McDaniel, for discussion regarding potential additional 2017 Bond-funded projects.
- As the 2017 Health & Safety projects wind down, OSM is also reviewing to ensure that any Health & Safety funds not needed to complete certain categories of H&S scope get reallocated to other H&S categories, to ensure that the full \$150M dedicated to Health & Safety projects by the 2017 Bond measure is utilized as such.



Office of School Modernization - Program
May 2023

2020 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson 2020 funds	-	164,903,890	164,903,890	-	62,488,079	76,631,630	164,903,890	-
Jefferson HS Mod	311,000,000	366,000,000	366,000,000	-	2,906,548	21,923,890	366,000,000	-
CBSE	60,000,000	60,000,000	60,000,000	-	-	-	60,000,000	-
Cleveland HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Wilson HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Roosevelt PhV Design	2,000,000	2,000,000	2,000,000	-	-	-	2,000,000	-
MPG Building	64,000,000	76,293,840	76,264,189	29,651	20,763,935	54,063,714	76,293,840	-
Curriculum	53,444,000	53,444,000	53,444,000	-	34,301,381	6,174,308	53,444,000	-
Technology	128,200,000	134,200,000	128,200,000	6,000,000	70,296,257	10,185,303	134,200,000	-
Infra Projects	-	161,890,863	156,832,998	5,057,866	45,106,665	55,191,945	161,890,863	-
							<i>2020 Project Subtotals</i>	-
Administration	63,098,640	63,104,808	63,098,640	6,168	8,558,632	458,151	63,104,808	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	37,553,481	37,553,481	-	-	-	37,553,481	-
Unalloc Proj Funds	241,000,000	89,276,748	89,276,748	-	-	-	89,276,748	-
							<i>2020 Project Subtotals</i>	-
Totals	1,208,000,000	1,248,667,630	1,237,573,945	11,093,685	244,421,497	224,628,941	1,248,667,630	-

2020 Budget Notes

20% spent

- PPS held their second 2020 Bond sale in April 2023. \$420M in bonds were sold, gaining a premium of \$44.8M. This, as well as interest earnings (and losses) from FY21 and FY22 totaling \$147k, was in the process of being added to eBuilder at the time of data collection and is not yet reflected in the numbers above.
- OSM transferred \$5M in 2020 Program Contingency to the Unallocated Roofs fund to cover bid overruns on Summer 2023 roof projects. All eight projects came in with bids higher than budget. Bid numbers were typically consistent across bidders on a project, indicating that cost increases are systemic, rather than specific to a project or individual bidder. Inflation continues to be a significant impact on project costs.
- Two bids were received as part of a Cost and Quality RFP procurement for the conversion of Harrison Park to a middle school. Staff are working through both the budgeting and the multiple funding sources of this complex project, so a final Estimate at Completion is not yet available. However, consistent with prior reporting, OSM will need to provide a significant amount of additional funding from 2020 Program Contingency for this necessary project. Additional information is available in the Capacity Status Report, and staff will also discuss as part of the May 2023 BAC meeting.
- OSM is anticipating additional budget will be needed for the MPG project, due to large increases in costs for material inspections, permitting, and addressing costs associated with an extraordinarily large number of hidden drywells underground. As noted in previous reports, the GMP amount was already \$2.5M over the previously established budget, due to extreme inflationary pressures. The project team had hoped to be able to find savings in other areas of the budget, but over the course of the last several months, it's become clear that is not possible. Staff are working through the costs to forecast a final budget but anticipate up to \$4M additional may be needed.
- Curriculum reporting in the Bond Programs Report shows Bond funds only. Non-bond funds related to planned bond scope were tracked in eBuilder for a short period of time only. For a full report of non-Bond funds used for planned bond scope, please see the Curriculum Project Status report in the February 2023 BAC update. The next Curriculum Project Status report will be presented at the August 2023 BAC update.



Office of School Modernization - Program
May 2023

OVERALL BOND PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
<i>Totals</i>	2,480,000,000	2,759,630,813	2,680,422,567	79,208,246	1,592,418,342	321,787,342	2,743,596,620	(16,034,193)

PROGRAM NOTES

Approved Usage of Bond Funds

- OSM continues to work closely with PPS Finance to ensure individual bond expenditures meet bond compensability requirements. A Bond Compensability Committee meets regularly to review compensability questions.
- All bond-funded projects are reported to the Bond Accountability Committee. Criteria for selection of projects to be funded by the 2017 Health & Safety allocation have been previously presented to the Board and are available on OSM's webpages. Criteria for long-term selection of projects to be funded by 2020 Infrastructure allocations were shared with the Facilities & Operations Committee in October 2022.

Bond Budget

- Please see budget notes above for more detailed information by bond measure.

Bond Scope

- No active projects remain in the 2012 Bond. Remaining funds and expenditures need to be fully reconciled to know final remaining funds in program and whether additional projects can be completed. The lengthy process of reconciliation is in progress.
- In the 2017 Bond, work continues to address minor follow-up issues as well as the netting replacement project at McDaniel HS Modernization. The netting installation will get underway after school is out and take 4-6 weeks to complete. Phase 2 (athletic fields) of the Lincoln HS Modernization is nearing completion and the Benson HS Modernization project is under construction. Health & Safety projects addressing asbestos, lead paint and water quality continue. Staff are working through returning unused funds from prior Health & Safety projects to the program, to determine next steps for funding additional projects.
- The Jefferson HS Modernization project is currently in design and the CM/GC contract with Andersen Construction was approved by the Board on May 23, 2023. Work on the Center for Black Student Excellence currently sits with PPS Community Engagement and other PPS departments, which is moving forward with community engagement and early planning. The RFPs for the comprehensive plans and designs of the Cleveland HS Modernization and Ida B Wells HS Modernization projects are anticipated to be advertised this month. Work will begin later this summer on an RFP for comprehensive planning and design for Roosevelt Phase 5.

Bond Schedule

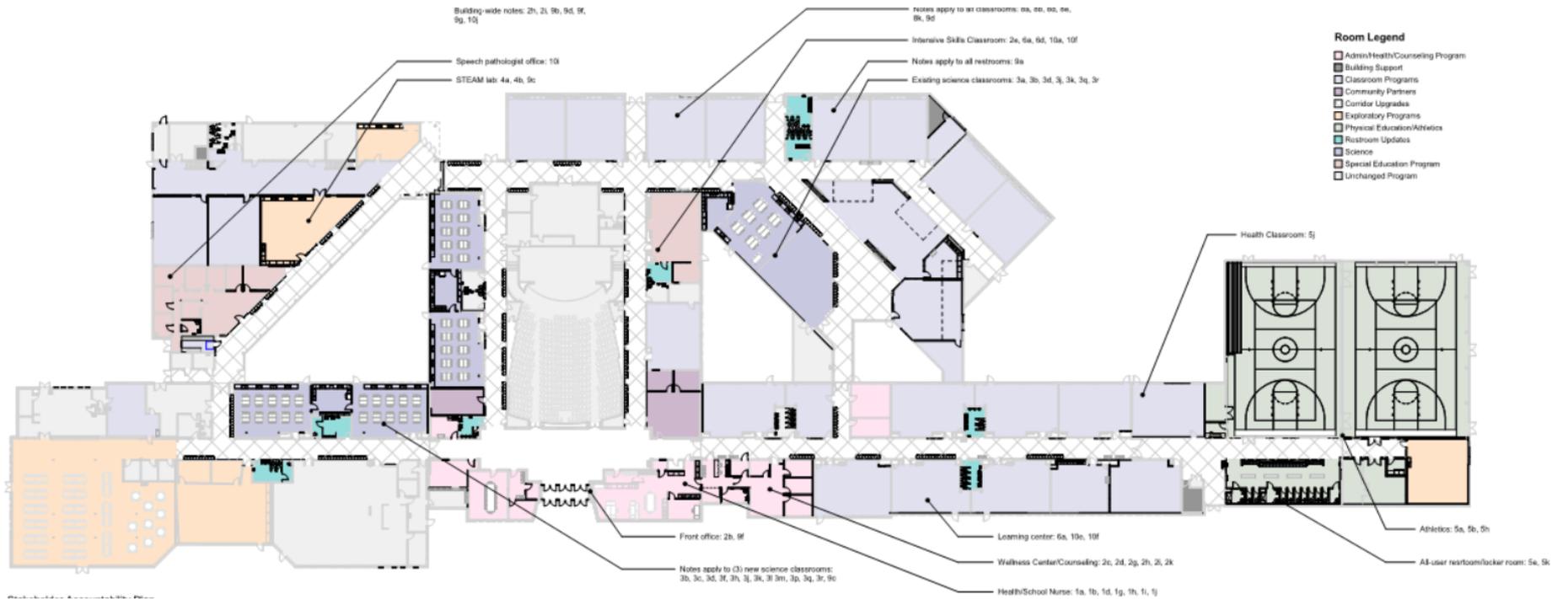
- Work on the Lincoln High School athletic fields and teen parent center (Phase 2) is underway and on schedule. Benson is on schedule as well. MPG work was delayed by the unforeseen underground dry wells and timing is tight, but the schedule is still able to accommodate the delay.
- 2020 Infrastructure and Capacity projects are moving forward as quickly as possible, but some individual projects are addressing supply chain issues and labor shortages. The extent of work that OSM is placing as part of the 2020 Bond puts significant pressure on both the local contracting market and the use of schools. Staff work carefully to balance market constraints, District needs, and bond spending requirements when determining project schedules. Roof replacement projects alone will be taking place at ten different schools this summer. Please see individual status reports in this meeting's materials for detailed information on specific projects.
- Jefferson HS Modernization has a very tight schedule during design in order to provide the anticipated amount of time needed for construction, however OSM is working with the City of Portland to shorten the permitting timeframe. Comprehensive planning and design for the other modernizations are proceeding per the previously anticipated schedule.



2020 Capacity Project Updates



2020 Capacity





Middle School Guiding Principles

Specific application of EdSpec guiding principles to Harrison Park

Welcoming entry and making room for family centered uses near the main entry. Collocating admin, health, counseling.



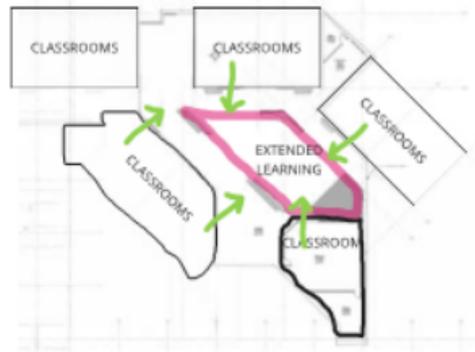
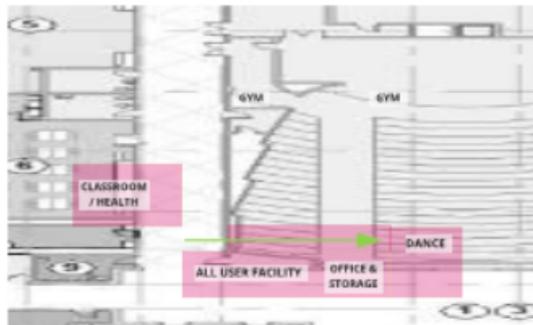
Extended Learning opportunity created from existing unsuitable classroom space and confusing circulation



Gathering Science, Arts and SPED around a shared courtyard



Clarifying circulation and enhancing resources for PE \ Dance





2020 Capacity



2020 Capacity
May 2023

PPS Team Leads: Damon Roche, Sunny Rose
Number of Completed Projects: 0
Number of Active Projects: 2

STATUS AT A GLANCE

Legend:

- As planned: no concerns
- Caution: requires attention
- Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget			X
Equity		X	
Schedule		X	
Overall			X

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Capacity Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	10,000,000	-	-	-	-	-	-	-
Harrison Park - MS Conv - 5706	-	16,575,000	4,400,000	12,175,000	3,705,137	707,178	36,000,000	19,425,000
Terwilliger - ACCESS - 5396	-	5,709,746	5,709,746	-	5,421,054	117,025	5,709,746	-
2020 Mechanical Totals		22,284,746	10,109,746	12,175,000	9,126,191	824,203	41,709,746	19,425,000

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	1.17%	58.56%	0.00%	3.71%	0.38%	63.83%	18%						
Contractors	0.25%	0.21%	0.00%	4.66%	0.00%	5.11%	18%						
Overall	0.52%	17.40%	0.00%	4.38%	0.11%	22.41%	18%						
Workforce								29%	25%	4%	14%	18%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Harrison Park - MS Conv - 5706	★															
Terwilliger - ACCESS - 5396	★															

Baseline
 Planning
 Design
 Construction

May 2023

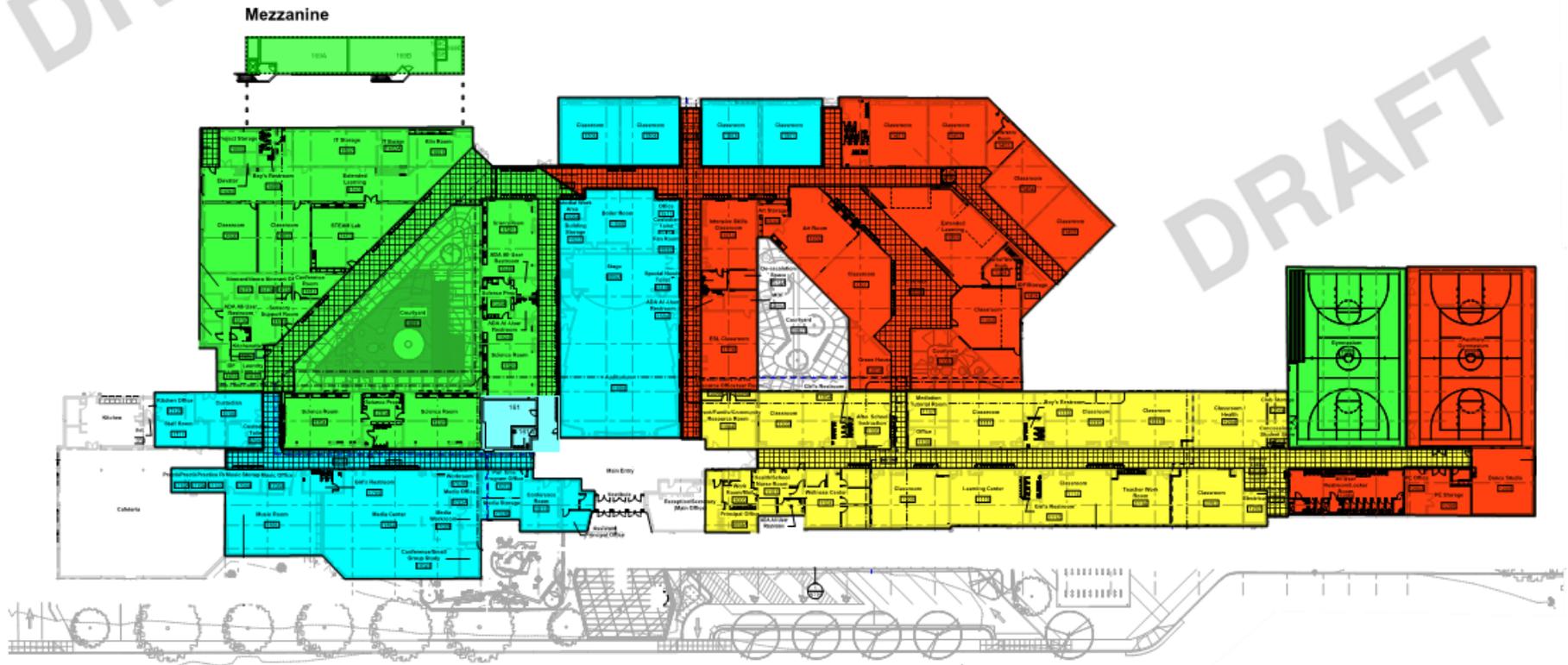


DRAFT PHASING PLAN - HARRISON PARK PPS

DRAFT

- 6/16/2023 - 8/27/2023
- 6/16/2023 - 4/19/2024
- 4/15/2024 - 9/1/2024
- 6/14/2024 - 9/1/2024 (ALL EXTERIOR SITE WORK OCCURS SUMMER 2024)
- 6/16/2023 - 9/1/2024

DRAFT





2017 Health & Safety Project Updates



Lead Paint

- We have successfully completed lead stabilization work at all District facilities, and some facilities numerous times based on the type of the school and interior or exterior work.
- There are 6 phases to this project and we are in the process of finalizing the remaining Phase 5 and Phase 6 work.
- We are still utilizing our in-house OSM paint crew and outside contractors for this work.
- The Lead Paint Stabilization work for this program will be completed by the end of this calendar year.

Asbestos

- We have successfully completed large scale asbestos removal work at approximately 22 sites with some sites having multiple phases.
- We are scheduled to complete abatement work on 8 additional projects this summer.
- Survey and design has already started for summer 2024 projects.
- Due to the nature of the work and having to close school buildings, summer break is the only time we can perform the work.

Secure Schools

- All of the 2017 Bond security upgrades have been completed.
- This work entailed the addition or improvement of access control entries at all applicable District sites and some exterior safety fencing / access control at Beaumont and Cleveland.

Water Quality

- We are in the final stages of completing the Lead Water Program projects with only some minor work left to complete at a few school sites.
- The PEC is the last full building to complete and all remaining work for this program should be completed by the end of the year.



2020 Infrastructure Project Updates



2020 Infrastructure: ADA



2020 Infrastructure: ADA
May 2023

PPS Team Leads: Ellen Cusick
Number of Completed Projects: 1
Number of Active Projects: 8

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule		X	
Overall		X	

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	ADA Funds	Other Funds	Actuals To Date (all funds*)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	33,800,000	23,620,117	23,620,117	-	-	-	-	(23,620,117)
ADA Consultants - 5638	-	100,000	100,000	-	44,630	-	100,000	-
ADA Signage - 5887	-	98,588	98,588	-	250	88,738	98,588	-
Hardware Upgrades-5999	-	2,772,042	942,494	1,829,548	167,598	738,657	2,772,042	-
ADA & SPED Upgrades - 6030	-	9,012,031	6,674,623	2,337,408	1,779,836	3,918,887	9,012,031	-
ADA/SPED Upgrades Pkg1-A - 6184	-	3,813,191	2,364,178	1,449,013	-	-	3,813,191	-
ADA/SPED Upgrades Pkg1-B - 6231	-	-	-	-	-	-	2,537,121	2,537,121
ADA/SPED Upgrades Pkg1-C - 6262	-	-	-	-	-	-	2,982,531	2,982,531
ADA/SPED Upgrades Pkg1-D - 6230	-	-	-	-	-	-	3,267,718	3,267,718
2020 ADA Totals		39,415,969	33,800,000	5,615,969	1,992,314	4,746,282	24,583,222	(14,832,747)

* Hardware Upgrades 5999 Actuals to Date and Additional Encumbered for ADA funds only.

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* There is currently no construction data to report.



2020 Infrastructure: ADA



2020 Infrastructure: ADA
May 2023

PPS Team Leads: Ellen Cusick
Number of Completed Projects: 1
Number of Active Projects: 8

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
ADA Signage - 5887	★															
Hardware Upgrades-5999	★															
ADA & SPED Upgrades - 6030	★															
ADA/SPED Upgrades Pkg1-A - 6184	★															
ADA/SPED Upgrades Pkg1-B - 6231	★															
ADA/SPED Upgrades Pkg1-C - 6262	★															
ADA/SPED Upgrades Pkg1-D - 6230	★															

Baseline		Planning		Design		Construction
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2020 Infrastructure: SPED



2020 Infrastructure: SPED
May 2023

PPS Team Leads: Ellen Cusick
Number of Completed Projects: 1
Number of Active Projects: 6

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule	X		
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	SPED Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	13,400,000	3,855,122	3,855,122	-	-	-	-	(3,855,122)
SPED Consultants - 5639	-	100,000	100,000	-	19,600	-	19,600	(80,400)
SPED Furniture - 6040	-	5,658,457	5,658,457	-	132,540	3,771,057	5,658,457	-
ADA & SPED Upgrades - 6030	-	9,012,031	2,337,408	6,674,623	1,779,836	3,918,887	9,012,031	-
ADA/SPED Upgrades Pkg1-A - 6184	-	3,813,191	1,449,013	2,364,178	-	-	3,813,191	-
ADA/SPED Upgrades Pkg1-B - 6231	-	-	-	-	-	-	2,537,121	2,537,121
ADA/SPED Upgrades Pkg1-C - 6262	-	-	-	-	-	-	2,982,531	2,982,531
ADA/SPED Upgrades Pkg1-D - 6230	-	-	-	-	-	-	3,267,718	3,267,718
2020 SPED Totals		22,438,801	13,400,000	9,038,801	1,931,976	7,689,944	27,290,649	4,851,848

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* There is currently no construction data to report.



2020 Infrastructure: SPED



2020 Infrastructure: SPED
May 2023

PPS Team Leads: Ellen Cusick
Number of Completed Projects: 1
Number of Active Projects: 6

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
SPED Furniture - 6040	★															
ADA & SPED Upgrades - 6030	★															
ADA/SPED Upgrades Pkg1-A - 6184	★															
ADA/SPED Upgrades Pkg1-B - 6231	★															
ADA/SPED Upgrades Pkg1-C - 6262	★															
ADA/SPED Upgrades Pkg1-D - 6230	★															

Baseline		Planning		Design		Construction
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2020 Infrastructure: Security



2020 Infrastructure: Security
May 2023

PPS Team Leads: Eric Naes, Ellen Cusick
Number of Completed Projects: 0
Number of Active Projects: 3

STATUS AT A GLANCE

Legend:

- As planned: no concerns
- Caution: requires attention
- Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity*			
Schedule	X		
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Security Funds	Other Funds	Actuals To Date (all funds*)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	25,900,000	19,375,902	19,375,902	-	-	-	-	(19,375,902)
Hardware Upgrades-5999	-	2,772,042	1,829,548	942,494	251,856	1,489,961	2,772,042	-
Cameras & Intrusion Design-6067	-	4,694,550	4,694,550	-	54,809	205,347	4,694,550	-
Cameras & Intrusion Install Ph 1	-	-	-	-	-	-	5,049,473	5,049,473
2020 Security Totals		26,842,494	25,900,000	942,494	306,665	1,695,309	12,516,065	(14,326,429)

* Hardware Upgrades 5999 Actuals to Date and Additional Encumbered for Security funds only.

EQUITY*

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Workforce								0%	25%	0%	14%	0%	20%

* There is currently no data to report.

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Hardware Upgrades-5999	★															
Cameras & Intrusion Design-6067	★															
Cameras & Intrusion Install Ph 1	★															

Baseline

Planning

Design

Construction



2020 Infrastructure: Seismic



2020 Infrastructure: Seismic

May 2023

PPS Team Leads: Robert Jole

Number of Completed Projects: 1

Number of Active Projects: 2

STATUS AT A GLANCE

Legend:

- As planned: no concerns
- Caution: requires attention
- Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Schedule	X		
Overall		X	

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Seismic Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	17,200,000	7,424,620	7,424,620	-	-	-	-	(7,424,620)
Creative Science-SRGP-5712-FY21	-	7,508,896	5,008,896	2,500,000	3,946,143	2,424,112	7,508,896	-
Lent-SRGP-5421-FY21	-	7,324,350	4,766,484	2,557,866	7,324,350	-	7,324,350	-
Marysville-Seismic Upgrade Des	-	-	-	-	-	-	1,260,681	1,260,681
2020 Seismic Totals		22,257,866	17,200,000	5,057,866	11,270,493	2,424,112	16,093,927	(6,163,939)

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	45.35%	0.00%	0.00%	0.00%	45.35%	18%						
Contractors	4.10%	0.00%	0.00%	4.98%	0.00%	9.08%	18%						
Overall	3.60%	5.58%	0.00%	4.36%	0.00%	13.54%	18%						
Workforce								51%	25%	8%	14%	21%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Creative Science-SRGP-5421-FY21	★															
Lent-SRGP-5421-FY21	★															
Marysville-Seismic Upgrade Des	★															

Baseline
 Planning
 Design
 Construction



2020 Infrastructure: Roof



2020 Infrastructure: Roof
May 2023

PPS Team Leads: Steve Simonson, Robert Jole
Number of Completed Projects: 5
Number of Active Projects: 10

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget			X
Equity	X		
Schedule	X		
Overall			X

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	65,700,000	74,960	74,960	-	-	-	-	(74,960)
2020 Bond Roof Assessments - 5578	-	213,785	213,785	-	184,914	-	213,785	-
Ainsworth Annex-Re-Roof-5792	-	2,008,610	2,008,610	-	1,980,599	19,470	2,000,085	(8,525)
Chavez-Partial Re-Roof-5791	-	2,327,982	2,327,982	-	2,222,194	64,065	2,327,982	-
Duniway - Re-Roof Phase 1 - 5667	-	3,056,716	3,056,716	-	3,056,716	-	3,056,716	-
Duniway - Re-Roof Phase II - 5894	-	8,292,418	8,292,418	-	49,917	6,938,025	8,292,418	-
Glencoe-Re-Roof-5790	-	7,524,511	7,524,511	-	4,659,254	1,745,093	7,524,511	-
Markham-Partial Re-Roof-5896	-	4,564,484	4,564,484	-	363,345	3,429,821	4,564,484	-
Meek - Re-Roof-Bond - 5895	-	6,928,394	6,928,394	-	427,750	5,387,549	6,928,394	-
MLC - 2020 Bond - 5668	-	3,117,330	3,117,330	-	3,117,330	-	3,117,330	-
Richmond-Partial Re-Roof-5911	-	3,037,577	3,037,577	-	205,057	2,326,390	3,037,577	-
Rieke - Re-Roof - 5909	-	3,259,814	3,259,814	-	2,539,335	382,898	3,259,814	-
Skyline - Partial ReRoof-5912	-	3,590,424	3,590,424	-	190,432	2,901,141	3,590,424	-
Vernon-Partial Re-Roof-5913	-	4,994,257	4,994,257	-	413,812	3,892,785	4,994,257	-
West Sylvan-Re-Roof-5789	-	11,504,530	11,504,530	-	677,892	8,503,774	11,504,530	-
Winterhaven-Partial ReRoof-5914	-	6,204,208	6,204,208	-	207,321	4,984,371	6,204,208	-
2020 Roof Totals		70,700,000	70,700,000	-	20,295,868	40,575,381	70,616,515	(83,485)



2020 Infrastructure: Roof



2020 Infrastructure: Roof
May 2023

PPS Team Leads: Steve Simonson, Robert Jole
Number of Completed Projects: 5
Number of Active Projects: 10

EQUITY *Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative*

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	3.09%	56.66%	0.00%	1.14%	0.00%	60.90%	18%						
Contractors	2.08%	10.60%	0.00%	0.24%	0.00%	12.91%	18%						
Overall	2.17%	15.04%	0.00%	0.32%	0.00%	17.54%	18%						
Workforce								41%	25%	4%	14%	24%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2020 Bond Roof Assessments - 5578	★															
Ainsworth Annex-Re-Roof-5792	★															
Chavez-Partial Re-Roof-5791	★															
Duniway - Re-Roof Phase 1 - 5667	★															
Duniway - Re-Roof Phase II - 55894	★															
Glencoe-Re-Roof-5790	★															
Markham-Partial Re-Roof-5896	★															
Meek - Re-Roof-Bond - 5895	★															
MLC - 2020 Bond - 5668	★															
Richmond-Partial Re-Roof-5911	★															
Rieke - Re-Roof - 5909	★															
Skyline - Partial ReRoof-5912	★															
Vernon-Partial Re-Roof-5913	★															
West Sylvan-Re-Roof-5789	★															
Winterhaven-Partial ReRoof-5914	★															

Baseline

Planning

Design

Construction



2020 Infrastructure: Mechanical



2020 Infrastructure: Mechanical

May 2023

PPS Team Leads: Steve Simonson, Robert Jole
 Number of Completed Projects: 0
 Number of Active Projects: 5

STATUS AT A GLANCE

Legend:

- As planned: no concerns
- Caution: requires attention
- Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule		X	
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Mech Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	75,000,000	34,926,028	34,926,028	-	-	-	-	(34,926,028)
2020 Bond Mech Assess - 5626	-	83,720	83,720	-	67,800	2,000	83,720	-
Bridger-Mech Upgrades-5827	-	7,342,502	7,342,502	-	483,811	347,673	7,342,502	-
Harrison Park - MS Conv - 5706	-	11,500,000	11,500,000	-	-	-	11,500,000	-
Kelly-Mech Upgrades-5828	-	9,434,661	9,434,661	-	545,298	454,255	9,434,661	-
Lent-Mech Upgrades-5829	-	11,713,089	11,713,089	-	866,085	351,675	11,713,089	-
2020 Mechanical Totals		75,000,000	75,000,000	-	1,962,994	1,155,603	40,073,972	(34,926,028)

EQUITY*

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	24.23%	0.00%	0.00%	0.00%	24.23%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	24.23%	0.00%	0.00%	0.00%	24.23%	18%						
Workforce								0%	25%	0%	14%	0%	20%

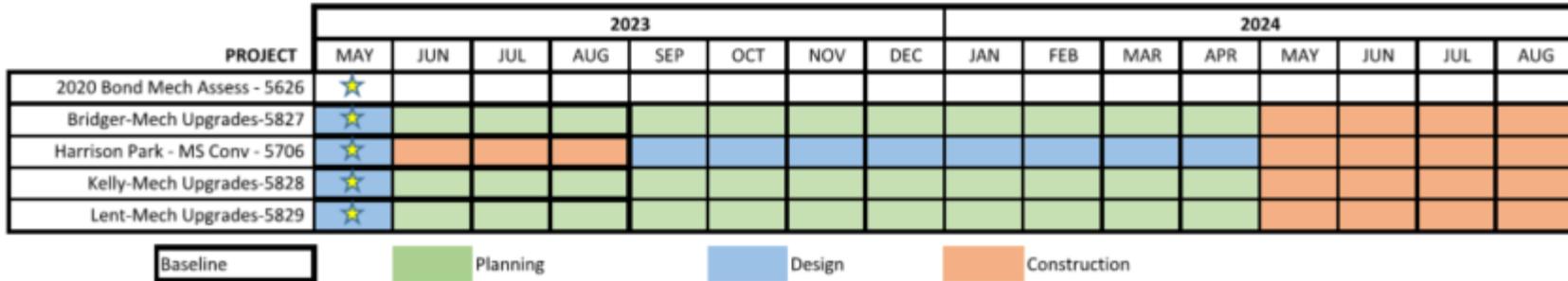
*There have been no construction payments to date.



2020 Infrastructure: Mechanical
May 2023

PPS Team Leads: Steve Simonson, Robert Jole
Number of Completed Projects: 0
Number of Active Projects: 5

SCHEDULE





Adjourn

**Next meeting:
August 23, 2023
(virtual)**

2017 Health & Safety Funding Allocation
May 2023

	Total Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: DS001 - Accessibility	9,200,000	8,944,398	255,602	Accessibility
<i>Project Name: 2017 Bond Program</i>	79,989	-	79,989	79,989
Project Name: GROUP 3 (IP 2017)	3,593,412	3,417,799	175,613	
Project Name: Harrison Park - Partial Re-Roof-Bond - 5321 - FY20	45,000	45,000	-	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	4,378,400	4,378,400	-	
Project Name: Ockley Green - Partial Re-Roof-Bond - 5322 - FY20	45,000	45,000	-	
Project Name: Rigler - Health & Safety Improvements-Bond - 5029 - FY19	1,013,199	1,013,199	0	
Project Name: Woodlawn - Partial Re-Roof-Bond - 5323 - FY20	45,000	45,000	-	
Bond Fund Category: DS002 - Asbestos Remediation	11,040,000	7,375,401	3,664,599	Asbestos
<i>Project Name: 2017 Bond Program</i>	2,524,496	-	2,524,496	2,524,496
Project Name: Beaumont - 2020 Asbestos Abatement-Bond - 5373 - FY20	169,985	169,985	-	
Project Name: Capitol Hill - 2020 Asbestos Abatement-Bond - 5275 - FY20	93,134	93,134	-	
Project Name: Chapman - 2020 Asbestos Abatement-Bond - 5377 - FY20	89,983	89,983	-	
Project Name: Gray - 2021 Asbestos Abatement-Bond - 5673	123,025	123,025	-	
Project Name: Gray - Asbestos Abatement- Bond - FY22 - 5947	72,490	57,417	15,073	
Project Name: GROUP 3 (IP 2017)	66,361	66,361	-	
Project Name: GROUP 4 - ASBESTOS	1,392,403	1,392,403	-	
Project Name: Harrison Park - Asbestos Abatement - Bond - 5946 - FY22	263,213	182,028	81,184	
Project Name: Harrison Park - Copy Room-Abate Asbestos Tile - 4664 - FY18	10,185	10,185	-	
Project Name: Harrison Park - K Classrooms-Abate Asbestos from floor tiles - 4441 - FY18	24,009	24,009	-	
Project Name: Hosford - 2020 Asbestos Abatement-Bond - 5363 - FY20	199,986	199,986	-	
Project Name: Hosford - 2021 Asbestos Abatement-Bond - 5671	77,262	77,262	-	
Project Name: Hosford - Wood Shop Floor-Asbestos - 4573 - FY18	41,523	41,523	-	
Project Name: Jackson - Health & Safety Improvements-Bond - 5030 - FY19	-	-	-	
Project Name: Jefferson - 2021 Asbestos Abatement-Bond - 5672	34,738	34,738	-	
Project Name: King - 2022 Asbestos Abatement - Bond - 5949 - FY22	884,213	492,039	392,174	
Project Name: Lane - 2020 Asbestos Abatement-Bond - 5361 - FY20	89,849	89,849	-	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	638,502	638,502	-	
Project Name: Multiple Sites - Asbestos Bond Projects-2018-19 - 4923 - FY19	1,254,069	1,254,069	-	
Project Name: Multiple Sites - Asbestos Bond Projects-2019-20 - 4924 - FY20	45,128	45,128	-	
Project Name: Multiple Sites - Asbestos Bond Projects-2020-21 - 4925 - FY21	233,410	148,196	85,214	
Project Name: Multiple Sites - Asbestos Bond Projects-2021-22 - 5826 - FY22	113,192	61,319	51,873	
Project Name: Multiple Sites - Floor Replacement-Bond Compensible - 4565 - FY18	101,044	101,044	-	
Project Name: Rigler - 2020 Asbestos Abatement-Bond - 5369 - FY20	177,837	177,837	-	
Project Name: Stephenson - 2020 Asbestos Abatement-Bond - 5362 - FY20	150,288	150,288	-	
Project Name: Stephenson - 2022 Asbestos Abatement - Bond - 5950 - FY22	237,930	169,059	68,871	
Project Name: Terwilliger - 2022 Phase III Asbestos Abatement - Bond - 5985 - FY22	250,000	163,516	86,484	
Project Name: Vernon - 2020 Asbestos Abatement-Bond - 5374 - FY20	74,708	74,708	-	
Project Name: Vernon - 2021 Asbestos Abatement-Bond - 5675	84,981	84,981	-	
Project Name: Vestal - 2020 Asbestos Abatement-Bond - 5367 - FY20	181,485	181,485	-	
Project Name: Winterhaven - 2021 Asbestos Abatement-Bond - 5676	160,383	160,383	-	
Project Name: Winterhaven - 2022 Asbestos Abatement - Bond - 5951 - FY22	569,965	348,043	221,922	
Project Name: Woodstock - 2020 Asbestos Abatement-Bond - 5368 - FY20	192,408	192,408	-	
Project Name: Woodstock - 2022 Asbestos Abatement - Bond - 5952 - FY22	409,200	271,893	137,307	

2017 Health & Safety Funding Allocation
May 2023

	Total Funds	Spent To Date	Balance	Unalloc Balance
Project Name: Woodstock - Hallway-Abate and replace floor tiles - 4738 - FY18	8,614	8,614	-	
Bond Fund Category: DS003 - Fire Sprinkler/Alarms	19,564,225	17,794,649	1,769,576	Fire Sprink/Alarm
<i>Project Name: 2017 Bond Program</i>	<i>1,768,850</i>	<i>-</i>	<i>1,768,850</i>	<i>1,768,850</i>
Project Name: Chapman - Re-Roof - Bond Funded - 4671 - FY18	-	-	-	
Project Name: GROUP 2 - Fire Alarm / Sprinkler	4,048,504	4,048,504	-	
Project Name: GROUP 3 (IP 2017)	4,361,785	4,361,060	725	
Project Name: Jefferson - Fire Sprinkler Upgrades-Bond - 5053 - FY19	1,139,496	1,139,496	-	
Project Name: Multiple Sites - Fire Alarm Equipment Purchase - FY15/16/17/18 - X0114	46,523	46,523	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-North Group 1 - 5211 - FY20	1,780,913	1,780,913	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-North Group 2 - 5212 - FY20	1,844,959	1,844,959	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-South Group 3 - 5213 - FY20	1,384,827	1,384,827	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-South Group 4 - 5214 - FY20	1,703,198	1,703,198	-	
Project Name: Rigler - Health & Safety Improvements-Bond - 5029 - FY19	1,485,169	1,485,169	-	
Bond Fund Category: DS004 - Lead Paint Stabilization	14,624,624	3,247,595	11,377,029	Lead Paint
<i>Project Name: 2017 Bond Program</i>	<i>3,790,587</i>	<i>-</i>	<i>3,790,587</i>	<i>3,790,587</i>
Project Name: Multiple Sites - Lead Paint Abatement - BOND - 5466	4,000,000	1,801,655	2,198,345	
Project Name: Multiple Sites - Lead Paint Abatement - Emergency Declaration - 4284 - FY17	395,243	395,243	-	
Project Name: Multiple Sites - Lead Paint Abatement - Fund 423 - 4493 -FY17	438,795	438,795	-	
Project Name: Multiple Sites - Lead Painting-Bond-ASA - 5550	1,500,000	-	1,500,000	
Project Name: Multiple Sites - Lead Painting-Bond-First Cascade - 5552	1,500,000	600,394	899,606	
Project Name: Multiple Sites - Lead Painting-Bond-Fulcrum - 5551	1,500,000	-	1,500,000	
Project Name: Multiple Sites - Lead Painting-Bond-PacIndPaint - 5495 - FY21	1,500,000	11,509	1,488,491	
Bond Fund Category: DS005 - Radon Mitigation	1,036,035	158,713	877,322	Radon
<i>Project Name: 2017 Bond Program</i>	<i>877,322</i>	<i>-</i>	<i>877,322</i>	<i>877,322</i>
Project Name: Lent - Radon Mitigation - 4344 - FY17	38,938	38,938	-	
Project Name: Marysville - Radon Mitigation-Rms 137-138-139 - 4939 - FY20	8,901	8,901	-	
Project Name: Multiple Sites - Radon Mitigation - 4609 - FY18	110,875	110,875	-	
Bond Fund Category: DS006 - Roof Improvements	52,986,434	49,508,158	3,478,276	Roof
<i>Project Name: 2017 Bond Program</i>	<i>2,915,452</i>	<i>-</i>	<i>2,915,452</i>	<i>2,915,452</i>
Project Name: Chapman - Re-Roof - Bond Funded - 4671 - FY18	3,987,307	3,987,307	-	
Project Name: Duniway - Re-Roof-Bond Funded - 5420 - FY21	938,007	628,608	309,399	
Project Name: GROUP 3 (IP 2017)	10,648,856	10,521,969	126,887	
Project Name: Harrison Park - Partial Re-Roof-Bond - 5321 - FY20	2,680,274	2,680,274	-	
Project Name: Hayhurst - SRGP-Bond - 5028 - FY19	2,076,977	2,076,977	-	
Project Name: Jackson - Health & Safety Improvements-Bond - 5030 - FY19	3,982,062	3,974,701	7,361	
Project Name: Kelly - Partial Re-Roof-Bond - 5319 - FY20	1,649,098	1,649,098	-	
Project Name: Lee - Roof Repair - 4497 - FY18	96,750	96,750	-	
Project Name: MLC - Re-Roof-Bond Funded - 5422 - FY21	659,699	637,376	22,323	
Project Name: Mt Tabor - Partial Re-Roof-Bond - 5320 - FY20	3,022,689	3,022,689	-	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	3,781,759	3,781,759	-	
Project Name: Multiple Sites - Health & Safety Group 1 Design - 5153 - FY20	751,521	751,521	-	
Project Name: Multiple Sites - Health & Safety Group 2 Design - 5154 - FY20	1,146,401	1,146,401	-	
Project Name: Ockley Green - Partial Re-Roof-Bond - 5322 - FY20	1,871,486	1,871,486	-	
Project Name: Rieke - Re-Roof-Bond Funded - 5423 - FY21	492,013	395,158	96,855	

2017 Health & Safety Funding Allocation
May 2023

	Total Funds	Spent To Date	Balance	Unalloc Balance
Project Name: Rigler - Health & Safety Improvements-Bond - 5029 - FY19	7,173,566	7,173,566	-	
Project Name: Sitton - Health & Safety Improvements-Bond - 5027 - FY19	3,466,883	3,466,883	-	
Project Name: Tubman - Roof Repairs- 4584 - OSM - FY18	-	-	-	
Project Name: Woodlawn - Partial Re-Roof-Bond - 5323 - FY20	1,645,634	1,645,634	-	
Bond Fund Category: DS007 - Security Improvements	9,322,221	8,203,005	1,119,216	Security
<i>Project Name: 2017 Bond Program</i>	753,920	-	753,920	753,920
Project Name: Benson HS Modernization - Kenton Swing Site-Mult Pathways - 5013	69,646	69,646	-	
Project Name: Creative Science - ADA Accommodation-Access Control - 5049 - FY20	12,855	12,855	-	
Project Name: Jefferson - Camera-Pull Stations - 4528 - FY17	30,859	30,859	-	
Project Name: Multi-2018-4675-Bond-Security-PKG1 FY18-19	2,512,944	2,512,944	-	
Project Name: Multi-2018-5025-Bond-Security-PKG2-FY19	2,419,821	2,054,525	365,296	
Project Name: Multi-2018-5026-Bond-Security-PKG3-FY19	3,256,981	3,256,981	-	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	265,194	265,194	-	
Bond Fund Category: DS008 - Water	24,948,682	9,999,797	14,948,885	Water
<i>Project Name: 2017 Bond Program</i>	10,121,516	-	10,121,516	10,121,516
Project Name: Multiple Sites - Drinking Fixture Replacement Program-Bid Package 31 - 5301 - FY20	349,125	277,770	71,355	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Package 32 - 5397 - FY20	342,136	258,095	84,041	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Package 33 - 5398 - FY20	290,673	273,218	17,455	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 34 - 5390 - FY21	354,142	331,301	22,841	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 35 - 5391 - FY21	355,960	346,367	9,593	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 36 - 5452 - FY21	393,074	363,358	29,715	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 37 - 5453 - FY21	377,963	341,084	36,879	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 38 - 5477 - FY21	384,456	350,043	34,413	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 39 - 5478 - FY21	326,040	313,884	12,156	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 40 - 5540 - FY21	326,040	303,856	22,184	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 41 - 5541	484,440	453,642	30,798	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 42 - 5542	481,572	432,915	48,658	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 43 - 5640	386,229	354,009	32,220	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 44 - 5641	324,442	300,071	24,371	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 45 - 5642	430,011	391,733	38,277	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 46 - 5741	383,900	336,085	47,815	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 47 - 5742	331,955	302,079	29,876	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 48 - 5743	409,860	375,313	34,547	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 49 - 5744	144,426	49,500	94,926	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 50 - 5866 - FY22	467,060	437,092	29,968	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 51 - 6120 -FY22	51,040	-	51,040	
Project Name: Multiple Sites - Lead in Water Repairs - 4517 - FY17	7,120,756	3,243,371	3,877,385	
Project Name: Multiple Sites - Lead in Water-Emergency Response - 4241 - FY16	311,867	165,011	146,856	
Bond Fund Category: Management Costs	12,000,000	11,338,381	661,619	
<i>Project Name: 2017 Bond Program</i>	11,937,608	11,288,157	649,451	
Project Name: Multiple Sites - Day CPM Management Services - 4610 - FY18	-	-	-	
Project Name: Creative Science - SRGP Design - 5457 - FY21	34,852	22,684	12,168	
Project Name: Lent - SRGP Design - 5194 - FY20	27,540	27,540	-	

2017 Health & Safety Funding Allocation

May 2023

	Total Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: OSCIM	3,277,779	3,277,779	-	OSCIM
<i>Project Name: 2017 Bond Program</i>	-	-	-	-
Project Name: Sitton - Health & Safety Improvements-Bond - 5027 - FY19	3,277,779	3,277,779	-	
Bond Fund Category: H&S Unallocated	-	-	-	H&S Unallocated
<i>Project Name: 2017 Bond Program</i>	-	-	-	-
Grand Total	158,000,000	119,847,875	38,152,125	22,832,134

2020 Infrastructure Funding Allocation

February 2023

	Original Funding	Current Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: DS014 - 2020 Capacity	10,000,000	10,109,746	9,126,191	983,555	Capacity
<i>Project Name: 2020 Bond - Unallocated - Capacity - 5524</i>	<i>10,000,000</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Project Name: Harrison Park - Middle School Conversion - 5706 - FY22	-	4,400,000	3,705,137	694,863	
Project Name: Terwilliger - Modifications for ACCESS - 5396 - FY21	-	5,709,746	5,421,054	288,692	
Bond Fund Category: DS015 - 2020 ADA	33,800,000	33,800,000	1,540,571	32,259,429	ADA
<i>Project Name: 2020 Bond - Unallocated - ADA - 5525</i>	<i>33,800,000</i>	<i>23,620,117</i>	<i>-</i>	<i>23,620,117</i>	<i>23,620,117</i>
Project Name: Multiple Sites - 2020 Bond - ADA Consultants - 5638	-	100,000	44,630	55,370	
Project Name: Multiple Sites - ADA & SPED Upgrades - Bond - 6030 - FY23 - 6030	-	6,674,623	1,328,093	5,346,530	
Project Name: Multiple Sites - ADA Signage Fab & Install-Bond - 5887 - FY22	-	98,588	250	98,338	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-A - Bond - 6184 - FY23	-	2,364,178	-	2,364,178	
Project Name: Multiple Sites - Security & ADA Hardware Upgrades - Bond - 5999 - FY23	-	942,494	167,598	774,896	
Bond Fund Category: DS016 - 2020 SPED	13,400,000	13,400,000	603,883	12,796,117	SPED
<i>Project Name: 2020 Bond - Unallocated - SPED - 5526</i>	<i>13,400,000</i>	<i>3,855,122</i>	<i>-</i>	<i>3,855,122</i>	<i>3,855,122</i>
Project Name: Multiple Sites - 2020 Bond - SPED Consultants - 5639	-	100,000	19,600	80,400	
Project Name: Multiple Sites - ADA & SPED Upgrades - Bond - 6030 - FY23 - 6030	-	2,337,408	451,743	1,885,665	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-A - Bond - 6184 - FY23	-	1,449,013	-	1,449,013	
Project Name: Multiple Sites - SPED Furniture - Bond - 6040 - FY23	-	5,658,457	132,540	5,525,917	
Bond Fund Category: DS017 - 2020 Roof	65,700,000	70,700,000	20,231,469	50,468,531	Roof
<i>Project Name: 2020 Bond - Unallocated - Roofs - 5527</i>	<i>65,700,000</i>	<i>74,960</i>	<i>-</i>	<i>74,960</i>	<i>74,960</i>
Project Name: Ainsworth - Annex - Re-Roof-Bond - 5792 - FY22	-	2,008,610	1,980,599	28,011	
Project Name: Chavez - Partial Re-Roof-Bond - 5791 - FY22	-	2,327,982	2,157,795	170,187	
Project Name: Duniway - Re-Roof Phase 1 Construction - 2020 Bond - 5667	-	3,056,716	3,056,716	-	
Project Name: Duniway - Re-Roof Phase II-Bond - 5894 - FY22	-	8,292,418	49,917	8,242,501	
Project Name: Glencoe - Re-Roof-Bond - 5790 - FY22	-	7,524,511	4,659,254	2,865,257	
Project Name: Markham - Partial Re-Roof-Bond - 5896 - FY22	-	4,564,484	363,345	4,201,139	
Project Name: Meek - Re-Roof-Bond - 5895 - FY22	-	6,928,394	427,750	6,500,644	
Project Name: MLC - Re-Roof Construction - 2020 Bond - 5668	-	3,117,330	3,117,330	-	
Project Name: Multiple Sites - 2020 Bond Roofing Assessments - 5578	-	213,785	184,914	28,871	
Project Name: Richmond - Partial Re-Roof - Bond - 5911 - FY22	-	3,037,577	205,057	2,832,520	
Project Name: Rieke - Re-Roof-Bond - 5909 - FY22	-	3,259,814	2,539,335	720,479	
Project Name: Skyline - Partial Re-Roof - Bond - 5912 - FY22	-	3,590,424	190,432	3,399,992	
Project Name: Vernon - Partial Re-Roof - Bond - FY22 - 5913	-	4,994,257	413,812	4,580,445	
Project Name: West Sylvan - Partial Re-Roof-Bond - 5789 - FY22	-	11,504,530	677,892	10,826,638	
Project Name: Winterhaven - Partial ReRoof - Bond - 5914 - FY22	-	6,204,208	207,321	5,996,887	
Bond Fund Category: DS018 - 2020 Mechanical	75,000,000	75,000,000	1,962,994	73,037,006	Mechanical
<i>Project Name: 2020 Bond - Unallocated - Mechanical - 5528</i>	<i>75,000,000</i>	<i>34,926,028</i>	<i>-</i>	<i>34,926,028</i>	<i>34,926,028</i>
Project Name: Bridger - Mechanical Upgrades-Bond - 5827 - FY22	-	7,342,502	483,811	6,858,691	
Project Name: Harrison Park - Middle School Conversion - 5706 - FY22	-	11,500,000	-	11,500,000	
Project Name: Kelly - Mechanical Upgrades-Bond - 5828 - FY22	-	9,434,661	545,298	8,889,363	
Project Name: Lent - Mechanical Upgrades-Bond - 5829 - FY22	-	11,713,089	866,085	10,847,004	
Project Name: Multiple Sites - 2020 Bond Mechanical Assessments - 5626	-	83,720	67,800	15,920	

2020 Infrastructure Funding Allocation

February 2023

	Original Funding	Current Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: DS019 - 2020 Security	25,900,000	25,900,000	306,665	25,593,335	Security
<i>Project Name: 2020 Bond - Unallocated - Security - 5529</i>	<i>25,900,000</i>	<i>19,375,902</i>	<i>-</i>	<i>19,375,902</i>	<i>19,375,902</i>
Project Name: Multiple Sites - Security & ADA Hardware Upgrades - Bond - 5999 - FY23	-	1,829,548	251,856	1,577,692	
Project Name: Multiple Sites - Security Cameras & Intrusion Design - Bond - 6067 - FY23	-	4,694,550	54,809	4,639,741	
Bond Fund Category: DS020 - 2020 Seismic	17,200,000	17,200,000	7,330,380	9,869,620	Seismic
<i>Project Name: 2020 Bond - Unallocated - Seismic - 5530</i>	<i>17,200,000</i>	<i>7,424,620</i>	<i>-</i>	<i>7,424,620</i>	<i>7,424,620</i>
Project Name: Creative Science - SRGP - 5712	-	5,008,896	2,563,895	2,445,001	
Project Name: Lent - SRGP - 5421 - FY21	-	4,766,484	4,766,484	-	
Grand Total	241,000,000	246,109,746	41,102,153	205,007,593	89,276,748

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 May 2023 - BAC Report

2019 Phase 2 Bond Performance Audit Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2017	1	Develop a written plan for establishing and prioritizing corrective actions needed to address project delivery issues related to change orders, contractor invoices, and other recommendation noted in prior audits of 2012 Bond projects.	Concur	Complete
2017	2	Develop a written plan or strategy for identifying and incorporating additional funding options if future bond funds are not available and regularly communicate and discuss progress with the Board and Bond Accountability Committee	Complete	Complete
2017	3	Ensure cost estimates are fully documented with underlying support and rationale used for soft costs and FF&E - in addition to other cost components - including variations or deviations from stated methodology.	Concur	Complete
2017	4	Implement the new cash flow planning process as intended at the start of the Fiscal Year 2019-2020, and update cash flows regularly.	Concur w/ comment	Complete
2017	5	Immediately allocate and concentrate efforts on completing the overdue Fiscal Year 2018-2019 reconciliations between e-Builder construction management system and the PeopleSoft financial system, as well as ensure future reconciliations are regularly performed in a timely manner	Concur	Complete
2017	6	Update and re-issue the PMP, in addition to individual school PTMPs, as well as consider developing quick tools, guides, and checklists to help project teams implement the protocols identified in the PMP and PTMPs.	Concur	Complete
2017	7	Formally communicate, clarify and train OSM project teams and individuals involved with project delivery on existing document management protocols including requirements and expectations for usage.	Concur	Working
2017	8	Standardize design deviation logs by identifying consistent information to be maintained for each project and ensure approvals are documented	Concur w/ comment	Complete
2017	9	Establish a tracking mechanism to store proposed changes to Ed Specs and Design Standards in an accessible location	Concur w/ comment	Complete
2017	10	Supplement the "Decision Making Hierarchy" process with written guidance on what decisions to bring forward and elevate beyond the project team as well as train project teams on standard practice for value engineering deviations - as well as Ed Spec and Design Standard deviations	Concur w/ comment	Working
2017	11	Better document lessons learned by: categorizing lessons learned log items into separate subcategory section allowing project managers to more easily identify relevant items; and summarizing lessons learned and regularly distribute or discuss items with project teams.	Concur	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2019 Ph 2	11 Recommendations, 9 completed	82% Completed

Status Notes on Recommendations Not Completed

2019 Ph 2	7	OSM ordered and distributed PPS computer equipment for all non-PPS staff and requires that all PPS-related work be performed on PPS equipment utilizing PPS document management systems. A new file naming convention was implemented. Folder structure revisions were discussed but it has been determined to keep existing folder structures and develop additional training materials.
2019 Ph 2	10	OSM is developing decision examples and working with project staff to identify inconsistencies or questions that will need to be addressed by the guidance.

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 May 2023 - BAC Report

2020 Bond Performance Audit Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2017	1	Provide the Board an analysis discussing implications if voters do not approve the November 2020 Bond on the Benson High School Project, in particular, as well as other 2017 Bond projects, as appropriate. At the minimum, this analysis should provide cash flow projections for the Benson High School project, and deliberate on the effects of a full faith and credit loan option to ensure the Board can make informed decisions going forward.	Nonconcur	Complete
2017	2	Implement plans to ensure project team members have needed access to e-Builder and that key non-PPS employees in critical project roles have computers to access project information.	Completed	Complete
2017	3	Revisit systems and tools used on a go-forward basis for capturing H&S project expenditure and status data to be able to more efficiently generate reliable data to address H&S project status reporting needs to oversight bodies and the public.	Concur with Comment	Complete
2017	4	Complete the development of the interactive map tool and ensure the map is supplemented with summary information about the H&S program. At the minimum, the public information should provide common data from each H&S category in a standardized format that provides easy tracking of current budget, schedule, status, and delivery plans in relation to initial Bond plans.	Concur	Complete
2017	5	Require and maintain more consistent documentation associated with the review of price proposals or quotes from construction contractors related to change orders through means such as incorporating project team notes, uploading negotiations in email correspondence, or marked-up price proposals, into the e-Builder system to provide evidence of OSM's due diligence in reviewing contractor change order prices.	Concur	Complete
2017	6	Prohibit contractors to perform any work for the district until a fully executed contract is in place or a formal written authorization is provided to allow for pre-contract execution work to start.	Concur with Comment	Complete
2017	7	Conduct a post-project completion analysis for the Madison and Lincoln High School projects to evaluate benefits and challenges of the CM/GC delivery method overall, as well as specific aspects such as timing of Guarantee Maximum Price (GMP) contract amendments, and make process changes as warranted. The evaluation should consider components suggested by ORS279.103 and provide a comparison of actual project cost against original project estimates, change order number, value and type, as well as descriptions of success and failures during design and construction.	Concur with Comment	Working
2017	8	Memorialize and discuss underlying rationale and decisions related to the timing of GMP negotiations with the Bond Accountability Committee, and present to the Board for future CM/GC GMP contract amendments as appropriate.	Concur with Comment	Complete
2017	9	Clarify and incorporate language in CM/GC contracts, as appropriate, related to contractor financial records in accordance with generally accepted accounting principles.	Concur	Complete
2017	10	Address inconsistencies between the contract for architect/engineer services and the CM/GC contract for construction services related to the timing of reconciled cost estimates for future projects by ensuring that the same deliverable milestones are included in both contracts.	Concur	Complete
2017	11	Evaluate payment terms and conditions for all H&S low-bid lump-sum contracts to ensure consistency between procurement documents, contract language, and actual payment process practices.	Concur	Working

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2020	11 Recommendations, 9 completed	82% Completed

Status Notes on Recommendations Not Completed

2020	7	Post-project analysis of the Madison and Lincoln High School CM/GC contracts is already required by Portland Public Schools Public Contracting Rules for contracts procured through an alternative delivery method, following the requirements of ORS 279C. However, this analysis cannot be completed until after the later of the date of final payment or the date of final completion. As such, this recommendation will not be able to be resolved until 2024 at the earliest for the Lincoln project. The Madison (McDaniel) project has recently closed out its CM/GC contract and is commencing the post-project analysis.
2020	11	Staff are reviewing H&S contract templates to determine if additional templates are needed to accommodate all industry-standard payment practices.

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 May 2023 - BAC Report

2021 Bond Performance Audit Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2017	1	The PPS Board should revisit its Equity in Public Purchasing and Contracting (“EPPC”) Policy to clarify and define the District’s vision, goals, and commitment to business equity. This should include reassessing the overall intent, determining how equity is characterized, and expanding on what attainment of business equity goals for the District should entail.	Concur with Comment	Working
2017	2	Further develop the Board’s overarching vision into more succinct measurable subgoals or objectives, support new goal setting defensible data, and define qualitative and quantitative metrics to measure against new goals.	Concur	Working
2017	3	Conduct a cost-benefit analysis of available business equity strategies, such as those outlined in this report, and include considerations such as long-term versus short-term strategies, direct versus intangible “investment” type strategies, and unintended consequences.	Concur	Working
2017	4	Develop tools and protocols to capture outcomes of chosen equity strategies, and validate outcome data accuracy.	Concur with Comment	Working
2017	5	Create protocols to expand on existing business equity annual reporting to include an assessment of whether annual equity outcomes realized meet the intent of the EPPC Policy and goals of the Administrative Directive, or if modification to the portfolio of equity strategies is warranted, and based on results, adjust strategies as necessary.	Concur	Working
2017	6	Develop and formalize operating procedures to define the roles, responsibilities and expectations of PPS staff specific to managing contractor and consultant business equity compliance, reporting on outcomes, and coordinating efforts to bolster PPS’ presence and visibility in the certified business community.	Concur	Complete
2017	7	Provide context and explanation of nuances and limitations of B2GNow data in presentations and reports to the Board and the Bond Accountability Committee.	Concur	Complete
2017	8	Develop a PPS-led training to provide new and existing contractors and consultants guidance on equity reporting requirements and expectations; and provide refreshers on training materials on an established schedule over the course of the contract duration.	Concur with Comment	Working
2017	9	Conduct a review to explore system capabilities, functions, and reports with the B2GNow vendor that could enhance PPS’ management of business equity efforts.	Concur	Complete
2017	10	Develop new and strengthen existing protocols for capturing institutional knowledge currently held by one OSM staff member to ensure information and processes about Bond Communication efforts is retained with PPS. Protocols could include establishing key policies and procedures, cross-training staff on communication activities and knowledge, creating a resource library, and providing data sources, timestamps, “as of” dates, and follow-up contact information, as appropriate.	Concur	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2021	10 Recommendations, 4 completed	40% Completed

Status Notes on Recommendations Not Completed

2021	1	Policy updates are scheduled by the Board and are therefore subject to the Board’s timeline. The Board has recently expressed interest in reviewing policy in this area and staff awaits further direction.
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Bond Performance Audit Tracker
Status of Performance Audit Recommendations
May 2023 - BAC Report

Status Notes on Recommendations Not Completed

2021	2	As an initial step, staff have begun working on new focus areas in reporting, in addition to total amount paid to Certified Businesses. These new focus areas include: number of firms and number of unique Certified Businesses utilized at prime and sub level; number of Certified Businesses that access bid documents, number that bid, and percent awarded; and percentage of total prime contract awards going to Certified Businesses. Further implementation of this recommendation will depend on Board decision-making regarding policy updates and/or development of new reporting areas as determined through the annual business equity review and reporting cycle discussed below.
2021	3	This is being developed as part of an annual business equity review and reporting cycle. Staff are working on developing the components, scope and schedule of this new annual review.
2021	4	This recommendation is under review by the AIT. As noted in the Draft Report, it can be difficult to find a direct correlation between "how a particular strategy employed results in increased or decreased utilization rates." Staff are considering tools to capture outcomes, with the understanding that not all outcomes may be able to be directly attributed to chosen equity strategies.
2021	5	Staff agree that an annual review of business equity strategies, and plan of changed or new strategies for the upcoming year, would allow for a more structured framework in which to identify potential changes or new strategies, develop cost-benefit analyses, and collect and analyze outcome data. An SOP of the proposed annual review and reporting process is in development. Once the SOP is complete and adopted, this recommendation will be closed.
2021	8	Existing training materials available online have been reviewed and updated. Targeted trainings have been completed for local contractor/consultant professional organizations and more are scheduled. OSM's Certified Business Program Manager is now attending all pre-construction meetings to coordinate any needed trainings with individual contractors. A contact/info sheet offering training and support on B2G reporting is being developed and will be sent out quarterly to vendors. Once this sheet is completed and a process in place for sending out regularly, this recommendation will be closed.

2017 Health & Safety: Asbestos Remediation

May 2023

PPS Team Lead: Glenn Bryant

Number of Completed Projects: 32

Number of Active Projects: 10

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule	X		
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Asbestos Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	12,000,000	2,524,496	2,524,496	-	-	-	-	(2,524,496)
Astor 2023 - 6237 - FY23	-	-	-	-	-	-	196,018	196,018
Beaumont - 5373 - FY20	-	169,985	169,985	-	169,985	-	169,985	-
Beaumont 2023 - 6238 - FY23	-	-	-	-	-	-	217,827	217,827
Bridger 2023 - 6244 - FY23	-	-	-	-	-	-	195,409	195,409
Capitol Hill - 5275 - FY20	-	93,134	93,134	-	93,134	-	93,134	-
Chapman - 5377 - FY20	-	89,983	89,983	-	89,983	-	89,983	-
Creative Science - 6239 - FY23	-	-	-	-	-	-	197,304	197,304
Gray 2021 - 5673 - FY21	-	123,025	123,025	-	123,025	-	123,025	-
Gray 2022 - 5947 - FY22	-	57,417	57,417	-	57,417	-	57,417	-
GROUP 3 (IP 2017)	-	66,361	66,361	-	66,361	-	66,361	-
GROUP 4 - ASBESTOS	-	1,392,403	1,392,403	-	1,392,403	-	1,392,403	-
Harrison Park 2022 - 5946 - FY22	-	263,213	263,213	-	182,028	-	182,028	(81,184)
Harrison Park - Copy - 4664 - FY18	-	10,185	10,185	-	10,185	-	10,185	-
Harrison Park - K - 4441 - FY18	-	24,009	24,009	-	24,009	-	24,009	-
Hosford 2020 - 5363 - FY20	-	199,986	199,986	-	199,986	-	199,986	-
Hosford 2021 - 5671 - FY21	-	77,262	77,262	-	77,262	-	77,262	-
Hosford 2023- 6240 - FY23	-	-	-	-	-	-	215,530	215,530
Hosford Wood Shop- 4573 - FY18	-	41,523	41,523	-	41,523	-	41,523	-
Jefferson 2021 - 5361 - FY21	-	34,738	34,738	-	34,738	-	34,738	-
King 2022 - 5949 - FY22	-	884,213	884,213	-	492,039	15,344	507,382	(376,831)
Lane - 5361 - FY20	-	89,849	89,849	-	89,849	-	89,849	-
Middle School Conv - 4586-FY18	-	32,326,836	638,502	31,688,334	32,326,836	-	32,326,836	-

2017 Health & Safety: Asbestos Remediation

May 2023

PPS Team Lead: Glenn Bryant

Number of Completed Projects: 32

Number of Active Projects: 10

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Asbestos Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Mt. Tabor 2023 - 6241 - FY23	-	-	-	-	-	-	228,689	228,689
Asbestos Bond Projs - 4923 - FY19	-	1,254,069	1,254,069	-	1,254,069	-	1,254,069	-
Asbestos Bond Projs - 4924 - FY20	-	45,128	45,128	-	45,128	-	45,128	-
Asbestos Bond Projs - 4925 - FY21	-	233,410	233,410	-	148,196	40,320	233,410	-
Asbestos Bond Projs - 5826 - FY22	-	113,192	113,192	-	61,319	33,675	113,192	-
Floor Replacement- 4565 - FY18	-	124,841	101,044	23,797	124,841	-	124,841	-
Rigler - 5369 - FY20	-	177,837	177,837	-	177,837	-	177,837	-
Sellwood 2023 - 6242 - FY23	-	-	-	-	-	-	177,675	177,675
Stephenson - 5362 - FY20	-	150,288	150,288	-	150,288	-	150,288	-
Stephenson 2022 - 5950 - FY22	-	169,059	169,059	-	169,059	-	169,059	-
Terwilliger 2022 - 5985 - FY22	-	163,516	163,516	-	163,516	-	163,516	-
Vernon 2020 - 5374 - FY20	-	74,708	74,708	-	74,708	-	74,708	-
Vernon 2021 - 5675 - FY20	-	84,981	84,981	-	84,751	-	84,981	-
Vestal - 5367 - FY20	-	181,485	181,485	-	181,485	-	181,485	-
Winterhaven - 5676 - FY20	-	160,383	160,383	-	160,133	-	160,383	-
Winterhaven 2022 - 5951 - FY22	-	348,043	348,043	-	348,043	-	348,043	-
Woodstock - 5368 - FY20	-	192,408	192,408	-	192,408	-	192,408	-
Woodstock 2022 - 5952 - FY22	-	271,893	271,893	-	271,893	-	271,893	-
Woodstock 2023 - 6243 - FY23	-	-	-	-	-	-	201,883	201,883
Woodstock - Hall - 4738 - FY18	-	8,614	8,614	-	8,614	-	8,614	-
Asbestos Totals		42,222,474	10,510,343	31,712,131	39,087,052	89,338	40,870,298	(1,352,176)

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	20.86%	2.32%	0.00%	0.00%	7.97%	31.15%	18%						
Contractors	28.28%	0.00%	0.00%	0.00%	0.00%	28.28%	18%						
Overall	27.38%	0.28%	0.00%	0.00%	0.97%	28.63%	18%						
Workforce`								77%	25%	7%	14%	5%	20%

2017 Health & Safety: Lead Paint Stabilization

May 2023

PPS Team Lead: Chris Boyce

Number of Completed Projects: 2

Number of Active Projects: 5

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity			X
Schedule	X		
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Paint Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	16,623,936	3,790,587	3,790,587	-	-	-	-	(3,790,587)
Mult Sites - 5466	-	4,150,000	4,000,000	150,000	1,951,655	24,945	2,834,417	(1,315,583)
Mult Sites - Emerg Dec - 4284 - FY17	-	1,273,500	395,243	878,257	1,273,500	-	1,273,500	-
Mult Sites - 4493 - FY17	-	577,003	438,795	138,209	577,003	-	577,003	-
Mult Sites - PacIndPaint - 5495 - FY21	-	1,500,000	1,500,000	-	11,509	991	1,000,000	(500,000)
Mult Sites - ASA - 5550 - FY21	-	1,500,000	1,500,000	-	-	-	750,000	(750,000)
Mult Sites - Fulcrum - 5551 - FY21	-	1,500,000	1,500,000	-	-	-	750,000	(750,000)
Mult Sites - First Cascade - 5552 - FY21	-	1,500,000	1,500,000	-	600,394	12,879	1,500,000	-
Lead Paint Totals	16,623,936	15,791,090	14,624,624	1,166,466	4,414,061	38,815	8,684,920	(7,106,170)

EQUITY*

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	3.60%	0.00%	0.00%	0.00%	3.60%	18%						
Workforce**								N/A	25%	N/A	14%	N/A	20%

* See note below in Progress.

**Workforce Equity requirements are only applied to Public Improvement (construction) contracts over \$200,000. There is currently no data to report.

2017 Health & Safety: Lead Paint Stabilization

May 2023

PPS Team Lead: Chris Boyce

Number of Completed Projects: 2

Number of Active Projects: 5

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Mult Sites - 5466							★									
Mult Sites - PacIndPaint - 5495 - FY21							★									
Mult Sites - ASA - 5550 - FY21							★									
Mult Sites - Fulcrum - 5551 - FY21							★									
Mult Sites - First Cascade - 5552 - FY21							★									

Baseline

Planning

Design

Construction

PROJECT NOTES

Progress:

- OSM Paint crew:
 - + Phase 1 Interior locations accessible to PreK-2nd Graders: COMPLETE
 - + Phase 2 and Phase 3 (PreK - 2nd Grade exterior and additional interior locations): 49 exterior and 48 interior sites completed
 - + Phase 3 middle school interior locations: 16 interior sites completed
 - + Phase 4 (3rd - 12th Grade exterior locations at K-5, K-8, & K-12 locations): 24 exterior sites completed
 - + Phase 5 (6th - 12th Grade exterior locations at middle and high schools): 5 exterior sites completed
- IDIQ Contracts:
 - + IDIQ contractor completed soffit vent replacement/repairs at Robert Gray MS. Failure of vents was contributing to paint failure due to moisture problems and lack of ventilation.
 - + All four IDIQ contractors will be invited to complete contract extension for additional year (July, 2023 - June, 2024).
 - + One additional extension available (7/23-6/25) if deemed necessary.
- Business Equity:
 - + Four IDIQ (master service) agreements have been executed. Two of the four contractors are Certified Businesses but have not yet taken on work scope.
- Budget: OSM is tentatively forecasting being able to return up to \$6.1M in lead paint funds that will not be needed to complete student-facing lead paint stabilization. Ongoing discussions are occurring regarding what stabilization is possible in boiler and mechanical rooms that were part of the initial lead paint assessment.

Accomplishments:

- OSM paint crew has been to every elementary level and pre-school site. Some amount of interior and exterior work has been done at every K-5, K-8, and K-12 site.
- OSM has been performing QC site walks of completed schools to check for longevity of work done and completeness of scope.
- OSM crew have been pre planning exterior areas that can be prepared for painting prior to school being out for the year (roof accessible windows and trim; courtyard accessible windows and trim, etc.).

Risks:

- One OSM painter has left the District. Now down to three painters. However, these are three of the most senior painters and are very competent and self directed.

2017 Health & Safety: Roof Improvements

May 2023

PPS Team Leads: Steve Simonson, Robert Jole

Number of Completed Projects: 16

Number of Active Projects: 2

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule	X		
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Roof Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	50,907,949	2,915,452	2,915,452	-	-	-	-	(2,915,452)
Chapman - 4671 - FY18	-	4,036,707	3,987,307	49,400	4,036,707	-	4,036,707	-
Duniway - 5420 - FY21	-	949,503	938,007	11,496	640,104	288,703	949,503	-
GROUP 3 (IP 2017)	-	22,320,057	10,648,856	11,671,201	21,950,786	-	22,320,057	-
Harrison Park - 5321 - FY20	-	2,746,774	2,680,274	66,500	2,746,674	-	2,746,774	-
Hayhurst - SRGP - 5028 - FY19	-	4,576,977	2,076,977	2,500,000	4,092,889	-	4,576,977	-
Jackson - 5030 - FY19	-	3,982,062	3,982,062	-	3,968,943	443	3,982,062	-
Kelly - 5319 - FY20	-	1,649,098	1,649,098	-	1,649,098	-	1,649,098	-
Lee - 4497 - FY18	-	97,000	96,750	250	97,000	-	97,000	-
MLC - 5422 - FY21	-	659,699	659,699	-	622,425	12,770	659,699	-
Mt Tabor - 5320 - FY20	-	3,022,689	3,022,689	-	3,022,689	-	3,022,689	-
Middle School Conv - 4586-FY18	-	32,540,735	3,781,759	28,758,976	32,326,731	-	32,540,735	-
Group 1 Design - 5153 - FY20	-	751,521	751,521	-	751,521	-	751,521	-
Group 2 Design - 5154 - FY20	-	1,146,401	1,146,401	-	1,146,401	-	1,146,401	-
Ockley Green - 5322 - FY20	-	1,957,686	1,871,486	86,200	1,957,686	-	1,957,686	-
Rieke - 5423 - FY21	-	492,013	492,013	-	395,158	75,767	492,013	-
Rigler - 5029 - FY19	-	9,671,934	7,173,566	2,498,368	9,671,934	-	9,671,934	-
Sitton - 5027 - FY19	-	6,746,662	3,468,883	3,277,779	6,744,662	-	6,746,662	-
Woodlawn - 5323 - FY20	-	1,699,984	1,645,634	54,350	1,699,984	-	1,699,984	-
Roof Improvements Totals		101,962,954	52,988,434	48,974,521	97,521,393	377,684	99,047,502	(2,915,452)

2017 Health & Safety: Roof Improvements

May 2023

PPS Team Leads: Steve Simonson, Robert Jole

Number of Completed Projects: 16

Number of Active Projects: 2

EQUITY* *Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative*

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.37%	35.02%	0.00%	1.59%	0.58%	37.57%	18%						
Contractors	2.33%	10.65%	0.00%	3.21%	0.00%	16.19%	18%						
Overall	2.16%	12.83%	0.00%	3.06%	0.05%	18.10%	18%						
Workforce								37%	25%	6%	14%	28%	20%

*Equity numbers are for Consolidated projects, which include roof and accessibility improvements.

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Duniway - 5420 - FY21	★															
Rieke - 5423 - FY21	★															

Baseline																

PROJECT NOTES

Progress:

- Design has been completed on Duniway, MLC and Rieke with 2017 Bond Roof funds, with construction funded by 2020 Bond Roof funds. This project status page continues to track the expenditure of the 2017 Bond funds on design through completion of construction administration.
- Rieke and Duniway will be in construction this summer. Please see 2020 Roof project status report for more detailed information.

Accomplishments:

- 18 major roof replacements have been funded by the 2017 Bond Health & Safety Roof Improvements funding.
- OSM is reviewing the remaining funds to determine whether an additional roof replacement project can be funded.

2017 Health & Safety: Security

May 2023

PPS Team Lead: Eric Naes

Number of Completed Projects: 7

Number of Active Projects: 0

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity			X
Schedule			X
Overall			X

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Security Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	5,000,000	753,920	753,920	-	-	-	-	(753,920)
Benson-Kenton - 5013	-	1,895,507	69,646	1,825,861	1,687,427	48,035	1,895,507	-
Creative Science - 5049 - FY20	-	12,855	12,855	-	12,855	-	12,855	-
Jefferson - 4528 - FY17	-	30,859	30,859	-	30,859	-	30,859	-
4675-Security-PKG1 FY18-19	-	2,512,541	2,512,541	-	2,512,944	-	2,512,541	-
5025-Security-PKG2-FY19	-	2,419,821	2,419,821	-	2,054,525	-	2,054,525	(365,296)
5026-Security-PKG3-FY19	-	3,256,981	3,256,981	-	3,256,981	-	3,256,981	-
Middle School Conv - 4586-FY18	-	32,540,735	303,414	32,237,321	32,326,731	-	32,540,735	-
Security Totals	5,000,000	43,423,220	9,360,038	34,063,182	41,882,322	48,035	42,304,004	(1,119,216)

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	92.85%	0.00%	0.00%	0.00%	92.85%	18%						
Contractors	0.00%	0.00%	0.00%	0.16%	0.00%	0.16%	18%						
Overall	0.00%	2.77%	0.00%	0.15%	0.00%	2.92%	18%						
Workforce								18%	25%	3%	14%	38%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
4675-Security-PKG1 FY18-19	★															
5025-Security-PKG2-FY19	★															

Baseline

Planning

Design

Construction

PROJECT NOTES

Progress:

- All security upgrades have been completed.
- Closeout is underway.

Risks:

- No more risks foreseen for this project.

2017 Health & Safety: Water Quality

May 2023

PPS Team Lead: Rolando Aquilizan

Number of Completed Projects: 13

Number of Active Projects: 10

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule			X
Overall			X

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Water Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	28,492,000	10,121,516	10,121,516	-	-	-	-	(10,121,516)
Lead In Water-Emerg Resp - 4241	-	4,569,259	311,867	4,257,392	4,410,403	5,260	4,569,259	-
Lead In Water Repairs - 4517	-	7,129,461	7,120,756	8,705	3,252,075	708,489	3,829,461	(3,300,000)
Drink Fixt - Bid Package 31 - 5301	-	349,125	349,125	-	277,770	-	277,770	(71,355)
Drink Fixt - Bid Package 32 - 5397	-	342,136	342,136	-	258,095	-	257,632	(84,504)
Drink Fixt - Bid Package 33 - 5398	-	290,673	290,673	-	273,218	10,342	290,673	-
Drink Fixt - Bid Package 34 - 5390	-	354,142	354,142	-	331,301	-	331,301	(22,841)
Drink Fixt - Bid Package 35 - 5391	-	355,960	355,960	-	346,367	-	346,367	(9,593)
Drink Fixt - Bid Package 36 - 5452	-	393,074	393,074	-	363,358	15,794	393,074	-
Drink Fixt - Bid Package 37 - 5453	-	377,963	377,963	-	341,084	34,641	377,963	-
Drink Fixt - Bid Package 38 - 5477	-	384,456	384,456	-	350,043	28,814	384,456	-
Drink Fixt - Bid Package 39 - 5478	-	326,040	326,040	-	313,884	4,380	313,884	(12,156)
Drink Fixt - Bid Package 40 - 5540	-	326,040	326,040	-	303,856	-	303,856	(22,184)
Drink Fixt - Bid Package 41 - 5541	-	484,440	484,440	-	453,642	-	453,642	(30,798)
Drink Fixt - Bid Package 42 - 5542	-	481,572	481,572	-	432,915	44,199	481,572	-
Drink Fixt - Bid Package 43 - 5640	-	386,229	386,229	-	354,009	-	354,009	(32,220)
Drink Fixt - Bid Package 44 - 4651	-	324,442	324,442	-	300,071	-	300,071	(24,371)
Drink Fixt - Bid Package 45 - 5642	-	430,011	430,011	-	391,733	-	391,733	(38,277)
Drink Fixt - Bid Package 46 - 5741	-	383,900	383,900	-	336,085	12,915	383,900	-
Drink Fixt - Bid Package 47 - 5742	-	331,955	331,955	-	302,079	-	302,079	(29,876)
Drink Fixt - Bid Package 48 - 5743	-	409,860	409,860	-	375,313	-	375,313	(34,547)

2017 Health & Safety: Water Quality

May 2023

PPS Team Lead: Rolando Aquilizan

Number of Completed Projects: 13

Number of Active Projects: 10

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Water Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Drink Fixt - Bid Package 49 - 5744	-	144,426	144,426	-	49,500	81,796	144,426	-
Drink Fixt - Bid Package 50 - 5866	-	467,060	467,060	-	437,092	-	437,092	(29,968)
Drink Fixt - Bid Package 51 - 6120	-	51,040	51,040	-	-	-	51,040	-
Water Quality Totals		29,214,778	24,948,682	4,266,096	14,253,893	946,630	15,350,572	(13,864,206)

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	64.33%	0.00%	12.94%	0.00%	77.27%	18%						
Contractors	0.00%	0.00%	0.00%	36.90%	0.00%	36.90%	18%						
Overall	0.00%	3.98%	0.00%	35.42%	0.00%	39.40%	18%						
Workforce								7%	25%	7%	14%	6%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Lead In Water Repairs - 4517	★															
Drink Fixt - Bid Package 33 - 5398	★															
Drink Fixt - Bid Package 36 - 5452	★															
Drink Fixt - Bid Package 37 - 5453	★															
Drink Fixt - Bid Package 38 - 5477	★															
Drink Fixt - Bid Package 42 - 5542	★															
Drink Fixt - Bid Package 46 - 5741	★															
Drink Fixt - Bid Package 49 - 5744	★															
Drink Fixt - Bid Package 51 - 6120	★															

Baseline
 Planning
 Design
 Construction

PROJECT NOTES

Progress:

- The Water Quality projects have transitioned to Rolando Aquilizan, OSM project manager, to complete and close out (the prior project team encompassed contracted employees whose contract has expired).
- OSM is in the process of a detailed assessment of all work packages. Each project/package typically encompasses work at 4-6 school sites. The original construction contracts have expired and project close-outs are in process. A handful of sites have individual fixtures that remain outstanding for various reasons. All Prophet Education Center fixture replacements were scheduled last and also remain outstanding. OSM will be working with existing flexible services contracts to complete outstanding items. Work is expected to be complete on all outstanding existing scope no later than end of August 2023.
- PPS Athletics/PIL has requested assistance with filtering drinking water provided at outdoor athletics sites for PPS athletes' consumption. OSM is working to develop an understanding of current practices and potential solutions to ensure that PPS athletes have clean and filtered water for field use and access.

Accomplishments:

- Of the original \$28.5 million budget, the Water Quality program anticipates returning between \$13M and \$14M back to 2017 Health & Safety funds for allocation to other H&S projects.
- The program has tested over 900 new filtered fixtures in over 90 schools/facilities. The District's goal is to have test results averaging less than 1.0 parts per billion, which is lower than state and federal standards. The average result for all the fixture tests are 0.68 parts per billion. Over 500 new filtered Drinking Water Stations with bubbler(s) and a bottle filler were tested with an average result of 0.287 parts per billion.
- Over 2,400 filtered fixtures have been installed, including over 100 filtered goosenecks in Headstart and pre-kindergarten classrooms, over 60 filtered goosenecks in Special Education classrooms, and filtered fixtures in health rooms/nurses rooms, staff rooms, teen parent centers and kitchens, in addition to drinking water stations throughout hallways and common spaces in every school.

Risks:

- OSM is doing an inventory of the remaining stored fixtures to ensure that there will be enough available for final remaining scope.
- There is additional unforeseen scope with the request to provide clean and filtered water for athletic field use.

2020 Infrastructure: ADA

May 2023

PPS Team Leads: Ellen Cusick

Number of Completed Projects: 1

Number of Active Projects: 8

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule		X	
Overall		X	

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	ADA Funds	Other Funds	Actuals To Date (all funds*)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	33,800,000	23,620,117	23,620,117	-	-	-	-	(23,620,117)
ADA Consultants - 5638	-	100,000	100,000	-	44,630	-	100,000	-
ADA Signage - 5887	-	98,588	98,588	-	250	88,738	98,588	-
Hardware Upgrades-5999	-	2,772,042	942,494	1,829,548	167,598	738,657	2,772,042	-
ADA & SPED Upgrades - 6030	-	9,012,031	6,674,623	2,337,408	1,779,836	3,918,887	9,012,031	-
ADA/SPED Upgrades Pkg1-A - 6184	-	3,813,191	2,364,178	1,449,013	-	-	3,813,191	-
ADA/SPED Upgrades Pkg1-B - 6231	-	-	-	-	-	-	2,537,121	2,537,121
ADA/SPED Upgrades Pkg1-C - 6262	-	-	-	-	-	-	2,982,531	2,982,531
ADA/SPED Upgrades Pkg1-D - 6230	-	-	-	-	-	-	3,267,718	3,267,718
2020 ADA Totals		39,415,969	33,800,000	5,615,969	1,992,314	4,746,282	24,583,222	(14,832,747)

* Hardware Upgrades 5999 Actuals to Date and Additional Encumbered for ADA funds only.

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* There is currently no construction data to report.

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
ADA Signage - 5887	★															
Hardware Upgrades-5999	★															
ADA & SPED Upgrades - 6030	★															
ADA/SPED Upgrades Pkg1-A - 6184	★															
ADA/SPED Upgrades Pkg1-B - 6231	★															
ADA/SPED Upgrades Pkg1-C - 6262	★															
ADA/SPED Upgrades Pkg1-D - 6230	★															

Baseline

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PROJECT NOTES

Progress:

- ADA signage work was contracted in April 2022 but installation was waiting on materials. Installation will be completed by end of May 2023.
- Accessible door handles (Hardware Upgrades 5999) are being installed in conjunction with classroom door locks (2020 Security scope of work). Installation began in December 2022 with door levers at classrooms, with contractors returning to install lockable exit devices at common areas. Some supply chain issues slowed progress, but work is expected to be completed before the start of the 2023/23 school year, with the exception of some door replacements required due to hazardous materials.
- ADA and SPED upgrades construction packages have been put out to bid and are on schedule. This project includes scope of work for both the ADA funding and the SPED funding, since the two scopes include aligning construction work. Work for ADA will address accessibility issues at the main level of all District schools. Bidding for construction package 1-A has closed and a recommendation to award has been made, construction is expected to begin after school is dismissed for summer break. This package includes SPED restroom upgrades which require more time to complete. The remaining 3 construction packages will close the last week of May and 2nd week of June. Construction at sites in these packages is expected to begin mid-July.

Accomplishments:

- ADA signage work and door hardware upgrades are underway and will be completed ahead of larger ADA upgrades. As of May 19, 13 schools are fully complete for hardware upgrades, including exit devices at common areas. Roughly 40 schools have had classroom door locks installed but are still working on exit devices. All signage will be completed by end of May.
- Door hardware upgrades have been coordinated with security classroom door locks to expedite necessary work.

Risks:

- Hardware- approximately 250 doors at 33 sites need to be replaced due to hazardous materials. Costs and installation timeline have not yet been established. These replacements could lead to schedule and/or budget risks.
- Contractors for all ADA & SPED upgrade have not yet been fully procured. Package 1-A bids came in higher than initially budgeted, so there is some risk the other packages may come in higher as well.

STATUS AT A GLANCE

	As Planned	Caution	Impacts
Budget			X
Equity		X	
Schedule		X	
Overall			X

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Capacity Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	10,000,000	-	-	-	-	-	-	-
Harrison Park - MS Conv - 5706	-	16,575,000	4,400,000	12,175,000	3,705,137	707,178	36,000,000	19,425,000
Terwilliger - ACCESS - 5396	-	5,709,746	5,709,746	-	5,421,054	117,025	5,709,746	-
2020 Mechanical Totals		22,284,746	10,109,746	12,175,000	9,126,191	824,203	41,709,746	19,425,000

EQUITY *Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative*

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	1.17%	58.56%	0.00%	3.71%	0.38%	63.83%	18%						
Contractors	0.25%	0.21%	0.00%	4.66%	0.00%	5.11%	18%						
Overall	0.52%	17.40%	0.00%	4.38%	0.11%	22.41%	18%						
Workforce								29%	25%	4%	14%	18%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Harrison Park - MS Conv - 5706	★															
Terwilliger - ACCESS - 5396	★															

Baseline
 Planning
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 Construction

2020 Capacity

May 2023

PPS Team Leads: Damon Roche, Sunny Rose

Number of Completed Projects: 0

Number of Active Projects: 2

PROJECT NOTES

Progress:

- Terwilliger: Work is now complete on the primary project. This includes the PBOT ROW work as well; the City accepted the work on 2/2/2023. The Contractor has also now completed closeout, with only their final pay application and release of retainage remaining. The OSM team continues to work on providing the school with additional exterior and wayfinding signage per an operational staff request. OSM is pursuing a separate procurement to address an underground sanitary and storm line connection incorrectly completed by the original contractor. This work will be completed this summer.
- Harrison Park: All work is complete on Phase 1 and the contract is being closed out. A Request For Proposals (RFP) for Phase 2 construction went out in early February, with proposals evaluated for both quality criteria and a lump-sum bid cost criteria. The winning proposer was Inline Construction, with the contract approved by the Board on May 23. Summer of 2023 work includes demolition and all abatement, classrooms and Admin wing (87th Ave) completion, and work starting on former shop area, former kindergarten rooms and exterior work (these areas will continue through school year). Substantial completion is currently scheduled for December 2024.
- Budget: Existing 2020 Capacity funds were not enough to fund the full scope of necessary work to ensure Harrison Park meets middle school education specifications. Given the promises PPS has made in relation to the SE boundary changes, it is critical that the Harrison Park facility meet middle school educational needs. Due to the size of the site and existing conditions, renovations require significant work. The budget above is a rough estimate while staff continue to review costs and scope. The funding includes \$11.5M in 2020 Mechanical funds to fund a full replacement of the mechanical system (prioritized as part of the 2020 Mechanical scope of work). Roughly \$1M from other 2020 funds will be added for completing, as part of this project, scopes of work that would be included in the 2020 Security, 2020 ADA, 2020 SPED and 2020 Technology bond scopes. 2020 Program contingency will be used to address the remaining need of roughly \$19.4M.

Accomplishments:

- Terwilliger: Project is complete.
- Harrison Park: Phase 1 is complete and occupancy permit has been issued. Phase 2 has completed design and awarded a construction contract. OSM directly purchased electrical panels in early 2023 rather than wait for a contractor to be under contract; this mitigated 4-5 months of potential delay, and the panels are scheduled to be delivered the first week of July in time for summer work.

Risks:

- Terwilliger: Contractor has filed a claim regarding the underground sanitary and storm line connection noted above.
- Harrison Park: Roof top units are a concern for delay (OSM is working with project team to expedite submittals, approvals and procurement). The transformer is slated for delivery in spring 2024, but work this summer needs to progress sufficiently to keep that delivery timeline. Schedule, given the complexity of the project, will remain a substantial risk throughout the course of the project.

2020 Infrastructure: Mechanical

May 2023

PPS Team Leads: Steve Simonson, Robert Jole

Number of Completed Projects: 0

Number of Active Projects: 5

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule		X	
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Mech Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	75,000,000	34,926,028	34,926,028	-	-	-	-	(34,926,028)
2020 Bond Mech Assess - 5626	-	83,720	83,720	-	67,800	2,000	83,720	-
Bridger-Mech Upgrades-5827	-	7,342,502	7,342,502	-	483,811	347,673	7,342,502	-
Harrison Park - MS Conv - 5706	-	11,500,000	11,500,000	-	-	-	11,500,000	-
Kelly-Mech Upgrades-5828	-	9,434,661	9,434,661	-	545,298	454,255	9,434,661	-
Lent-Mech Upgrades-5829	-	11,713,089	11,713,089	-	866,085	351,675	11,713,089	-
2020 Mechanical Totals		75,000,000	75,000,000	-	1,962,994	1,155,603	40,073,972	(34,926,028)

EQUITY*

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	24.23%	0.00%	0.00%	0.00%	24.23%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	24.23%	0.00%	0.00%	0.00%	24.23%	18%						
Workforce								0%	25%	0%	14%	0%	20%

*There have been no construction payments to date.

2020 Infrastructure: Mechanical

May 2023

PPS Team Leads: Steve Simonson, Robert Jole

Number of Completed Projects: 0

Number of Active Projects: 5

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2020 Bond Mech Assess - 5626	★															
Bridger-Mech Upgrades-5827	★															
Harrison Park - MS Conv - 5706	★															
Kelly-Mech Upgrades-5828	★															
Lent-Mech Upgrades-5829	★															

Baseline		Planning		Design		Construction
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PROJECT NOTES

Progress:

- The mechanical upgrades project at Bridger School was rebid on May 23, 2023. District staff are evaluating bids.
- Kelly and Lent mechanical upgrades are out to bid, with bids due for Kelly on June 1st and June 6th for Lent. These two schools both have added partial fire sprinkler systems as required by the City of Portland.
- Bridger, Kelly, and Lent mechanical projects will start this summer with procurement of long lead items, with actual construction starting in mid to late May 2024. Planned completion for Bridger is Winter 2024, and Fall 2025 for Kelly and Lent.
- Planning is ongoing for controls upgrade work throughout the District. The District is exploring utilising existing Energy Performance contracts to accomplish this work. Controls are anticipated to be upgraded at roughly 85 school sites. An eBuilder project will be set up once project planning is complete.
- Mechanical upgrades at Harrison Park were awarded as part of overall MS conversion project. Construction on that work starts Summer 2023 with new ductwork and conduit pathways and final installation work and commissioning Summer 2024.

Accomplishments:

- Mechanical upgrades for Bridger, Kelly, and Lent are fully designed, other than the addition of the fire sprinkler upgrades for Kelly and Lent.

Risks:

- There is major concern over mechanical and electrical equipment lead times due to manufacturer backlog. Project teams are reviewing options for owner purchase of equipment or contracting earlier with general contractors in order to order equipment earlier.

2020 Infrastructure: Roof

May 2023

PPS Team Leads: Steve Simonson, Robert Jole

Number of Completed Projects: 5

Number of Active Projects: 10

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget			X
Equity	X		
Schedule	X		
Overall			X

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	65,700,000	74,960	74,960	-	-	-	-	(74,960)
2020 Bond Roof Assessments - 5578	-	213,785	213,785	-	184,914	-	213,785	-
Ainsworth Annex-Re-Roof-5792	-	2,008,610	2,008,610	-	1,980,599	19,470	2,000,085	(8,525)
Chavez-Partial Re-Roof-5791	-	2,327,982	2,327,982	-	2,222,194	64,065	2,327,982	-
Duniway - Re-Roof Phase 1 - 5667	-	3,056,716	3,056,716	-	3,056,716	-	3,056,716	-
Duniway - Re-Roof Phase II - 5894	-	8,292,418	8,292,418	-	49,917	6,938,025	8,292,418	-
Glencoe-Re-Roof-5790	-	7,524,511	7,524,511	-	4,659,254	1,745,093	7,524,511	-
Markham-Partial Re-Roof-5896	-	4,564,484	4,564,484	-	363,345	3,429,821	4,564,484	-
Meek - Re-Roof-Bond - 5895	-	6,928,394	6,928,394	-	427,750	5,387,549	6,928,394	-
MLC - 2020 Bond - 5668	-	3,117,330	3,117,330	-	3,117,330	-	3,117,330	-
Richmond-Partial Re-Roof-5911	-	3,037,577	3,037,577	-	205,057	2,326,390	3,037,577	-
Rieke - Re-Roof - 5909	-	3,259,814	3,259,814	-	2,539,335	382,898	3,259,814	-
Skyline - Partial ReRoof-5912	-	3,590,424	3,590,424	-	190,432	2,901,141	3,590,424	-
Vernon-Partial Re-Roof-5913	-	4,994,257	4,994,257	-	413,812	3,892,785	4,994,257	-
West Sylvan-Re-Roof-5789	-	11,504,530	11,504,530	-	677,892	8,503,774	11,504,530	-
Winterhaven-Partial ReRoof-5914	-	6,204,208	6,204,208	-	207,321	4,984,371	6,204,208	-
2020 Roof Totals		70,700,000	70,700,000	-	20,295,868	40,575,381	70,616,515	(83,485)

EQUITY *Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative*

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	3.09%	56.66%	0.00%	1.14%	0.00%	60.90%	18%						
Contractors	2.08%	10.60%	0.00%	0.24%	0.00%	12.91%	18%						
Overall	2.17%	15.04%	0.00%	0.32%	0.00%	17.54%	18%						
Workforce								41%	25%	4%	14%	24%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2020 Bond Roof Assessments - 5578	★															
Ainsworth Annex-Re-Roof-5792	★															
Chavez-Partial Re-Roof-5791	★															
Duniway - Re-Roof Phase 1 - 5667	★															
Duniway - Re-Roof Phase II - 55894	★															
Glencoe-Re-Roof-5790	★															
Markham-Partial Re-Roof-5896	★															
Meek - Re-Roof-Bond - 5895	★															
MLC - 2020 Bond - 5668	★															
Richmond-Partial Re-Roof-5911	★															
Rieke - Re-Roof - 5909	★															
Skyline - Partial ReRoof-5912	★															
Vernon-Partial Re-Roof-5913	★															
West Sylvan-Re-Roof-5789	★															
Winterhaven-Partial ReRoof-5914	★															

Baseline
 Planning
 Design
 Construction

PROJECT NOTES

Progress:

- Duniway Phase 2, Markham, Meek, Skyline, Richmond, Winterhaven, Vernon and West Sylvan have all been bid successfully with construction slated to start mid-June, 2023. With the exception of West Sylvan, each of these projects should be completed this fall. West Sylvan is a two-summer project.
- All summer roof bids came in significantly over budget. We continue to see high inflation costs (both materials and labor) impacting our lump-sum contract bids. 2020 Program contingency provided \$5M to allow these projects to continue forward, due to the urgent need to address failing roof conditions.
- Phase 2 of Glencoe (delayed due to procurement issues), and Rieke Phase 2 (added scope due to unforeseen conditions) will commence mid-June as well and also be complete this fall.

Accomplishments:

- Cesar Chavez partial re roof is complete.
- The early spring bidding of our projects increased the likelihood of being able to complete all work on schedule.

Risks:

- Though considerably lessened, we continue to have supply issues with some materials, specifically replacement air handling units. These are generally running about a 22-week lead time. With the earlier procurement, these may not cause delay, but there is still a risk.
- There is also concern with the tile roofs at Duniway and Winterhaven as similar tile roof installation at Glencoe took far longer than the contractor's initial estimate for install.

2020 Infrastructure: Security

May 2023

PPS Team Leads: Eric Naes, Ellen Cusick

Number of Completed Projects: 0

Number of Active Projects: 3

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity*			
Schedule	X		
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Security Funds	Other Funds	Actuals To Date (all funds*)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	25,900,000	19,375,902	19,375,902	-	-	-	-	(19,375,902)
Hardware Upgrades-5999	-	2,772,042	1,829,548	942,494	251,856	1,489,961	2,772,042	-
Cameras & Intrusion Design-6067	-	4,694,550	4,694,550	-	54,809	205,347	4,694,550	-
Cameras & Intrusion Install Ph 1	-	-	-	-	-	-	5,049,473	5,049,473
2020 Security Totals		26,842,494	25,900,000	942,494	306,665	1,695,309	12,516,065	(14,326,429)

* Hardware Upgrades 5999 Actuals to Date and Additional Encumbered for Security funds only.

EQUITY*

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Workforce								0%	25%	0%	14%	0%	20%

* There is currently no data to report.

2020 Infrastructure: Seismic

May 2023

PPS Team Leads: Robert Jole

Number of Completed Projects: 1

Number of Active Projects: 2

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Schedule	X		
Overall		X	

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Seismic Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	17,200,000	7,424,620	7,424,620	-	-	-	-	(7,424,620)
Creative Science-SRGP-5712-FY21	-	7,508,896	5,008,896	2,500,000	3,946,143	2,424,112	7,508,896	-
Lent-SRGP-5421-FY21	-	7,324,350	4,766,484	2,557,866	7,324,350	-	7,324,350	-
Marysville-Seismic Upgrade Des	-	-	-	-	-	-	1,260,681	1,260,681
2020 Seismic Totals		22,257,866	17,200,000	5,057,866	11,270,493	2,424,112	16,093,927	(6,163,939)

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	45.35%	0.00%	0.00%	0.00%	45.35%	18%						
Contractors	4.10%	0.00%	0.00%	4.98%	0.00%	9.08%	18%						
Overall	3.60%	5.58%	0.00%	4.36%	0.00%	13.54%	18%						
Workforce								51%	25%	8%	14%	21%	20%

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Creative Science-SRGP-5421-FY21	★															
Lent-SRGP-5421-FY21	★															
Marysville-Seismic Upgrade Des	★															

Baseline	Planning	Design	Construction
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PROJECT NOTES

Progress:

- The long lead ceramic tiles and translucent panels within the gymnasium at Clark (Creative Science), as mentioned in last report, have been received and installed. Some minor but critical work was performed through the winter and spring in efforts to alleviate some of the schedule concerns for this coming phase. Phase 2 is gearing up to commence for summer construction 6/17/2023.
- Marysville School, our next projected seismic site, is being developed for design with the intent to have a permit ready project available when funded.

Accomplishments:

- At Clark (Creative Science), a LARA protected mural (dated 1994) was scheduled to be removed and reinstalled. Upon careful review and study, the contractor was concerned the mural could not be removed without being damaged. With the coordination of the artist, the Art Commission, the contractor and A/E team, we are able to redesign the seismic bracing in such a way to avoid the need for removal, saving this historic art piece. This exercise brought to our attention the need for clearer procedures in regards to impacting existing site-based artwork during our infrastructure renovations.

Risks:

- The work being performed off site at Harrison Park under the auspices of the SEGC may negatively impact the time available for the completion of the Clark (Creative Science) project, due to the need to relocate a portion of the Harrison Park staff, furnishings and curriculum to the Clark (Creative Science) site. Though coordination between FAM/Moving and Property Management and OSM has been successful, the scope of work required within Creative Science Phase 2 includes the administration area and is very detailed, potentially impacting the site staff. This has been discussed with the incoming Principal, who we will continue to coordinate with to ensure needs are met.

2020 Infrastructure: SPED

May 2023

PPS Team Leads: Ellen Cusick

Number of Completed Projects: 1

Number of Active Projects: 6

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule	X		
Overall	X		

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	SPED Funds	Other Funds	Actuals To Date (all funds)	Additional Encumbered	Estimate At Completion	Over/Under
Unallocated Funds	13,400,000	3,855,122	3,855,122	-	-	-	-	(3,855,122)
SPED Consultants - 5639	-	100,000	100,000	-	19,600	-	19,600	(80,400)
SPED Furniture - 6040	-	5,658,457	5,658,457	-	132,540	3,771,057	5,658,457	-
ADA & SPED Upgrades - 6030	-	9,012,031	2,337,408	6,674,623	1,779,836	3,918,887	9,012,031	-
ADA/SPED Upgrades Pkg1-A - 6184	-	3,813,191	1,449,013	2,364,178	-	-	3,813,191	-
ADA/SPED Upgrades Pkg1-B - 6231	-	-	-	-	-	-	2,537,121	2,537,121
ADA/SPED Upgrades Pkg1-C - 6262	-	-	-	-	-	-	2,982,531	2,982,531
ADA/SPED Upgrades Pkg1-D - 6230	-	-	-	-	-	-	3,267,718	3,267,718
2020 SPED Totals		22,438,801	13,400,000	9,038,801	1,931,976	7,689,944	27,290,649	4,851,848

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	85.58%	0.00%	0.00%	0.00%	85.58%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* There is currently no construction data to report.

SCHEDULE

PROJECT	2023								2024							
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
SPED Furniture - 6040	★															
ADA & SPED Upgrades - 6030	★															
ADA/SPED Upgrades Pkg1-A - 6184	★															
ADA/SPED Upgrades Pkg1-B - 6231	★															
ADA/SPED Upgrades Pkg1-C - 6262	★															
ADA/SPED Upgrades Pkg1-D - 6230	★															

Baseline		Planning		Design		Construction
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PROJECT NOTES

Progress:

- Furniture for SPED classrooms has been purchased and installed for the pilot/test fit at six classrooms. Teachers across the District have provided feedback and a report for the test pilot has been provided to FAM to inform a new Education Specification for SPED focus classrooms and learning centers. Phased installation across all District SPED classrooms and learning centers will begin in summer 2023, and continue over school breaks until work is complete by end of December 2024.
- An RFP for the remaining furniture for SPED classrooms was issued in January and a vendor was selected in February. Planning is completed for the first group of 32 classrooms to be installed before the 2023/24 school year begins.
- ADA and SPED upgrades are in design and on schedule. This project includes scope of work for both the ADA funding and the SPED funding, since the two scopes include aligning construction work. Work for SPED will include SPED-specific restroom upgrades in Intensive Skills classrooms. Bidding for construction package 1-A has closed and a recommendation to award has been made, construction is expected to begin after school is dismissed for summer break. This package includes SPED restroom upgrades which require more time to complete. The remaining 3 construction packages will close the last week of May & 2nd week of June. Construction at sites in these packages is expected to begin mid-July.

Accomplishments:

- Pilot installation is complete and feedback has been received and compiled by our consultant. SPED leadership and teachers were integral in determining new furniture needs, and stakeholders are excited about the upcoming installations.

Risks:

- Schedule for furniture installation is tight across multiple sites.



PORTLAND PUBLIC SCHOOLS
OFFICE OF SCHOOL MODERNIZATION
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Date: September 12, 2023
To: Facilities and Operations Committee
From: Marina Cresswell, Senior Director, Office of School Modernization
Subject: OSM Quarterly Report –September 2023

BACKGROUND

In November 2012, May 2017, and November 2020, voters approved general obligation bonds to complete capital improvement projects for Portland Public Schools. The District’s Office of School Modernization reports to a citizen Bond Accountability Committee (BAC) on a quarterly basis.

Bond reporting provided at each BAC meeting includes: program administration financial, equity and performance updates; performance audit recommendation updates; and financial progress of the 2017 Bond funds set aside for Health & Safety improvements. Active project status updates, including financials, equity, schedule and progress notes, are provided at each meeting on a rotating basis. Special presentations or topics for discussion may be scheduled for each meeting based on BAC input.

BAC MEETINGS AND MATERIALS FOR THIS REPORT

The provided documentation for this OSM Quarterly Report includes materials provided to the BAC at the August 28, 2023, meeting.

Project status updates for the 2017 and 2020 Modernization projects were provided at the August meeting. Project status updates for the 2020 Curriculum and 2020 Technology projects were rescheduled to the November meeting to allow new staff in the Office of Teaching & Learning to get familiarized with the program.

OSM QUARTERLY UPDATE

The Bond program continues to make progress planning, designing and completing capital improvements. The attached documentation provides an overview of recent accomplishments and current status. The current combined (2012/2017/2020) program budget is \$2.8 billion. Roughly \$1.67 billion of that has been spent to date.

The 2012 Bond program continues to reconcile funding and expenditures between PeopleSoft (PPS financial system of record) and eBuilder (OSM workflow and financial documentation system) on completed projects. Once funds are fully reconciled, the Bond program will know whether any additional funds remain that could be used towards 2012 Bond scope-related expenditures. There are currently no active 2012 Bond-funded projects.

The 2017 Bond program has spent roughly 85% of its current \$924 million budget (budget includes grants, interest earnings, premiums, and other non-Bond funds as part of the overall total). The Lincoln HS modernization Phase 2 construction of new athletic fields and Teen Parent Center achieved

substantial completion and Certificate of Occupancy in early August. The project continues to forecast savings in the project budget, with detailed information available in the status report and presentation provided to the BAC in the August meeting. The McDaniel HS baseball field is available for practice. Netting and padding have been installed, with some minor work remaining. 2017 Health and Safety projects to address asbestos and lead paint continue forward. Water quality projects are substantially complete, with minor work ongoing for the next couple months. Staff are reviewing budget forecasts in lead paint and water quality to determine how much of the funds previously allocated to those categories are unneeded for those scopes and can be directed to other 2017 Bond Health & Safety-scope related work. Conversations around how best to utilize those H&S funds are still in early stages, but roof replacements continue to be a significant need and are likely to be allocated some of the funds.

The 2020 Bond program continues moving forward with modernization, roofing, mechanical, seismic, capacity, ADA, SPED, security, curriculum and technology projects. Status reports and presentations (attached) were provided on 2020 Modernization projects at the August 28 BAC meeting. Reports for 2020 Curriculum and 2020 Technology were rescheduled to the November BAC meeting to allow for a recent change in staff overseeing Curriculum work. The 2020 Bond program has spent 24% of its current \$1.3 billion budget (budget includes grants, interest earnings, premiums, and other non-Bond funds as part of the overall total). Ten roofing projects were substantially completed this summer, as well as a complete seismic upgrade of Clark Elementary. Indoor classroom door hardware was replaced across the District with locking, ADA-compliant hardware (hardware for portables is being replaced through the end of October, and replacement of full doors where needed is continuing through the school year). Accessibility and SPED improvements have started construction on multiple sites. Security camera installation has bid for installation of the first group of sites and is awaiting execution of the contract prior to starting work. Design work is continuing on the remaining two groups. Work on the Harrison Park Middle School Conversion continues, with completion anticipated in fall 2024. Projects for full mechanical system replacement at three sites have been bid and contracts are being executed to allow for procurement of long lead items prior to the start of construction next summer. A design team has been selected and contracted for comprehensive planning and design of the Cleveland High School Modernization project. Selection is also underway for the design team that will be responsible for comprehensive planning and design of the Ida B Wells High School Modernization project. The Jefferson High School Modernization project team presented information regarding the recent cost estimates, value engineering, and path forward, at the August BAC meeting (included in attached BAC presentation file). Work continues on completing the revised Schematic Design documents, beginning preparations for a swing of Jefferson students to the Marshall campus in fall 2024, and collaborating with the design and construction teams to ensure that design continues on target with budget.

ATTACHMENTS

BAC Meeting – August 28, 2023:

- BAC Presentation_08 28 2023
- BAC Report_2017 Health Safety Funding Allocation_08 28 2023
- BAC Report_2020 Infrastructure Funding Allocation_08 28 2023
- BAC Report_Performance Audit Tracker_08 28 2023
- BAC Bond Program Administration Report_08 28 2023
- BAC Status Report_Benson_08 28 2023
- BAC Status Report_Jefferson_08 28 2023
- BAC Status Report_Lincoln_08 28 2023

Office of School Modernization - Program

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STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Overall	X		

EQUITY

BUSINESS EQUITY

WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Cumulative	Current	4.58%	8.49%	0.05%	2.45%	0.79%	16.36%	18%	30%	25%	5%	14%	23%	20%
	Prior Report	4.63%	8.56%	0.05%	2.62%	0.80%	16.66%		29%		5%		24%	
12 Month	Current	4.26%	11.80%	0.00%	1.77%	1.10%	18.93%	18%						
	Prior Report	3.82%	13.69%	0.00%	2.88%	1.16%	21.55%							

Percent of payments made to Certified owned businesses, cumulative and 12-month rolling; Percent of labor hours of apprenticeable trades, cumulative

BUDGET

2012 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Franklin HS Mod	81,585,655	113,022,577	111,040,922	1,981,656	113,022,577	-	113,022,577	-
Grant HS Mod	88,336,829	158,993,225	155,772,451	3,220,774	158,698,039	166,896	158,864,685	(128,540)
Roosevelt HS Mod	68,418,695	101,631,108	97,127,989	4,503,119	101,631,108	-	101,631,108	-
Faubion Replace	27,035,537	50,115,627	34,109,383	16,006,244	50,028,171	-	50,115,627	-
Grant Upper Field	-	3,246,600	3,246,600	-	3,170,988	11,130	3,246,600	-
RHS Phase IV	-	6,157,969	6,153,741	4,228	6,157,969	-	6,157,969	-
Other Projects	123,441,923	118,273,603	113,293,283	4,980,319	118,273,603	-	118,273,603	-
<i>2012 Project Subtotals</i>								<i>(128,540)</i>
Administration	68,117,563	31,483,210	31,279,728	203,482	31,483,210	-	31,483,210	-
Contingency	25,063,798	332,368	332,368	-	-	-	-	(332,368)
<i>2012 Program Subtotals</i>								<i>(332,368)</i>
Totals	482,000,000	583,256,288	552,356,466	30,899,822	582,465,666	178,026	582,795,380	(460,908)

2012 Budget Notes

99% Spent

- Staff are working through closing out all non-active 2012 commitments and projects, and returning unspent funds to the Program.
- Any remaining 2012 funding will go towards prior add-on project requests at 2012 modernizations (such as additional security cameras at Franklin and Grant).
- Remaining program contingency is being shown for transparency but, as noted above, will go to prior add-on project requests once all other funding sources and expenditures have been reconciled.

Office of School Modernization - Program

August 2023

2017 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson HS Mod	202,000,000	155,484,185	141,550,081	13,934,104	104,498,221	66,123,742	156,800,995	1,316,810
Benson Swings	-	13,550,089	13,544,288	5,801	12,205,396	27,883	12,233,279	(1,316,810)
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	218,103,628	12,539,386	231,228,186	(11,391,371)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,685,008	195,193	57,941,414	-
McDaniel Mod	146,000,000	202,717,847	199,000,000	3,717,847	199,957,917	529,456	200,669,506	(2,048,342)
Health & Safety	-	154,286,174	136,268,544	18,017,630	143,689,266	2,285,347	154,286,174	-
							<i>2017 Project Subtotals</i>	<i>(13,439,713)</i>
Administration	40,000,000	59,948,787	59,832,096	116,690	47,010,502	5,581,630	55,487,129	(4,461,658)
Contingency	20,000,000	16,047,249	16,047,249	-	-	-	16,047,249	-
Unallocated H&S	150,000,000	21,731,456	21,731,456	-	-	-	21,731,456	-
							<i>2017 Program Subtotals</i>	<i>(4,461,658)</i>
Totals	790,000,000	924,326,758	888,171,214	36,155,543	783,149,939	87,282,636	906,425,387	(17,901,371)

2017 Budget Notes

85% spent

- Benson HS Modernization funding is split between 2017 and 2020. The 2017 Benson HS Modernization information shown above reflects 2017 funding and budget only, with actuals and additional encumbered specific to the 2017 funding as well. The Benson Swings shares total budget/funding with Benson HS Modernization, so the "under" amount of budget in the Benson Swings project will be applied to the Benson HS Modernization and is therefore shown as an "over" amount in the Benson HS Modernization line.
- The McDaniel Modernization project has funds being held in the project until all project scope has been finalized and completed. The netting repair project is already included in the Estimate at Completion. The Lincoln Modernization project is forecasting roughly \$11.4M under budget during Phase 2 of construction.
- OSM continues to forecast full use of 2017 Program Contingency at this time but anticipates the full amount will not be needed for risk mitigation of existing projects. Once the Lincoln HS Modernization project has completed, OSM will review Program Contingency and Bond Administration budgets in coordination with review of unneeded budget from Lincoln and McDaniel, for discussion regarding potential additional 2017 Bond-funded projects.
- As the 2017 Health & Safety projects wind down, OSM is also reviewing to ensure that any Health & Safety funds not needed to complete certain categories of H&S scope get reallocated to other H&S categories, to ensure that the full \$150M dedicated to Health & Safety projects by the 2017 Bond measure is utilized as such.

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2020 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson 2020 funds	-	164,903,890	164,903,890	-	92,057,894	48,008,081	164,903,890	-
Jefferson HS Mod	311,000,000	366,007,500	366,000,000	7,500	5,888,991	22,749,069	366,007,500	-
CBSE	60,000,000	60,000,000	60,000,000	-	-	-	60,000,000	-
Cleveland HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Wilson HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Roosevelt PhV Design	2,000,000	2,000,000	2,000,000	-	-	-	2,000,000	-
MPG Building	64,000,000	80,476,726	80,447,075	29,651	34,296,468	42,237,109	80,476,726	-
Curriculum	53,444,000	53,444,000	53,444,000	-	35,141,529	10,357,500	53,444,000	-
Technology	128,200,000	143,503,600	128,200,000	15,303,600	73,111,380	12,160,221	143,503,600	-
Infra Projects	-	215,653,893	210,596,028	5,057,866	54,891,791	116,133,167	215,653,893	-
							<i>2020 Project Subtotals</i>	-
Administration	63,098,640	63,104,808	63,098,640	6,168	10,920,518	757,011	63,104,808	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	52,818,164	52,818,164	-	-	-	52,818,164	-
Unalloc Proj Funds	241,000,000	58,749,561	58,749,561	-	-	-	58,749,561	-
							<i>2020 Project Subtotals</i>	-
Totals	1,208,000,000	1,300,662,142	1,280,257,358	20,404,785	306,308,571	252,402,158	1,300,662,142	-

2020 Budget Notes

24% spent

- PPS held their second 2020 Bond sale in April 2023. \$420M in bonds were sold, gaining a premium of \$44.8M. This was added to Contingency above.
- OSM transferred \$4M in 2020 Program Contingency to the MPG project, due to large increases in costs for material inspections, permitting, and addressing costs associated with an extraordinarily large number of hidden drywells underground. As noted in previous reports, the GMP amount was already \$2.5M over the previously established budget, due to extreme inflationary pressures. The project team had hoped to be able to find savings in other areas of the budget, but over the course of the last several months, it became clear that was not possible.
- Consistent with prior reporting, the project to convert Harrison Park to a middle school has required use of program contingency funds to fully fund the project. The budget of this complex project is now fully funded with 2020 Bond funds from Capacity, Mechanical, Security, ADA, Technology and Program Contingency, consistent with the respective scopes of work. After all other fund sources were added, OSM transferred in \$25M in program contingency to make up the remainder of the budget for this critical project. As discussed in the May 2023 BAC meeting, while the need for this project was anticipated in the 2020 Bond measure with a set-aside of Capacity funds, the exact amount of funding was unknown at that time; the bond measure instead included a significant Program Contingency to address unknowns such this.
- Curriculum reporting in the Bond Programs Report shows Bond funds only. Non-bond funds related to planned bond scope were tracked in eBuilder for a short period of time only. For a full report of non-Bond funds used for planned bond scope, please see the Curriculum Project Status report in the February 2023 BAC update. The next Curriculum Project Status report will be presented at the November 2023 BAC update.

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August 2023

OVERALL BOND PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Totals	2,480,000,000	2,808,245,188	2,720,785,038	87,460,150	1,671,924,176	339,862,820	2,789,882,909	(18,362,279)

PROGRAM NOTES

Approved Usage of Bond Funds

- OSM continues to work closely with PPS Finance to ensure individual bond expenditures meet bond compensability requirements. A Bond Compensability Committee meets regularly to review compensability questions.
- All bond-funded projects are reported to the Bond Accountability Committee. Criteria for selection of projects to be funded by the 2017 Health & Safety allocation have been previously presented to the Board and are available on OSM's webpages. Criteria for long-term selection of projects to be funded by 2020 Infrastructure allocations were shared with the Facilities & Operations Committee in October 2022.

Bond Budget

- Please see budget notes above for more detailed information by bond measure.

Bond Scope

- No active projects remain in the 2012 Bond. Remaining funds and expenditures need to be fully reconciled to know final remaining funds in program and whether additional projects can be completed. The lengthy process of reconciliation is in progress.
- In the 2017 Bond, please see reports this month on the Lincoln and Benson modernization projects. Health & Safety projects addressing asbestos, lead paint and water quality continue. Staff are working through returning unused funds from prior Health & Safety projects to the unallocated funding buckets for Health & Safety, to determine next steps for funding additional projects. Substantial unneeded funds being returned from the water quality and lead paint programs will likely be allocated to roof replacement projects, due to the great need for ongoing roof replacements.
- In the 2020 Bond, please see reports this month on the MPG (part of Benson project status report) and Jefferson modernization projects. Work is underway to identify an OSM project manager to begin capital planning for the Center for Black Student Excellence. RFPs for the comprehensive plans and designs of the Cleveland HS Modernization and Ida B Wells HS Modernization projects were advertised over the summer. Mahlum Architects, in partnership with Studio Petretti, has been selected for the Cleveland project. Selection is in process for Ida B Wells. Work will begin later this fall on an RFP for comprehensive planning and design for Roosevelt Phase 5.

Bond Schedule

- Work on the Lincoln High School athletic fields and teen parent center (Phase 2) has been completed on schedule. Benson is on schedule as well. MPG work was delayed by the unforeseen underground dry wells and timing is tight, but is still on schedule.
- 2020 Infrastructure and Capacity projects continue to move forward as quickly as possible, but some individual projects are addressing supply chain issues and labor shortages. Ten roof replacement projects and a full seismic upgrade project were completed this summer. The Harrison Park Middle School Conversion project is in progress and scheduled to complete in October 2024 (work will continue throughout the school year and upcoming summer). Three full mechanical system replacement projects have been awarded, to allow enough lead time to procure critical items for work next summer. The extent of work that OSM is placing as part of the 2020 Bond puts significant pressure on both the local contracting market and the use of schools. Staff work carefully to balance market constraints, District needs, and bond spending requirements when determining project schedules.
- Please see the report this month on the Jefferson modernization project. Comprehensive planning and design for the other modernizations are proceeding per the previously anticipated schedule.

2017 Health & Safety Funding Allocation
August 2023

	Total Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: DS001 - Accessibility	9,200,000	8,944,398	255,602	Accessibility
<i>Project Name: 2017 Bond Program</i>	79,989	-	79,989	79,989
Project Name: GROUP 3 (IP 2017)	3,593,412	3,417,799	175,613	
Project Name: Harrison Park - Partial Re-Roof-Bond - 5321 - FY20	45,000	45,000	-	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	4,378,400	4,378,400	-	
Project Name: Ockley Green - Partial Re-Roof-Bond - 5322 - FY20	45,000	45,000	-	
Project Name: Rigler - Health & Safety Improvements-Bond - 5029 - FY19	1,013,199	1,013,199	0	
Project Name: Woodlawn - Partial Re-Roof-Bond - 5323 - FY20	45,000	45,000	-	
Bond Fund Category: DS002 - Asbestos Remediation	11,040,000	7,448,621	3,591,379	Asbestos
<i>Project Name: 2017 Bond Program</i>	1,423,818	-	1,423,818	1,423,818
Project Name: Astor - 2023 Asbestos Abatement-Bond - 6237 - FY23	196,018	7,751	188,268	
Project Name: Beaumont - 2020 Asbestos Abatement-Bond - 5373 - FY20	169,985	169,985	-	
Project Name: Beaumont - 2023 Asbestos Abatement-Bond - 6238 - FY23	217,827	3,309	214,519	
Project Name: Bridger - 2023 Asbestos Abatement-Bond - 6244 - FY23	195,409	390	195,019	
Project Name: Capitol Hill - 2020 Asbestos Abatement-Bond - 5275 - FY20	93,134	93,134	-	
Project Name: Chapman - 2020 Asbestos Abatement-Bond - 5377 - FY20	89,983	89,983	-	
Project Name: Creative Science - 2023 Asbestos Abatement -Bond - 6239 - FY23	197,304	-	197,304	
Project Name: Gray - 2021 Asbestos Abatement-Bond - 5673	123,025	123,025	-	
Project Name: Gray - Asbestos Abatement- Bond - FY22 - 5947	57,417	57,417	-	
Project Name: GROUP 3 (IP 2017)	66,361	66,361	-	
Project Name: GROUP 4 - ASBESTOS	1,392,403	1,392,403	-	
Project Name: Harrison Park - Asbestos Abatement - Bond - 5946 - FY22	263,213	182,028	81,184	
Project Name: Harrison Park - Copy Room-Abate Asbestos Tile - 4664 - FY18	10,185	10,185	-	
Project Name: Harrison Park - K Classrooms-Abate Asbestos from floor tiles - 4441 - FY18	24,009	24,009	-	
Project Name: Hosford - 2020 Asbestos Abatement-Bond - 5363 - FY20	199,986	199,986	-	
Project Name: Hosford - 2021 Asbestos Abatement-Bond - 5671	77,262	77,262	-	
Project Name: Hosford - 2023 Asbestos Abatement-Bond - 6240 - FY23	215,530	-	215,530	
Project Name: Hosford - Wood Shop Floor-Asbestos - 4573 - FY18	41,523	41,523	-	
Project Name: Jackson - Health & Safety Improvements-Bond - 5030 - FY19	-	-	-	
Project Name: Jefferson - 2021 Asbestos Abatement-Bond - 5672	34,738	34,738	-	
Project Name: King - 2022 Asbestos Abatement - Bond - 5949 - FY22	884,213	505,417	378,796	
Project Name: Lane - 2020 Asbestos Abatement-Bond - 5361 - FY20	89,849	89,849	-	
Project Name: Mt. Tabor -2023 Asbestos Abatement-Bond- 6241 - FY23	228,689	19,492	209,197	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	638,502	638,502	-	
Project Name: Multiple Sites - Asbestos Bond Projects-2018-19 - 4923 - FY19	1,254,069	1,254,069	-	
Project Name: Multiple Sites - Asbestos Bond Projects-2019-20 - 4924 - FY20	45,128	45,128	-	
Project Name: Multiple Sites - Asbestos Bond Projects-2020-21 - 4925 - FY21	233,410	148,857	84,553	
Project Name: Multiple Sites - Asbestos Bond Projects-2021-22 - 5826 - FY22	113,192	64,982	48,210	
Project Name: Multiple Sites - Floor Replacement-Bond Compensible - 4565 - FY18	101,044	101,044	-	
Project Name: Rigler - 2020 Asbestos Abatement-Bond - 5369 - FY20	177,837	177,837	-	
Project Name: Sellwood - 2023 Asbestos Abatement-Bond - 6242 - FY23	177,675	20,575	157,100	
Project Name: Stephenson - 2020 Asbestos Abatement-Bond - 5362 - FY20	150,288	150,288	-	
Project Name: Stephenson - 2022 Asbestos Abatement - Bond - 5950 - FY22	169,059	169,059	-	
Project Name: Terwilliger - 2022 Phase III Asbestos Abatement - Bond - 5985 - FY22	163,516	163,516	-	
Project Name: Vernon - 2020 Asbestos Abatement-Bond - 5374 - FY20	74,708	74,708	-	
Project Name: Vernon - 2021 Asbestos Abatement-Bond - 5675	84,981	84,981	-	

2017 Health & Safety Funding Allocation
August 2023

	Total Funds	Spent To Date	Balance	Unalloc Balance
Project Name: Vestal - 2020 Asbestos Abatement-Bond - 5367 - FY20	181,485	181,485	-	
Project Name: Winterhaven - 2021 Asbestos Abatement-Bond - 5676	160,383	160,383	-	
Project Name: Winterhaven - 2022 Asbestos Abatement - Bond - 5951 - FY22	348,043	348,043	-	
Project Name: Woodstock - 2020 Asbestos Abatement-Bond - 5368 - FY20	192,408	192,408	-	
Project Name: Woodstock - 2022 Asbestos Abatement - Bond - 5952 - FY22	271,893	271,893	-	
Project Name: Woodstock - 2023 Asbestos Abatement-Bond - 6243 - FY23	201,883	4,003	197,880	
Project Name: Woodstock - Hallway-Abate and replace floor tiles - 4738 - FY18	8,614	8,614	-	
Bond Fund Category: DS003 - Fire Sprinkler/Alarms	19,564,225	17,794,649	1,769,576	Fire Sprinkler/Alarm
<i>Project Name: 2017 Bond Program</i>	1,768,850	-	1,768,850	1,768,850
Project Name: Chapman - Re-Roof - Bond Funded - 4671 - FY18	-	-	-	
Project Name: GROUP 2 - Fire Alarm / Sprinkler	4,048,504	4,048,504	-	
Project Name: GROUP 3 (IP 2017)	4,361,785	4,361,060	725	
Project Name: Jefferson - Fire Sprinkler Upgrades-Bond - 5053 - FY19	1,139,496	1,139,496	-	
Project Name: Multiple Sites - Fire Alarm Equipment Purchase - FY15/16/17/18 - X0114	46,523	46,523	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-North Group 1 - 5211 - FY20	1,780,913	1,780,913	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-North Group 2 - 5212 - FY20	1,844,959	1,844,959	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-South Group 3 - 5213 - FY20	1,384,827	1,384,827	-	
Project Name: Multiple Sites - Fire Alarm Upgrades-South Group 4 - 5214 - FY20	1,703,198	1,703,198	-	
Project Name: Rigler - Health & Safety Improvements-Bond - 5029 - FY19	1,485,169	1,485,169	-	
Bond Fund Category: DS004 - Lead Paint Stabilization	14,624,624	3,294,587	11,330,037	Lead Paint
<i>Project Name: 2017 Bond Program</i>	3,790,587	-	3,790,587	3,790,587
Project Name: Multiple Sites - Lead Paint Abatement - BOND - 5466	4,000,000	1,848,647	2,151,353	
Project Name: Multiple Sites - Lead Paint Abatement - Emergency Declaration - 4284 - FY17	395,243	395,243	-	
Project Name: Multiple Sites - Lead Paint Abatement - Fund 423 - 4493 -FY17	438,795	438,795	-	
Project Name: Multiple Sites - Lead Painting-Bond-ASA - 5550	1,500,000	-	1,500,000	
Project Name: Multiple Sites - Lead Painting-Bond-First Cascade - 5552	1,500,000	600,394	899,606	
Project Name: Multiple Sites - Lead Painting-Bond-Fulcrum - 5551	1,500,000	-	1,500,000	
Project Name: Multiple Sites - Lead Painting-Bond-PacIndPaint - 5495 - FY21	1,500,000	11,509	1,488,491	
Bond Fund Category: DS005 - Radon Mitigation	1,036,035	158,713	877,322	Radon
<i>Project Name: 2017 Bond Program</i>	877,322	-	877,322	877,322
Project Name: Lent - Radon Mitigation - 4344 - FY17	38,938	38,938	-	
Project Name: Marysville - Radon Mitigation-Rms 137-138-139 - 4939 - FY20	8,901	8,901	-	
Project Name: Multiple Sites - Radon Mitigation - 4609 - FY18	110,875	110,875	-	
Bond Fund Category: DS006 - Roof Improvements	52,986,434	49,646,905	3,339,529	Roof
<i>Project Name: 2017 Bond Program</i>	2,915,452	-	2,915,452	2,915,452
Project Name: Chapman - Re-Roof - Bond Funded - 4671 - FY18	3,987,307	3,987,307	-	
Project Name: Duniway - Re-Roof-Bond Funded - 5420 - FY21	938,007	735,086	202,921	
Project Name: GROUP 3 (IP 2017)	10,648,856	10,521,969	126,887	
Project Name: Harrison Park - Partial Re-Roof-Bond - 5321 - FY20	2,680,274	2,680,274	-	
Project Name: Hayhurst - SRGP-Bond - 5028 - FY19	2,076,977	2,076,977	-	
Project Name: Jackson - Health & Safety Improvements-Bond - 5030 - FY19	3,982,062	3,976,473	5,589	
Project Name: Kelly - Partial Re-Roof-Bond - 5319 - FY20	1,649,098	1,649,098	-	
Project Name: Lee - Roof Repair - 4497 - FY18	96,750	96,750	-	
Project Name: MLC - Re-Roof-Bond Funded - 5422 - FY21	659,699	637,376	22,323	
Project Name: Mt Tabor - Partial Re-Roof-Bond - 5320 - FY20	3,022,689	3,022,689	-	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	3,781,759	3,781,759	-	

2017 Health & Safety Funding Allocation
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	Total Funds	Spent To Date	Balance	Unalloc Balance
Project Name: Multiple Sites - Health & Safety Group 1 Design - 5153 - FY20	751,521	751,521	-	
Project Name: Multiple Sites - Health & Safety Group 2 Design - 5154 - FY20	1,146,401	1,146,401	-	
Project Name: Ockley Green - Partial Re-Roof-Bond - 5322 - FY20	1,871,486	1,871,486	-	
Project Name: Rieke - Re-Roof-Bond Funded - 5423 - FY21	492,013	425,656	66,356	
Project Name: Rigler - Health & Safety Improvements-Bond - 5029 - FY19	7,173,566	7,173,566	-	
Project Name: Sitton - Health & Safety Improvements-Bond - 5027 - FY19	3,466,883	3,466,883	-	
Project Name: Tubman - Roof Repairs- 4584 - OSM - FY18	-	-	-	
Project Name: Woodlawn - Partial Re-Roof-Bond - 5323 - FY20	1,645,634	1,645,634	-	
Bond Fund Category: DS007 - Security Improvements	9,322,221	8,203,005	1,119,216	Security
<i>Project Name: 2017 Bond Program</i>	<i>753,920</i>	<i>-</i>	<i>753,920</i>	<i>753,920</i>
Project Name: Benson HS Modernization - Kenton Swing Site-Mult Pathways - 5013	69,646	69,646	-	
Project Name: Creative Science - ADA Accommodation-Access Control - 5049 - FY20	12,855	12,855	-	
Project Name: Jefferson - Camera-Pull Stations - 4528 - FY17	30,859	30,859	-	
Project Name: Multi-2018-4675-Bond-Security-PKG1 FY18-19	2,512,944	2,512,944	-	
Project Name: Multi-2018-5025-Bond-Security-PKG2-FY19	2,419,821	2,054,525	365,296	
Project Name: Multi-2018-5026-Bond-Security-PKG3-FY19	3,256,981	3,256,981	-	
Project Name: Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	265,194	265,194	-	
Bond Fund Category: DS008 - Water	24,948,682	10,059,309	14,889,373	Water
<i>Project Name: 2017 Bond Program</i>	<i>10,121,516</i>	<i>-</i>	<i>10,121,516</i>	<i>10,121,516</i>
Project Name: Multiple Sites - Drinking Fixture Replacement Program-Bid Package 31 - 5301 - FY20	349,125	277,770	71,355	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Package 32 - 5397 - FY20	342,136	258,095	84,041	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Package 33 - 5398 - FY20	290,673	280,624	10,049	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 34 - 5390 - FY21	354,142	331,301	22,841	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 35 - 5391 - FY21	355,960	346,367	9,593	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 36 - 5452 - FY21	393,074	363,358	29,715	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 37 - 5453 - FY21	377,963	354,235	23,728	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 38 - 5477 - FY21	384,456	350,043	34,413	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 39 - 5478 - FY21	326,040	313,884	12,156	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 40 - 5540 - FY21	326,040	303,856	22,184	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 41 - 5541	484,440	453,642	30,798	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 42 - 5542	481,572	432,915	48,658	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 43 - 5640	386,229	354,009	32,220	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 44 - 5641	324,442	300,071	24,371	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 45 - 5642	430,011	391,733	38,277	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 46 - 5741	383,900	336,085	47,815	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 47 - 5742	331,955	302,079	29,876	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 48 - 5743	409,860	375,313	34,547	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 49 - 5744	144,426	49,500	94,926	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 50 - 5866 - FY22	467,060	437,092	29,968	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 51 - 6120 -FY22	51,040	-	51,040	
Project Name: Multiple Sites - Lead in Water Repairs - 4517 - FY17	7,120,756	3,282,325	3,838,431	
Project Name: Multiple Sites - Lead in Water-Emergency Response - 4241 - FY16	311,867	165,011	146,856	

2017 Health & Safety Funding Allocation

August 2023

	Total Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: Management Costs	12,000,000	11,338,381	661,619	
<i>Project Name: 2017 Bond Program</i>	11,937,608	11,288,157	649,451	
Project Name: Multiple Sites - Day CPM Management Services - 4610 - FY18	-	-	-	
Project Name: Creative Science - SRGP Design - 5457 - FY21	34,852	22,684	12,168	
Project Name: Lent - SRGP Design - 5194 - FY20	27,540	27,540	-	
Bond Fund Category: OSCIM	3,277,779	3,277,779	-	OSCIM
<i>Project Name: 2017 Bond Program</i>	-	-	-	-
Project Name: Sitton - Health & Safety Improvements-Bond - 5027 - FY19	3,277,779	3,277,779	-	
Bond Fund Category: H&S Unallocated	-	-	-	H&S Unallocated
<i>Project Name: 2017 Bond Program</i>	-	-	-	-
Grand Total	158,000,000	120,166,346	37,833,654	21,731,456

2020 Infrastructure Funding Allocation
August 2023

	Original	Current Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: DS014 - 2020 Capacity	10,000,000	35,673,561	10,618,735	25,054,826	Capacity
<i>Project Name: 2020 Bond - Unallocated - Capacity - 5524</i>	<i>10,000,000</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Project Name: Harrison Park - Middle School Conversion - 5706 - FY22	-	29,963,815	5,117,778	24,846,037	
Project Name: Terwilliger - Modifications for ACCESS - 5396 - FY21	-	5,709,746	5,500,957	208,789	
Bond Fund Category: DS015 - 2020 ADA	33,800,000	33,800,000	2,579,436	31,220,564	ADA
<i>Project Name: 2020 Bond - Unallocated - ADA - 5525</i>	<i>33,800,000</i>	<i>15,247,861</i>	<i>-</i>	<i>15,247,861</i>	<i>15,247,861</i>
Project Name: Multiple Sites - 2020 Bond - ADA Consultants - 5638	-	100,000	44,630	55,370	
Project Name: Multiple Sites - ADA & SPED Upgrades - Bond - 6030 - FY23 - 6030	-	6,674,623	1,689,029	4,985,594	
Project Name: Multiple Sites - ADA Signage Fab & Install-Bond - 5887 - FY22	-	98,588	250	98,338	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-A - Bond - 6184 - FY23	-	3,720,253	305,767	3,414,487	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-B - Bond - 6231- FY23	-	2,156,553	10,467	2,146,086	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-C - Bond - 6232 - FY23	-	2,147,422	8,765	2,138,657	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-D - Bond - 6230 - FY23	-	2,712,206	12,150	2,700,056	
Project Name: Multiple Sites - Security & ADA Hardware Upgrades - Bond - 5999 - FY23	-	942,494	508,378	434,116	
Bond Fund Category: DS016 - 2020 SPED	13,400,000	13,400,000	936,770	12,463,230	SPED
<i>Project Name: 2020 Bond - Unallocated - SPED - 5526</i>	<i>13,400,000</i>	<i>957,826</i>	<i>-</i>	<i>957,826</i>	<i>957,826</i>
Project Name: Harrison Park - Middle School Conversion - 5706 - FY22	-	308,157	-	308,157	
Project Name: Multiple Sites - 2020 Bond - SPED Consultants - 5639	-	100,000	20,040	79,960	
Project Name: Multiple Sites - ADA & SPED Upgrades - Bond - 6030 - FY23 - 6030	-	2,337,408	578,558	1,758,850	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-A - Bond - 6184 - FY23	-	2,266,963	187,405	2,079,558	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-B - Bond - 6231- FY23	-	380,568	1,847	378,721	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-C - Bond - 6232 - FY23	-	835,109	3,409	831,700	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-D - Bond - 6230 - FY23	-	555,512	2,489	553,023	
Project Name: Multiple Sites - SPED Furniture - Bond - 6040 - FY23	-	5,658,457	143,023	5,515,434	
Bond Fund Category: DS017 - 2020 Roof	65,700,000	70,700,000	27,640,105	43,059,895	Roof
<i>Project Name: 2020 Bond - Unallocated - Roofs - 5527</i>	<i>65,700,000</i>	<i>74,960</i>	<i>-</i>	<i>74,960</i>	<i>74,960</i>
Project Name: Ainsworth - Annex - Re-Roof-Bond - 5792 - FY22	-	2,008,610	1,980,599	28,011	
Project Name: Chavez - Partial Re-Roof-Bond - 5791 - FY22	-	2,327,982	2,253,323	74,659	
Project Name: Duniway - Re-Roof Phase 1 Construction - 2020 Bond - 5667	-	3,056,716	3,056,716	-	
Project Name: Duniway - Re-Roof Phase II-Bond - 5894 - FY22	-	8,292,418	1,009,255	7,283,163	
Project Name: Glencoe - Re-Roof-Bond - 5790 - FY22	-	7,524,511	4,962,360	2,562,152	
Project Name: Markham - Partial Re-Roof-Bond - 5896 - FY22	-	4,564,484	1,447,687	3,116,797	
Project Name: Meek - Re-Roof-Bond - 5895 - FY22	-	6,928,394	1,155,153	5,773,241	
Project Name: MLC - Re-Roof Construction - 2020 Bond - 5668	-	3,117,330	3,117,330	-	
Project Name: Multiple Sites - 2020 Bond Roofing Assessments - 5578	-	213,785	184,914	28,871	
Project Name: Richmond - Partial Re-Roof - Bond - 5911 - FY22	-	3,037,577	607,277	2,430,300	
Project Name: Rieke - Re-Roof-Bond - 5909 - FY22	-	3,259,814	2,600,458	659,356	
Project Name: Skyline - Partial Re-Roof - Bond - 5912 - FY22	-	3,590,424	738,409	2,852,015	
Project Name: Vernon - Partial Re-Roof - Bond - FY22 - 5913	-	4,994,257	993,496	4,000,761	
Project Name: West Sylvan - Partial Re-Roof-Bond - 5789 - FY22	-	11,504,530	1,730,779	9,773,751	
Project Name: Winterhaven - Partial ReRoof - Bond - 5914 - FY22	-	6,204,208	1,802,349	4,401,859	

2020 Infrastructure Funding Allocation

August 2023

	Original	Current Funds	Spent To Date	Balance	Unalloc Balance
Bond Fund Category: DS018 - 2020 Mechanical	75,000,000	75,000,000	2,172,889	72,827,111	Mechanical
<i>Project Name: 2020 Bond - Unallocated - Mechanical - 5528</i>	<i>75,000,000</i>	<i>22,030,547</i>	<i>-</i>	<i>22,030,547</i>	<i>22,030,547</i>
Project Name: Bridger - Mechanical Upgrades-Bond - 5827 - FY22	-	9,024,798	499,232	8,525,566	
Project Name: Harrison Park - Middle School Conversion - 5706 - FY22	-	11,500,000	36,030	11,463,970	
Project Name: Kelly - Mechanical Upgrades-Bond - 5828 - FY22	-	13,570,579	574,437	12,996,142	
Project Name: Lent - Mechanical Upgrades-Bond - 5829 - FY22	-	11,713,089	995,391	10,717,698	
Project Name: Multiple Sites - 2020 Bond Mechanical Assessments - 5626	-	83,720	67,800	15,920	
Project Name: Multiple Sites - Controls Upgrades Phase 1 - Bond - 6216 - FY24	-	7,077,267	-	7,077,267	
Bond Fund Category: DS019 - 2020 Security	25,900,000	25,900,000	1,442,745	24,457,255	Security
<i>Project Name: 2020 Bond - Unallocated - Security - 5529</i>	<i>25,900,000</i>	<i>14,274,429</i>	<i>-</i>	<i>14,274,429</i>	<i>14,274,429</i>
Project Name: Harrison Park - Middle School Conversion - 5706 - FY22	-	52,000	-	52,000	
Project Name: Multiple Sites - Security & ADA Hardware Upgrades - Bond - 5999 - FY23	-	1,829,548	1,269,042	560,506	
Project Name: Multiple Sites - Security Cameras & Intrusion Design - Bond - 6067 - FY23	-	4,694,550	173,702	4,520,848	
Project Name: Multiple Sites - Security Cameras & Intrusion Systems - Phase 1 Construction	-	5,049,473	-	5,049,473	
Bond Fund Category: DS020 - 2020 Seismic	17,200,000	17,200,000	7,546,113	9,653,887	Seismic
<i>Project Name: 2020 Bond - Unallocated - Seismic - 5530</i>	<i>17,200,000</i>	<i>6,163,939</i>	<i>-</i>	<i>6,163,939</i>	<i>6,163,939</i>
Project Name: Creative Science - SRGP - 5712	-	5,008,896	2,779,628	2,229,268	
Project Name: Lent - SRGP - 5421 - FY21	-	4,766,484	4,766,484	-	
Project Name: Marysville - Seismic Upgrades Design - Bond - 6236 - FY23	-	1,260,681	-	1,260,681	
Grand Total	241,000,000	271,673,561	52,936,792	218,736,769	58,749,561

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 August 2023 - BAC Report

2019 Phase 2 Bond Performance Audit Recommendations				
Program	#	Abbreviated Recommendation	Response	Status
2017	1	Develop a written plan for establishing and prioritizing corrective actions needed to address project delivery issues related to change orders, contractor invoices, and other recommendation noted in prior audits of 2012 Bond projects.	Concur	Complete
2017	2	Develop a written plan or strategy for identifying and incorporating additional funding options if future bond funds are not available and regularly communicate and discuss progress with the Board and Bond Accountability Committee	Complete	Complete
2017	3	Ensure cost estimates are fully documented with underlying support and rationale used for soft costs and FF&E - in addition to other cost components - including variations or deviations from stated methodology.	Concur	Complete
2017	4	Implement the new cash flow planning process as intended at the start of the Fiscal Year 2019-2020, and update cash flows regularly.	Concur w/ comment	Complete
2017	5	Immediately allocate and concentrate efforts on completing the overdue Fiscal Year 2018-2019 reconciliations between e-Builder construction management system and the PeopleSoft financial system, as well as ensure future reconciliations are regularly performed in a timely manner	Concur	Complete
2017	6	Update and re-issue the PMP, in addition to individual school PTMPs, as well as consider developing quick tools, guides, and checklists to help project teams implement the protocols identified in the PMP and PTMPs.	Concur	Complete
2017	7	Formally communicate, clarify and train OSM project teams and individuals involved with project delivery on existing document management protocols including requirements and expectations for usage.	Concur	Working
2017	8	Standardize design deviation logs by identifying consistent information to be maintained for each project and ensure approvals are documented	Concur w/ comment	Complete
2017	9	Establish a tracking mechanism to store proposed changes to Ed Specs and Design Standards in an accessible location	Concur w/ comment	Complete
2017	10	Supplement the "Decision Making Hierarchy" process with written guidance on what decisions to bring forward and elevate beyond the project team as well as train project teams on standard practice for value engineering deviations - as well as Ed Spec and Design Standard deviations	Concur w/ comment	Working
2017	11	Better document lessons learned by: categorizing lessons learned log items into separate subcategory section allowing project managers to more easily identify relevant items; and summarizing lessons learned and regularly distribute or discuss items with project teams.	Concur	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2019 Ph 2	11 Recommendations, 9 completed	82% Completed

Status Notes on Recommendations Not Completed

2019 Ph 2	7	OSM ordered and distributed PPS computer equipment for all non-PPS staff and requires that all PPS-related work be performed on PPS equipment utilizing PPS document management systems. A new file naming convention was implemented. Folder structure revisions were discussed but it has been determined to keep existing folder structures and develop additional training materials.
2019 Ph 2	10	OSM is developing decision examples and working with project staff to identify inconsistencies or questions that will need to be addressed by the guidance.

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
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2020 Bond Performance Audit Recommendations				
Program	#	Abbreviated Recommendation	Response	Status
2017	1	Provide the Board an analysis discussing implications if voters do not approve the November 2020 Bond on the Benson High School Project, in particular, as well as other 2017 Bond projects, as appropriate. At the minimum, this analysis should provide cash flow projections for the Benson High School project, and deliberate on the effects of a full faith and credit loan option to ensure the Board can make informed decisions going forward.	Nonconcur	Complete
2017	2	Implement plans to ensure project team members have needed access to e-Builder and that key non-PPS employees in critical project roles have computers to access project information.	Completed	Complete
2017	3	Revisit systems and tools used on a go-forward basis for capturing H&S project expenditure and status data to be able to more efficiently generate reliable data to address H&S project status reporting needs to oversight bodies and the public.	Concur with Comment	Complete
2017	4	Complete the development of the interactive map tool and ensure the map is supplemented with summary information about the H&S program. At the minimum, the public information should provide common data from each H&S category in a standardized format that provides easy tracking of current budget, schedule, status, and delivery plans in relation to initial Bond plans.	Concur	Complete
2017	5	Require and maintain more consistent documentation associated with the review of price proposals or quotes from construction contractors related to change orders through means such as incorporating project team notes, uploading negotiations in email correspondence, or marked-up price proposals, into the e-Builder system to provide evidence of OSM's due diligence in reviewing contractor change order prices.	Concur	Complete
2017	6	Prohibit contractors to perform any work for the district until a fully executed contract is in place or a formal written authorization is provided to allow for pre-contract execution work to start.	Concur with Comment	Complete
2017	7	Conduct a post-project completion analysis for the Madison and Lincoln High School projects to evaluate benefits and challenges of the CM/GC delivery method overall, as well as specific aspects such as timing of Guarantee Maximum Price (GMP) contract amendments, and make process changes as warranted. The evaluation should consider components suggested by ORS279.103 and provide a comparison of actual project cost against original project estimates, change order number, value and type, as well as descriptions of success and failures during design and construction.	Concur with Comment	Working
2017	8	Memorialize and discuss underlying rationale and decisions related to the timing of GMP negotiations with the Bond Accountability Committee, and present to the Board for future CM/GC GMP contract amendments as appropriate.	Concur with Comment	Complete
2017	9	Clarify and incorporate language in CM/GC contracts, as appropriate, related to contractor financial records in accordance with generally accepted accounting principles.	Concur	Complete
2017	10	Address inconsistencies between the contract for architect/engineer services and the CM/GC contract for construction services related to the timing of reconciled cost estimates for future projects by ensuring that the same deliverable milestones are included in both contracts.	Concur	Complete
2017	11	Evaluate payment terms and conditions for all H&S low-bid lump-sum contracts to ensure consistency between procurement documents, contract language, and actual payment process practices.	Concur	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2020	11 Recommendations, 10 completed	91% Completed
	<u>Recommendations Marked as Complete Since Last Reporting</u>	
2020	11 Staff have reviewed H&S contract templates and determined no additional templates are needed to accommodate all industry-standard payment practices. Invoices that do not match the contracted payment terms and conditions will be rejected.	

Bond Performance Audit Tracker
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Status Notes on Recommendations Not Completed

2020	7	Post-project analysis of the Madison and Lincoln High School CM/GC contracts is already required by Portland Public Schools Public Contracting Rules for contracts procured through an alternative delivery method, following the requirements of ORS 279C. However, this analysis cannot be completed until after the later of the date of final payment or the date of final completion. As such, this recommendation will not be able to be resolved until 2024 at the earliest for the Lincoln project. The Madison (McDaniel) project has recently closed out its CM/GC contract and is commencing the post-project analysis.
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Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
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2021 Bond Performance Audit Recommendations				
Program	#	Abbreviated Recommendation	Response	Status
2017	1	The PPS Board should revisit its Equity in Public Purchasing and Contracting ("EPPC") Policy to clarify and define the District's vision, goals, and commitment to business equity. This should include reassessing the overall intent, determining how equity is characterized, and expanding on what attainment of business equity goals for the District should entail.	Concur with Comment	Working
2017	2	Further develop the Board's overarching vision into more succinct measurable subgoals or objectives, support new goal setting defensible data, and define qualitative and quantitative metrics to measure against new goals.	Concur	Working
2017	3	Conduct a cost-benefit analysis of available business equity strategies, such as those outlined in this report, and include considerations such as long-term versus short-term strategies, direct versus intangible "investment" type strategies, and unintended consequences.	Concur	Working
2017	4	Develop tools and protocols to capture outcomes of chosen equity strategies, and validate outcome data accuracy.	Concur with Comment	Working
2017	5	Create protocols to expand on existing business equity annual reporting to include an assessment of whether annual equity outcomes realized meet the intent of the EPPC Policy and goals of the Administrative Directive, or if modification to the portfolio of equity strategies is warranted, and based on results, adjust strategies as necessary.	Concur	Working
2017	6	Develop and formalize operating procedures to define the roles, responsibilities and expectations of PPS staff specific to managing contractor and consultant business equity compliance, reporting on outcomes, and coordinating efforts to bolster PPS' presence and visibility in the certified business community.	Concur	Complete
2017	7	Provide context and explanation of nuances and limitations of B2GNow data in presentations and reports to the Board and the Bond Accountability Committee.	Concur	Complete
2017	8	Develop a PPS-led training to provide new and existing contractors and consultants guidance on equity reporting requirements and expectations; and provide refreshers on training materials on an established schedule over the course of the contract duration.	Concur with Comment	Complete
2017	9	Conduct a review to explore system capabilities, functions, and reports with the B2GNow vendor that could enhance PPS' management of business equity efforts.	Concur	Complete
2017	10	Develop new and strengthen existing protocols for capturing institutional knowledge currently held by one OSM staff member to ensure information and processes about Bond Communication efforts is retained with PPS. Protocols could include establishing key policies and procedures, cross-training staff on communication activities and knowledge, creating a resource library, and providing data sources, timestamps, "as of" dates, and follow-up contact information, as appropriate.	Concur	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2021	10 Recommendations, 5 completed	50% Completed

Recommendations Marked as **Complete** Since Last Reporting

2021	8	Existing training materials available online have been reviewed and updated. Targeted trainings have been completed for local contractor/consultant professional organizations and more are scheduled. OSM's Certified Business Program Manager is now attending all pre-construction meetings to coordinate any needed trainings with individual contractors. A contact/info sheet offering training and support on B2G reporting has been developed, is sent out at the start of the contract, and will be re-sent quarterly to vendors.
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Bond Performance Audit Tracker
Status of Performance Audit Recommendations
August 2023 - BAC Report

Status Notes on Recommendations Not Completed

- | | | |
|------|---|--|
| 2021 | 1 | <p>Policy updates are scheduled by the Board and are therefore subject to the Board’s timeline. The Board has recently expressed interest in reviewing policy in this area and staff awaits further direction.</p> |
| 2021 | 2 | <p>As an initial step, staff have begun working on new focus areas in reporting, in addition to total amount paid to Certified Businesses. These new focus areas include: number of firms and number of unique Certified Businesses utilized at prime and sub level; number of Certified Businesses that access bid documents, number that bid, and percent awarded; and percentage of total prime contract awards going to Certified Businesses. Further implementation of this recommendation will depend on Board decision-making regarding policy updates and/or development of new reporting areas as determined through the annual business equity review and reporting cycle discussed below.</p> |
| 2021 | 3 | <p>This is being developed as part of an annual business equity review and reporting cycle. Staff are working on developing the components, scope and schedule of this new annual review.</p> |
| 2021 | 4 | <p>This recommendation is under review by the AIT. As noted in the Draft Report, it can be difficult to find a direct correlation between “how a particular strategy employed results in increased or decreased utilization rates.” Staff are considering tools to capture outcomes, with the understanding that not all outcomes may be able to be directly attributed to chosen equity strategies.</p> |
| 2021 | 5 | <p>Staff are working on an SOP for an annual review and reporting process of of business equity strategies that will assess strategies in place during the previous year, identify potential changes or new strategies, develop cost-benefit analyses for use in selection of the strategies in the upcoming year, and collect and analyze outcome data over the course of the year. An SOP of the proposed annual review and reporting process is in development. Once the SOP is complete and adopted, this recommendation will be closed.</p> |

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
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2022 Bond Performance Audit Recommendations				
Program	#	Abbreviated Recommendation	Response	Status
2017 / 2020	1	Complete development of and memorialize policies, procedures, and e-Builder processes related to construction closeout as well as train project staff on new closeout protocols before the remaining 2017 Bond projects are completed.	Concur with comment	Working
2017 / 2020	2	Develop protocols for regularly identifying, reviewing and assessing workforce equity strategies on a designated timeline.	Concur	Working
2017 / 2020	3	Clarify the Workforce Equity Administrative Directive protocols for whether workforce equity outcomes and progress should be measured and reported in aggregate or disaggregated by each apprenticeable trade.	Concur	Working
2017 / 2020	4	Conduct a review of workforce equity program specifications and analyze whether existing rules could be enhanced to benefit intended target audiences.	Concur	Working
2017 / 2020	5	Continue in-progress efforts to revisit the types of key performance indicators it should track and report on that best align with PPS overall objectives and Bond project objectives.	Concur	Working
2017 / 2020	6	Require general contractors to consistently report specific safety performance data to OSM.	Concur	Working
2020	7	Establish a formal framework for CBSE management and staffing with clear roles and responsibilities with defined authority and accountability.	Concur	Working
2020	8	Update existing CBSE implementation schedule with realistic dates, interim milestones or progress targets, general tasks and activities, and plans to get CBSE back on track.	Concur with comment	Working
2020	9	Work with key PPS departments to put a general CBSE implementation plan in place and ensure a quick start for capital purchases or capital building as soon as CBSE concepts and goals are solidified.	Concur	Working
2020	10	Create CBSE project management plans and structure to identify general tasks and monitoring mechanisms to set, track, and report on baseline and revised schedules, original and revised budgets, and progress toward meeting delivery goals.	Concur with comment	Working

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2022	10 Recommendations, 0 completed	0% Completed
	<u>Status Notes on Recommendations Not Completed</u>	
2022	1 Staff concur with this recommendation on continuing to develop and memorialize closeout policies and procedures, while noting that project staff training is already in place and plays a significant role in the refinement of the policies and procedures. Staff is working on revising the automated close-out processes in eBuilder, OSM's project management software, to better reflect differences between OSM and FAM, the two PPS users of the software.	
2022	2 Staff agree that an annual review of workforce equity strategies, and plan of changed or new strategies for the upcoming year, would allow for a more structured framework in which to identify potential changes or new strategies, develop cost-benefit analyses, and collect and analyze outcome data. Once the framework has been put in place for the business equity annual review previously recommended, a similar program will be developed for workforce equity.	
2022	3 This recommendation is under review by the AIT.	
2022	4 This recommendation is under review by the AIT.	
2022	5 This recommendation is under review by the AIT.	
2022	6 This recommendation is under review by the AIT.	
2022	7 This recommendation is under review by the AIT.	

Bond Performance Audit Tracker
Status of Performance Audit Recommendations
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Status Notes on Recommendations Not Completed

2022	8	Staff is working to include additional detail in the CBSE implementation schedule. It is important to note, however, that the determination of specific capital improvements to be implemented is dependent on community feedback. PPS is choosing to prioritize the appropriate amount of time for that community feedback, even if it means the timeline of capital improvement work does not follow the conceptual schedule proposed when the bond first passed.
2022	9	An implementation plan is one of the key deliverables that the CBSE is already working to put together, but, as noted in the recommendation, it is dependent on first finalizing a community co-created CBSE Vision and CBSE Comprehensive Plan.
2022	10	Project management plans, baseline schedules and budgets will be developed for the Bond-funded capital improvements of CBSE once the specific improvements have been defined.

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget		X	
Equity		X	
Schedule	X		
Overall		X	

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Compl	Cont Remain
Benson HS	202,000,000	320,388,075	306,453,971	13,934,104	196,556,115	114,131,823	321,704,885	1,316,810	74%	1%
Swing Sites	-	13,550,089	13,544,288	5,801	12,205,396	27,883	12,233,279	(1,316,810)	100%	0%
MPG Building	-	80,476,726	80,447,075	29,651	34,296,468	42,237,109	80,476,726	-	50%	3%
Benson Totals	202,000,000	414,414,890	400,445,334	13,969,556	243,057,979	156,396,815	414,414,890	-		

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	4.99%	7.95%	0.00%	1.36%	0.00%	14.31%	18%						
Contractors	4.98%	7.24%	0.00%	2.81%	0.79%	15.81%	18%						
Overall	4.98%	7.34%	0.00%	2.60%	0.68%	15.60%	18%						
Workforce								36%	25%	8%	14%	23%	20%

SCHEDULE

NEXT MILESTONE: Substantial Completion

On Track? Yes

PROJECT	2021			2022			2023			2024		
Benson HS Modernization												
Benson Swing Sites												
MPG Building												

Baseline

 Planning
 Design
 Construction
 School Opening

PROJECT NOTES

Progress:

BPHS: Benson has received all permits, and is overall 74% complete with construction. Scheduled completion is currently on target. Existing conditions of the historic building, mostly unforeseen underground structures and hidden structure, have depleted contingency funds more than expected. Construction document coordination inaccuracies have also caused additional funding from contingencies that were more than anticipated. OSM anticipated many of these unforeseen conditions and is managing the contingency accordingly with the contractor. The CM/GC has also released some additional funding from allowance savings no longer needed. No projection for additional funds needed at this time and the opening date of Summer 2024 will be met. Amounts shown for Contingencies includes pending items.

MPG: MPG: Schedule delays from winter weather, as well as previous schedule delays from permits and unforeseen drywells, are being managed well. Final completion for Summer 2024 is still on target. The OSM team and contractor have been managing contingencies and no projection for additional funds needed at this time and the opening date of Summer 2024 will be met. Amounts shown for Contingencies includes pending items.

Accomplishments:

BPHS Project schedule has been on-target with an accuracy rate of 90%, which is considered very good. Finishes are being installed in some buildings, and all structures have been erected and are in different states of completion.

MPG structure is complete and exterior walls are almost completed. MEP continues inside building and despite earlier schedule problems, the team is still on track for Summer 2024 completion.

Risks:

BPHS: Reduced contingencies due to unforeseen conditions and design coordination inaccuracies.

MPG: Future schedule delays are the teams largest concerns at this point. Contingencies are also being closely watched.

Safety (all numbers are To Date):

Labor Hours (BPHS):	689,712	Labor Hours (MPG):	46,221
OSHA Reportable Accidents (BPHS):	0	OSHA Reportable Accidents (MPG):	0
Recordable Incidents (BPHS):	20 Recordable	Recordable Incidents (MPG):	3 Recordable
Total Recordable Incident Rate (BPHS):	5.8	Total Recordable Incident Rate (MPG):	12.98

Jefferson HS Modernization

August 2023

PPS Team Leads: Steve Effros, Kiesha Locklear, Ayana Horn
 Design: BORA Architects, Lever Architecture
 Construction: Andersen Construction, with Crossover Construction, Faison Construction, Northwest Infrastructure, Professional Lath & Plaster, Professional Minority Group

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity*		X	
Schedule	X		
Overall	X		

BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
311,000,000	366,007,500	366,000,000	7,500	5,888,991	22,749,069	366,007,500	-	0%	15.00%

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	4.19%	2.84%	0.00%	0.00%	2.25%	9.28%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	4.19%	2.84%	0.00%	0.00%	2.25%	9.28%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* Construction payments have not yet been made.

SCHEDULE

NEXT MILESTONE:

100% SD

On Track?

Yes

PROJECT PHASE	2023			2024			2025			2026		
Planning												
Design			★									
Construction												
School Opening(s)												

Baseline		Planning		Design		Construction		School Opening
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Jefferson HS Modernization

August 2023

PPS Team Leads: Steve Effros, Kiesha Locklear, Ayana Horn
Design: BORA Architects, Lever Architecture
Construction: Andersen Construction, with Crossover Construction, Faison Construction, Northwest Infrastructure, Professional Lath & Plaster, Professional Minority Group

PROJECT NOTES

Progress:

- * The CM/GC contract was executed with Andersen Construction and a GC consortium of five minority-owned contractors in late May.
- * The A/E team issued a Schematic Design pricing set to their cost estimator in early May. Once the CM/GC was on board, they also developed a cost estimate from this set. The result of the two estimates and following reconciliation efforts showed that the current design was roughly \$200M over a \$291M construction budget. This stopped all design while the project team engaged in cost analysis, value engineering, and reduction to bring the project back to budget (additional information is available in this meeting's presentation). The project has been redeveloped to change from two phases of construction, with students staying on site during construction, to swinging students off-site to Marshall in order to complete the work in one phase. The new construction timeline will have students move off-site to Marshall campus starting in Fall 2024 and return to the fully modernized site in Fall 2027. This will also complete construction on the site a year sooner. This solution brings the cost back to budget, with the understanding that design is progressing forward in a Target Value Design framework.
- * Staff are now working on swing site logistics, including transportation and integration of the Middle College partnership with PCC into the Marshall campus swing site.

Note on Equity Status: Data reflects only payments to date for architecture and engineering consultants. Work is in early phases of Design (not all subconsultants are reflected in Consultants payment information yet), and Construction has not yet started (no data for Construction).

Accomplishments:

- * CM/GC brought on board to join the Owner & Architect as part of a collaborative OAC team to coordinate on meeting project budget, schedule & constructibility goals.
- * Project team, District stakeholders and community members met as part of VE workshop process to find a path to budget and allow the project design to move forward.
- * Project team is meeting on a regular basis with the City MPG permitting officials to proactively discuss and address technical code issues and prepare for the overall permit package approach.

Risks:

- * Tight design & construction schedule will require careful coordination among the OA team, project stakeholders, and CM/GC, in order to meet ultimate target schedule dates.
- * Recent VE & TVD approach needs to be followed closely by project team, with tight coordination between trades and disciplines to ensure that project stays on path to budget.
- * Mitigation of risks associated with existing conditions at 1909 building shell/structure must be addressed through strategic approach to pre-construction planning & investigations.
- * Later switch to off-site swing approach will require coordination & communication of all related school functions with District and community stakeholders.

Safety (all numbers are To Date):

Labor Hours: **N/A**
OSHA Reportable Accidents: **N/A**
Recordable Incidents: **N/A**
Total Recordable Incident Rate: **N/A**

STATUS AT A GLANCE

Legend:

- As planned: no concerns
- Caution: requires attention
- Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule	X		
Overall	X		

BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
242,500,000	242,619,558	242,500,000	119,558	218,103,628	12,539,386	231,228,186	(11,391,371)	98%	5.21%

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.94%	5.51%	0.00%	2.32%	0.00%	8.76%	18%						
Contractors	2.45%	15.14%	0.04%	1.03%	1.42%	20.08%	18%						
Overall	2.32%	14.27%	0.04%	1.14%	1.29%	19.06%	18%						
Workforce								35%	25%	4%	14%	22%	20%

SCHEDULE

NEXT MILESTONE:

School Opening ▼

On Track?

Yes ▼

PROJECT PHASE	2020				2021				2022				2023			
Planning																
Design																
Construction																
School Opening(s)																

Baseline
 Planning
 Design
 Construction
 School Opening

PROJECT NOTES

Progress:

Final changes and additional scope for Phase 1 is near completion. This work includes additional security cameras, stair access control, mechanical commissioning items, and long lead audio equipment installation for the theater. Punchlist work on Phase 2 scope in ongoing.

Accomplishments:

Phase 2 achieved substantial completion and Certificate of Occupancy in early August for the track and field, Teen Parent Center and Field Service Building, concessions and ticket buildings.

Risks:

Most risk items are now relieved from the project. The only significant scope remaining is painting of the building mural.

Safety (all numbers are To Date):

Labor Hours: **809,556 as of May, 2023 (Average number of workers on site: 47)**

OSHA Reportable Accidents: **14 (1 new since last report)**

Recordable Incidents: **14 (1 new since last report)**

Total Recordable Incident Rate: **3.46**



School Improvement Bond Update

Bond Accountability Committee

Meeting

August 23, 2023



Agenda

- **Welcome & Introductions** 5:30 – 5:40 pm
- **Public Comment** 5:40 – 5:45 pm
- **Program Administration Updates** 5:45 – 6:00 pm
- **Modernization Project Updates** 6:00 – 7:30 pm
- **Adjourn** 7:30 pm



Public Comment

*(public comments received via email prior
to the meeting will be read aloud)*



Business Equity Utilization Data Constraints

Business equity utilization data from the B2GNow software system represents a point in time and may not fully represent actual payments received by Certified Businesses. The accuracy of the utilization data is contingent on several factors:

- PPS's payment data from Peoplesoft is uploaded into B2GNow monthly and reflects all payments from PPS to prime contractors during the prior month.
- Accurate data on payments to subcontractors is contingent on prime contractors or upper tier subs entering their subcontractors in B2GNow and subsequently self-reporting their monthly payments to each subcontractor in a timely and accurate manner.
- If prime contractors (or first tier subs) enter payments to first tier or subsequent tier subs in a timely manner, the total equity utilization calculation can be expected to accurately reflect contract expenditures as of approximately one to two months prior to the report date.
- If prime contractors (or first tier subs) do not enter payments to first tier or subsequent tier subs in a timely manner, accurate equity utilization data will be delayed, at times significantly. Even closed contracts may be updated later if PPS learns of new subcontractor payments that were made months or even years prior.



Program Administration Updates



Office of School Modernization - Program
August 2023

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Overall	X		

EQUITY

BUSINESS EQUITY

WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
		Cumulative	Current	4.58%	8.49%	0.05%	2.45%	0.79%	16.36%	18%	30%	25%	5%	14%
	Prior Report	4.63%	8.56%	0.05%	2.62%	0.80%	16.66%		29%		5%		24%	
12 Month	Current	4.26%	11.80%	0.00%	1.77%	1.10%	18.93%	18%						
	Prior Report	3.82%	13.69%	0.00%	2.88%	1.16%	21.55%							

Percent of payments made to Certified owned businesses, cumulative and 12-month rolling; Percent of labor hours of apprenticeable trades, cumulative

BUDGET

2012 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Franklin HS Mod	81,585,655	113,022,577	111,040,922	1,981,656	113,022,577	-	113,022,577	-
Grant HS Mod	88,336,829	158,993,225	155,772,451	3,220,774	158,698,039	166,896	158,864,685	(128,540)
Roosevelt HS Mod	68,418,695	101,631,108	97,127,989	4,503,119	101,631,108	-	101,631,108	-
Faubion Replace	27,035,537	50,115,627	34,109,383	16,006,244	50,028,171	-	50,115,627	-
Grant Upper Field	-	3,246,600	3,246,600	-	3,170,988	11,130	3,246,600	-
RHS Phase IV	-	6,157,969	6,153,741	4,228	6,157,969	-	6,157,969	-
Other Projects	123,441,923	118,273,603	113,293,283	4,980,319	118,273,603	-	118,273,603	-
							<i>2012 Project Subtotals</i>	<i>(128,540)</i>
Administration	68,117,563	31,483,210	31,279,728	203,482	31,483,210	-	31,483,210	-
Contingency	25,063,798	332,368	332,368	-	-	-	-	(332,368)
							<i>2012 Program Subtotals</i>	<i>(332,368)</i>
Totals	482,000,000	583,256,288	552,356,466	30,899,822	582,465,666	178,026	582,795,380	(460,908)

2012 Budget Notes

99% Spent

- Staff are working through closing out all non-active 2012 commitments and projects, and returning unspent funds to the Program.
- Any remaining 2012 funding will go towards prior add-on project requests at 2012 modernizations (such as additional security cameras at Franklin and Grant).
- Remaining program contingency is being shown for transparency but, as noted above, will go to prior add-on project requests once all other funding sources and expenditures have been reconciled.



Office of School Modernization - Program
August 2023

2017 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson HS Mod	202,000,000	155,484,185	141,550,081	13,934,104	104,498,221	66,123,742	156,800,995	1,316,810
Benson Swings	-	13,550,089	13,544,288	5,801	12,205,396	27,883	12,233,279	(1,316,810)
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	218,103,628	12,539,386	231,228,186	(11,391,371)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,685,008	195,193	57,941,414	-
McDaniel Mod	146,000,000	202,717,847	199,000,000	3,717,847	199,957,917	529,456	200,669,506	(2,048,342)
Health & Safety	-	154,286,174	136,268,544	18,017,630	143,689,266	2,285,347	154,286,174	-
							<i>2017 Project Subtotals</i>	<i>(13,439,713)</i>
Administration	40,000,000	59,948,787	59,832,096	116,690	47,010,502	5,581,630	55,487,129	(4,461,658)
Contingency	20,000,000	16,047,249	16,047,249	-	-	-	16,047,249	-
Unallocated H&S	150,000,000	21,731,456	21,731,456	-	-	-	21,731,456	-
							<i>2017 Program Subtotals</i>	<i>(4,461,658)</i>
Totals	790,000,000	924,326,758	888,171,214	36,155,543	783,149,939	87,282,636	906,425,387	(17,901,371)

2017 Budget Notes

85% spent

- Benson HS Modernization funding is split between 2017 and 2020. The 2017 Benson HS Modernization information shown above reflects 2017 funding and budget only, with actuals and additional encumbered specific to the 2017 funding as well. The Benson Swings shares total budget/funding with Benson HS Modernization, so the "under" amount of budget in the Benson Swings project will be applied to the Benson HS Modernization and is therefore shown as an "over" amount in the Benson HS Modernization line.
- The McDaniel Modernization project has funds being held in the project until all project scope has been finalized and completed. The netting repair project is already included in the Estimate at Completion. The Lincoln Modernization project is forecasting roughly \$11.4M under budget during Phase 2 of construction.
- OSM continues to forecast full use of 2017 Program Contingency at this time but anticipates the full amount will not be needed for risk mitigation of existing projects. Once the Lincoln HS Modernization project has completed, OSM will review Program Contingency and Bond Administration budgets in coordination with review of unneeded budget from Lincoln and McDaniel, for discussion regarding potential additional 2017 Bond-funded projects.
- As the 2017 Health & Safety projects wind down, OSM is also reviewing to ensure that any Health & Safety funds not needed to complete certain categories of H&S scope get reallocated to other H&S categories, to ensure that the full \$150M dedicated to Health & Safety projects by the 2017 Bond measure is utilized as such.



Office of School Modernization - Program
August 2023

2020 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson 2020 funds	-	164,903,890	164,903,890	-	92,057,894	48,008,081	164,903,890	-
Jefferson HS Mod	311,000,000	366,007,500	366,000,000	7,500	5,888,991	22,749,069	366,007,500	-
CBSE	60,000,000	60,000,000	60,000,000	-	-	-	60,000,000	-
Cleveland HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Wilson HS Design	20,000,000	20,000,000	20,000,000	-	-	-	20,000,000	-
Roosevelt PhV Design	2,000,000	2,000,000	2,000,000	-	-	-	2,000,000	-
MPG Building	64,000,000	80,476,726	80,447,075	29,651	34,296,468	42,237,109	80,476,726	-
Curriculum	53,444,000	53,444,000	53,444,000	-	35,141,529	10,357,500	53,444,000	-
Technology	128,200,000	143,503,600	128,200,000	15,303,600	73,111,380	12,160,221	143,503,600	-
Infra Projects	-	215,653,893	210,596,028	5,057,866	54,891,791	116,133,167	215,653,893	-
							<i>2020 Project Subtotals</i>	-
Administration	63,098,640	63,104,808	63,098,640	6,168	10,920,518	757,011	63,104,808	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	52,818,164	52,818,164	-	-	-	52,818,164	-
Unalloc Proj Funds	241,000,000	58,749,561	58,749,561	-	-	-	58,749,561	-
							<i>2020 Project Subtotals</i>	-
Totals	1,208,000,000	1,300,662,142	1,280,257,358	20,404,785	306,308,571	252,402,158	1,300,662,142	-

2020 Budget Notes

24% spent

- PPS held their second 2020 Bond sale in April 2023. \$420M in bonds were sold, gaining a premium of \$44.8M. This was added to Contingency above.
- OSM transferred \$4M in 2020 Program Contingency to the MPG project, due to large increases in costs for material inspections, permitting, and addressing costs associated with an extraordinarily large number of hidden drywells underground. As noted in previous reports, the GMP amount was already \$2.5M over the previously established budget, due to extreme inflationary pressures. The project team had hoped to be able to find savings in other areas of the budget, but over the course of the last several months, it became clear that was not possible.
- Consistent with prior reporting, the project to convert Harrison Park to a middle school has required use of program contingency funds to fully fund the project. The budget of this complex project is now fully funded with 2020 Bond funds from Capacity, Mechanical, Security, ADA, Technology and Program Contingency, consistent with the respective scopes of work. After all other fund sources were added, OSM transferred in \$25M in program contingency to make up the remainder of the budget for this critical project. As discussed in the May 2023 BAC meeting, while the need for this project was anticipated in the 2020 Bond measure with a set-aside of Capacity funds, the exact amount of funding was unknown at that time; the bond measure instead included a significant Program Contingency to address unknowns such as this.
- Curriculum reporting in the Bond Programs Report shows Bond funds only. Non-bond funds related to planned bond scope were tracked in eBuilder for a short period of time only. For a full report of non-Bond funds used for planned bond scope, please see the Curriculum Project Status report in the February 2023 BAC update. The next Curriculum Project Status report will be presented at the November 2023 BAC update.



Modernization Project Updates



Definitions

STATUS DEFINITIONS

	As Planned	Caution	Impacts
Budget	Pre-50% const: > 10% Project Contingency	Pre-50% const: 0% - 10% Project Contingency	Pre-50% const: < 0% Project Contingency
	Post-50% const: > 5% Project Contingency	Post-50% const: 0% - 5% Project Contingency	Post-50% const: < 0% Project Contingency
Equity	certified business participation > 18% <i>and</i> workforce equity > 20%	certified business participation 10% - 18% <i>or</i> workforce equity 10% - 20%	certified business participation < 10% or workforce equity < 10%
Schedule	0 or less weeks delay to SC	0+ up to 4 weeks delay to SC	greater than 4 weeks delay to SC
Overall	budget, equity and schedule are all green	at least one category is yellow	at least one category is red

EQUITY CATEGORIES

MBE = Minority-owned Business Enterprise

WBE = Woman-owned Business Enterprise

SDVBE = Service Disabled Veteran-owned Business Enterprise

ESB = Emerging Small Business

N-C = Non-Certified, counted for credit from a Certified Business that "graduated" out or did not reapply for certification



Lincoln HS Replacement



Lincoln HS Modernization
August 2023

PPS Team Lead: Erik Gerding
Design: Bora Architects
Construction: Hoffman Pacificmark

STATUS AT A GLANCE

Legend:

- As planned: no concerns
- Caution: requires attention
- Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity	X		
Schedule	X		
Overall	X		

BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
242,500,000	242,619,558	242,500,000	119,558	218,103,628	12,539,386	231,228,186	(11,391,371)	98%	5.21%

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.94%	5.51%	0.00%	2.32%	0.00%	8.76%	18%						
Contractors	2.45%	15.14%	0.04%	1.03%	1.42%	20.08%	18%						
Overall	2.32%	14.27%	0.04%	1.14%	1.29%	19.06%	18%						
Workforce								35%	25%	4%	14%	22%	20%

SCHEDULE

NEXT MILESTONE: School Opening

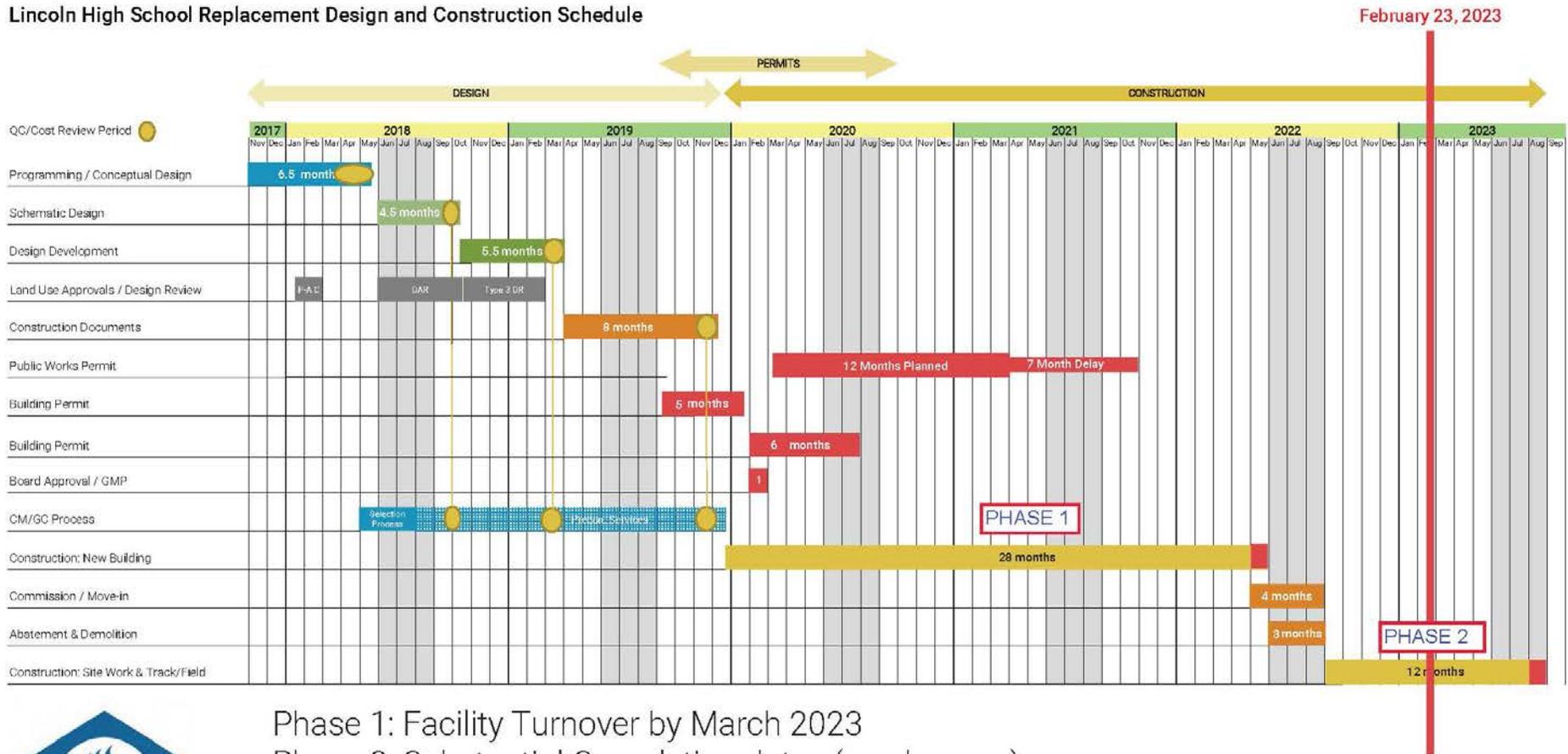
On Track? Yes

PROJECT PHASE	2020			2021			2022			2023		
Planning												
Design												
Construction												★
School Opening(s)												

- Baseline
- Planning
- Design
- Construction
- School Opening



Lincoln High School Replacement Design and Construction Schedule



Phase 1: Facility Turnover by March 2023

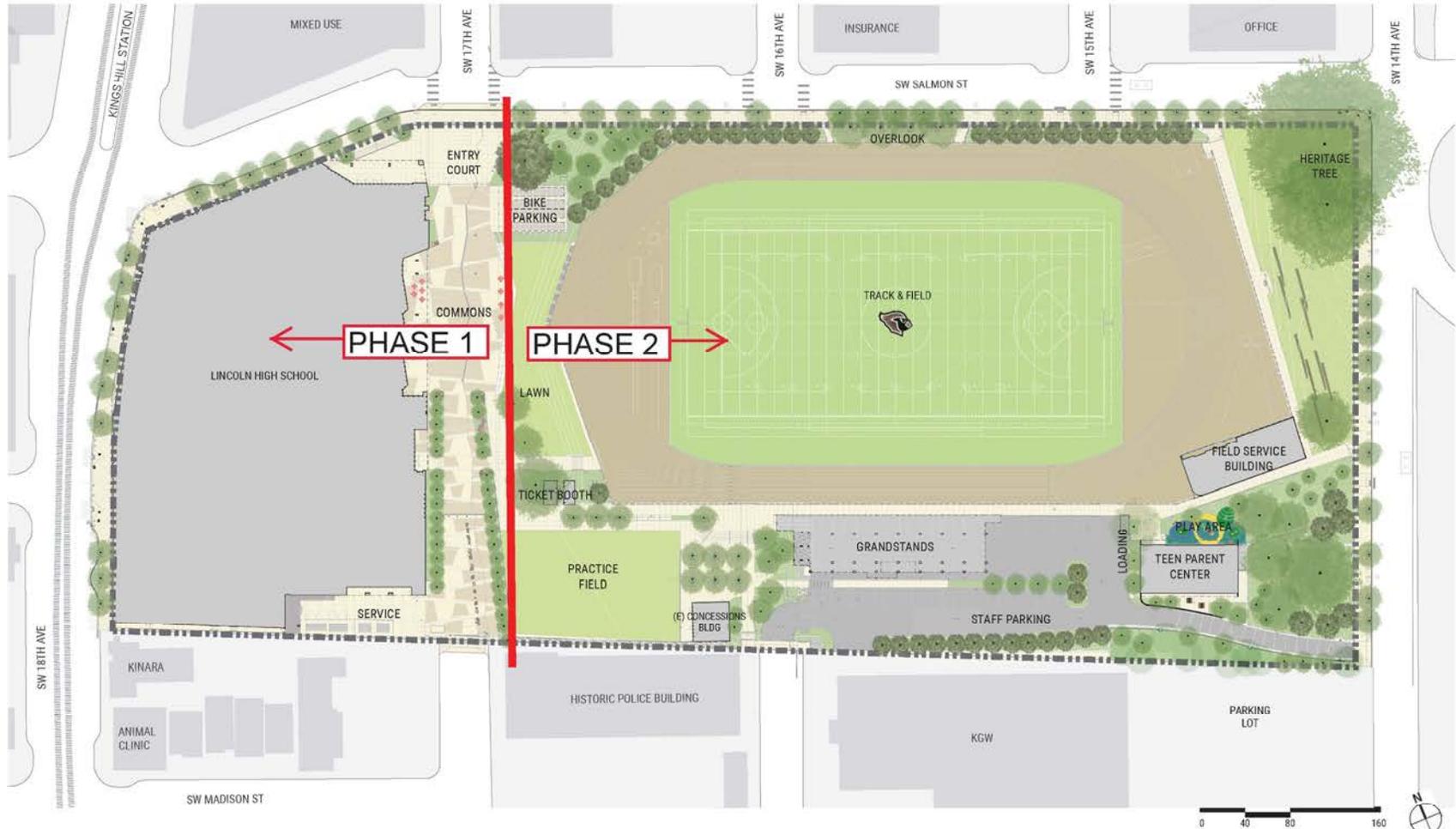
Phase 2: Substantial Completion dates (no changes):

- Track & Field, Concessions Building, Parking Lot, Site Work- July 17, 2023.
- Teen Parent Center & Field Service Building - August 2, 2023.
- Grand Opening September 2023





Site Plan



LINCOLN HIGH SCHOOL ACCESSORY BUILDINGS DR, OCTOBER 2021

Mayer/Reed BORA



Lincoln HS Modernization



AERIAL PHOTO – Phase 1 - July 2023

August 2023



Lincoln HS Modernization



AERIAL PHOTO – August 2023

August 2023



Lincoln HS Modernization



View from main building August 2023

August 2023



Field Service Building

August 2023



Lincoln HS Modernization





Teen Parent Center Play Area

August 2023



Play Area and Field Service Building

August 2023



Teen Parent Center

August 2023



Concessions Plaza

August 2023



Practice Field

August 2023



Benson HS Modernization and Multiple Pathways to Graduation (MPG)



Benson HS / Benson Swing Sites / MPG
August 2023

PPS Team Lead: Armand Milazzo
Design Bassetti Architects
Construction Andersen Construction Co.

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget		X	
Equity		X	
Schedule	X		
Overall		X	

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Compl	Cont Remain
Benson HS	202,000,000	320,388,075	306,453,971	13,934,104	196,556,115	114,131,823	321,704,885	1,316,810	74%	1%
Swing Sites	-	13,550,089	13,544,288	5,801	12,205,396	27,883	12,233,279	(1,316,810)	100%	0%
MPG Building	-	80,476,726	80,447,075	29,651	34,296,468	42,237,109	80,476,726	-	50%	3%
Benson Totals	202,000,000	414,414,890	400,445,334	13,969,556	243,057,979	156,396,815	414,414,890	-		

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	4.99%	7.95%	0.00%	1.36%	0.00%	14.31%	18%						
Contractors	4.98%	7.24%	0.00%	2.81%	0.79%	15.81%	18%						
Overall	4.98%	7.34%	0.00%	2.60%	0.68%	15.60%	18%						
Workforce								36%	25%	8%	14%	23%	20%

SCHEDULE

NEXT MILESTONE: Substantial Completion

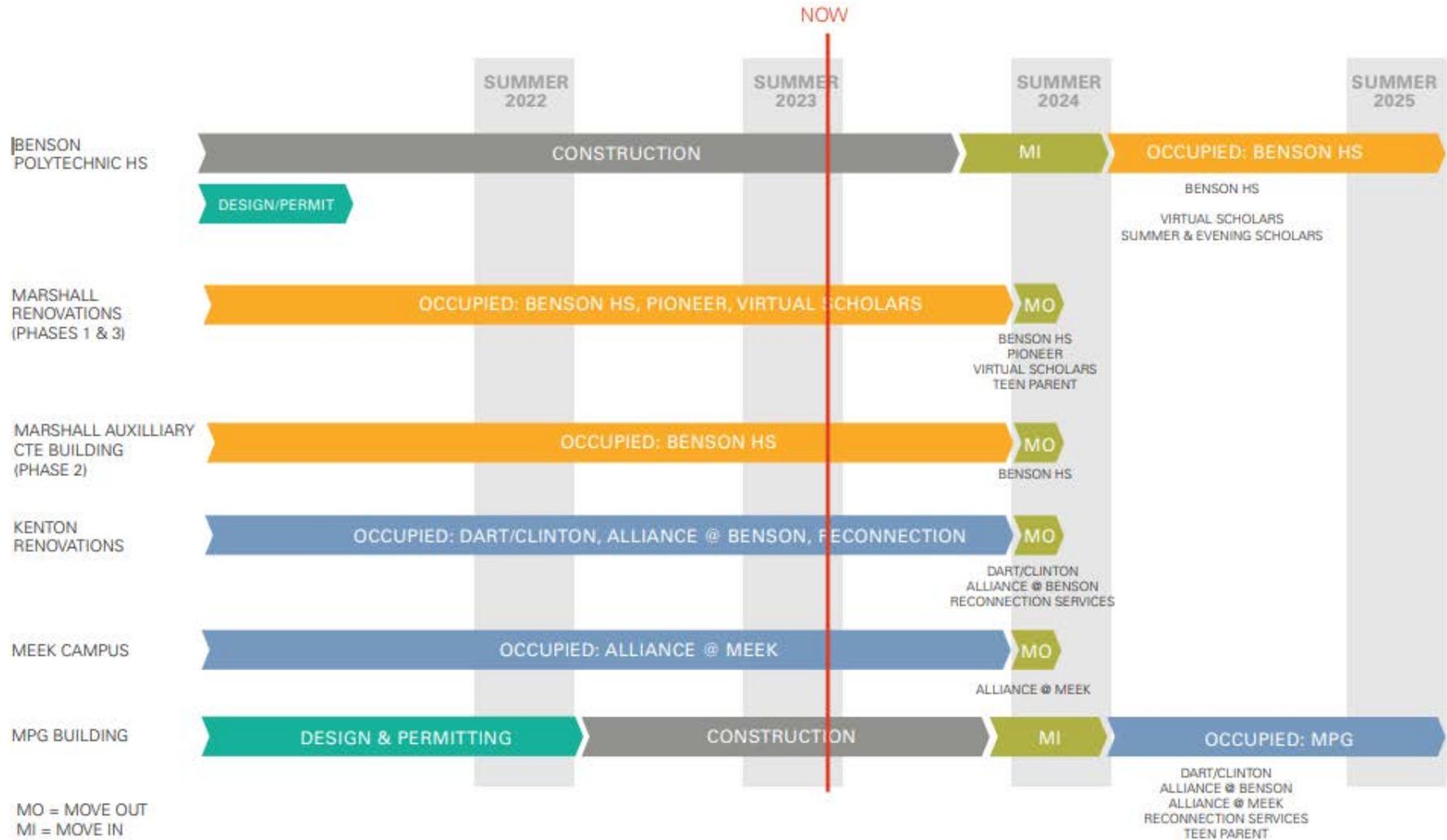
On Track? Yes

PROJECT	2021			2022			2023			2024		
Benson HS Modernization												
Benson Swing Sites									★			
MPG Building										★		

Baseline Planning Design Construction School Opening



BENSON & MPG SITES





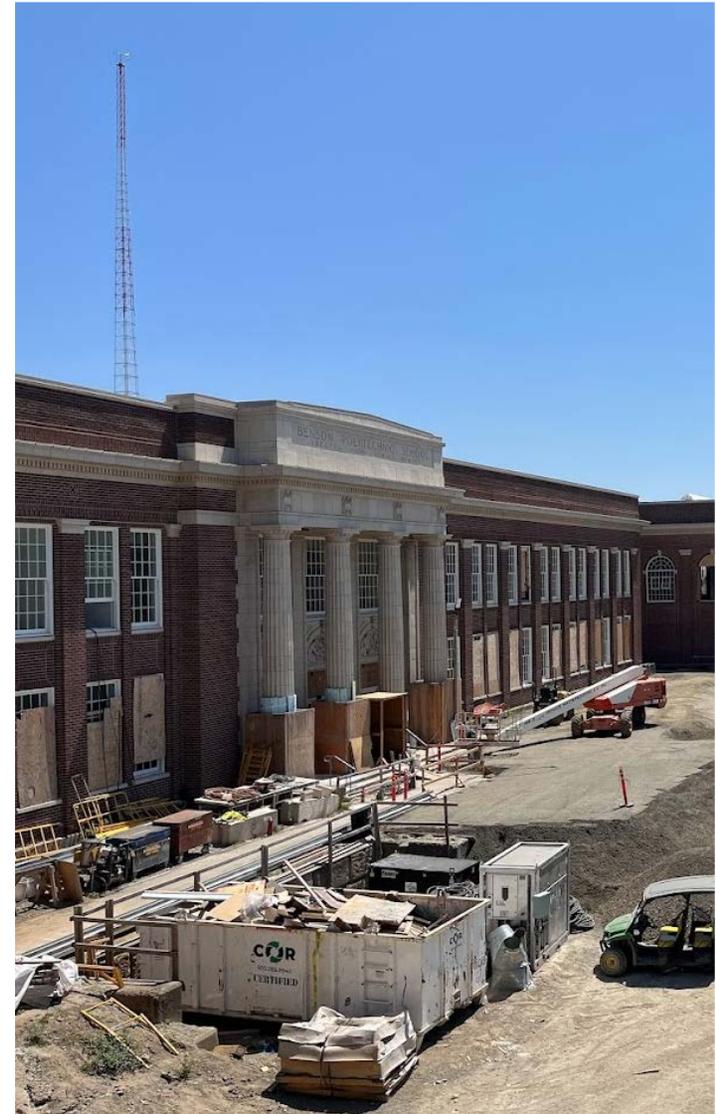
Benson Polytechnic – All buildings are in construction



August 2023



Benson Tech incoming 9th grader site visit & grading for Universal Design Accessible main entrance





Building B: New elevator shaft opening at Building E & A

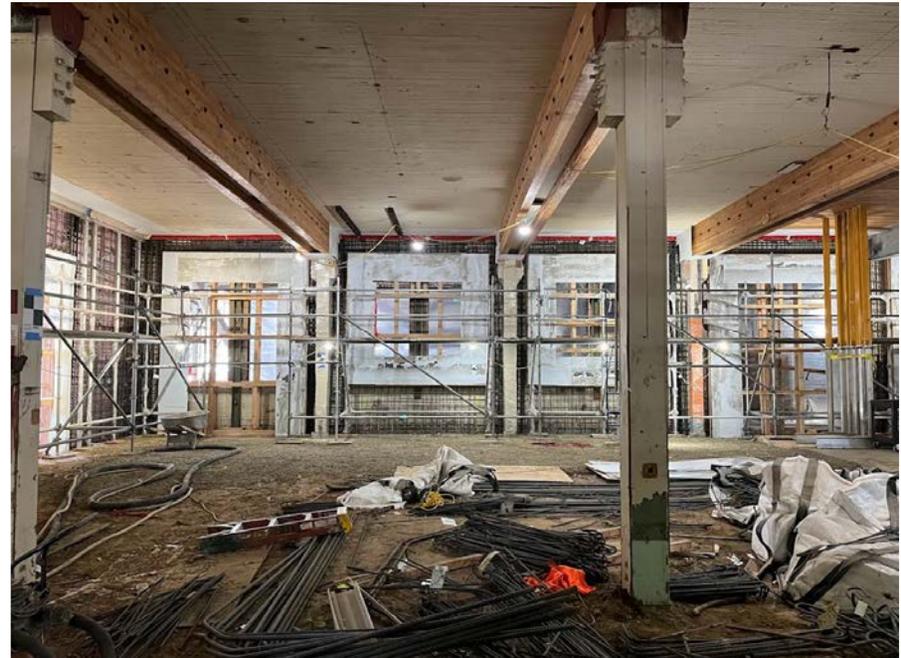
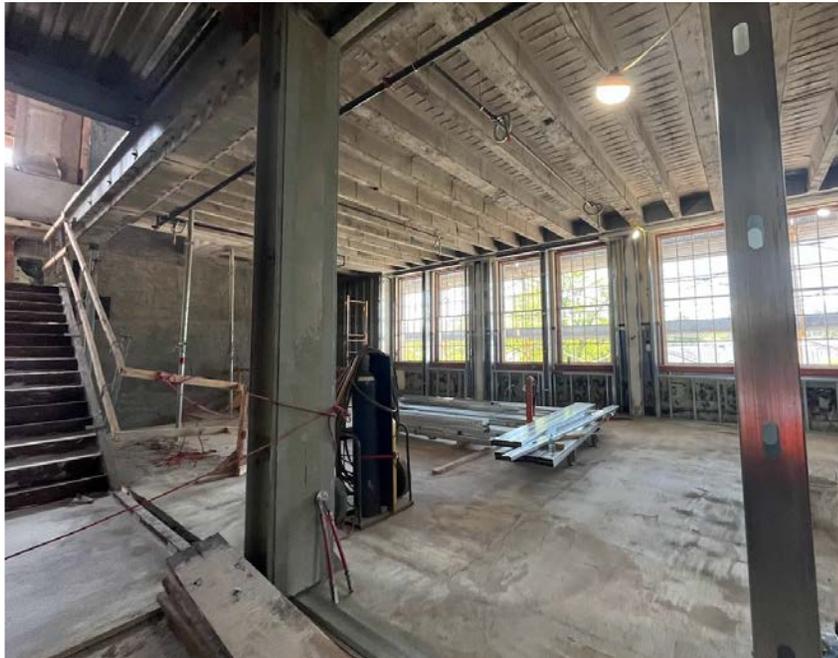




Benson Tech HS Modernization



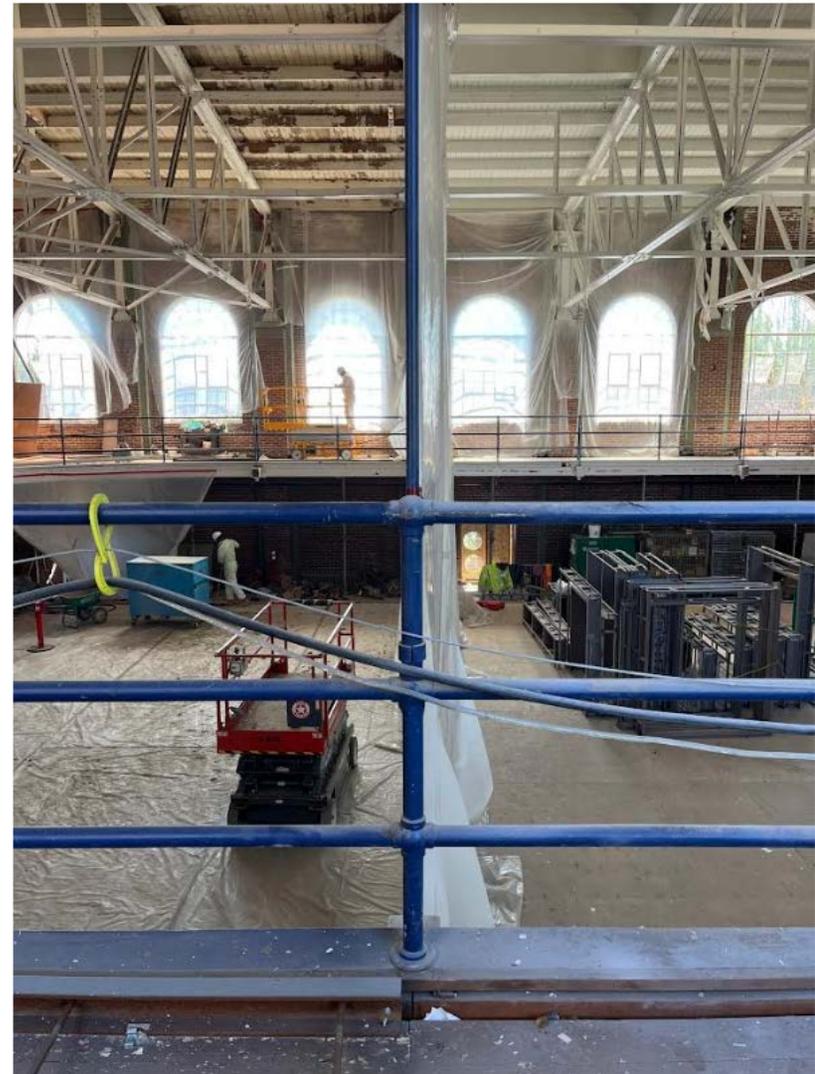
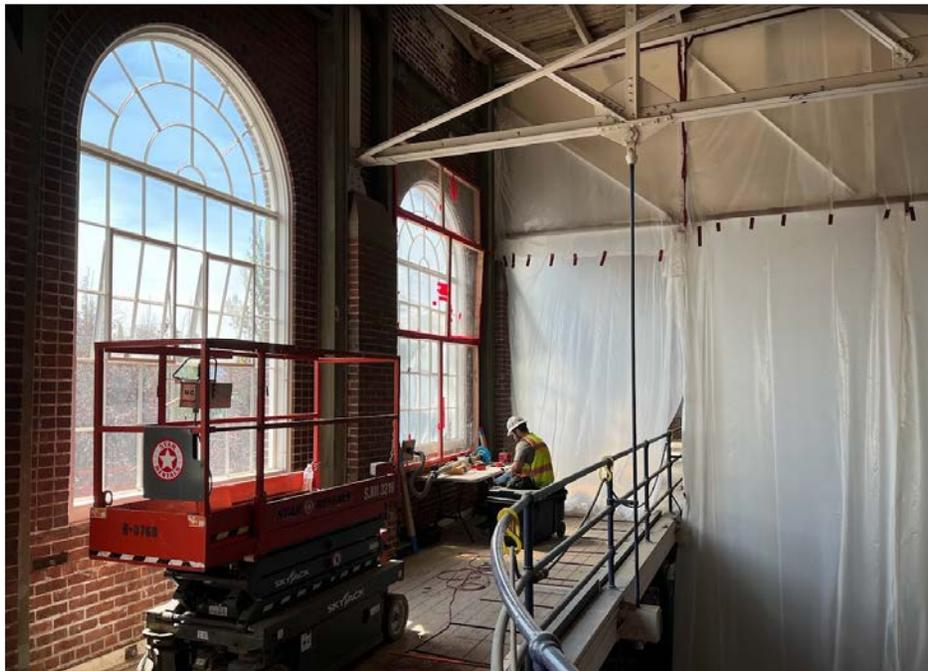
Historic building structural retrofit continues in historic foundry & gym buildings



August 2023



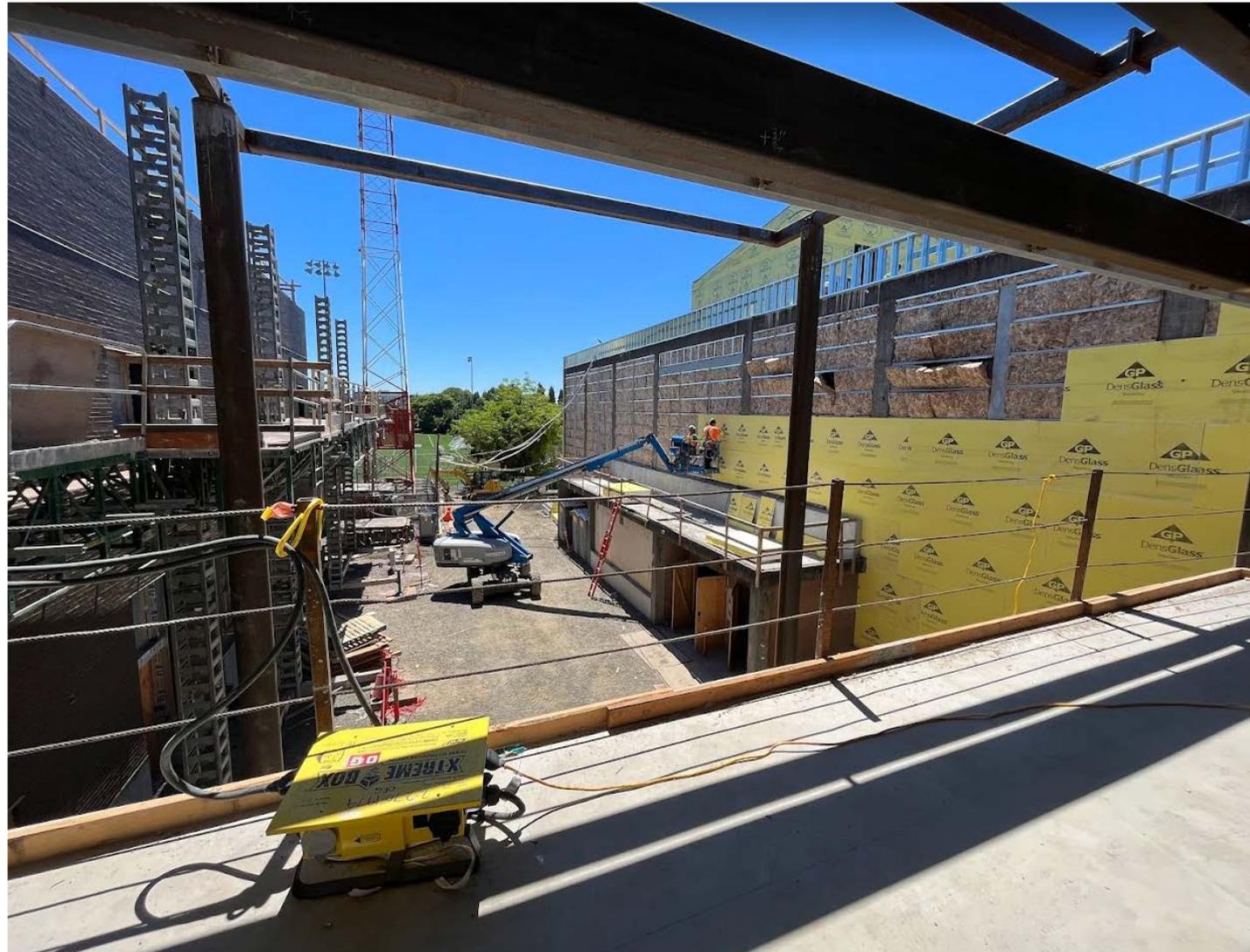
Historic Gym window testing & truss / ceiling painting



August 2023



South courtyard view above entry between Building H & the Main Gym



August 2023



New Commons with Learning Stair & Kitchen/Cafeteria Servery in Building F



August 2023



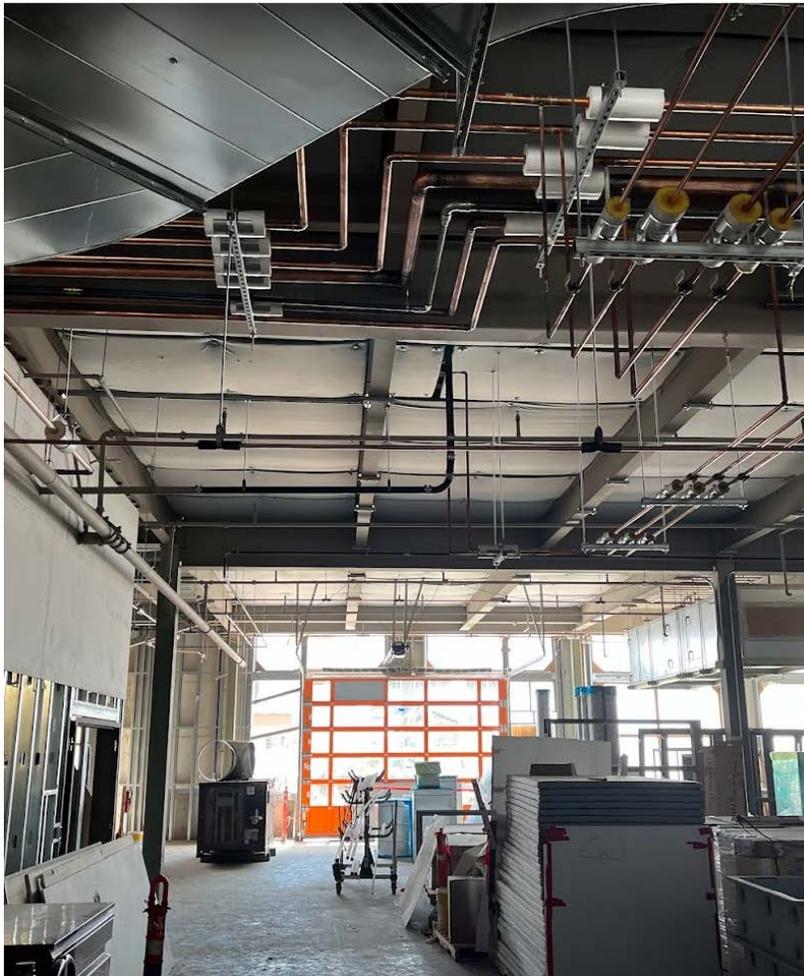
Exterior: New CTE shop wings / Building C & H



August 2023



Interior: Building C, New CTE shop wing



August 2023



Interior Finishes





Interior Finishes





Buckman Field Connection: new concrete stair & ramp footings



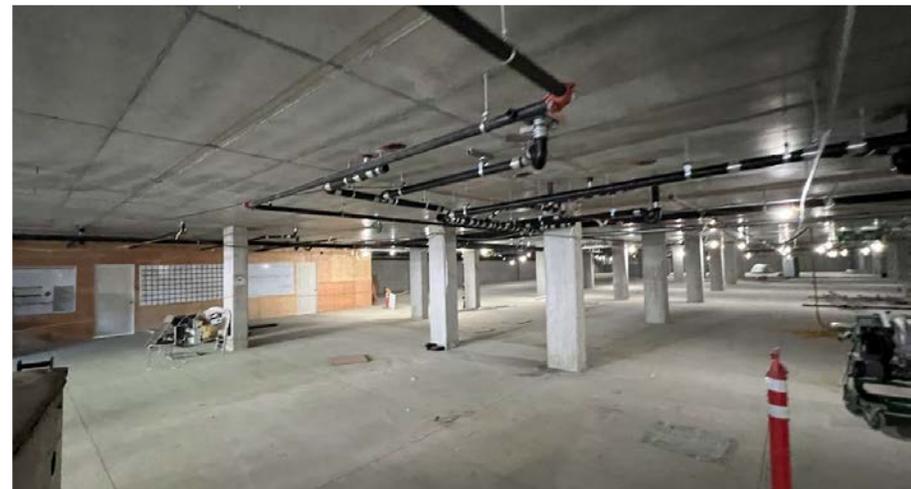
August 2023



Multiple Pathways to Graduation Building



**From the top/
counter-clockwise:
view of Multiple
Pathways to
graduation from
Buckman Field, north
entry elevation and
parking garage
interior.**





Multiple Pathways to Graduation Building



Exterior pre-fab wall panels arriving from Vancouver, WA and being installed.





Multiple Pathways to Graduation Building



Views of the interior showing mass timber construction, clockwise: west stairwell, Student Services and CTE Automotive shop.





Jefferson HS Modernization



Jefferson HS Modernization
August 2023

PPS Team Leads: Steve Effros, Kiesha Locklear, Ayana Horn
 Design: BORA Architects, Lever Architecture
 Construction: Andersen Construction, with Crossover Construction, Faison Construction, Northwest Infrastructure, Professional Lath & Plaster, Professional Minority Group

STATUS AT A GLANCE

Legend:

- As planned: no concerns
- Caution: requires attention
- Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget	X		
Equity*		X	
Schedule	X		
Overall	X		

BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
311,000,000	366,007,500	366,000,000	7,500	5,888,991	22,749,069	366,007,500	-	0%	15.00%

EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	4.19%	2.84%	0.00%	0.00%	2.25%	9.28%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	4.19%	2.84%	0.00%	0.00%	2.25%	9.28%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* Construction payments have not yet been made.

SCHEDULE

NEXT MILESTONE:

100% SD

On Track?

Yes

PROJECT PHASE	2023			2024			2025			2026		
Planning												
Design			★									
Construction												
School Opening(s)												

Baseline

Planning

Design

Construction

School Opening



Project Design & Budget Update Topics

- 1 Schematic Design Process to date** Overview of cost estimates and main factors affecting cost differences
- 2 Value Engineering Workshop** Process
- 3 Value Engineering Workshop** Studies
- 4 Value Engineering Workshop** Findings & Project Updates



Design Process Overview

- **Schematic Design**

Starting in January 2023, the Design team started developing the design with feedback from PPS stakeholders, JHS leadership, DAG, neighbors, alumni, current & future students, staff, City and land use officials

- **SD Pricing Set (issued 4/28/23)**

a set of concept drawings and narratives to describe the project at this early stage of design

- **Design Team estimate (mid-May)**

shows 19% overage for the project. This is within typical range at this phase.
(Estimate used national cost data, similar regional projects.)

- **Andersen Construction joins Project Team (early May)**

Andersen begins working with the design team to provide input on construction logistics and durations.

- **Andersen provides second cost estimate (mid-June)**

based on 4/28 SD Pricing Set using expertise in construction logistics and durations; shows significant overage.

- **Value Engineering Workshop (7/10-14)**

A week-long 9am-5pm workshop with members of the entire design & construction team to review, validate, and critique the design goals, re-assess previous assumptions and decisions, and look for opportunities to get the project cost back in line with the budget.

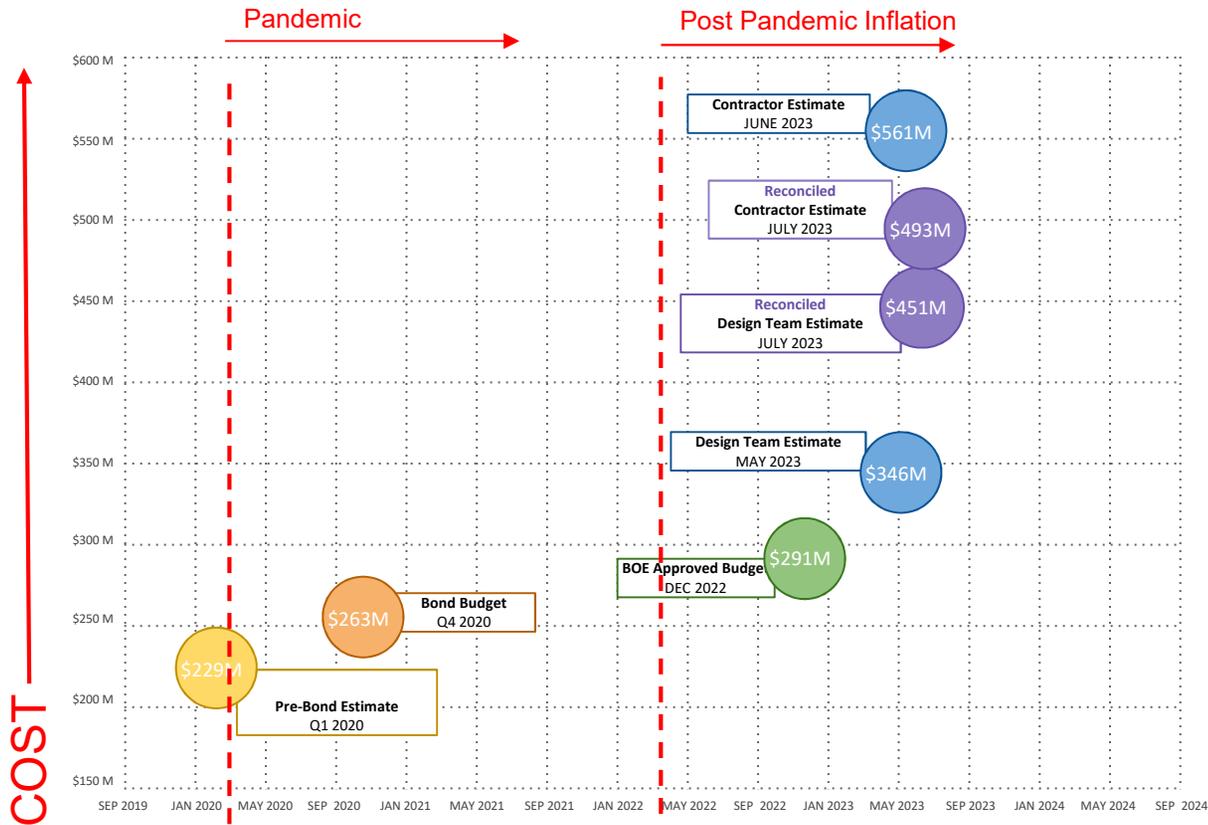


Integrated Collaborative Team



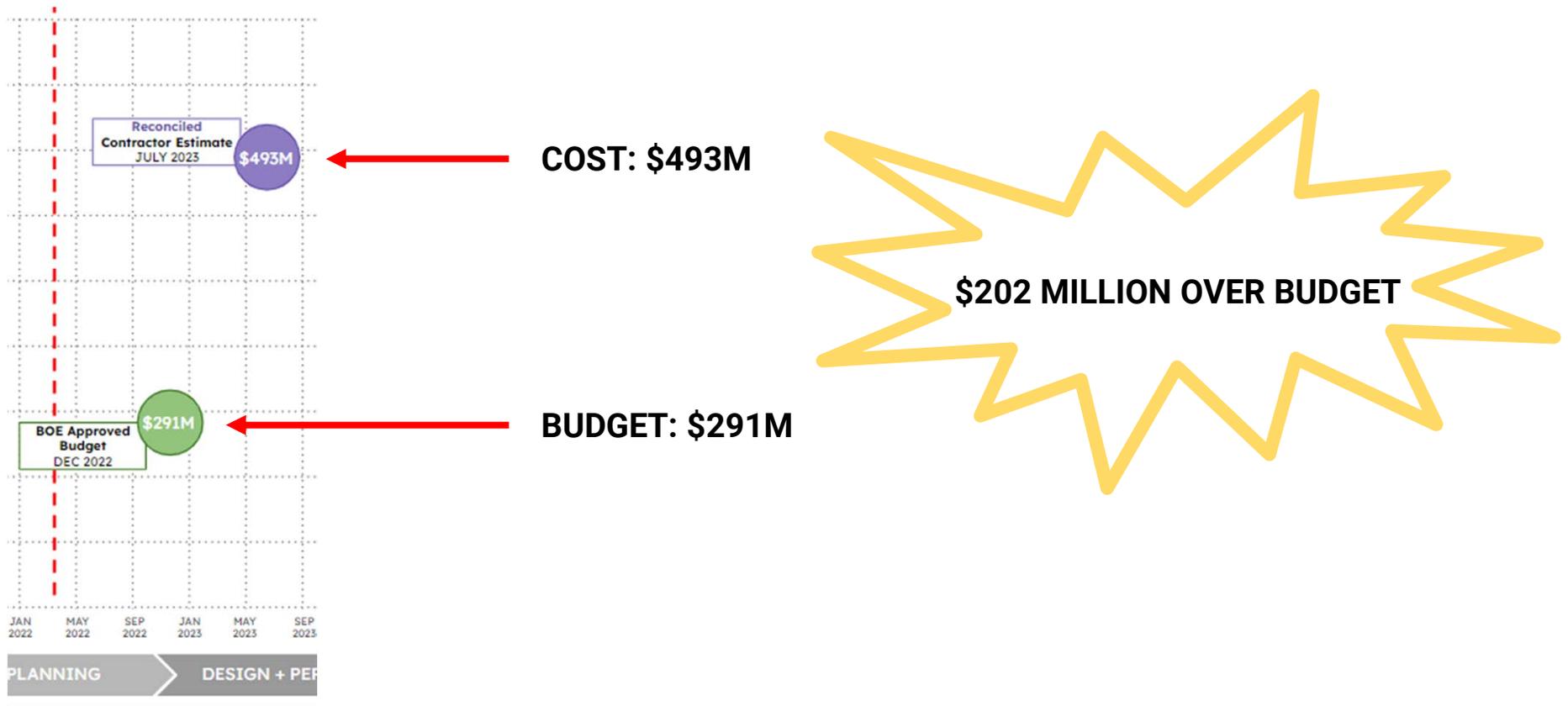


Jefferson Budget & Schedule Progression



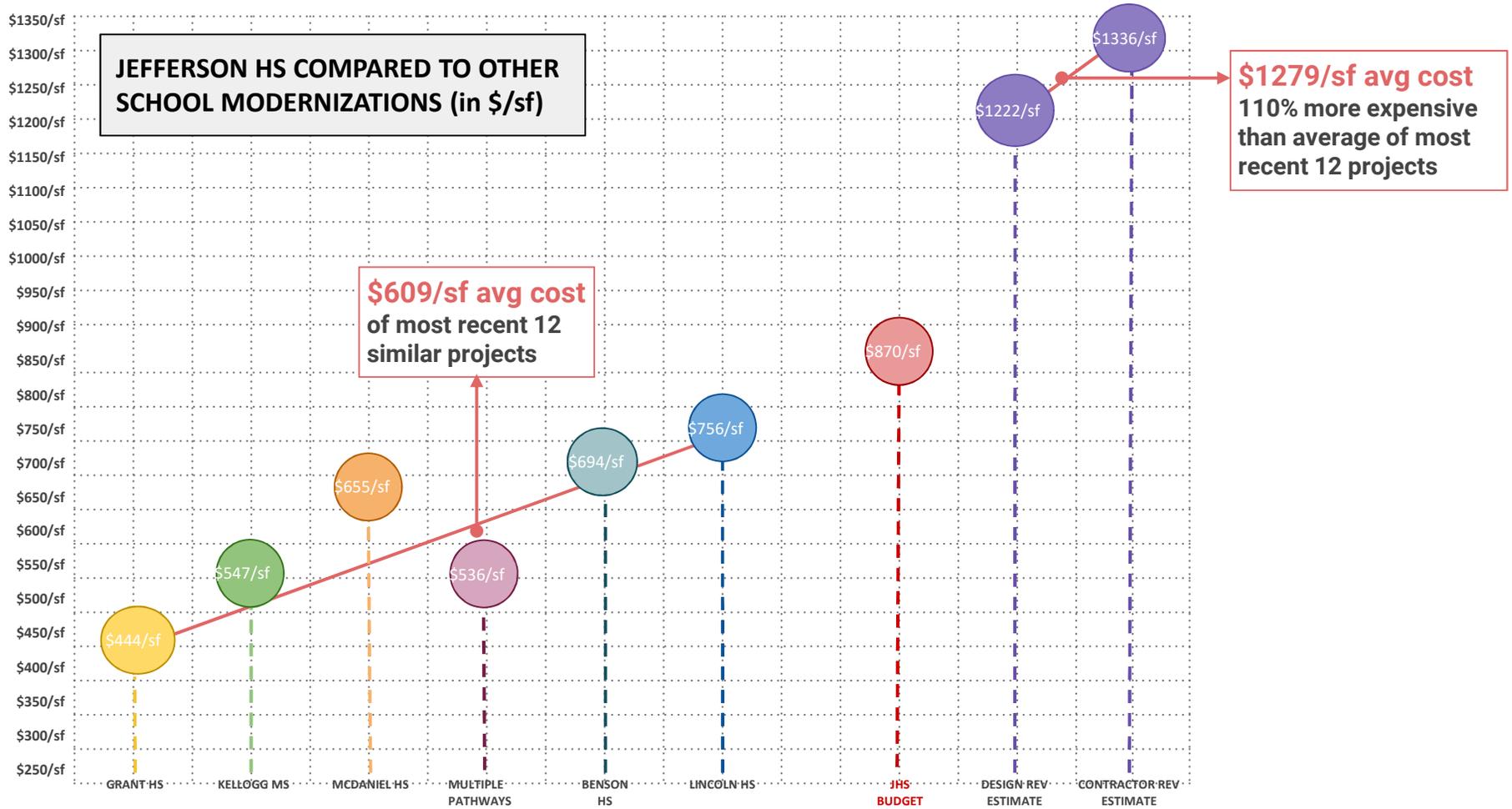


Jefferson Budget & Schedule Progression



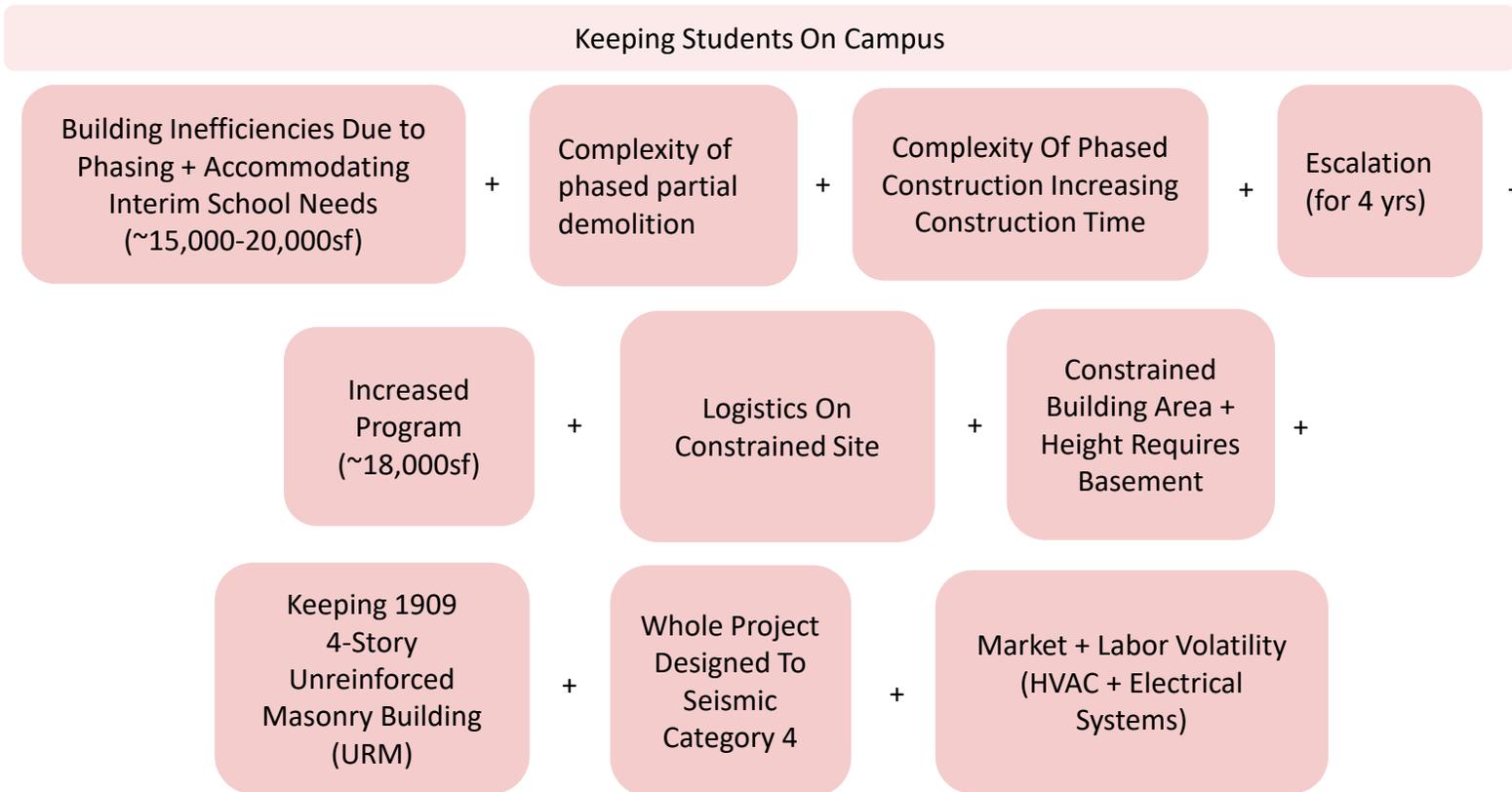


Jefferson HS Modernization





Multiple Factors Affecting Cost Difference vs. Budget





Immediate Actions & Studies

EVERYTHING ON THE TABLE

Reconsider demolishing the existing **1909 internal structure**

Saves \$\$\$

Reconsider **temporary school** program (more efficient 1909 & less new construction)

Saves \$\$

Reconsider the **size of the school**

Not viable solution

Reconsider keeping the 1909 building - **students stay** on campus but **build a new school.**

Longer schedule- may not save \$, broken commitment

Reconsider keeping and renovating the **1964 Gym**

Seismic upgrades- may not save \$

Reconsider keeping and renovating the **existing theater**

Seismic & equipment upgrades- may not save \$

Reconsider the **impact of phasing** construction - \$\$\$\$



Can we further condense the building **keeping phasing?**

OR

What would we do differently if we were **NOT phasing? (Condensed Option)**

Saves \$\$\$\$\$

Broken commitment



Opportunities for more Study

Eliminate Phasing / Swing Off-Site

- Allows more efficient building organization
- Requires reconsideration of program distribution
- Avoids inefficiencies and expense of on-site interim school
- **Note:** changes move-in date no earlier than Fall 2027

Optimize Approach For 1909 Building

Explore:

- All new interior structure versus careful retention and upgrading
- Consider replacing 1909 building with a new similar structure

- Find efficiencies
- Review all program especially added program since Board approval
- Reduce Basement
- Reconsider courtyards

Reduce Building Size

Why is the 1909 Building so costly to retain?

- It's a 4-story unreinforced masonry building (URM)
- It's significantly more complex than the 2-story structures at Grant HS and Benson HS
- Complexity is exponential, causing logistics challenges and safety concerns
- And, complexity is compounded by PPS requirement to meet Risk Category IV



Schedule Implications of the Studies

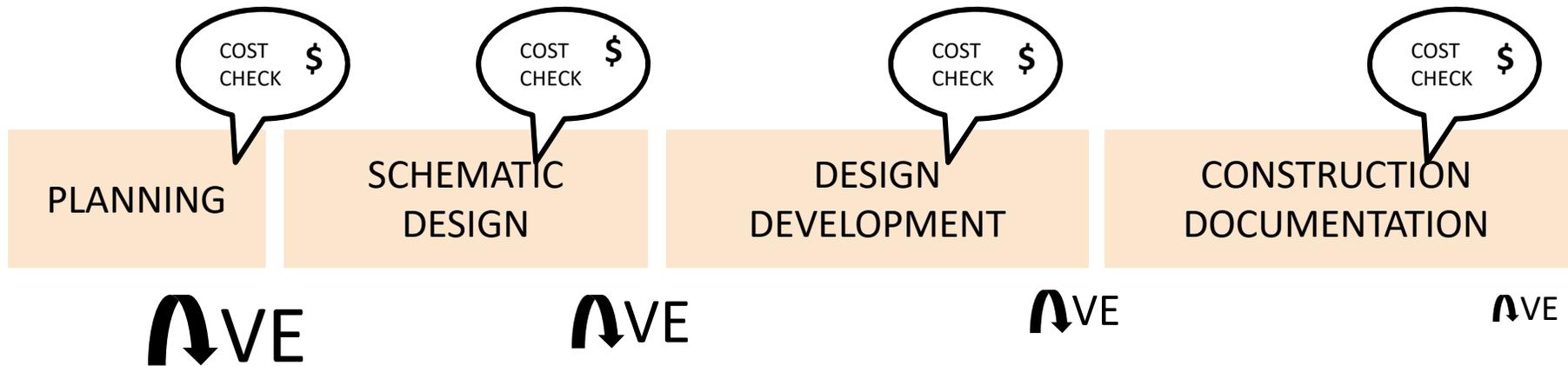
Eliminate
Phasing / Swing
Off-Site

We cannot get to budget
without eliminating phasing

**STUDENT MOVE-IN
WILL BE LATER THAN
FALL 2026**



“Value engineering” is **standard part of the process**, and happens at each design phase. It is a formal process for reviewing design & cost.



The difference between cost estimates and the project budget usually decreases as we progress through the design phases.



VE Workshop



July 10-14, 2023

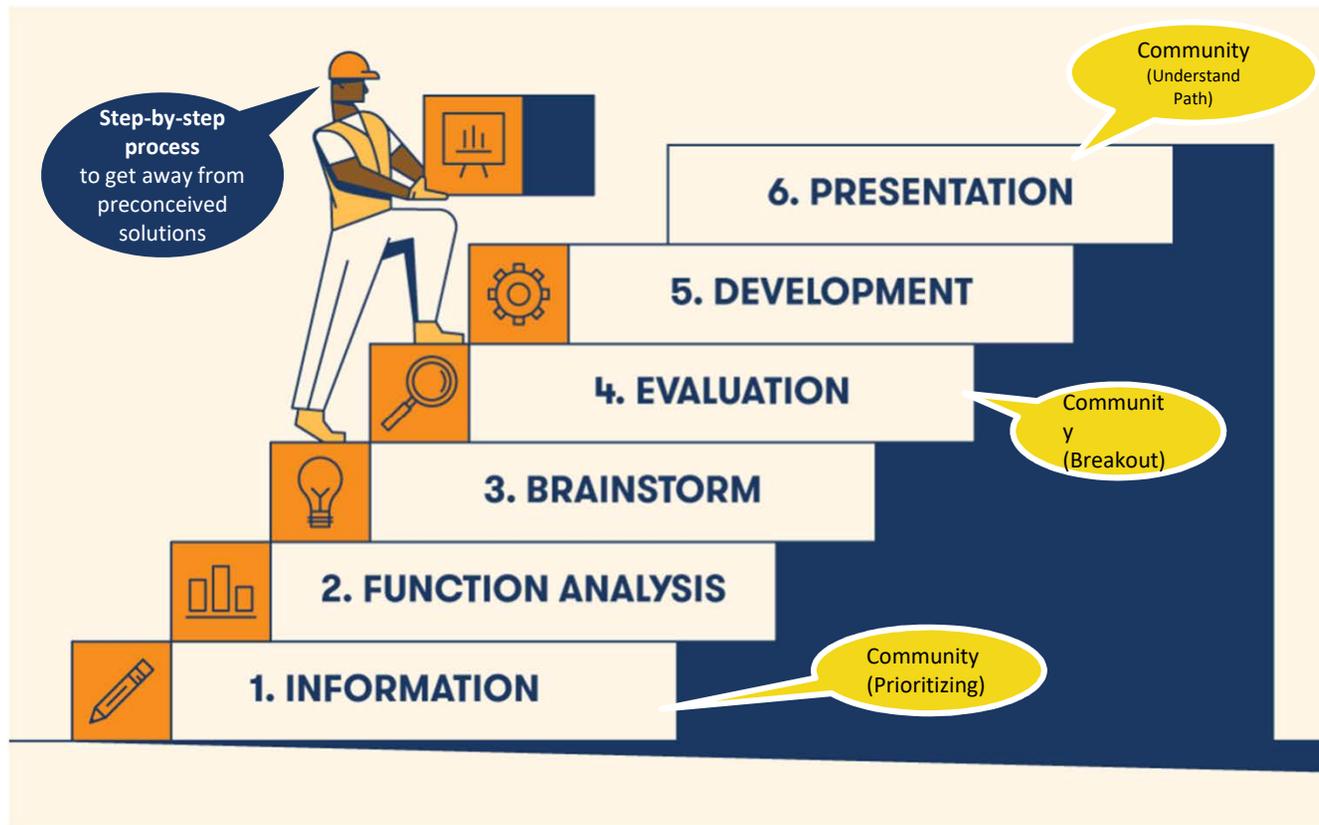
Facilitated by an outside consultant

Roster of Attendees

- PPS leadership + stakeholders
- Design Team
 - Architectural
 - Structural engineers
 - MEP engineers
 - Landscape Architect
 - Other Design Consultants
 - Cost Estimator
- Construction Team
 - Project Manager
 - Cost Estimators
 - Consortium Partners
- Community Engagement team (Colloqate + CDOs)
- Members of the DAG



VE Workshop: Value Methodology





VE Workshop Objectives

- Align with Board-approved **\$291M budget**
- Identify **essential values** and **functions**
- Bring:
 - active** participation
 - creative** ideas
 - open** minds



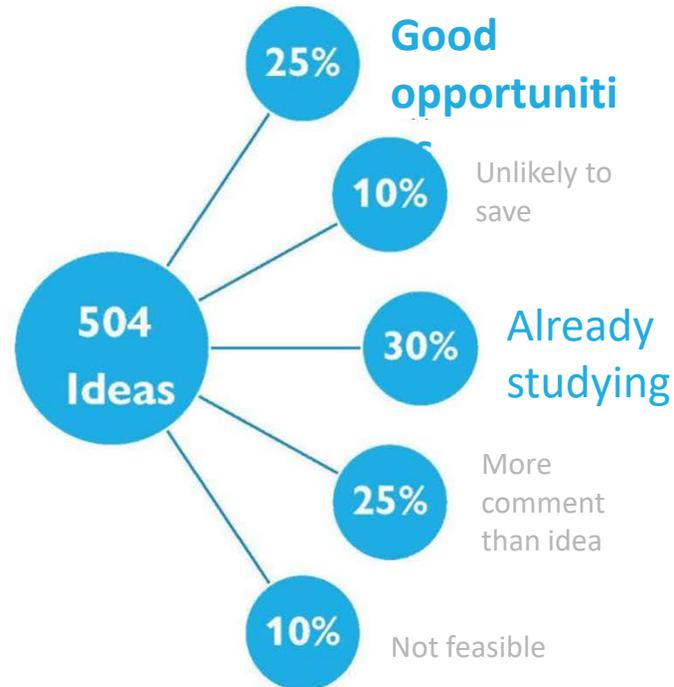
VE Workshop Performance Criteria

(filters to evaluate and score ideas)





Creative Ideas Generated During Workshop





Review Schemes

Reconsider:

- **“Condensed”**
Current design, condensed to single phase
- **“Rebuild 1909”**
Build replica of 1909, all new in single phase
- **“New NewSouth”**
Full replacement on south, aka Lincoln approach
- **“New NewNorth”**
Full replacement on north, aka Lincoln approach



against ...

- Swing Required
- Land Use & Permitting
- Seismic Upgrades
- Area Reductions
- Program Alignment
- Design Schedule
- Construction Schedule
- Potential for Cost Alignment



... for more detail

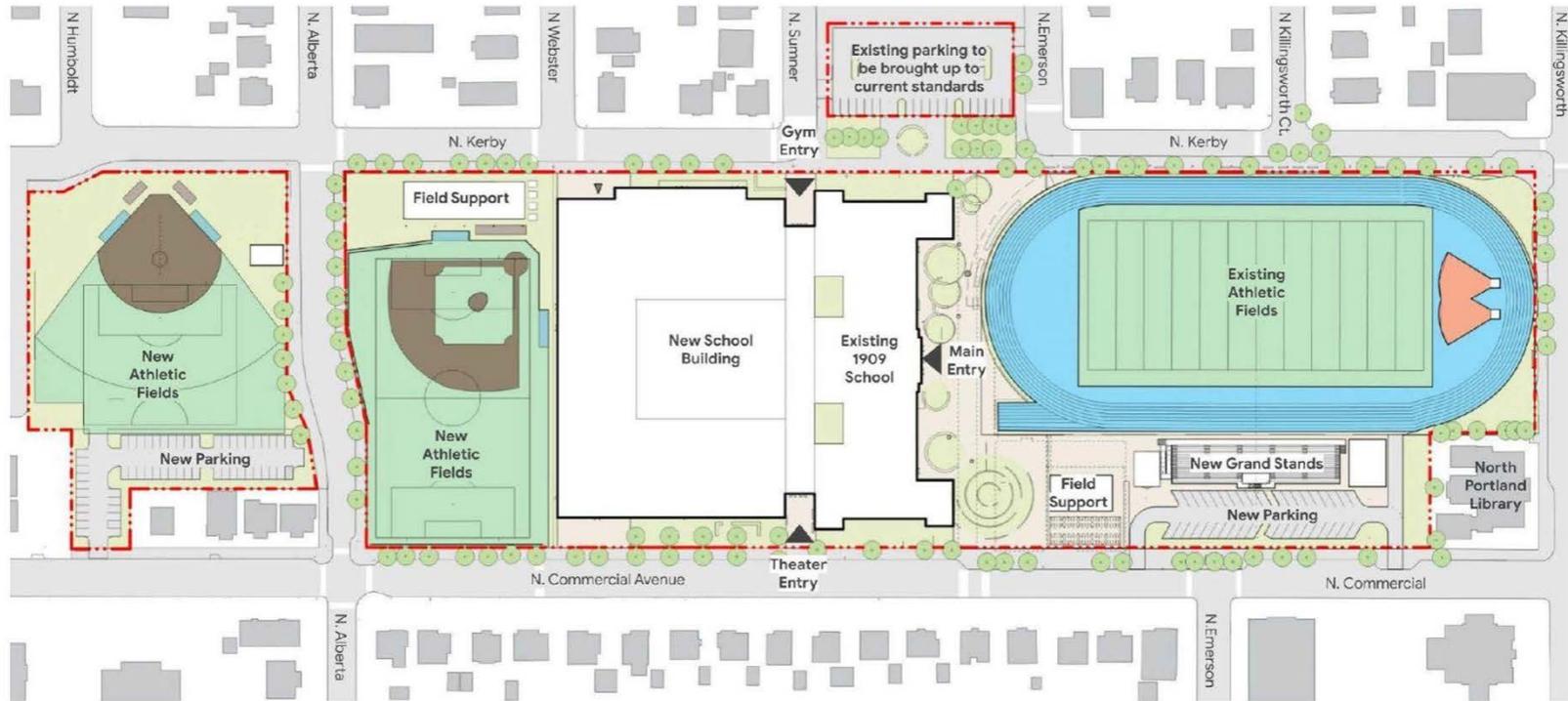
- **“Condensed”**
- **“Rebuild 1909”**
- **“New NewSouth”**
- **“New NewNorth”**

Threw away assumptions
reconsider big ideas

These two offered more than the others

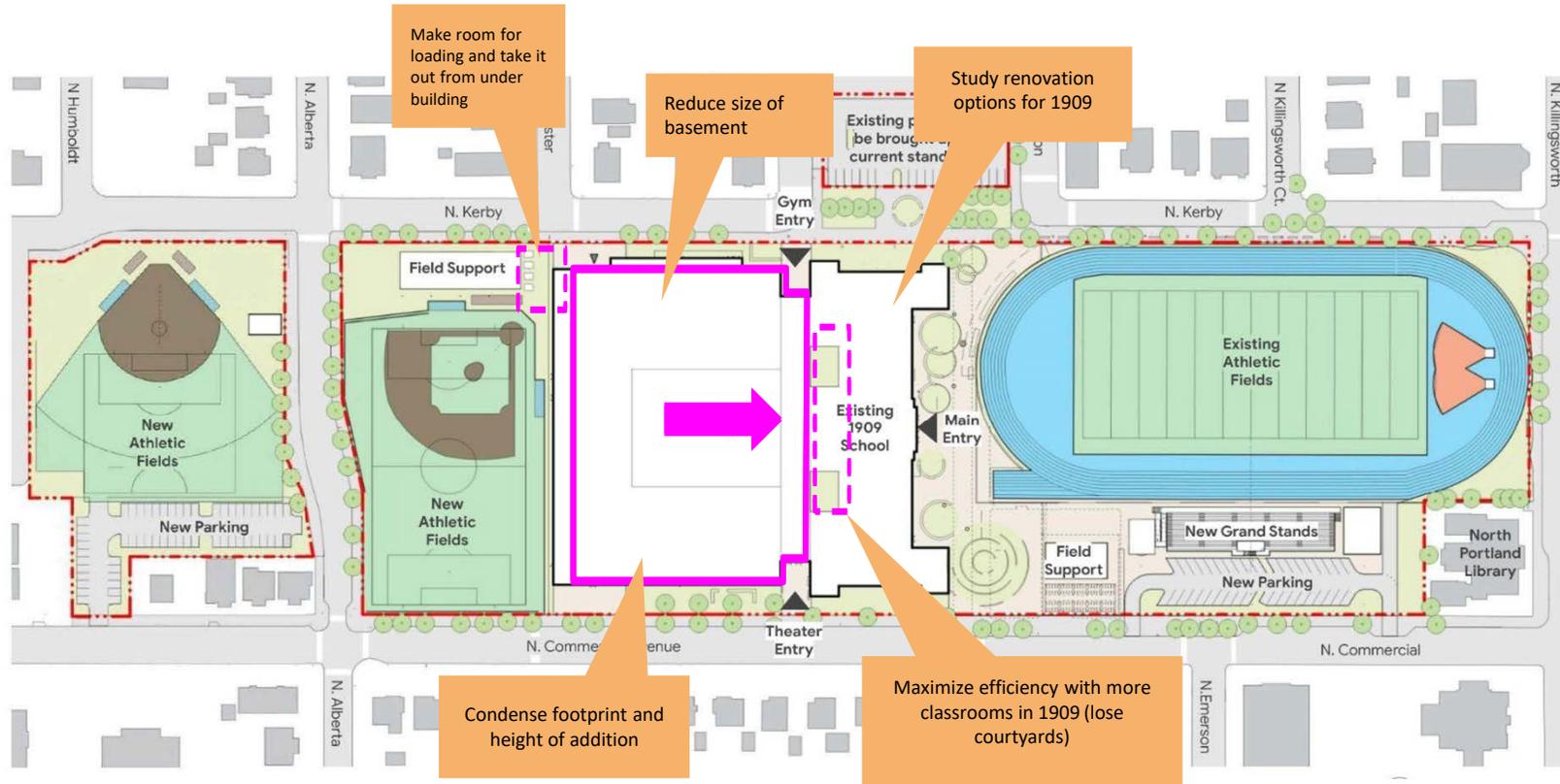


Original Design



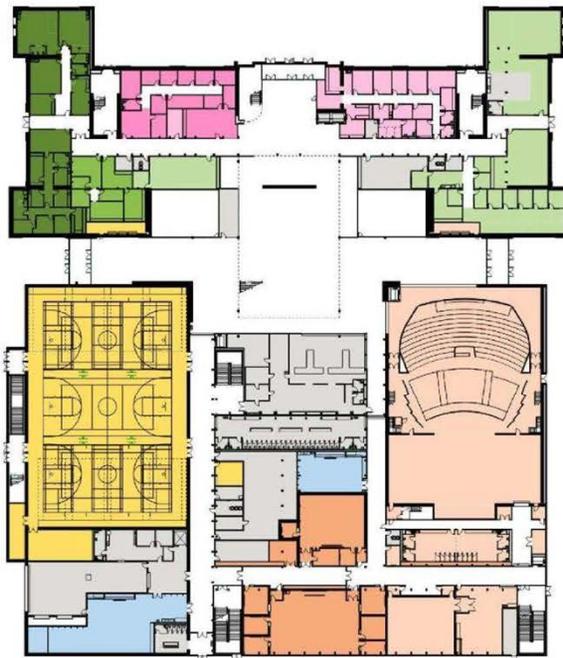


“Condensed” Scheme

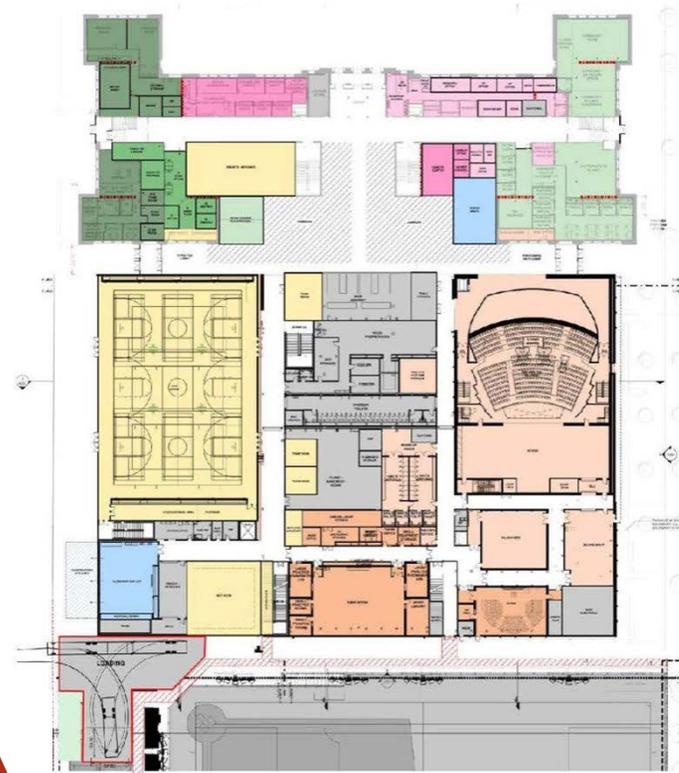




“Condensed” Scheme



Previous ‘Phased’ Scheme →



Condensed 1-phase Scheme

Keeps all approved program

Keeps 1909 building

Maximize 1909 building

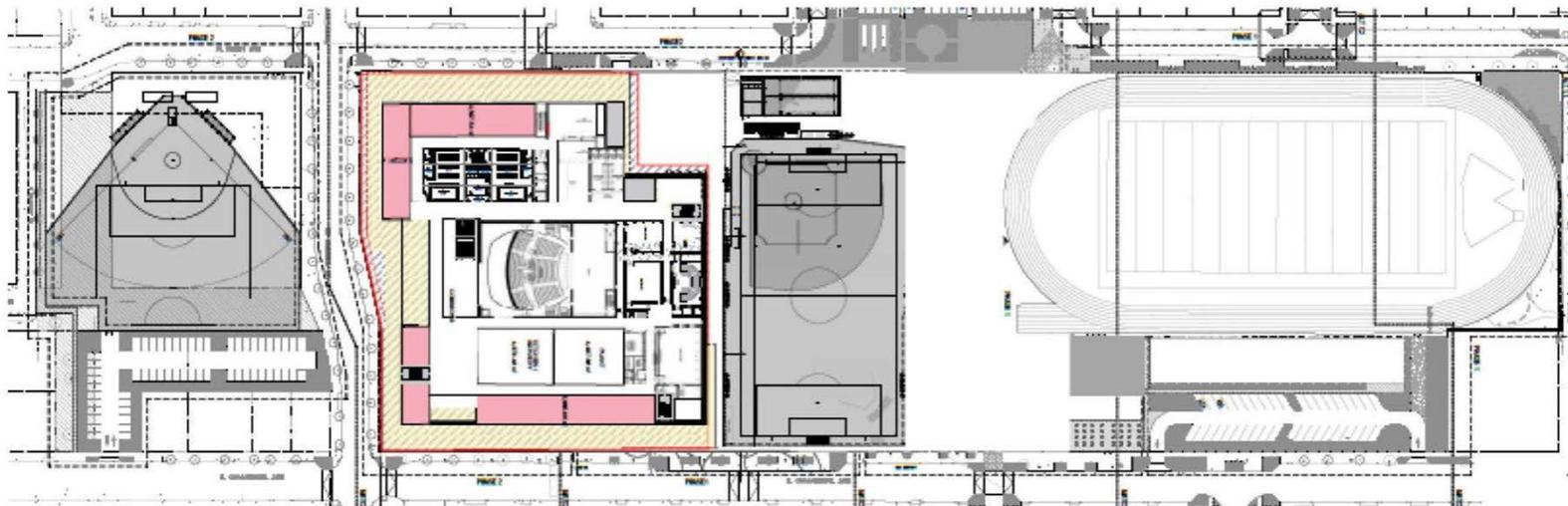
Reduce new construction to 2-stories

No courtyards

Students swing off campus

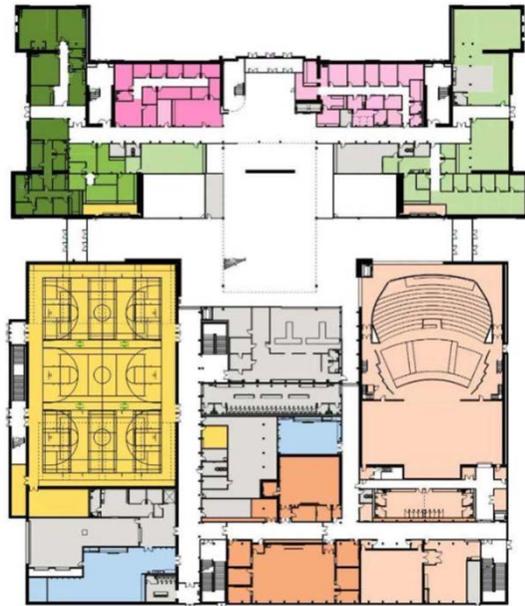


“New” New South Scheme

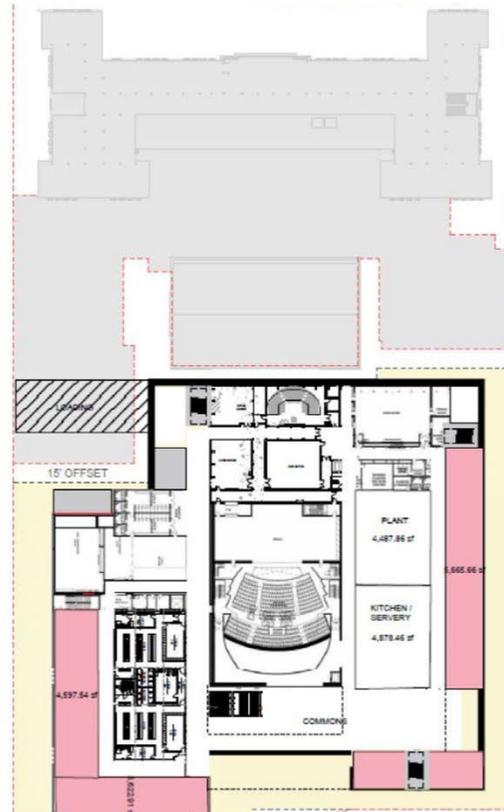




“New” New South Scheme



Previous 'Phased' Scheme

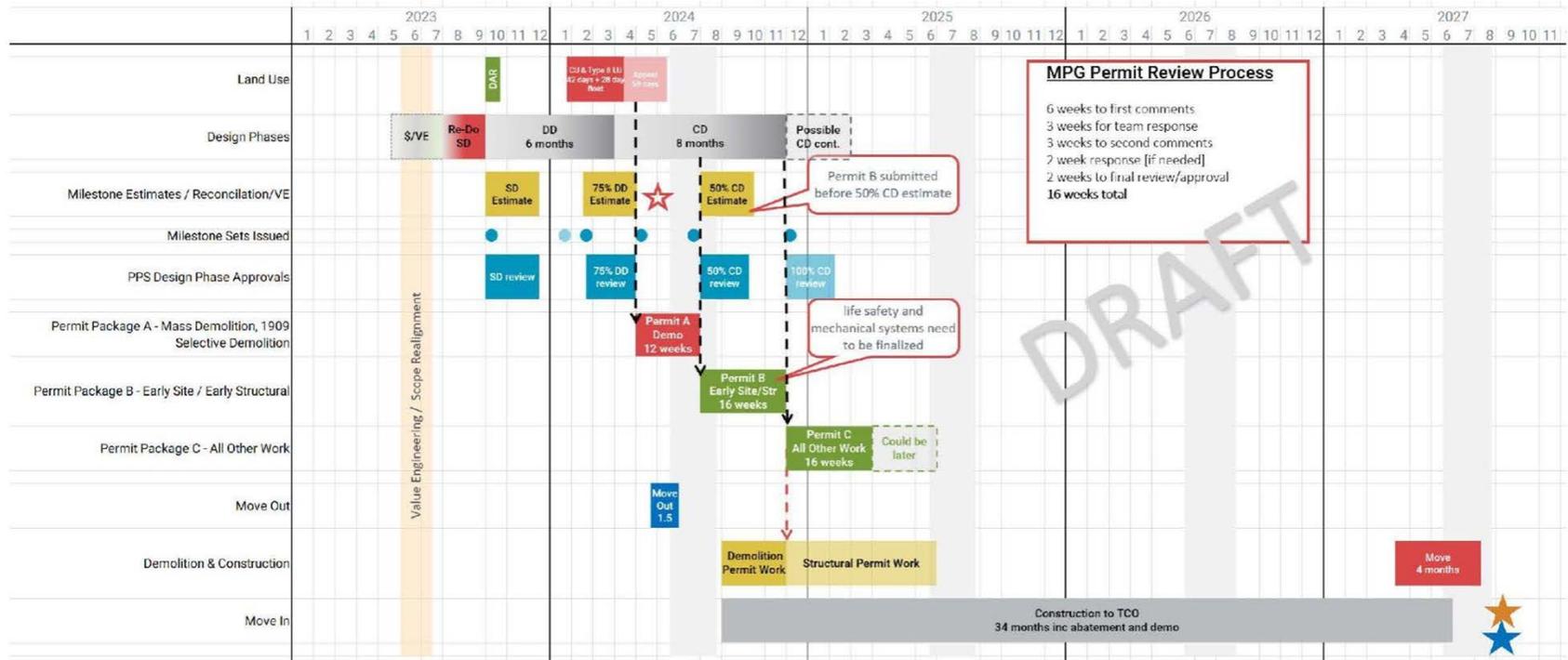


New “New South” Scheme

Keeps all approved program
 Demolishes 1909 building
 Students stay on campus
 compact new construction
 No opening until 2028 or 2029

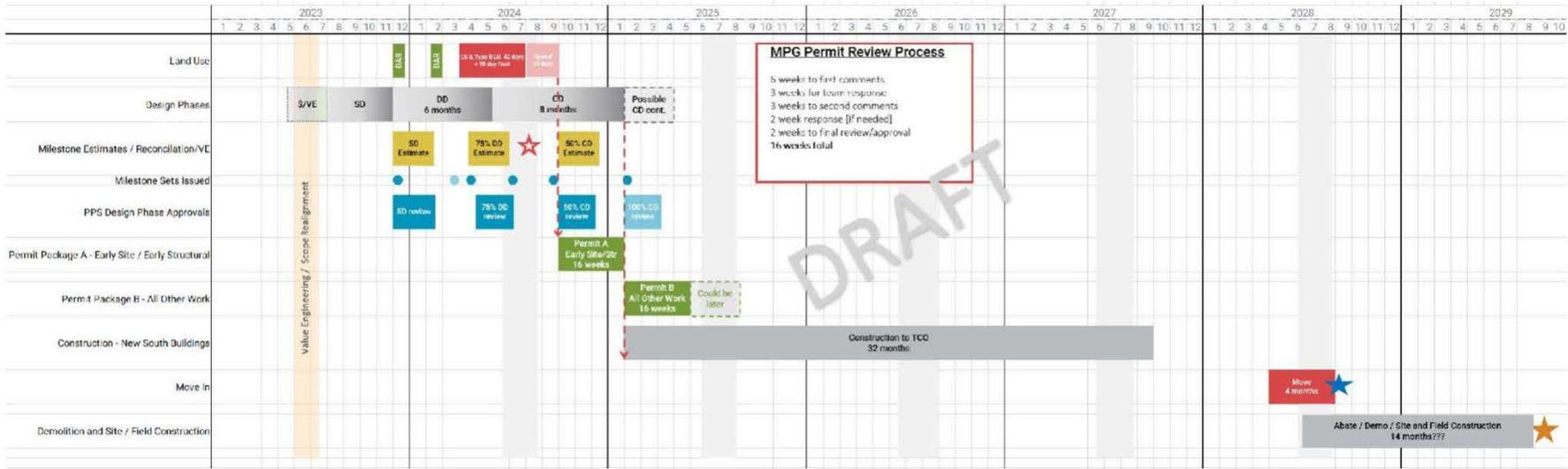


“Condensed” Scheme Schedule





“New” New South Schedule





Budget with a SINGLE PHASE

Original "Phased" Scheme estimate: \$493M		
Cost Item	Condensed Scheme	"New" New South Scheme
PPS Board-approved Budget	\$291M	\$291M
After changing to single phase	\$374M	\$378M



Target Value Design

Establishes target costs for each building system to guide design

BUILDING SYSTEMS



\$ in system buckets can't add up to more than what was in the budget bucket



Target Value Design Results

Original "Phased" Scheme estimate: \$493M		
Cost Item	Condensed Scheme	"New" New South Scheme
PPS Board-approved Budget	\$291M	\$291M
After changing to single phase	\$374M	\$378M
TVD Savings	(\$70M)	(\$77M)
After TVD exercise	\$304M	\$301M
Add'l savings needed from design process	(\$15M)	(\$10M)



Option Comparison

Variables	Condensed Scheme	“New” New South Scheme
Target Value Estimate	\$304M	\$301M
Swing	Off-site	On-site
Keep 1909?	Yes	No
Land Use Process	Easy	Hard
Schedule	Fall 2027	Fall 2028 (2029?)
Performance Criteria	???	???



Option Comparison

IMPACT TO PERFORMANCE: SCHEME ANALYSIS					
Performance Criteria	Weight	CONDENSED SCHEME		"NEW" NEW SOUTH SCHEME	
		Impact	Score	Impact	Score
Trust & Racial Equity	9.71%	9	0.9	-8	-0.8
Identity, Culture & Belonging	9.14%	10	0.9	-10	-0.9
Safety	13.71%	8	1.1	-5	-0.7
Access	1.14%	10	0.1	-5	-0.1
Flexibility & Change	6.86%	6	0.4	6	0.4
Resources	8.00%	8	0.6	6	0.5
Delight	6.86%	9	0.6	-5	-0.3
Embracing the Outdoor	6.86%	8	0.5	4	0.3
Durability & Resiliency	12.57%	7	0.9	10	1.3
Maintain Academic Program during Construction	0.57%	5	0.0	9	0.1
Schedule	2.29%	-5	-0.1	-10	-0.2
Maintainability	14.29%	9	1.3	7	1.0
Sustainability	8.00%	10	0.8	5	0.4
		TOTAL IMPACT TO PERFORMANCE SCORE		8.1	0.9



Value Engineering Workshop: Key Outcomes

Implications and process towards value alignment with \$291M Board-approved budget:

1

Move forward with Target Value Design Process

Retain + update 1909 existing main structure

Continuous estimating feedback as design elements, systems, equipment and materials are further defined

2

Condensed building footprint with renovation of 1909 and addition

Review + finetune space program to board approved area of 334,410 gsf

Revisit site design to meet outdoor space needs + desires

Refine building organizational layout to find more design efficiencies

3

Eliminate multiple phases to single phase project complete in 2027

Swing school evaluations + implications



JHS Swing Site Evaluation

Variables	Marshall	Kenton	PCC
Meets Educational Program			
Meets Gen Ed classroom count	Yes	Yes	Yes
Meets Science classroom count	Yes	No	No
Meets Visual Arts classroom count	Yes	No	No
Meets Performing Arts count	Yes	No	No
Accommodates Athletics + PE	Yes	Impacted	Impacted
Accommodates CTE programs	Yes	No	No
Maintain access to PCC	Likely	Likely	Yes
Meets Common Spaces Needs			
Cafeteria	Yes	Yes	Impacted
Library	Yes	Yes	Impacted



JHS Swing Site Evaluation

Variables	Marshall	Kenton	PCC
Meets Administrative & Student Support Needs			
Accommodates offices	Yes	Yes	Yes
Access to childcare	Yes	No	No
Room for Community Partners	Yes	No	No
Accommodates Health Clinic	Yes	No	No
Other Considerations			
Opportunity for growth in student population	Yes	No	No
Land use/ zoning	Yes	Impacted	No
Travel Distance from Jefferson	11 miles	2 miles	0
Travel Distance from Swing Site to PCC	1.5 miles	1.7 miles	0
Cost to project	~ \$1.5MM	~ \$3MM	~ \$10MM



JHS Next Steps

- PCC Middle College Partnership – development and communication of details on how this will be accessed from Marshall Campus
- Transportation – continued work with PPS Transportation on details of busing, development of maps/flyers/web, communication to Jefferson families
- Design Development phase starts in two weeks



Adjourn

Next meeting:

November 29, 2023, 5:30-8:00pm

location TBD (in person)