

Facilities and Operations Committee  
Meeting  
Wednesday, March 20, 2024 4:40 PM

Dr. Matthew Prophet Education Center  
501 N. Dixon St.  
Portland, OR 97227

## **Agenda**

1. Introductions
2. Jefferson High School Modernization Update
3. Ida B Wells High School: Site Layout Considerations
4. 2024 Bond Planning
5. Dr. Prophet Education Center Relocation Update
6. Public Comment Comment will be provided during the related agenda topic.
  - The topic must be related to an item on the agenda.
  - To sign up for public comment email [PublicComment@pps.net](mailto:PublicComment@pps.net) or call 503-916-3741.
7. Adjourn

# Jefferson High School - Redesign

Facilities & Operations Committee Meeting

March 20, 2024



BORA

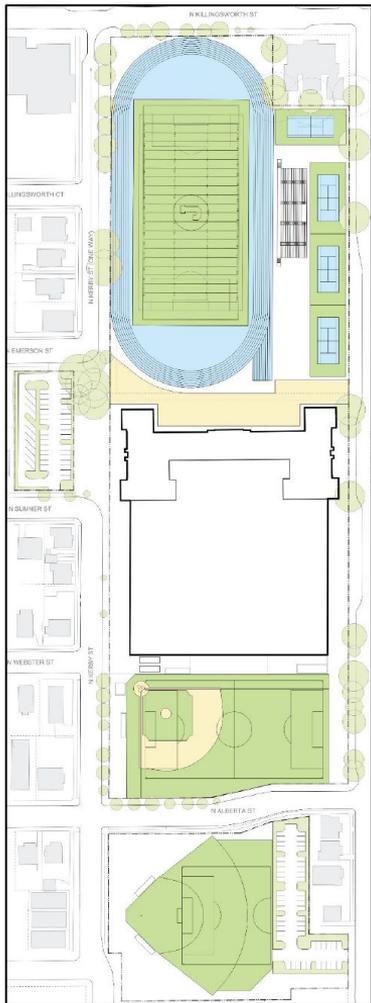
LEVER

PLACE

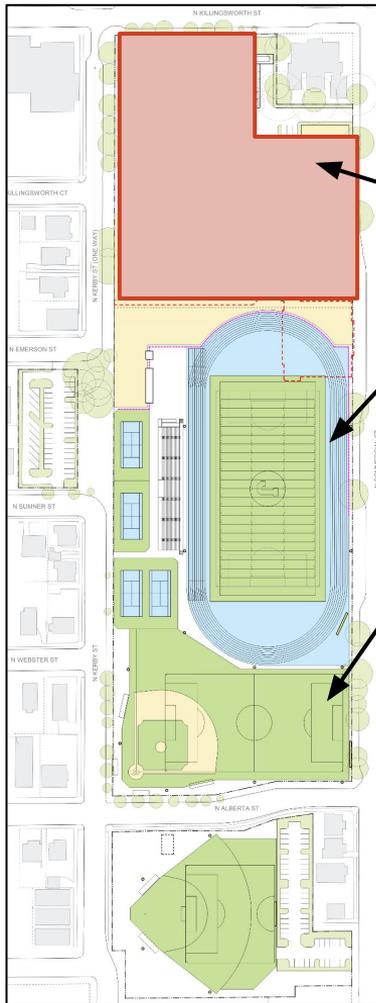


# AGENDA

- **Old Plan vs. New Plan**
- **New Plan Components**
- **Potential Layout Diagrams**
- **Athletics Field Use During Construction**
- **Community Outreach Plan**
- **Permitting Process**
- **Updated Project Schedule**
- **Budget**



Old Plan



New Plan

## Old Plan vs. New Plan: **Changes**

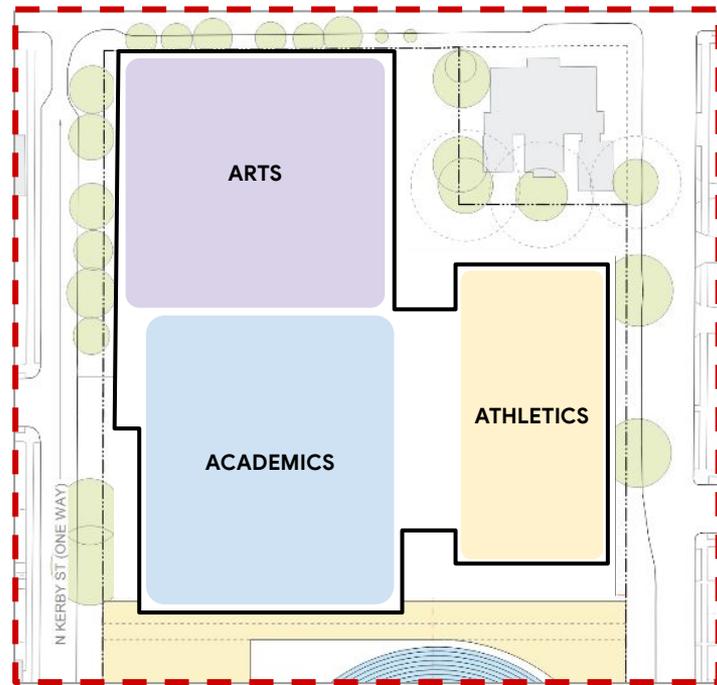
- **NO SWING:** Students & staff on site
- **New building on Killingsworth**
- **Relocated track & field**
- **Potential use of south fields during construction**
- **Larger baseball field**



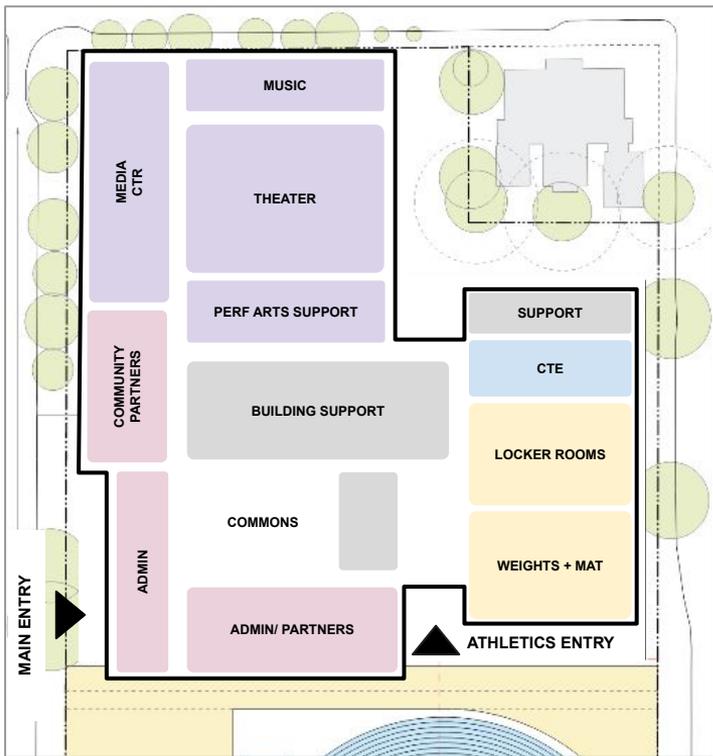
**New Plan**

## New Plan: **Components**

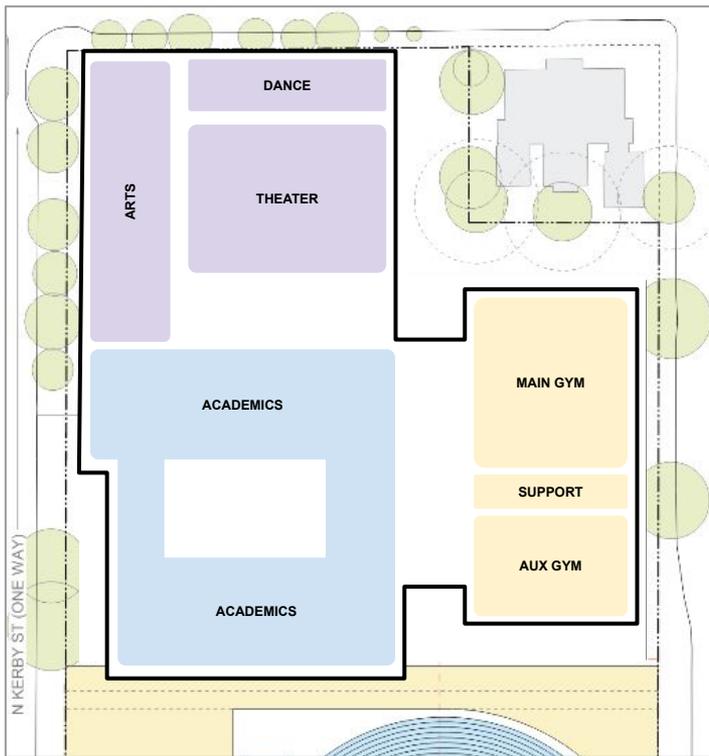
- Main entry on Kerby
- Secure commons
- Athletics/Gyms next to fields on Commercial
- Arts on Killingsworth
- Crossblock connection



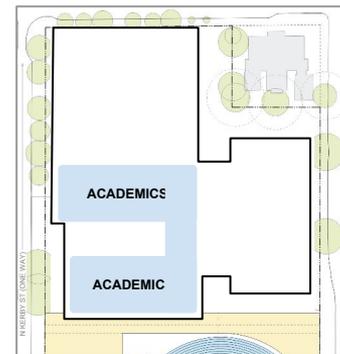
# Potential Layout Diagrams



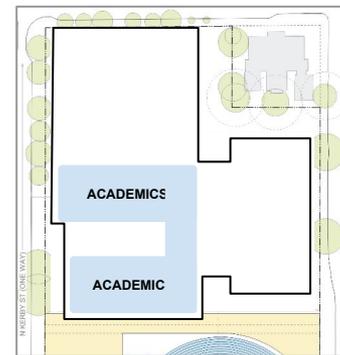
1st Floor



2nd Floor



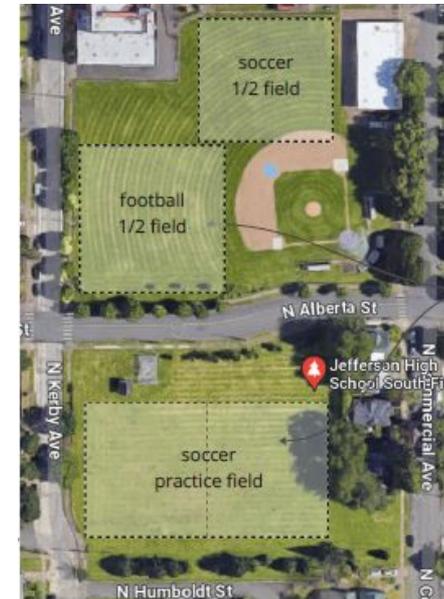
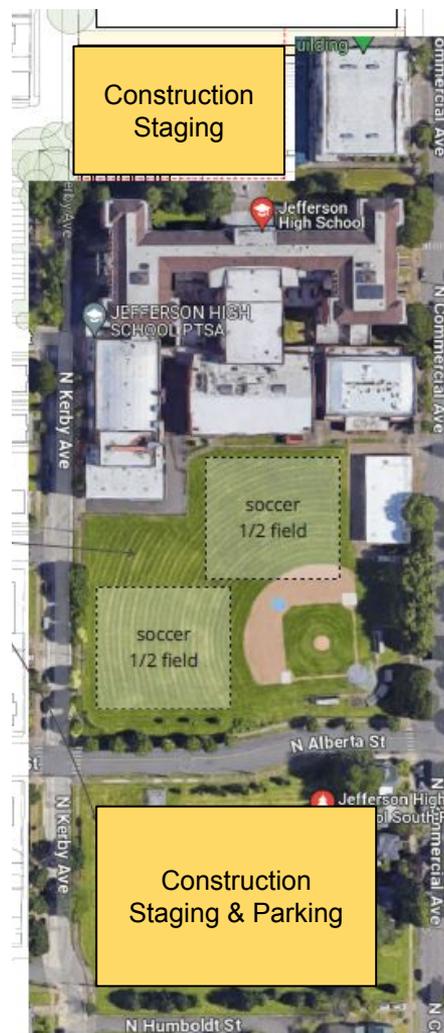
4th Floor



3rd Floor

# Athletics: Field Use During Construction

- Potential use of all southern fields during construction
  - Still discussing options with Athletics & coordinating logistics with Andersen
- Project costs for off-site parking for construction trade personnel
- District coordination for off-site Athletics events & practices

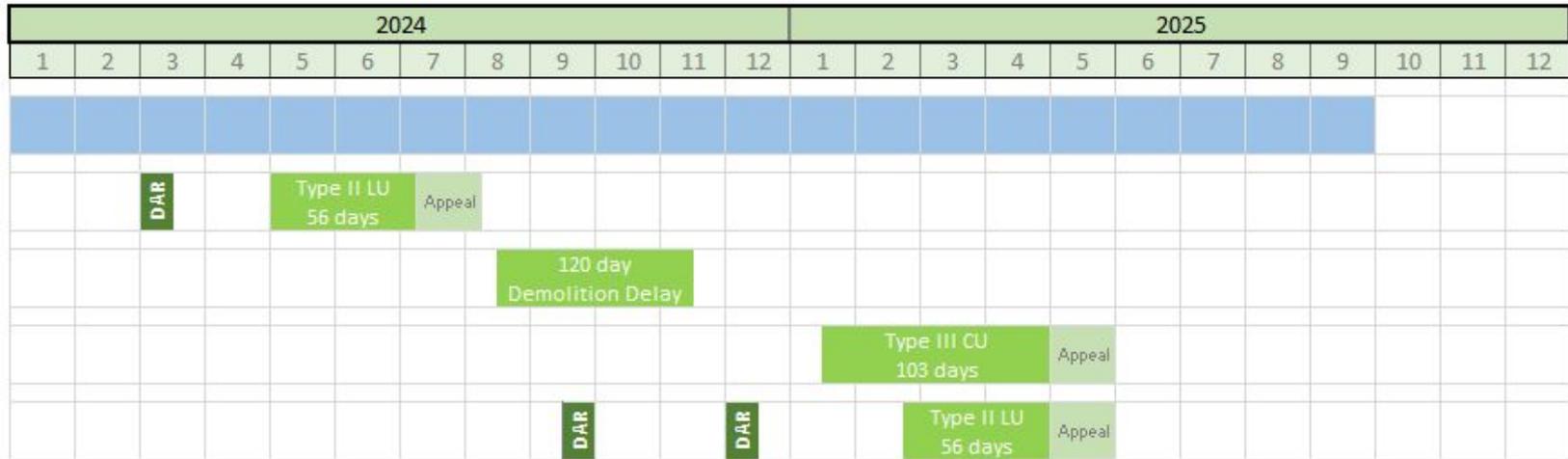


# Community Outreach Plan: **Proposed**

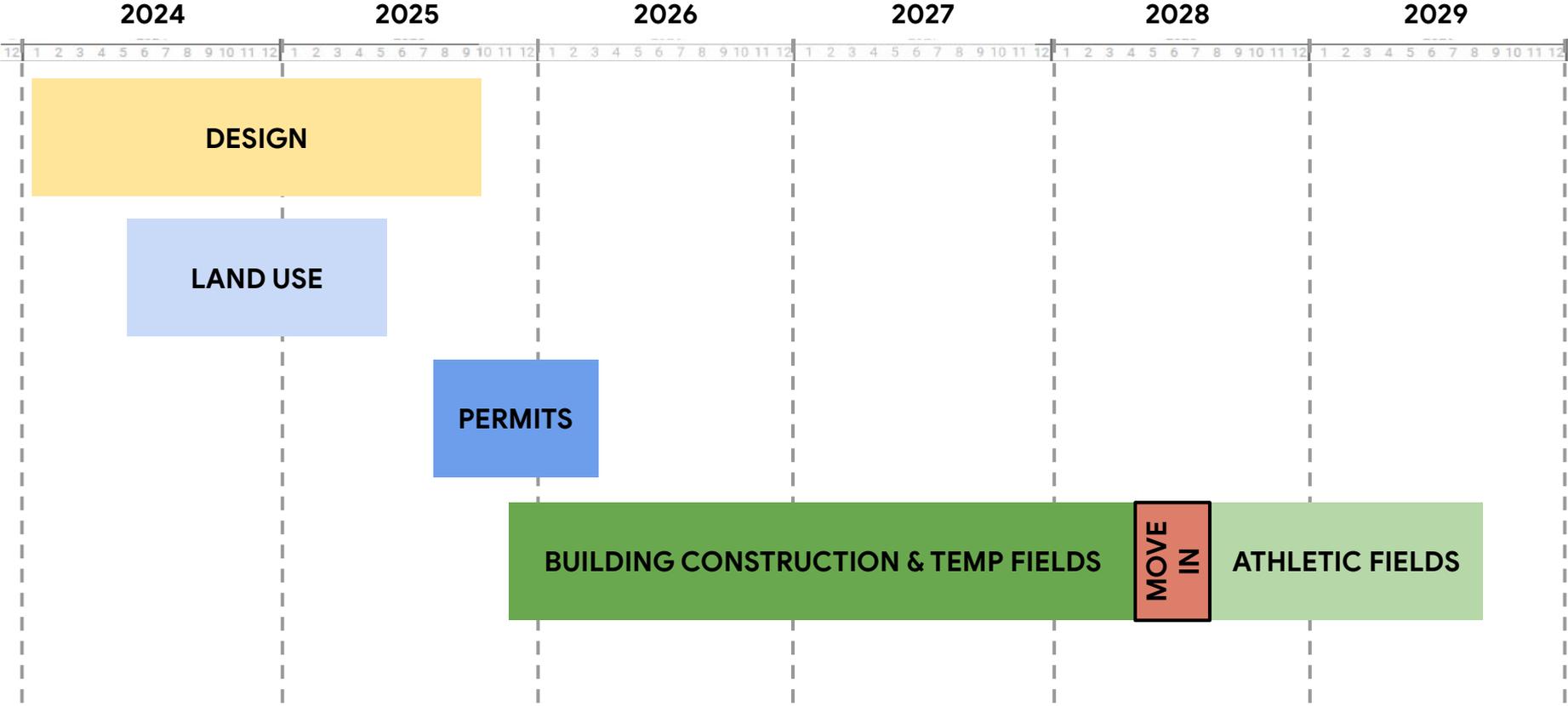
	2024											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Community Dinner						●			●			●
JHS events (sports, dance theatre, etc)				●		●		●		●		●
Community Progress Update Mtg				●	●	●	●	●	●	●	●	●
Staff Meeting		●		●		●		●		●		●
Student site visits			●		●		●		●		●	
Feeder School PTA Mtgs				●				●				●
Website		●	●	●	●	●	●	●	●	●	●	●
Printed Collateral/ Newsletter		●●	●●	●●	●●	●●	●●	●●	●●	●●	●●	●●
Social Media		●	●	●	●	●	●	●	●	●	●	●
Neighborhood Association Mtg						●						●
Surveys - Staff, Student, Community						●						●
Community Partner Mtgs						●			●			●
District Stakeholders			●	●	●	●	●	●	●	●	●	●
Community Workshop					●		●		●		●	
Community Partner Roundtables						●			●			●
Steering Committee				●			●			●		
CBE Advisory Committee				●			●			●		

# Permitting Process: Demolishing the 1909 Building

- Type III Demolition Review
- Remove “Contributing” status from the building
- Adjust the Conservation District Boundary



# Project Schedule: Updated



# Budget: New Estimate

COMPONENT	COMMENTS	TOTAL
Hard Cost	Building and site work estimates provided by professional cost estimator and general contractor	\$407,397,113
1.5% Green Energy Tech	Required by State of Oregon - \$6,110,957	Included in hard cost estimate
Owner Direct Hard Costs	Additional required public utility costs and owner allowances for off-site improvements & abatement (most off-site improvement and abatement costs included in hard cost estimate)	\$ 1,900,000
<b>TOTAL HARD COSTS</b>		<b>\$409,297,113</b>
Soft Cost	Includes design, engineering, consultant services, permitting, moving, insurance	\$42,007,914
Fixtures, Furniture & Equipment, including technology	Based on current PPS project data (escalated to middle of construction) ~\$32/SF	\$9,988,000
Swing Space / Temp Facilities		n/a
Contingency (10% contingency for new construction)	10% of Total Costs - Minus \$16,669,533 CMGC contingency included in hard cost estimate	\$29,459,770
Escalation (to middle of construction)	7% for 2024, 6% for 2025, 5% for 2026 and 4% for 2027	Included in hard cost estimate
<b>TOTAL</b>		<b>\$490,752,796</b>

# Budget: Current, Actuals, Additional Required

COMPONENT	CURRENT BUDGET	ACTUALS TO DATE	ADDITIONAL BUDGET REQUIRED
Hard Cost	\$287,635,660	\$818,897	\$119,761,453
1.5% Green Energy Tech	Included in hard cost estimate		Included in hard cost estimate
Owner Direct Hard Costs	\$3,422,000	\$0	(\$1,522,000)
<b>TOTAL HARD COSTS</b>	<b>\$291,057,660</b>	<b>\$818,897</b>	<b>\$118,239,453</b>
Soft Cost	\$33,025,200	\$8,977,966	8,982,714
Fixtures, Furniture & Equipment, including technology	\$8,360,250	\$0	\$1,627,750
Swing Space / Temp Facilities	n/a		n/a
Contingency (new construction requires 10% contingency vs 15% for original modernization)	\$33,564,390	\$0	(\$4,104,620)
Escalation	Included in hard cost estimate		Included in hard cost estimate
<b>TOTAL</b>	<b>\$366,007,500</b>	<b>\$9,796,863</b>	<b>+ \$124,745,297</b>

# Contractor Estimate: Summary

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
A10 FOUNDATIONS	312,000.00 GSF	30.50 /GSF	9,516,292
A20 SUBGRADE ENCLOSURES	312,000.00 GSF	0.36 /GSF	111,825
B10 SUPERSTRUCTURE	312,000.00 GSF	122.24 /GSF	38,137,301
B20 EXTERIOR VERTICAL ENCLOSURES	130,736.00 FSF	162.05 /FSF	21,185,217
B30 EXTERIOR HORIZONTAL ENCLOSURES	312,000.00 GSF	16.47 /GSF	5,138,556
C10 INTERIOR CONSTRUCTION	312,000.00 GSF	14.08 /GSF	4,393,167
C30 INTERIOR FINISHES	312,000.00 GSF	116.88 /GSF	36,466,560
D10 CONVEYING	312,000.00 GSF	3.53 /GSF	1,102,151
D20 PLUMBING / HVAC	312,000.00 GSF	115.88 /GSF	36,153,026
D40 FIRE PROTECTION	312,000.00 GSF	6.95 /GSF	2,168,005
D50 ELECTRICAL	312,000.00 GSF	116.84 /GSF	36,453,019
E10 EQUIPMENT	312,000.00 GSF	19.19 /GSF	5,987,532
E20 FURNISHINGS	312,000.00 GSF	0.70 /GSF	219,500
F20 FACILITY REMEDIATION	312,000.00 GSF	41.04 /GSF	12,804,234
G10 SITE PREPARATION	560,251.00 GSF	14.15 /GSF	7,925,363
G20 SITE IMPROVEMENTS	560,251.00 GSF	30.32 /GSF	16,989,056
G30 SITE CIVIL / MECHANICAL UTILITIES	560,251.00 GSF	4.27 /GSF	2,393,020
Z10 GENERAL REQUIREMENTS	312,000.00 GSF	81.31 /GSF	25,368,509
<b>Subtotal Direct Cost of Work</b>			<b>262,512,333</b>

Description	Amount	Totals
<b>Subtotal Direct Cost of Work</b>	<b>262,512,333</b>	<b>262,512,333</b>
Estimating & Design Contingency	13,125,617	
Escalation to Nov 25	34,126,603	
Escalation to Mid Construction Aug 27	23,626,110	
<b>Subtotal Design Phase Contingencies</b>	<b>70,878,330</b>	<b>333,390,662</b>
Owner GMP Contingency - NIC		
Construction Contingency	16,669,533	
<b>Subtotal Construction Contingencies</b>	<b>16,669,533</b>	<b>350,060,196</b>
GCs Staff Labor & Support	27,985,947	
GCs Site Services - See Estimate		
<b>Subtotal GCs</b>	<b>27,985,947</b>	<b>378,046,143</b>
Liability Ins. - NIC (DCIP)		
Builders Risk Insurance - NIC		
Non-Wrap Project Insurance	3,402,415	
Sub Default Insurance	3,281,404	
Sub Default Insurance on Contingencies	537,263	
<b>Subtotal Insurances</b>	<b>7,221,082</b>	<b>385,267,225</b>
GC Performance & Payment Bond	3,462,875	
<b>Subtotal Bonds</b>	<b>3,462,875</b>	<b>388,730,101</b>
Fee	13,605,554	
<b>Subtotal Before Precon Agreement</b>	<b>13,605,554</b>	<b>402,335,654</b>
ACCO + CP Preconstruction & Early Investigation	1,220,000	
ACCO + CP Preconstruction Feb 24 to Aug 25	3,591,459	
Early Investigation Change Order	250,000	
Swing Site Costs - NIC		
Early Trade Partner Precon - See Estimate		
<b>Overall JHS Project Total</b>	<b>5,061,459</b>	<b>407,397,113</b>

# Thank You



BORA

LEVER

PLACE



# IDA B WELLS HS MODERNIZATION PROJECT

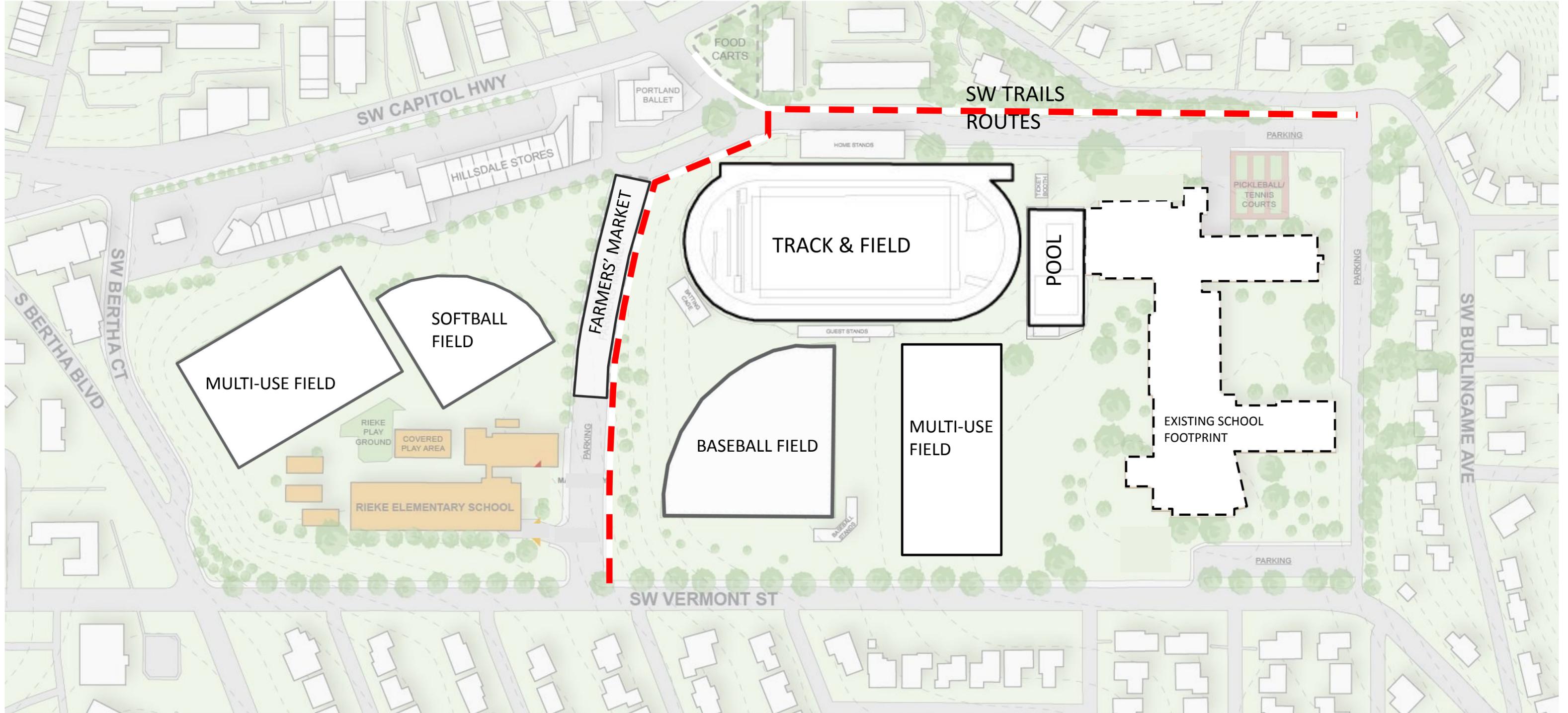
## **Existing Site**

## **Scheme 1: E-W Field Orientation**

## **Scheme 2: N-W Field Orientation**

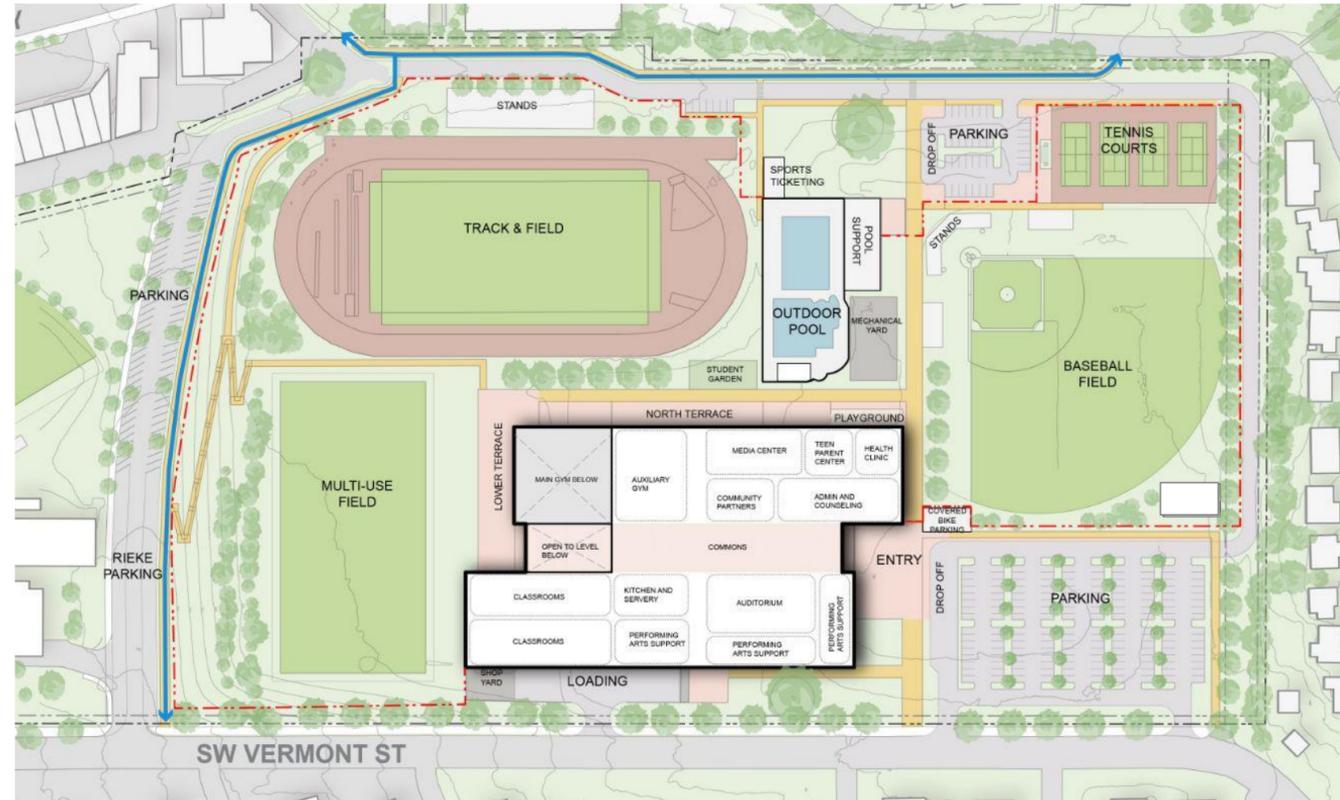
## **Cost Comparison**

# EXISTING SITE - MAJOR ELEMENTS

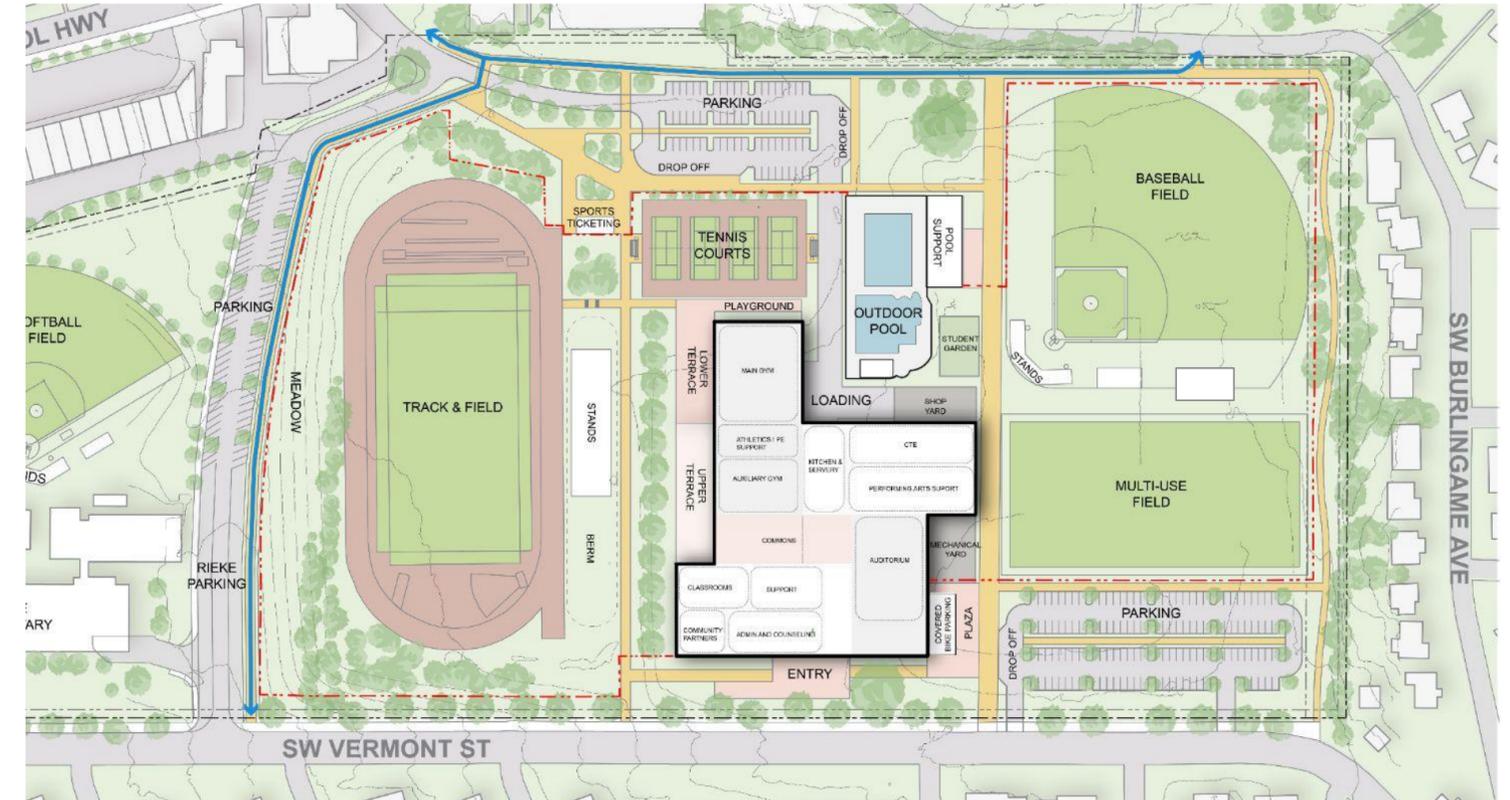


# SUMMARY

## SCHEME 1

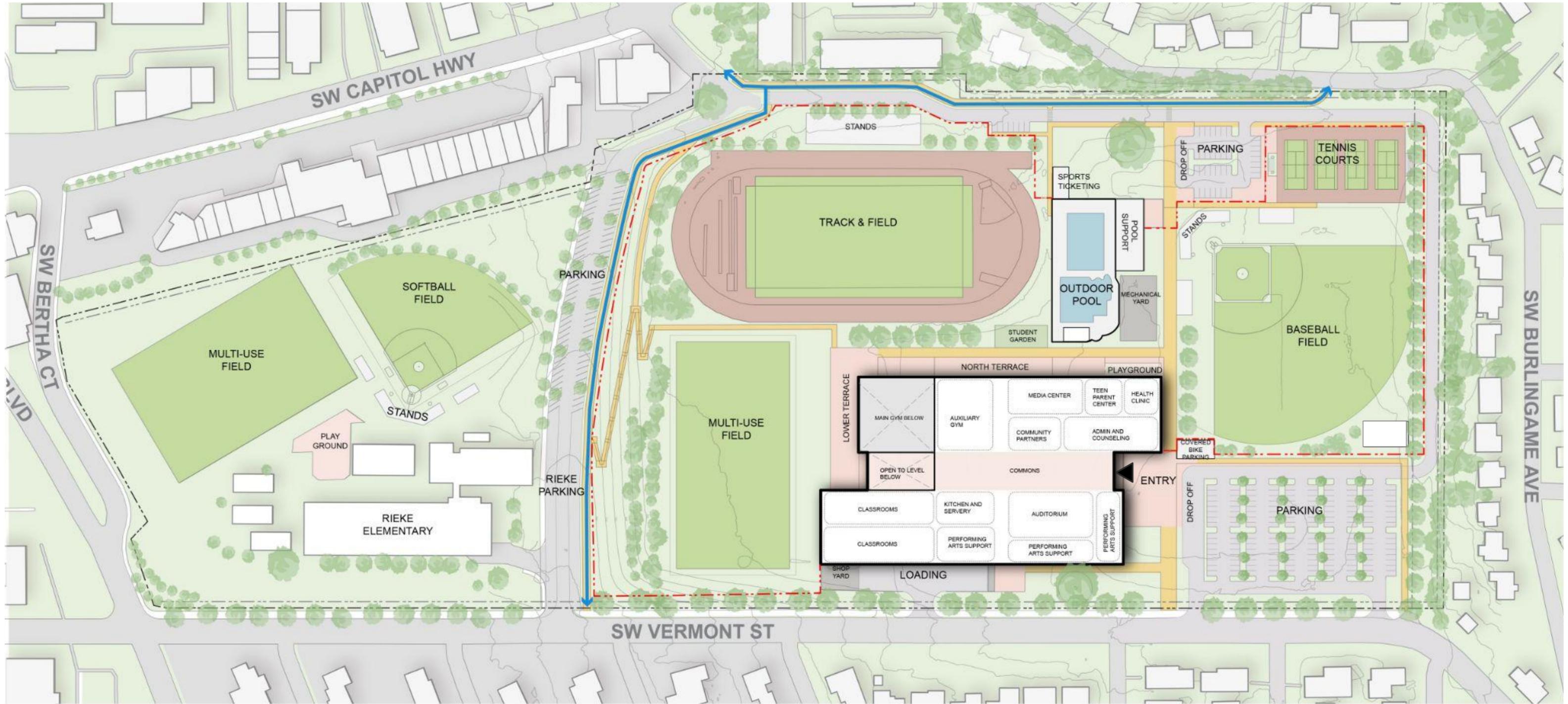


## SCHEME 2



<ul style="list-style-type: none"> <li>● Track &amp; Field remains in place with improvements</li> </ul>	<ul style="list-style-type: none"> <li>● Track &amp; Field in optimal N-S orientation</li> </ul>
<ul style="list-style-type: none"> <li>● Minimal Track &amp; Field disruption during construction</li> </ul>	<ul style="list-style-type: none"> <li>● More space for construction staging</li> </ul>
<ul style="list-style-type: none"> <li>● Pathway connection to Rieke parking and fields</li> </ul>	<ul style="list-style-type: none"> <li>● Direct pedestrian connection to Capitol Highway</li> </ul>
<ul style="list-style-type: none"> <li>● Main parking lot and drop-off near building entry</li> </ul>	<ul style="list-style-type: none"> <li>● Parking lots and drop-offs near Capitol Hwy and Vermont St.</li> </ul>
<ul style="list-style-type: none"> <li>● Vehicular connection between the two parking lots</li> </ul>	<ul style="list-style-type: none"> <li>● Vehicular access at opposite ends of building</li> </ul>
<ul style="list-style-type: none"> <li>● Separation between school and pool offers flexibility with building footprint</li> </ul>	<ul style="list-style-type: none"> <li>● Less flexibility with building footprint due to pool and track locations</li> </ul>
<ul style="list-style-type: none"> <li>● 3-story building height</li> </ul>	<ul style="list-style-type: none"> <li>● 4-story building height</li> </ul>

# SCHEME 1



SCHEME 01



KEY:

Securable Perimeter

SW Trails



# SCHEME 1 - RESPONSE TO KEY DESIGN DRIVERS



Improved SW Trails path **welcomes pedestrians coming from Capitol Highway and provides a safe route to the building entry**

North-South path directs pedestrians from Capitol Hwy and Vermont Street to the building entry plaza and provides **community access across the site after-hours**

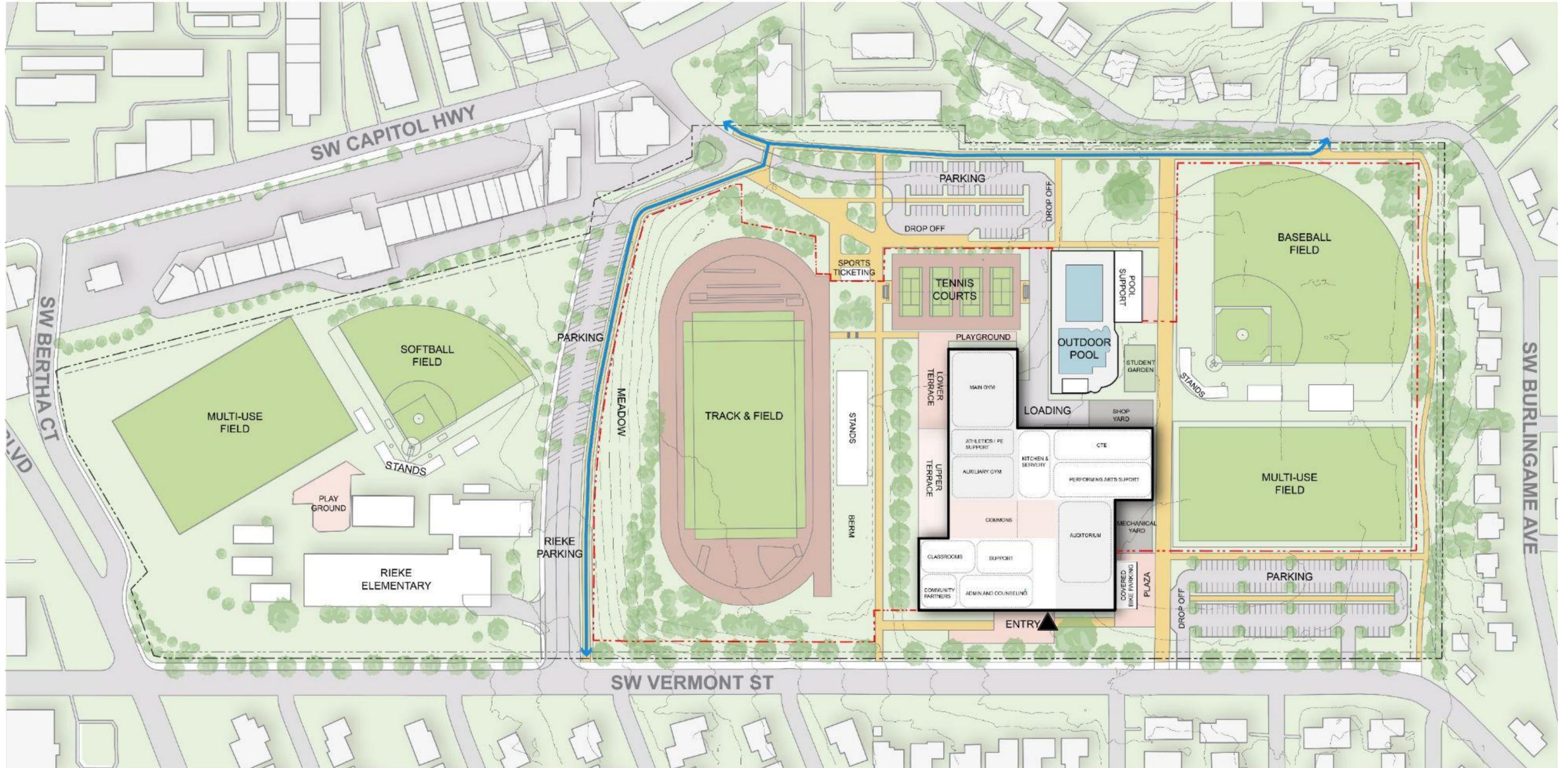
Building sits west of existing school and south of existing pool and track. Building form takes advantage of sloping site and **steps down to reduce the overall building scale**

# SCHEME 1 - MASSING



View from Capitol Hwy Approach

# SCHEME 2



SCHEME 02



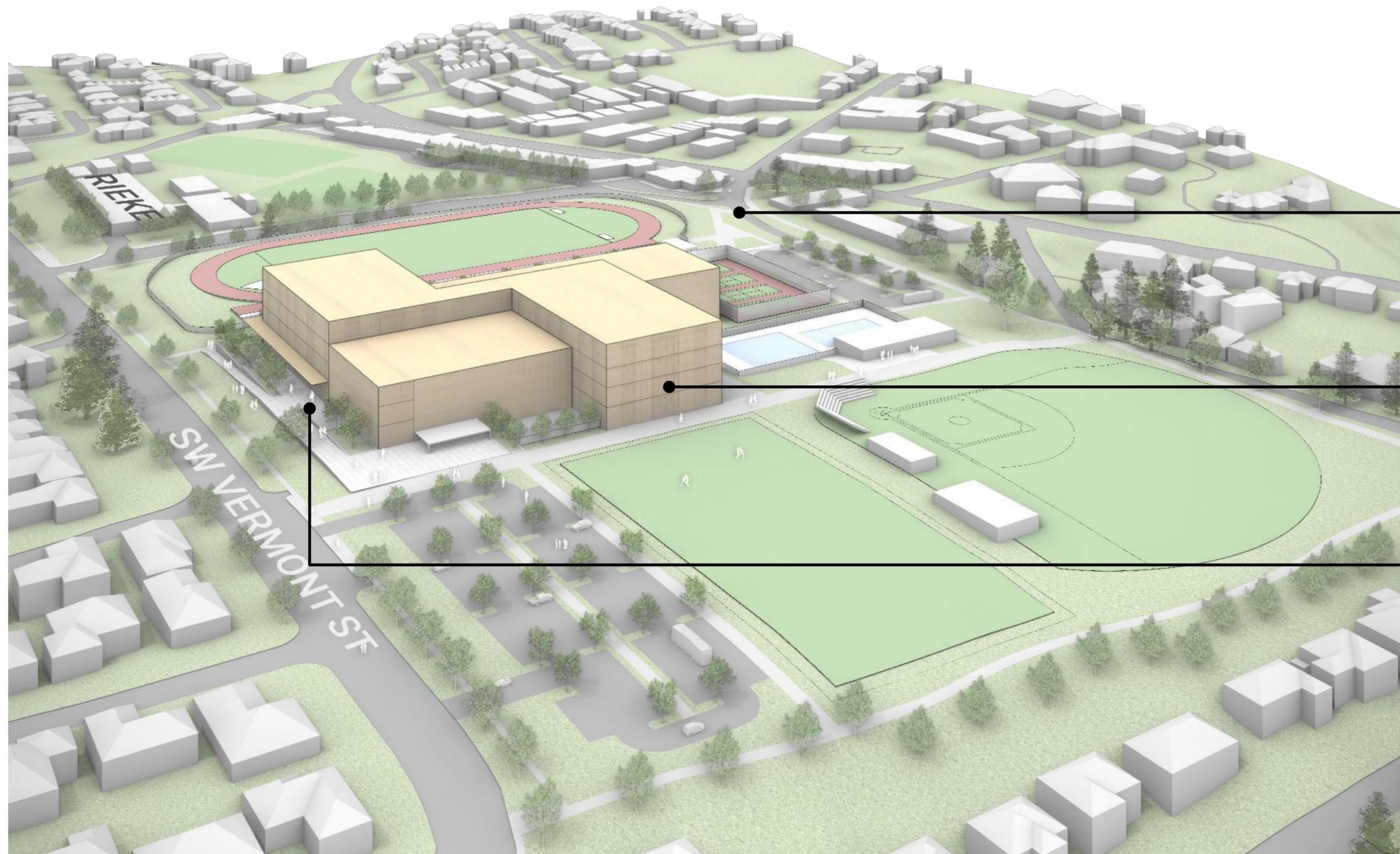
KEY:

Securable Perimeter

SW Trails



# SCHEME 2 - RESPONSE TO KEY DESIGN DRIVERS



Pedestrian plaza adjacent to Capitol Highway campus entrance provides **direct and visible approach to building** from the North

Building sits west of existing school, south of existing pool, and east of relocated track. More **compact building form with north-south pedestrian connections across campus** on two sides.

Main entrance faces Vermont St. with **direct pathways connecting it to both campus approaches** and parking lots

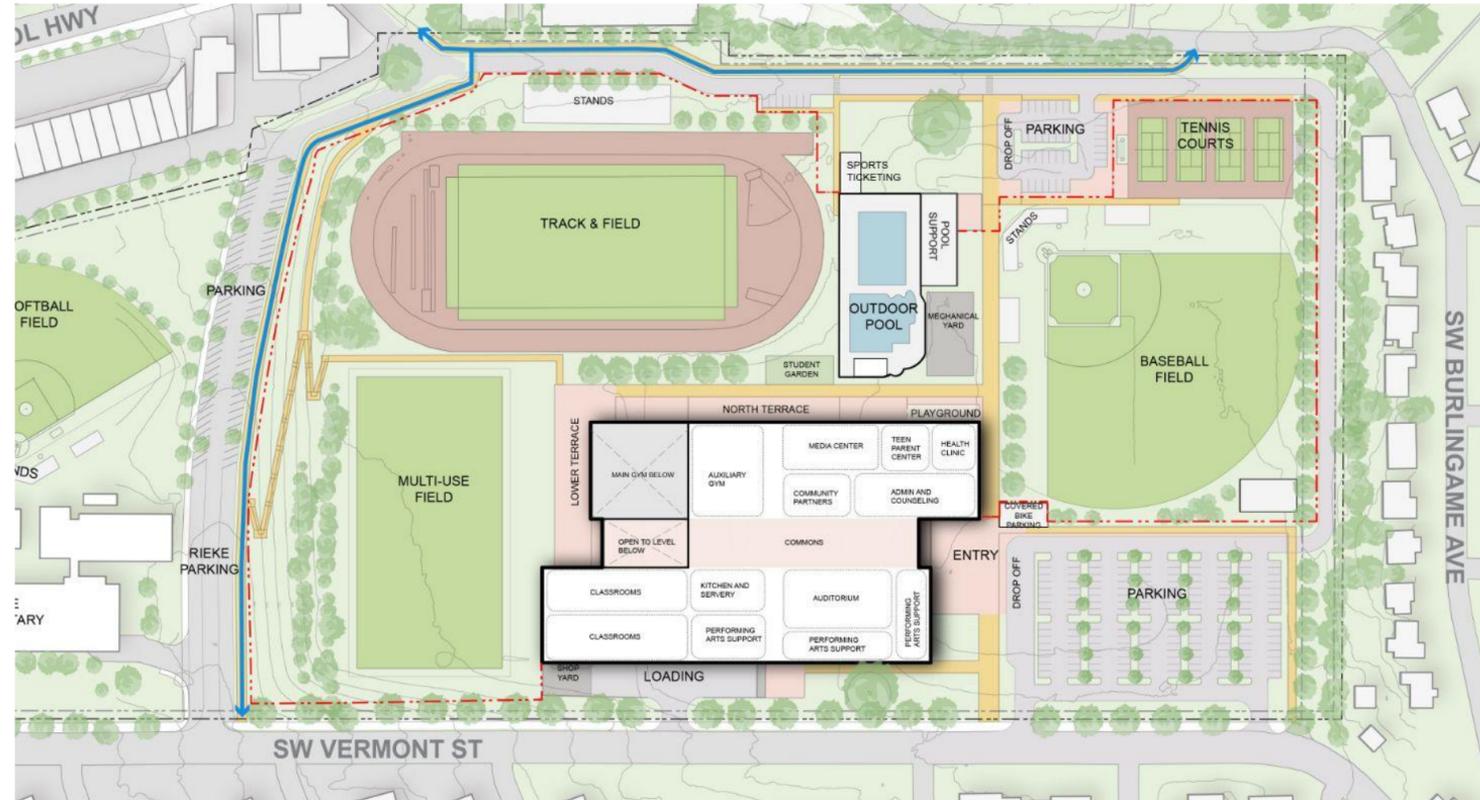
# SCHEME 2 - MASSING



View from Capitol Hwy Approach

# COST ESTIMATE SUMMARY

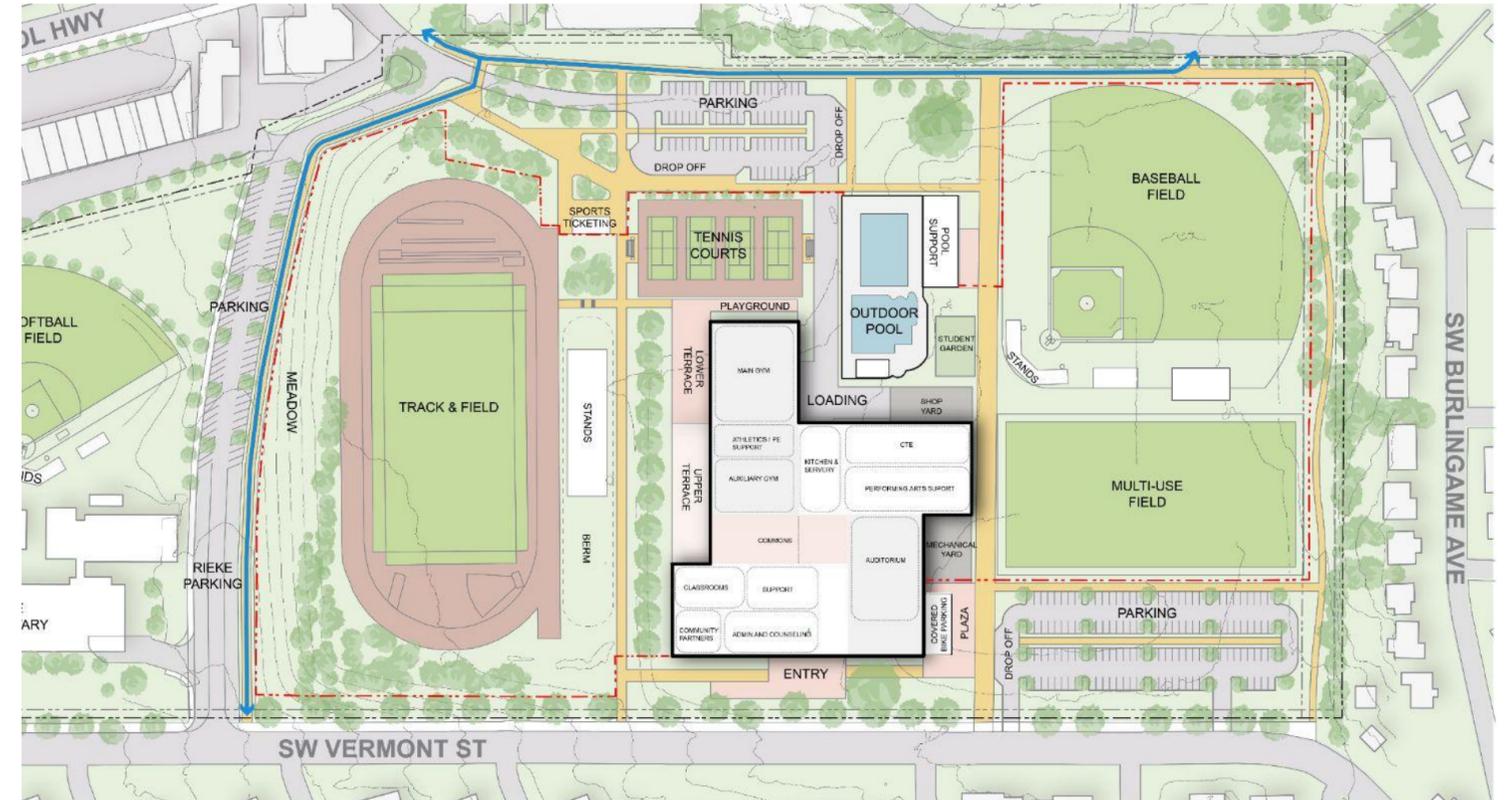
## SCHEME 1



Total Project Cost:

**\$425M - \$435M**

## SCHEME 2



Total Project Cost add:

**+ \$6M - \$8M**

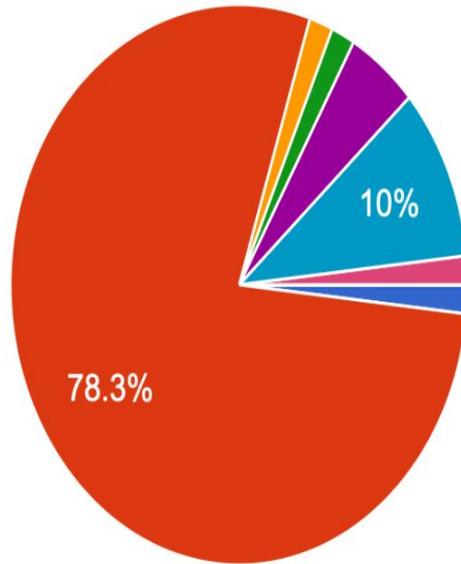
\*assumes 2028 building opening date; 2029 project completion

# Ida B. Wells Community Pool

City Park Asset; Regional Level of Service and  
School District Opportunity

# How do you define your relationship to the Ida B. Wells High School Community?

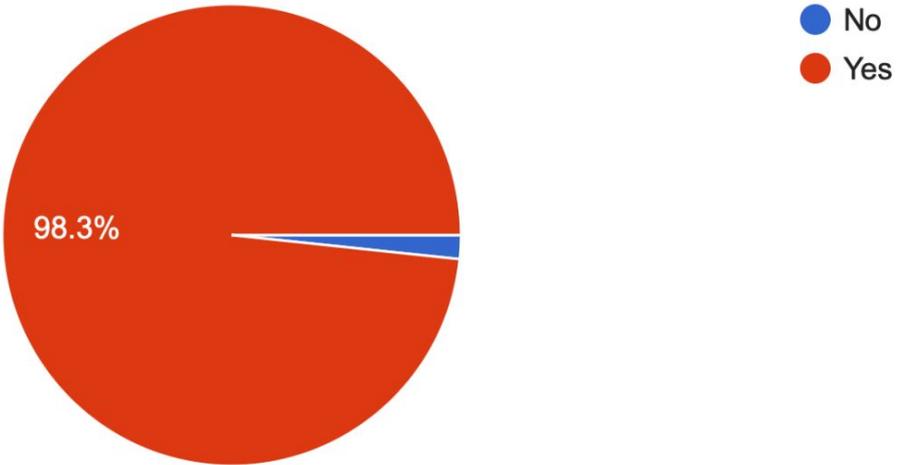
60 responses



- PPS Student
- PPS Parent
- PPS Staff/Employee
- Local Community Business Member (SW Portland - Hillsdale, Multnomah Vi...)
- At Large Community Member (Multnomah County)
- Metro Region Community member (Cl...)
- Interested Oregon Resident
- Other

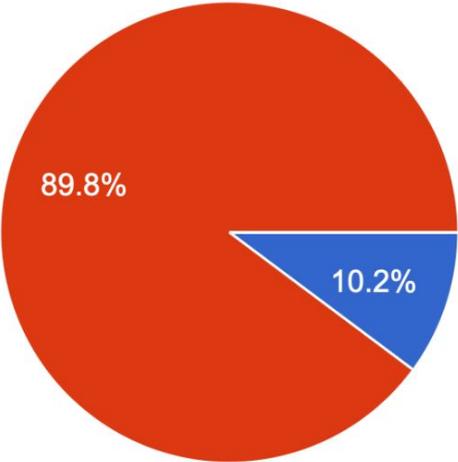
# Do you support the redevelopment of the Wells Pool, with the rebuild of Ida B. Wells School?

60 responses



# How would you like to see any future redevelopment of the Wells Pool?

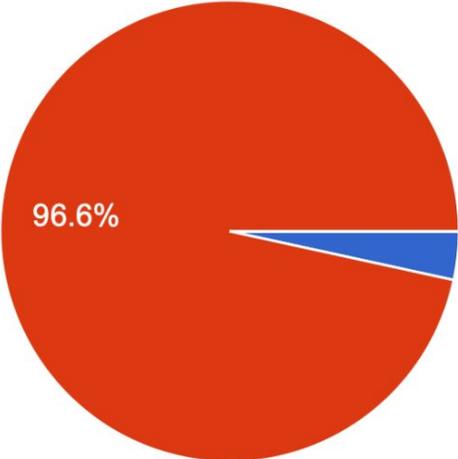
59 responses



- Renovated - Year round, heated outdoor only pool facility
- Renovated - Year round, heated indoor/outdoor pool facility
- Renovated - Summer only, outdoor only pool facility
- Renovated - Summer only, heated indoor/outdoor pool facility
- None - leave as is, original pool; summer/outdoor only use.

# How would you like to see the Wells pool used in the future?

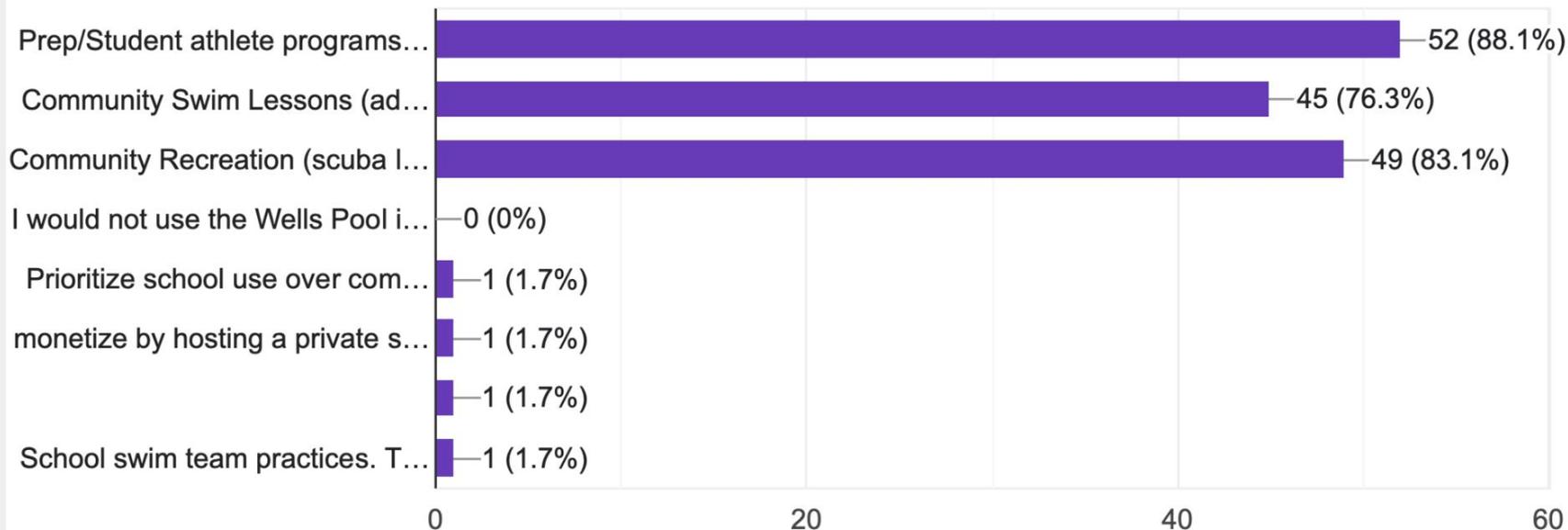
59 responses



- Exclusive Parks and Rec use only - year round
- Hybrid PPS and Parks use - year round
- PPS student only use - year round

## How would you like to use the Wells Pool in the future?

59 responses



Timestamp	How do you define your relationship to the Ida B. Wells High School Community?	Do you support the redevelopment of the Wells Pool, with the rebuild of Ida B. Wells School?	Is there anything you want to share about the Ida B. Wells Pool, and what you envision?
3/15/2024 9:05:00	PPS Parent	Yes	I support the full renovation of the Wells community pool, as a viable and sustainable community resource to last for 100 years, and benefit all members of our community, and PPS students, all year round.
3/15/2024 10:24:42	PPS Parent	Yes	It should be a point of pride on the campus and increase participation in swim team and other water sports by Wells and feeder school students
3/15/2024 10:32:41	PPS Parent	Yes	please keep the pool. it builds community in schools and surrounding neighborhoods
3/15/2024 10:47:14	Local Community Business Member (SW Portland - Hillsdale, Multnomah Village)	Yes	N/A
3/15/2024 11:25:25	PPS Parent	Yes	I would love for the pool to have a more year-round use. I'm not sure if that is through adding an indoor component, or something else but I would want to maintain the community aspect of the space. It is such a popular place for families in the summer and I wouldn't want to lose that.
3/15/2024 11:46:16	PPS Parent	Yes	No
3/15/2024 12:15:29	PPS Parent	Yes	It is the best public pool in the city and could become a year-round destination. It could also be used widely by PPS schools for athletics.
			Keeping this option open to as much of the public as we can is a key part of

Timestamp	How do you define your relationship to the Ida B. Wells High School Community?	Do you support the redevelopment of the Wells Pool, with the rebuild of Ida B. Wells School?	Is there anything you want to share about the Ida B. Wells Pool, and what you envision?
3/15/2024 12:16:14	PPS Parent	Yes	Keeping this option open to as much of the public as we can is a key part of building a healthy community. We are not asking for a new service but a renewal of the existing service with possible expansion to maximize its community impact. I am on the Wells booster board and know how many athletes and community members depend on this option. Our kids should it have to bus off campus for swim team and deserve to have swim lesson options for all ages. Also please make sure to keep concession spaces available at all athletic and practice spaces for use by our schools and the public.
3/15/2024 12:19:50	PPS Parent	Yes	No
3/15/2024 12:25:53	PPS Parent	Yes	The SW schools/community NEED the Ida B.Wells pool.
3/15/2024 12:47:08	PPS Parent	Yes	Please don't take away more things for Portland and PPS students. There has to be a better solution then taking things away. This should be the opportunity to add experiences for our students and our community.
3/15/2024 12:56:13	PPS Parent	Yes	No
3/15/2024	PPS Parent	Yes	access to swim lessons and water safety for young kids in Portland metro is so

# Wells Community Pool Survey - March 20, 2024

*\*See attached “part 2” documents for additional survey comments.*

## Ida B. Wells Community Pool Survey

March 20, 2024

Timestamp	How do you define your relationship to the Ida B. Wells High School Community?	Do you support the redevelopment of the Wells Pool, with the rebuild of Ida B. Wells School?	Is there anything you want to share about the Ida B. Wells Pool, and what you envision?
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**Ida B. Wells Community Pool Survey**  
**March 20, 2024**

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3/15/2024 12:56:13	PPS Parent	Yes	No
3/15/2024 13:08:22	PPS Parent	Yes	access to swim lessons and water safety for young kids in Portland metro is so hard and competitive. I would love to see more options.
3/15/2024 13:17:17	Metro Region Community member (Clackamas, Multnomah or Washington County)	Yes	It feels wasteful to renovate so much of the school and leave this out. It would be more cost-effective to do it all at once
3/15/2024 13:34:10	PPS Parent	Yes	it's a community resource for all of SW Portland - fun for kids to socialize there in the summer - needs to remain a part of the Wells new building
3/15/2024 14:06:40	PPS Parent	Yes	The Wells pool is the only outdoor public pool on the west side and is crucial to our community. Not only for hs students but it plays an integral part of you fee families and kids to have a safe place to build community, take lessons, be life guards and have a place to just have fun together in the summer. We need this outdoor pool more than ever to support in person community focused development. Please please keep the pool/ any for that takes please allow an outdoor version.
3/15/2024 14:21:25	PPS Parent	Yes	A great community resource

## Ida B. Wells Community Pool Survey

March 20, 2024

3/15/2024 15:06:14	PPS Parent	Yes	Now that PPS is doing swim lessons, this would be an ideal place to host those. We need more swim lessons and pools in our communities, not less!
3/15/2024 15:45:56	PPS Parent	Yes	Na
3/15/2024 16:08:23	PPS Parent	Yes	The pool is so central to the community in the months that it is open and I think it could be year round with a cover and heat. Access to swim lessons is already difficult in Portland so adding availability would be a very positive step.
3/15/2024 16:22:01	PPS Parent	Yes	This is such an important part of our community!
3/15/2024 18:47:46	PPS Parent	Yes	The wells pool is the only public outdoor pool in the area. It is a standout location in the community. To not include it would be a terrible loss. It must stay.
3/15/2024 19:01:22	PPS Parent	Yes	IBW students at the very least deserve a pool for athlete programs. I would prefer (and help pay for) covered since it rains so much here, but whatever we can get vis a vis indoor/outdoor and heated or not works for me. IMO we should have a nice pool here to help compete with the fancy schools in Beaverton etc w.r.t water sports programs.
3/15/2024 19:30:47	PPS Parent	Yes	SW community center had long lines..would love another close option.
3/15/2024 19:51:56	PPS Parent	Yes	The pool is a vital part of our community. Please don't scrap it
3/15/2024 21:33:55	PPS Staff/Employee	Yes	There are very few pools in Portland for such a large city. Swimming is a critical and life saving skill and the pool shortage as well as instructor shortage puts our community at risk.
3/15/2024 21:35:42	PPS Parent	Yes	No
3/16/2024 6:56:38	Metro Region Community member (Clackamas, Multnomah or Washington	Yes	It is very hard to find indoor pools on the west side. We have a swim team at St Clare School and have to practice in outdoor facilities or travel far from SW Portland for practice. Meets are also all over on the far east

**Ida B. Wells Community Pool Survey**  
**March 20, 2024**

	County)		county. This would enable more kids to learn to swim and participate in a wonderful sport
3/16/2024 8:01:37	PPS Parent	Yes	I dont know why we're even debating this. Build recreational facilities for the community!
3/16/2024 8:13:13	PPS Parent	Yes	Appreciate the opportunity for input
3/16/2024 8:26:12	Interested Oregon Resident	Yes	No
3/16/2024 9:02:21	PPS Parent	Yes	I think the shared communtiy space is sorely needed on the westside and would improve livability, boost local businesses and raise property values
3/16/2024 12:00:33	PPS Parent	Yes	We have been enjoying the benefits of 20th century infrastructure investments for generations. We've lost our way in prioritizing the long term public benefits to investments like the wells pool. Omitting the pool is the opposite of "leave it better than you found it."
3/16/2024 13:20:05	Metro Region Community member (Clackamas, Multnomah or Washington County)	Yes	Portland lacks indoor pool space (especially the west side) for swim teams. As head coach for a local swim team in inner SW Portland for kids ages 5-14, we were forced to swim outdoors for two seasons (October - January) in Beaverton because of lack of pool time on the west side. This current season while we were able to get time at an indoor pool, we had to practice in Tualatin. A local community pool for teams is needed in our area.
3/16/2024 14:56:38	PPS Student	Yes	A bigger pool that is inviting to everyone
3/16/2024 14:57:06	PPS Parent	Yes	A community space to teach the life-saving skill of swimming, plus a safe and local place for families and kids to gather is what the Wells pool is now - redeveloping it will ensure the same for years to come.
3/16/2024 15:00:18	PPS Parent	Yes	No
3/16/2024 17:53:38	PPS Parent	Yes	Nothing particular, but makes sense to do it at the same time as the ref of the school.

## Ida B. Wells Community Pool Survey

March 20, 2024

3/16/2024 19:27:07	PPS Parent	Yes	Don't F it up. Do something for the community that doesn't involve handing out free straws and tents to hobos and junkies.
3/16/2024 19:39:02	At Large Community Member (Multnomah County)	Yes	When I went to Wilson 1967-71 we used the pool in our pe classes. Unbelievable that it isn't used for that today. And swim team members can't practice there? That is ridiculous. Use all resources that you have available.
3/16/2024 21:21:38	PPS Parent	Yes	This pool is very important to the local community. We need it to continue
3/17/2024 5:26:11	PPS Parent	Yes	The entire pool discussion is a blaring distraction. No matter which option or agreement we arrive at, the current pool structure must be demolished and the space cleared for the new school building. I'm ambivalent about whether it is replaced or rebuilt. I just want to see the current version gone and our focus placed back on building a great school.
3/17/2024 11:02:09	PPS Parent	Yes	Na
3/17/2024 12:29:50	PPS Parent	Yes	The pool is such a great resource for our neighborhoods. Please consider it in the planning
3/17/2024 13:09:34	PPS Parent	Yes	No
3/17/2024 13:49:28	At Large Community Member (Multnomah County)	Yes	The pool is a vital resource for the local SW community at large. Any plan to redevelop Wells must include updating the pool.
3/17/2024 16:14:42	PPS Parent	Yes	Overall I think we need to give the general community access to this pool as well as the school.
3/17/2024 23:14:34	PPS Parent	Yes	The Wells community needs investment in this facility to benefit students and families
3/18/2024 8:15:50	PPS Parent	Yes	No
3/18/2024 8:17:33	At Large Community Member (Multnomah County)	Yes	An aquatic resource for all portland area residents to enjoy, with emphasis on programs for younger or inexperienced swimmers. an Indoor/Outdoor

**Ida B. Wells Community Pool Survey**  
**March 20, 2024**

	County)		facility open year round would be an incredible upgrade to this already great facility.
3/18/2024 8:41:31	Metro Region Community member (Clackamas, Multnomah or Washington County)	Yes	Private school and local swim team Sam's do not have enough practice for the swim season. More lanes enough to space support these teams is needed. There are not available enough facilities on the west side.
3/18/2024 17:07:29	PPS Parent	Yes	N/A
3/18/2024 22:48:08	PPS Parent	Yes	Agree that it should be included in the Wells redevelopment process.
3/19/2024 8:25:59	PPS Parent	Yes	Wells deserves to have this remodel and desperately needs it.
3/19/2024 12:06:41	PPS Parent	Yes	The redevelopment of the wells pool would be a huge asset to our community and the students of Wells.
3/19/2024 12:24:08	Metro Region Community member (Clackamas, Multnomah or Washington County)	Yes	I have been a swim coach for 4 years and prior to that a WSI swim instructor for many years. Westside pools are greatly needed as many have closed over the years. Thank you for doing this survey!
3/19/2024 16:12:09	PPS Parent	Yes	Losing another pool in the Portland area is not ok.
3/19/2024 19:21:10	PPS Parent	No	
3/20/2024 0:13:43	Metro Region Community member (Clackamas, Multnomah or Washington County)	Yes	No
3/20/2024 10:39:00	PPS Parent	Yes	Important for kids of all ages and back grounds! Let's get these kids off their screens and into the pool/outside!



# Bond Planning

## Facilities & Operations Committee

March 20, 2023





# Sample Option

## Included

### Physical Facility Improvements

- Deferred Maintenance + Capital Renewal
- Athletics

### Educational & Technology Improvements

- Enterprise Resource Planning
- Device Refresh
- Cyber Security
- Data Center + Classroom Tech
- HVAC & Energy Sustainability
- PE: Covered Play Structures
- Curriculum

### Modernizations

- Jefferson High School
- Ida B Wells High School
- Cleveland High School
- Tubman + K5 Learning Center

## Not Included

### Physical Facility Improvements

- Seismic
- ADA
- Security
- Outdoor Spaces

### Educational & Technology Improvements

- Performing Arts
- CTE

### Capacity

- New Capacity | Enrollment Shifts

### Modernizations

- Prophet Center
- Native American Student Center



# Sample Option

## Pros

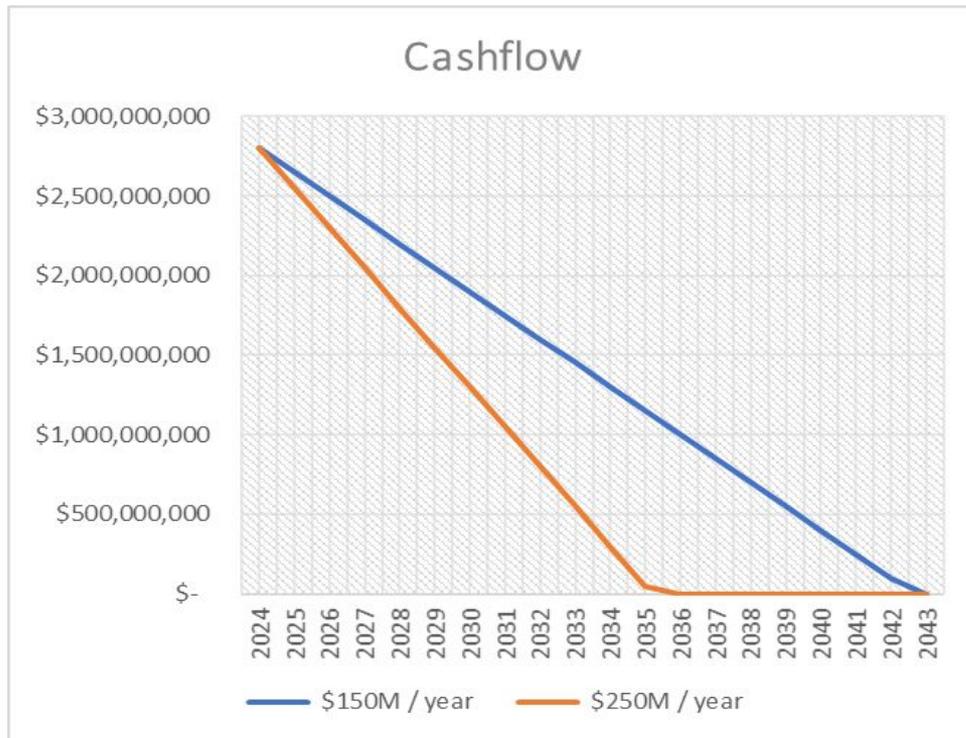
- Continues long-standing plan to modernize all high schools
- Includes funds to address deferred maintenance and capital renewal
- Majority of technology needs funded
- Includes funds for curriculum adoptions
- Includes funds for athletic improvements
- Retains current estimated levy rate

## Cons

- Does not include funds for some important scopes of work
- The majority of the projects are “scope specific” which increases budget risk
- Completing all work is estimated to take 12 - 19 years; projects will need to be carefully prioritized
- Total interest will likely exceed \$1 billion
- Future GO bonds will likely need to wait 10+ years, and/or include a levy rate increase



# Schedule



	Spend Rate	
	\$150M / year	\$250M / year
2024	\$ 2,800,000,000	\$ 2,800,000,000
2025	\$ 2,650,000,000	\$ 2,550,000,000
2026	\$ 2,500,000,000	\$ 2,300,000,000
2027	\$ 2,350,000,000	\$ 2,050,000,000
2028	\$ 2,200,000,000	\$ 1,800,000,000
2029	\$ 2,050,000,000	\$ 1,550,000,000
2030	\$ 1,900,000,000	\$ 1,300,000,000
2031	\$ 1,750,000,000	\$ 1,050,000,000
2032	\$ 1,600,000,000	\$ 800,000,000
2033	\$ 1,450,000,000	\$ 550,000,000
2034	\$ 1,300,000,000	\$ 300,000,000
2035	\$ 1,150,000,000	\$ 50,000,000
2036	\$ 1,000,000,000	\$ -
2037	\$ 850,000,000	\$ -
2038	\$ 700,000,000	\$ -
2039	\$ 550,000,000	\$ -
2040	\$ 400,000,000	\$ -
2041	\$ 250,000,000	\$ -
2042	\$ 100,000,000	\$ -
2043	\$ -	\$ -
2044	\$ -	\$ -
2045	\$ -	\$ -



# Cost Management

## Cost Estimating

For the last 6-8 years, construction cost estimating has not been very accurate. Estimates have regularly been below market and experience large discrepancies.

The current cost market continues to be volatile and challenging to predict.

Projecting future costs, even out a few years, is uncertain. Projecting costs a decade or more in the future are unreliable.

## Risk Management Strategies

- Program Contingency
- Bond Language

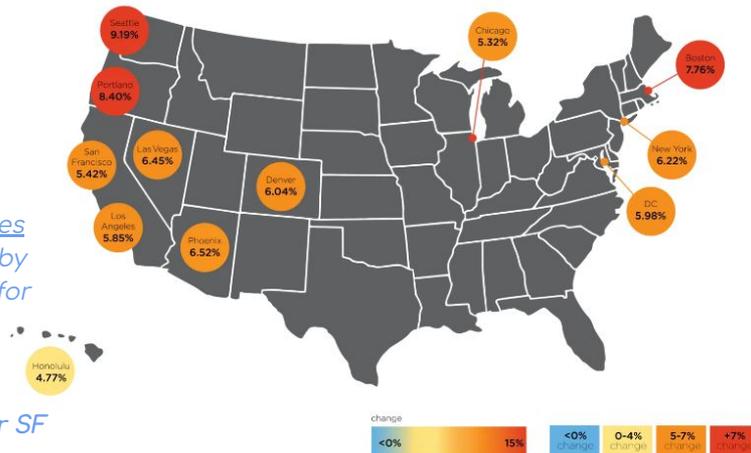


The two-story, 95,000-square-foot East County Library will be constructed near a light-rail station in Gresham. (Holst Architecture)

Nearly three years after voters approved a bond measure, ground was broken last week on the new \$147 million **East County Library** in Gresham.

The two-story, 95,000-square-foot facility will be located at 1297 N.W. Eastman Parkway.

In late June, **Multnomah County Library** finalized its purchase of most of



Central Oregon Libraries  
 Two projects designed by the same design team for the same owner and completed in same timeframe:  
 30% cost difference per SF



# Next Steps

Continued scope and cost refinement. Focus areas:

- Athletics
- Curriculum

Program schedules and cashflow

Updated levy rate analyses

Community feedback

BAC review of cost estimating methodology

**F&O Committee: April 17, 2024**



# Questions?



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# Portland Public Schools

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## Remaining 2020 & New 2024 General Obligation Bond Authorizations – Levy Rate Analysis

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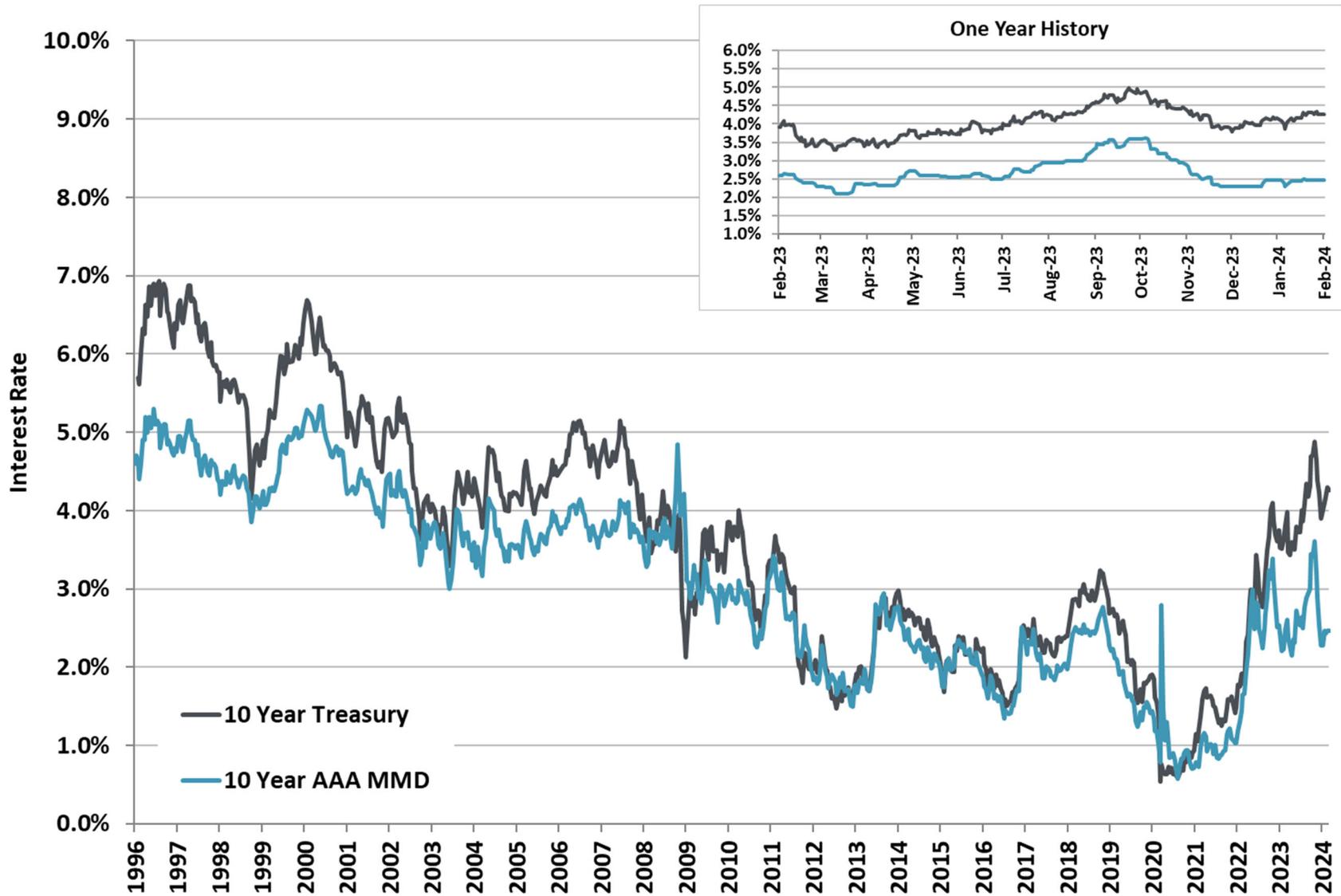
David Williams  
Senior Vice President  
(503) 275-8303  
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February 27, 2024

## HISTORICAL INTEREST RATES

10 Year Tax-Exempt (AAA MMD) vs. 10 Year Treasury Rates



## PORTLAND PUBLIC SCHOOLS

### Summary of Structuring Option – Remaining November 2020 Authorization

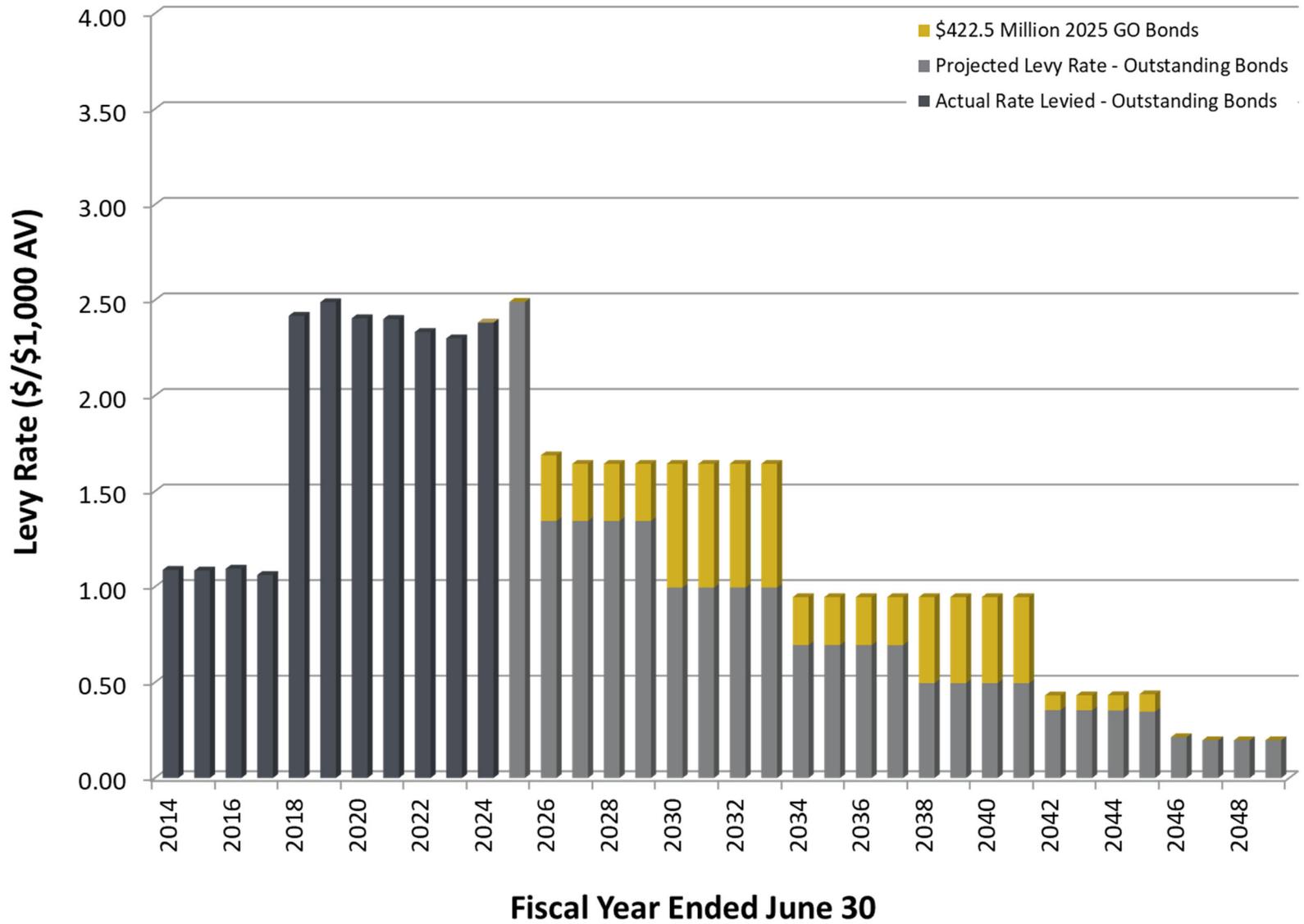
Structure		Remaining 2020 Authorization	
<b>Proceeds</b>			
Par Amount		\$	422,535,000
Estimated Premium			<u>17,913,398</u>
<b>Total Proceeds</b>		<b>\$</b>	<b>440,448,398</b>
Dated Date			3/1/2025
Final Maturity			6/15/2049
Amortization Period			24.29 Years
Projected Average Levy Rates*			
	Prior Debt	New Bonds	Combined
2024.....	\$ 2.38	\$ -	\$ 2.38
2025.....	2.49	-	2.49
2026-2029.....	1.34	0.31	1.65
2030-2033.....	1.00	0.65	1.64
2034-2037.....	0.70	0.25	0.95
2038-2041.....	0.50	0.45	0.95
2042-2045.....	0.35	0.08	0.43
2046-2049.....	0.20	-	0.20
Interest Estimates			
Cushion over Current Interest Rates			+ 0.75%
True Interest Cost (TIC)**			3.85%
Total Interest			\$208,948,808
Total Interest as % of Proceeds			47%

\* Projected average levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year.

\*\* True interest cost is the blended, overall interest rate for the issue. Includes the interest rate cushion.

## PORTLAND PUBLIC SCHOOLS

### Projected Levy Rates – Remaining November 2020 Authorization



\* Projected levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year.

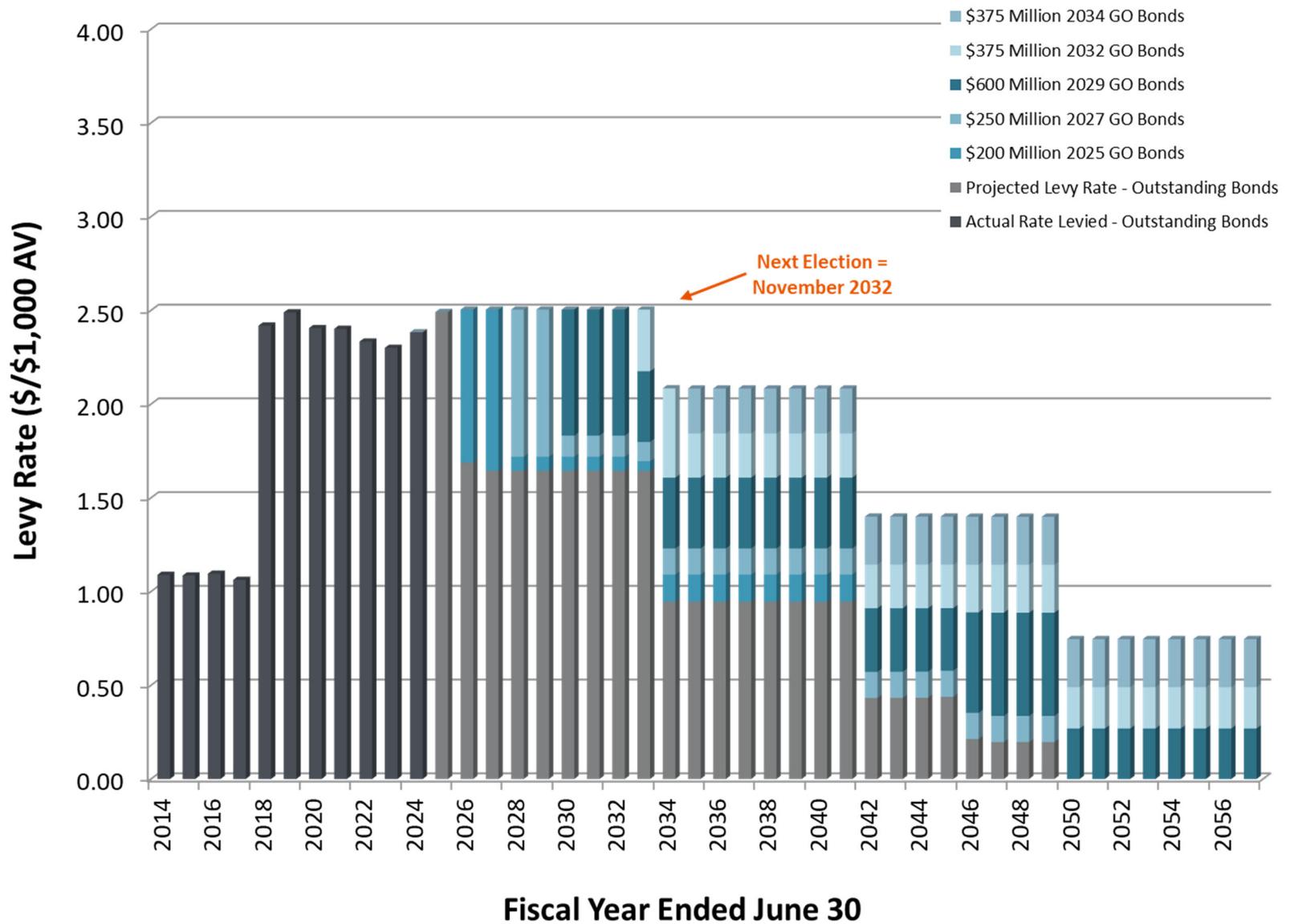
## PORTLAND PUBLIC SCHOOLS

### Summary of Structuring Options – November 2024 Authorization

<b>Financing Scenario</b>	<b>Approx. Bond Amount (Principal)</b>	<b>Estimated Total Interest</b>	<b>Total Rev Needed</b>	<b>Approx. Interest as % of Principal</b>	<b>Final Maturity</b>	<b>Max Term Per Issue</b>	<b>Max Levy Rate</b>	<b>Likely Next Bond (Nov.)</b>
Extend Term to Create Steps	\$ 1,800,000,000	\$ 1,703,792,416	\$ 3,503,792,416	95%	6/15/2057	28 Years	\$ 2.50	2032
Shorten Term to Mature ASAP	1,800,000,000	784,406,732	2,584,406,732	44%	6/15/2045	16 Years	2.50	2043

## PORTLAND PUBLIC SCHOOLS

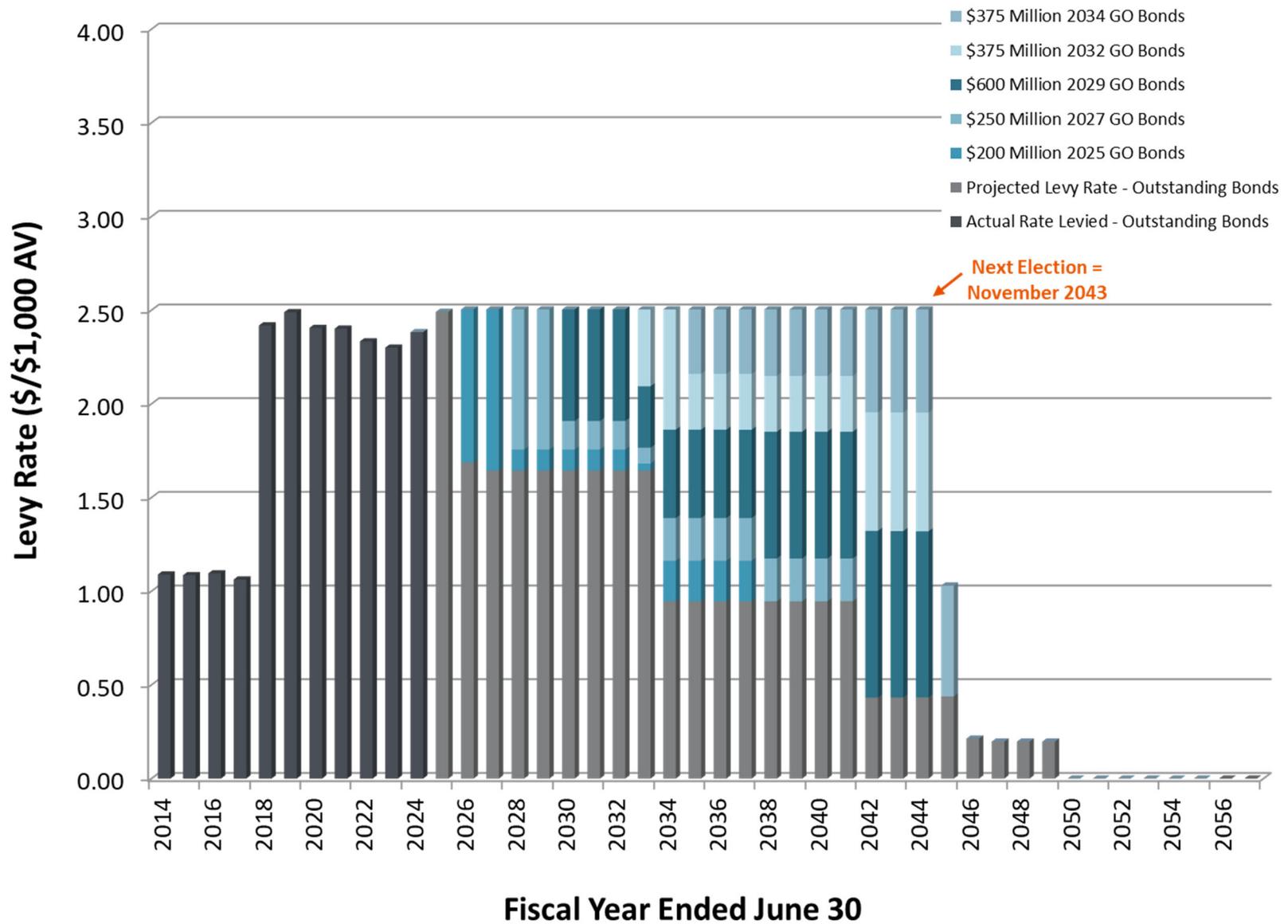
### Projected Levy Rates – November 2024 Authorization – Extend Term to Create Steps



\* Projected levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year.

## PORTLAND PUBLIC SCHOOLS

### Projected Levy Rates – November 2024 Authorization – Shorten Term to Mature ASAP



\* Projected levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year.



## PORTLAND PUBLIC SCHOOLS

OFFICE OF TECHNOLOGY AND INFORMATION SERVICES (OTIS)

Business and Operations

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-3380 / Fax: (503) 916-3050

**Date:** March 15, 2024

**To:** Facilities and Operations Committee

**From:** Don Wolff, Chief Technology Officer

**Subject:** Bond Next Device Replacement Budget

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Our school district faces a pressing need to update our technology infrastructure to keep pace with the demands of a 21st-century education. The staff computers we rely on daily will become outdated, frustrating teachers, slowing administrative processes, and hindering our ability to provide the best possible learning experiences for our students. Moreover, as devices become outdated and unable to receive critical updates they leave us vulnerable to security risks and escalate the cost of maintenance.

Alongside updating our staff technology, maintaining our 1:1 program addresses a fundamental issue of equity. It ensures that every student, regardless of their socioeconomic background, has access to the digital devices and resources that are now indispensable for learning, creating, and collaborating. This investment is not just about keeping up with the times; it's about empowering future generations who will enter a technology-driven world.

These technology upgrades are substantial investments, and precisely why I urge the Board to include them in the capital bond package. Capital bonds are the appropriate, and only foreseeable way to finance these improvements.

Investing in technology is about more than buying devices or upgrading systems. It's about demonstrating a commitment to the future of our students, enhancing the learning environment, streamlining district operations, and giving our community a competitive edge. Our graduates will be equipped with the digital literacy expected by employers and higher education.

I am happy to provide any additional information or answer any questions you may have.

Don Wolff

Chief Technology Officer  
cc. Dan Jung, Chief Operating Officer



## PORTLAND PUBLIC SCHOOLS

### OFFICE OF OPERATIONS

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-2000

Mailing Address: P. O. Box 3107 / 97208-3107

### STAFF MEMO

**Date:** March 8, 2024

**To:** Board of Education

**From:** Dan Jung, Chief Operating Officer

**Subject:** General Obligation Bond Planning

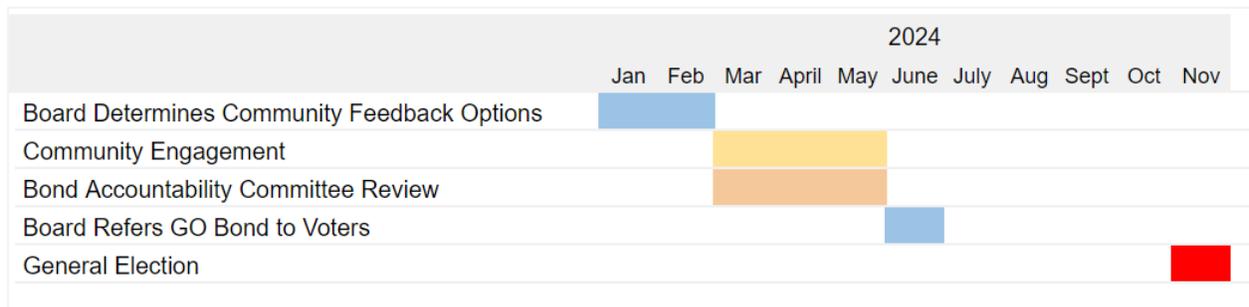
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## Introduction

The next general obligation bond (GO bond) is anticipated to be presented to voters in November 2024. In order to refer a GO bond package, the District must determine:

1. The amount of the GO bond
2. The financing plan
3. The scope of work

To meet the November 2024 goal, a GO bond referral must be made no later than August. It will be important that these decisions be made quickly to allow time for further scope refinement, review by the Bond Accountability Committee and community input. Below is a sample GO bond development schedule.



At the January 23, 2024 Board of Education Study Session, Directors reviewed staff materials and provided feedback on potential bond scope of work, financing and more. General takeaways from that meeting were that staff should consider:

- Pursuing a larger bond principal amount
- Continuing to prioritize high school modernization projects
- Allocating significant funds to address existing facility conditions
- Proceeding with planned technology improvements
- Retaining the existing levy rate

At the February 28, 2024 Facilities & Operations Committee meeting Directors largely re-confirmed the above priorities and considered additional scopes of work (such as athletics) and posed questions regarding other scopes including curriculum and technology. Tonight Staff are providing an updated sample bond option for your review and consideration.

### **Sample Option Summary**

Approximate Principal Amount:	\$2.2 billion
Estimated Levy Rate:	\$2.50/1,000
Estimated Total Interest:	\$1 billion

## **Cost Estimates**

All provided cost numbers are estimates and will change. Staff are actively working on a number of updates including for the modernizations, curriculum, etc. Estimates will be updated as new cost data is obtained.

## **Sample Option | *Scope of Work***

### **Physical Facility Improvements**

Due to PPS's overall physical condition needs, it is not feasible to address all building conditions in one bond. The sample option includes \$400 million for physical facility improvements, to include deferred maintenance and capital asset renewal.

Staff recommend writing the GO bond language to cover a mix of physical facility improvements that address existing facility deficiencies that include known and unknown deferred maintenance items and capital renewal needs. Sample scope of work include plumbing, mechanical, electrical, fire suppression, roofing, exterior building skin (including windows), kitchen equipment, playground equipment, site work, etc. The intent of the funding is to complete work that addresses existing building conditions and improves the District's overall FCI.

\$400 million would substantially improve many schools across the District. PPS would execute the work by using a 2-pronged approach of completing full building system replacements where feasible and bundling smaller scopes into larger projects. For example, large building systems - such as roof replacements or HVAC upgrades - may be executed as stand-alone projects, often completed in one phase. For smaller scopes of work we will aim to bundle all work together in one project to complete as much as possible and practical at one location. Where feasible, projects will be completed in summer and off hours; however larger scopes will need to be completed in multiple phases including concentrated summer work and work during the school year.

#### *ADA*

Modernized schools in the GO bond will meet current ADA code requirements; however, the sample option does not include dedicated funding for ADA or other accessibility improvements. PPS is in the process of completing Phases 1 and 2 of the ADA Transition Plan, providing main-level accessibility district-wide, via the 2020 bond. There is no funding to complete the second tier of barrier removal which would include the installation of elevators at the multi-story schools which have not been modernized, as well as barrier removal in restrooms that are on upper and lower levels of the multi-story schools. See PPS's Accessibility website for more details: <https://www.pps.net/Page/2247>

#### *Security*

The sample option does not include funds for dedicated security improvements. In 2017 and 2020, voters supported bonds that had safety and security improvements as one of the many investments for bond dollars. PPS takes a layered security approach as outlined in the Department of Homeland Security guide: [The CYBERSECURITY AND INFRASTRUCTURE SECURITY AGENCY | K-12 SCHOOL SECURITY GUIDE | 3rd Edition](#)

The 2017 bond focused primarily on building perimeter and the interior layer with the improvements to the access control systems for all campuses and the installation of an all hazards public address system.

The 2020 bond further expanded the investment into physical security improvements with a focus on the school ground layer, building perimeter and interior layers with the installation of interior and exterior cameras, the upgrade of classroom door locks and the replacement of antiquated intrusion systems.

The 2024 bond security improvement recommendations allow for risk reduction and protection through all four of the main layers of physical security:

- Ground perimeter layer - the outer boundary of a school campus
  - **Fencing**
- School ground layer - fields, playgrounds, and parking lots
  - **Surveillance System**
- Building perimeter - walls enclosing the inside of the school building
  - **Secured Vestibules**
  - **Access Control**

- Building interior layer - all spaces inside the school building
  - **Window Coverings**

In addition to further risk reduction and protection, these recommendations will fund window coverings outlined in the Portland Association of Teachers collective bargaining agreement.

For more details reference the [Staff Memo: General Obligation Bond Planning \(01/18/24\)](#)

#### *Outdoor Spaces*

The sample option does not include dedicated funds for outdoor or play space upgrades.

For more details reference the [Staff Memo: General Obligation Bond Planning \(01/18/24\)](#)

#### *Athletics*

Currently, both youth and high school sports regularly practice on non-PPS sites. Even with projected declining enrollment, which was incorporated into the Long Range Facility Plan (LRFP) issued in 2021, the scheduling needs for student athletics exceeds PPS field capacity.

To meet scheduling capacity needs, the LRFP identifies the following high priority facility improvements:

- Develop Jackson, Marshall, and Whitaker-Adams as athletic hubs.
- Athletic upgrades at four (4) middle schools: Lane, Ockley Green, George, and West Sylvan (update to: Roseway Heights for 2024 planning). Each site should at minimum have a multipurpose turf field with a track, an appropriately sized main gym and an auxiliary gym.
- Access to turf baseball and softball fields for all high schools (e.g., Franklin, Marshall).

Implementation of three hubs listed above, four middle school field improvements including Lane, Ockley Green, George, and Roseway Heights (update for 2024 planning), and completion of Franklin fields would require an investment of \$148 million.

For more details reference the [Staff Memo: General Obligation Bond Planning \(01/18/24\)](#)

### **Educational & Technology Improvements**

#### *Technology Improvements*

See Memo: Bond Next Device Replacement Budget (03.15.2024)

#### *Physical Education*

The Long Range Facility Plan (LRFP) identifies space for structured movement as a high priority to support Physical Education instruction. The need for structured movement rooms (2,000 SF) is critical in schools without dedicated gyms. The LRFP is further coordinated with the requirements of the PPS Ed Spec which identifies the need for outdoor covered play areas (4,000 SF) to support PE instruction in schools without adequate gyms or structured movement spaces to support scheduling. The Ed Spec

requirements were developed in coordination with the state law for the number of PE minutes required per student.

The reasons for Physical Education reach beyond meeting regulatory requirements. The PPS Graduate Portrait articulates the ways in which lifelong learning and health are essential to students' success<sup>1</sup>. The skill-based model of PPS Physical Education programming directly supports positive outcomes for our students who will gain the immediate- and long-term health benefits correlated to physical activity. The U.S. Department of Health and Human Services identified a comprehensive list of physical activity benefits for children in the updated the Physical Activity Guidelines in 2019<sup>2</sup> including mental health, academic performance, and a full range of short and long term physical health improvements.

The most economical approach to bring the number of teaching stations into compliance with the Ed Spec is to build outdoor covered play spaces for 35 schools and to convert interior school space for structured movement instruction in Movement Labs in 26 schools.

The sample option includes \$33 million to install covered play areas at 35 schools with no funding identified for structured movement spaces which are part of the total instructional station need. The total anticipated need for Movement Labs is approximately \$44 million for 35 schools.

The risks associated with not improving instructional station scheduling capacity in schools are the potential economic impacts of funding loss and the correlated student academic, mental, and physical health impacts.

For more details reference the [Staff Memo: General Obligation Bond Planning \(01/18/24\)](#)

### *Curriculum*

The sample option includes funds to support ongoing curriculum adoptions. We estimate annual adoptions at \$11 million - \$12 million per year. Staff are working on updated estimates and will share with the board.

### **Capacity**

The sample option does not include funds for capacity. For more details reference the [Staff Memo: General Obligation Bond Planning \(01/18/24\)](#)

### **Modernizations**

*Jefferson High School*

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<sup>1</sup> Portland Public Schools reimagined Preparing Our Students to Lead Change and Improve the World [https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/219/PPS\\_Vision\\_Final.pdf](https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/219/PPS_Vision_Final.pdf)

<sup>2</sup> U.S. Department of Health and Human Services. [https://health.gov/sites/default/files/2019-09/Physical\\_Activity\\_Guidelines\\_2nd\\_edition.pdf](https://health.gov/sites/default/files/2019-09/Physical_Activity_Guidelines_2nd_edition.pdf) Washington, DC: U.S. Department of Health and Human Services; 2018.

The sample option includes funds to complete the Jefferson High School Modernization. For more details see Presentation: [Jefferson High School - Redesign \(03/20/2024\)](#)

#### *Ida B Wells High School*

The sample option includes funds to complete the Ida B Wells High School Modernization. The 2020 bond includes \$20 million for this project to support comprehensive planning and beginning design. For more details see Staff Memo: [Ida B Wells High School Modernization Project & Design \(02/26/2024\)](#)

#### *Cleveland High School*

The sample option includes funds to complete the Cleveland High School Modernization. The 2020 bond includes \$20 million for this project to support comprehensive planning and beginning design. For more details see [Presentation: Cleveland HS Modernization - Planning and Design \(02/28/2024\)](#)

#### *Tubman Middle School*

Due to the impacts of the proposed I-5 freeway expansion, the PPS Board of Education directed the relocation of Harriet Tubman Middle School (Tubman) away from I-5.<sup>3</sup> The State of Oregon has provided \$120 million to support relocation of Tubman MS. The most recent cost estimate to relocation Tubman MS is \$156 million - \$186 million. The sample option includes funds to complete the relocation of the Harriet Tubman Middle School.

#### *K-5 Learning Center*

The most recent concept option to support the relocation of Tubman MS includes construction of a joint use facility that will include the Center for Black Student Excellence and a K-5 Learning Center that will be able to house a PK-5 Portland charter school. The current cost estimate to complete this project is \$110 million - \$133 million. The 2020 bond includes \$60 million to support capital construction of the Center for Black Student Excellence.

## Contingency & Administration

Program contingency is a risk management tool used to buffer against unanticipated costs such as:

- Higher than anticipated escalation costs
- Building code or zoning code changes
- Emergency facility needs
- Or any other unanticipated cost; discretionary or nondiscretionary

The more scope-defined projects included in the GO bond package, the higher the risk of not completing all of the work within the GO bond funding. The sample includes a very large amount of scope-defined projects - the ERP and modernizations total close to \$1 billion - therefore staff recommends a program contingency of 15% to manage future cost risks.

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<sup>3</sup> The construction schedule for the I-5 freeway expansion is currently unknown.

Note: during execution of the GO bond work the program contingency funds are transferred to other scores of work. Bond programs end with a zero dollar contingency balance.

It's also worth noting that the construction industry continues to be volatile, and construction cost estimates have not been very accurate the past several years. Portland has also continued to be one of the hottest construction markets in the nation and experienced 8% - 10% cost escalation growth (as an average) each of the past several years.

Administration funds the resources needed to carry out the bond work, including staff, bond issuance costs, insurance, etc. The current estimate is 3% of total cost. This estimate will be refined as the scope of work becomes more clear.

## Bond Implementation Constraints

The majority of GO bond work requires physical construction. Market capacity and operational constraints must be considered when planning for GO bonds. Since 2016 PPS has averaged about \$200M in capital spending per year, with some years exceeding \$250M and others down closer to \$100M.

Acknowledging anticipated future cost escalation, estimating a total capital outlay **between \$150 million and \$250 million annually** is reasonable.

The sample option includes approximately \$2.2B in principal. The 2020 GO bond will have approximately \$600M in principal remaining at the end of 2024. Combined the total is about \$2.8B.<sup>4</sup>

- Spending \$2.8B at a rate of :
  - \$250M per year equates to spending all GO bond principal in 12 years, or by 2036
  - \$150M per year equates to spending all GO bond principal in 19 years, or by 2043

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<sup>4</sup> Does not include non-bond capital funds, including for the relocation of Harriet Tubman Middle School

	Spend Rate	
	\$150M / year	\$250M / year
2024	\$ 2,800,000,000	\$ 2,800,000,000
2025	\$ 2,650,000,000	\$ 2,550,000,000
2026	\$ 2,500,000,000	\$ 2,300,000,000
2027	\$ 2,350,000,000	\$ 2,050,000,000
2028	\$ 2,200,000,000	\$ 1,800,000,000
2029	\$ 2,050,000,000	\$ 1,550,000,000
2030	\$ 1,900,000,000	\$ 1,300,000,000
2031	\$ 1,750,000,000	\$ 1,050,000,000
2032	\$ 1,600,000,000	\$ 800,000,000
2033	\$ 1,450,000,000	\$ 550,000,000
2034	\$ 1,300,000,000	\$ 300,000,000
2035	\$ 1,150,000,000	\$ 50,000,000
2036	\$ 1,000,000,000	\$ -
2037	\$ 850,000,000	\$ -
2038	\$ 700,000,000	\$ -
2039	\$ 550,000,000	\$ -
2040	\$ 400,000,000	\$ -
2041	\$ 250,000,000	\$ -
2042	\$ 100,000,000	\$ -
2043	\$ -	\$ -
2044	\$ -	\$ -
2045	\$ -	\$ -

The sample option includes a large amount of modernization projects, therefore it is reasonable to assume execution of the bond will see average yearly spending on the high side of the range; however, completing multiple modernizations consecutively has impacts on internal organization capacity as well as market capacity. Modernization projects will need to be carefully sequenced to be successful.

If PPS attempts to complete too much work simultaneously, risks include inflated costs, protracted project schedules and impacted scope and quality of work.

## Maintenance Considerations

Per Oregon statute, ordinary maintenance and repair costs cannot be funded by GO bonds. Therefore an important consideration when planning GO bond projects are expected ongoing costs that must be absorbed by the District’s general fund, or other fund source. Sample scopes of work that require non-GO bond funds to maintain include new technology or additional square footage.

## Summary

The above information is provided for review and discussion. Feedback and direction on preferred total bond amount, scope of work, financing, etc. is welcomed and will help inform the upcoming bond.

## Resources

- Long-Range Facilities Plan - Vol. 1 - [LINK](#)
- Long-Range Facilities Plan - Vol. 2 - [LINK](#)
- Long-Range Facilities Plan Presentation - F&O Committee - 04 15 2021 - [LINK](#)
- Long-Range Facilities Plan Presentation - F&O Committee - 10 27 2021 - [LINK](#)
- Long-Range Facilities Plan Presentation - Board Work Session - 11 09 2021 - [LINK](#)
- Bond Planning Introduction - F&O Committee - 08 21 2023 - [LINK](#)
- Staff Memo: General Obligation Bond Planning - Board Work Session - 01 23 2024 - [LINK](#)
- Sample Bond Financing Options - Board Work Session - 01 23 2024 - [LINK](#)
- Conceptual Bond Budgets - Board Work Session - 01 23 2024 - [LINK](#)
- Sample Bond Options - Board Work Session - 01 23 2024 - [LINK](#)
- Staff Memo: General Obligation Bond Planning - F&O Committee - 02 28 2024 - [LINK](#)
- Conceptual Bond Budgets - F&O Committee - 02 28 2024 - [LINK](#)
- Director Concept: Native American Students - F&O Committee - 02 28 2024 - [LINK](#)
- Director Concept: PIL Investments - F&O Committee - 02 28 2024 - [LINK](#)

# CONCEPTUAL BUDGETS

3/19/2024

The budgets included in this document are conceptual. They are provided to illustrate general cost ranges to facilitate bond planning discussion. They are not final cost estimates.

	Cost Range (see staff memo for detail)		Sample Option
<b>Physical Facility Improvements</b>			<b>\$548,000,000</b>
Critical Systems			
Deferred Maintenance Backlog (Reduce FCI)	\$700,000,000 <sup>1</sup>	\$1,000,000,000 <sup>2</sup>	\$400,000,000
Roof	incl above	incl above	incl above
Mechanical	incl above	incl above	incl above
Capital Asset Renewal	\$0	\$1,700,000,000	incl above
Seismic	\$0	\$1,000,000,000	\$0
ADA	\$57,000,000	\$138,000,000	\$0
Security	\$140,000,000	\$225,000,000	\$0
Outdoor Spaces	\$68,000,000	\$103,000,000	\$0
Athletics	\$84,000,000	\$206,000,000 <sup>3</sup>	\$148,000,000
All Gender Restrooms	\$3,000,000	\$15,000,000	\$0
Other Examples			
Decarbonization	TBD	TBD	\$0
Emergency Capital	TBD	TBD	\$0
<b>Educational &amp; Technology Improvements</b>			<b>\$246,000,000</b>
Technology			
ERP	\$0	\$40,000,000	\$38,000,000
Device Refresh	\$0	\$65,000,000	\$50,000,000
Cyber Security	\$0	\$5,000,000	\$3,500,000
Data Center / Classroom Tech / Etc	\$0	\$50,000,000	\$36,500,000
Tech: HVAC & Energy Sustainability	\$0	\$13,000,000	\$10,000,000
Physical Education	\$10,000,000	\$77,000,000	\$33,000,000
Other Examples			
Curriculum	TBD	TBD <sup>3</sup>	\$75,000,000
Performing Arts	TBD	TBD	\$0
Career Technology Education	TBD	TBD	\$0
<b>Capacity</b>			<b>\$0</b>
RHS - Phase 5	TBD	TBD	\$0
Enrollment Changes	TBD	TBD	\$0
<b>Modernizations</b>			<b>\$1,114,000,000</b>
Jefferson High School	\$0	\$125,000,000	\$125,000,000
Cleveland High School	\$0	\$425,000,000	\$425,000,000
Ida B Wells High School	\$0	\$425,000,000	\$425,000,000
Harriet Tubman MS	\$0	\$66,000,000	\$66,000,000
K-5 Learning Lab	\$0	\$73,000,000	\$73,000,000
Prophet Center	\$0	\$0	\$0
Native American Student Center	\$0	\$0	\$0
<b>Admin + Contingency</b>			<b>\$343,440,000</b>
Administration 3%	\$32,000,000	\$173,000,000	\$57,240,000
Contingency 15%	\$159,000,000	\$863,000,000	\$286,200,000
<b>TOTAL</b>	<b>\$1,253,000,000</b>	<b>\$6,787,000,000</b>	<b>\$2,251,440,000</b>
<b>Rounded</b>			<b>\$2,251,000,000</b>

<sup>1</sup> Estimated amount needed to move average FCI from "poor" to "fair" (see staff memo for details)

<sup>2</sup> Estimated amount needed to address all FCA noted deficiencies (see staff memo for details)

<sup>3</sup> Updated project costs estimates are currently being developed



## Advancing Education: PPS Curriculum Adoption Program

### Brief overview of the Curriculum Adoption Program

PPS is committed to providing high-quality culturally-relevant educational materials to every school. The Curriculum Adoption Program has adopted curriculum and implemented across subject areas such as English, Math, and Science, as well as in vital areas like Social and Emotional Learning, Visual and Performing Arts (VAPA), and Physical Education, with corresponding instructional materials. In order to maintain Division 22 compliance, PPS needs to continue to adopt curriculum in accordance with ODE’s adoption cycles.

### Oregon Department of Education Curriculum Adoption Cycles:

- Science (2023-2030)
- Mathematics (2022-2029)
- World Languages (2026-2033)
- English Language Arts (ELA) and Literacy (2021-2028)
- English Language Proficiency (2024-2031)
- Health and Physical Education (2026-2033)
- Social Sciences (2025-2026)

### PPS Proposed Adoption Schedule:

Content Area(s)	Last Adopted	Years Between Adoption	State's Required Adoption Year	Planned Adoption Year
K-5 Science	2017	7	2024	2024
Physical Education & Health	2018	6	2024	2024
K-12 Social Sciences	2019	6	2025	2025
K-12 ELD	2022	2	2024	2024
9-12 Science	2017	7	2023	2024
6-12 World Languages/ DLI	2021	5	2026	2026
K-12 VAPA	2023	3	2026	2026
K-12 ELA	2022	5	2027	2027
K-12 Mathematics	2022	7	2029	2029

### Estimated Calculation for Curriculum Adoptions:

PPS K-12 Enrollment <i>Projected 2024-25</i>	Average Cost Per Adoption	Estimated Translation Cost	Estimated Cost Per Student
43,826	\$150-\$175	25-30%	\$207.00

Average cost per adoption = K-12 Adoption (one content area per year) \$9.08M

Anticipated range of need = \$9.08-\$11M per year (to be refined including required digital apps)



March 20, 2024

TO: Facilities & Operations Committee

FROM: Dan Jung, Chief Operations Officer

RE: PEC Relocation Project Update

<b>Project Resources</b>	
PPS Project Team	<ul style="list-style-type: none"><li>● Established project governance structure</li><li>● Executive sponsors for the project are Liz Large and Dan Jung. The project will be led by Dana White, Director of Real Estate &amp; Planning.</li></ul>
Retained PPS Consultants	<ul style="list-style-type: none"><li>● Cobalt (Assess District Operations Functions)</li><li>● Bainbridge (Assess District Office Functions)</li><li>● Snell &amp; Wilmer (Real Estate Counsel)</li><li>● Macadam Forbes (Broker)</li></ul>

<b>Project Updates</b>	
Work Completed	<ul style="list-style-type: none"><li>● Core Project Team meets M-W-F</li><li>● AVT/PPS meet weekly</li><li>● Scheduled bi-monthly cross-functional Operations team meetings.</li><li>● Distributed survey to PEC departments assessing office and operations/warehouse space needs. In person interviews begin 3/15.</li><li>● Drafted key messages, communication, and change management plans.</li><li>● Work has begun with AVT on a comprehensive project work plan.</li><li>● Building tours with consultants and AVT</li><li>● Developing all PEC staff survey for staff input</li></ul>