

Facilities and Operations Committee
Meeting
Wednesday, April 17, 2024 4:30 PM

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

Agenda

1. Introductions
 - 1.(a) Written Update - Office of School Modernization
 - 1.(b) Written Update - Bond Accountability Committee (BAC)
2. Update: Dr. Prophet Education Center Relocation
3. 2024 Bond Planning
4. 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 or call 503-916-3741.
5. Adjourn



PORTLAND PUBLIC SCHOOLS

OFFICE OF SCHOOL MODERNIZATION

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-2222

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

Date: April 11, 2024

To: Facilities and Operations Committee

From: Stormy Shanks, Senior Director, Office of School Modernization

Subject: OSM Quarterly Report – April 2024

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 March 6, 2024, meeting.

Project status updates for the 2017 Modernizations, 2020 Modernizations, and 2020 Technology projects were provided at the March meeting. This meeting also included a presentation on business equity.

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 \$1.83 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 86% of its current \$931 million budget (budget includes grants, interest earnings, premiums, and other non-Bond funds as part of the overall total). Staff reports

and presentations (attached) were provided on the 2017 Modernizations at the March 6 BAC meeting. The Lincoln Modernization project is working to close out contracts and currently forecasting \$18.4M to return to 2017 Program Contingency. The Benson Modernization project is concerned about both schedule and budget. Delays due to weather have exacerbated prior schedule challenges, and the team is working hard to assess likelihood and extent of potential impacts. Additional information should be known by the end of April. 2017 Health and Safety projects to address asbestos and lead paint continue forward. Water quality projects are substantially complete, with minor work ongoing as the project works on closing out and transitioning to operations. 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 current pressing needs include ongoing roof replacements, as well as replacement of fire alarm panels.

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 the 2020 Modernizations and 2020 Technology projects at the March 6 BAC meeting. The 2020 Bond program has spent 35% of its current \$1.3 billion budget (budget includes grants, interest earnings, premiums, and other non-Bond funds as part of the overall total). Comprehensive planning and design of the Cleveland High School Modernization and Ida B Wells High School Modernization projects have been continuing. The comprehensive plans for these two projects will be presented to the Board of Education on May 7th for approval. The Jefferson High School Modernization project team presented a revised plan for Jefferson at the March 20 Facilities & Operations Committee meeting and the April 2nd Board of Education meeting. Additional funding to complete the construction will be needed from a future bond, but the team is moving forward with work on design in order to stay on the presented schedule. Work continues on other 2020 Bond projects, with completion in late 2024 anticipated for Harrison Park Middle School Conversion, and accessibility and SPED improvements. SRGP awards have not been announced yet, but PPS will move forward towards construction on seismic upgrades at Marysville Elementary School, due to unneeded funds becoming available from now-complete seismic upgrade projects at Lent and Clark. Full mechanical system replacements are in progress at Bridger, Kelly and Lent. Work also continues on security camera installations across the District.

ATTACHMENTS

BAC Meeting – March 6, 2024:

- BAC Presentation_03 06 2024
- Health Safety Funding Allocation_03 06 2024
- Infrastructure Funding Allocation_03 06 2024
- BAC Report_Performance Audit Tracker_03 06 2024
- BAC Bond Program Administration Report_03 06 2024
- BAC Status Report_Benson_03 06 2024
- BAC Status Report_Cleveland_03 06 2024
- BAC Status Report_IBW_03 06 2024
- BAC Status Report_Jefferson_03 06 2024
- BAC Status Report_Lincoln_03 06 2024
- BAC Status Report_Technology_03 06 2024



School Improvement Bond Update

Bond Accountability Committee

Meeting

March 6, 2024



Agenda

- **Welcome & Introductions** 5:30 – 5:40 pm
- **Public Comment** 5:40 – 5:45 pm
- **Program Administration Updates** 5:45 – 6:00 pm
- **2020 Technology Project Updates** 6:00 – 6:15 pm
- **Modernization Project Updates** 6:15 – 7:00 pm
- **Equity Presentation** 7:00 – 7:15 pm
- **Bond Planning Update** 7:15 – 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.
- **MARCH 2024 NOTIFICATION:** Due to a January 2024 communications issue between PeopleSoft and Cobblestone, January data in B2G does not accurately reflect payment and/or encumbrance data. PPS is working on resolving this issue. All equity numbers are from data prior to 12/31/2023.



Program Administration Updates



Office of School Modernization - Program
March 2024

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	5.23%	9.32%	0.05%	2.60%	1.20%	18.41%	18%	31%	25%	5%	14%
	Prior Report	4.58%	8.49%	0.05%	2.45%	0.79%	16.36%		30%		5%		23%	
12 Month	Current	7.10%	11.73%	0.00%	1.53%	2.31%	22.67%	18%	DATA IS FROM 1/1/2024 DUE TO A COMMUNICATIONS FAILURE BETWEEN PEOPLESOFT & COBBLESTONE.					
	Prior Report	4.26%	11.80%	0.00%	1.77%	1.10%	18.93%							

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	112,932,069	110,950,414	1,981,656	112,932,069	-	112,932,069	-
Grant HS Mod	88,336,829	158,531,760	155,310,987	3,220,774	158,531,760	-	158,531,760	-
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	-	3,170,988	(75,612)
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>(75,612)</i>
Administration	68,117,563	27,438,746	27,235,264	203,482	27,438,746	-	27,438,746	-
Contingency	25,063,798	404,588	404,588	-	-	-	-	(404,588)
							<i>2012 Program Subtotals</i>	<i>(404,588)</i>
Totals	482,000,000	578,732,070	547,832,248	30,899,822	578,164,414	-	578,251,870	(480,200)

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.
- 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

March 2024

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	111,377,434	57,237,060	156,828,877	1,344,692
Benson Swings	-	13,550,089	13,544,288	5,801	12,205,396	-	12,205,396	(1,344,692)
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	223,663,180	7,066,754	224,190,495	(18,429,063)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,892,035	29,121	57,921,156	(20,258)
McDaniel Mod	146,000,000	200,717,847	197,000,000	3,717,847	200,341,175	223,552	200,480,762	(237,085)
Health & Safety	-	152,959,971	123,657,766	29,302,206	145,166,367	869,282	152,959,971	-
Athletics	-	2,147,865	2,147,865	-	875,238	1,125,735	2,147,865	-
							<i>2017 Project Subtotals</i>	<i>(18,686,406)</i>
Administration	40,000,000	59,960,955	58,198,551	1,762,403	49,447,482	4,759,840	57,505,530	(2,455,424)
Contingency	20,000,000	21,014,777	21,014,777	-	-	-	14,400,000	(6,614,777)
Unallocated H&S	150,000,000	24,725,825	24,725,825	-	-	-	24,725,825	-
Unalloc Athletics	-	352,135	352,135	-	-	-	352,135	-
							<i>2017 Program Subtotals</i>	<i>(9,070,201)</i>
Totals	790,000,000	931,474,621	882,388,788	49,085,833	800,968,307	71,311,344	903,718,013	(27,756,607)

2017 Budget Notes

86% 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 Lincoln Modernization project is forecasting roughly \$18.4M under budget after Substantial Completion of Phase 2. These funds will ultimately be returned to 2017 Program contingency.
- FY23 interest earnings in the amount of \$5,448,253.04 have been added to the 2017 Program Contingency
- There is ongoing discussion with the Board of Education (BOE) regarding use of remaining 2017 Program contingency funds. \$10M in bond funds were committed as a match to Portland Clean Energy Fund (PCEF) funds as part of Portland Association of Teachers (PAT) contract negotiations. The Board previously requested that 2017 Program Contingency funds be used to address emergency athletic facility needs at Grant Bowl (field and track) and Buckman (track). The funds are being tracked separately above, as Athletics (projects) and Unalloc Athletics (funds not yet allocated to projects) for transparency. The Board has also expressed interest in utilizing contingency funds for other athletics-related projects, but no resolutions have yet been passed.
- 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. Current pressing needs include ongoing roof replacements, as well as replacement of fire alarm panels.



Office of School Modernization - Program

March 2024

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	-	139,051,010	25,852,879	164,903,890	-
Jefferson HS Mod	311,000,000	366,007,500	366,000,000	7,500	9,796,863	21,007,531	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	-	518,918	1,206,764	20,000,000	-
Wells HS Design	20,000,000	20,000,000	20,000,000	-	195,011	1,004,587	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	53,803,330	23,095,165	80,476,726	-
Curriculum	53,444,000	53,444,000	53,444,000	-	43,558,831	6,129,325	53,444,000	-
Technology	128,200,000	143,503,600	128,200,000	15,303,600	79,610,135	8,306,995	144,263,144	759,544
Infra Projects	-	222,900,317	217,842,451	5,057,866	115,052,545	74,457,595	222,900,317	-
							<i>2020 Project Subtotals</i>	<i>759,544</i>
Administration	63,098,640	63,124,758	63,098,640	26,118	13,866,690	4,119,133	63,124,758	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	59,662,689	59,662,689	-	-	-	59,662,689	-
Unalloc Proj Funds	241,000,000	52,974,842	52,974,842	-	-	-	52,974,842	-
							<i>2020 Project Subtotals</i>	<i>-</i>
Totals	1,208,000,000	1,308,998,322	1,288,573,588	20,424,735	455,453,334	165,179,974	1,309,757,866	759,544

2020 Budget Notes

35% spent

- The Benson HS modernization team has worked diligently to remain in budget, despite early unanticipated costs (detailed in previous reports), however OSM was recently notified by general contractor Andersen Construction that they are behind schedule and anticipate the need for overtime to open Benson on time. This is a potential significant financial risk and OSM is reviewing this issue with the contractor.
- FY23 interest earnings in the amount of \$6,844,525.39 have been added to the 2020 Program Contingency
- Due to current economic conditions, construction costs and design estimates continue to be significantly elevated from previous budget numbers. OSM anticipates utilizing 2020 Bond Program contingency to ensure planned district-wide scopes in ADA, SPED, and mechanical are completed equitably across the District. Current forecasts anticipate another \$31M will be needed for mechanical (controls upgrades), \$9M for ADA, and \$6M for SPED.
- Estimate at Completion for Jefferson HS Modernization will be updated when the updated cost estimate for the revised conceptual plan is presented to the Board in early April.
- Encumbrances shown for Cleveland HS and Ida B Wells HS modernization planning and design projects are initial commitments for the planning phase of the work. Design teams are not able to provide cost proposals for design phase work until after comprehensive plans have been developed and approved by the Board of Education.
- As the District's CBSE team continues to review potential options for CBSE-related construction, no CBSE funds have been spent. Bond funds may only be spent on capitalizable assets; once such assets have been further defined, funds will be able to be used for planning, design and construction.
- 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 reports.



Office of School Modernization - Program

March 2024

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	2,819,205,013	2,718,794,623	100,410,390	1,834,586,055	236,491,318	2,791,727,749	(27,477,264)

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, 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. Additional needs include replacements of fire alarm panels at multiple sites; this work was overlooked in previous scopes because these panels were at sites that did not need additional fire alarm upgrades.
- In the 2020 Bond, please see notes above under 2020 Budget Notes regarding additional budget needs for Infrastructure projects in the mechanical, ADA, and SPED categories, in order for those projects to complete anticipated scope.

Bond Schedule

- MPG, while addressing tight timing due to unforeseen conditions in construction, is on schedule. Benson project team is reviewing schedule delays with the general contractor. Jefferson, due to the Board-mandated design change, is developing a new schedule.
- Comprehensive planning and design for Cleveland HS and Ida B Wells HS modernizations are proceeding with minor delays from the originally anticipated schedule for planning and design. Construction schedules will depend on approved master plan, as well as future funding.
- 2020 Infrastructure and Capacity projects continue to move forward as quickly as possible. 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.



2020 Technology Project Updates



Technology



2020 Bond - Technology
March 2024

PPS Team Leads: Don Wolff, Derrick Brown

STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Scope		X	
Budget		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
Tech Program Admin - 5519	23,264,652	17,382,694	16,118,294	1,264,400	2,806,591	2,461,277	9,749,937	(7,632,758)
Classroom Modernization - 5516	24,780,325	23,793,677	23,743,677	50,000	13,864,637	1,620,630	34,662,120	10,868,443
Device Replacement - 5515	31,006,443	48,022,761	38,683,834	9,338,927	37,278,451	1,433,800	43,693,696	(4,329,065)
ERP Replacement Planning - 5518	11,107,080	14,961,427	10,756,427	4,205,000	3,204,282	1,114,220	19,109,590	4,148,162
Infrastructure & Security - 5517	38,041,500	38,486,773	38,041,500	445,273	22,189,951	1,087,024	36,191,535	(2,295,239)
Harrison Park MS Conv - 5706	-	856,267	856,267	-	266,223	590,044	856,267	-
Totals	128,200,000	143,503,600	128,200,000	15,303,600	79,610,135	8,306,995	144,263,144	759,544

SCHEDULE

	2024				2025				2026				2027			
	Q1	Q2	Q3	Q4												
Tech Program Admin - 5519	★															
Classroom Modernization - 5516																
<i>Analysis/Planning</i>	★															
<i>Procurement</i>	★															
<i>Placement</i>	★															
Device Replacement - 5515	★															
ERP Replacement Planning - 5518	★															
Infrastructure & Security - 5517																
<i>Analysis/Planning</i>	★															
<i>Procurement</i>	★															
<i>Placement</i>	★															

- Baseline
-
 Analysis/Planning
 -
 Procurement
 -
 Distribution
 -
 Placement



<https://www.pps.net/2020Bond-Tech>



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% and workforce equity > 20%	certified business participation 10% - 18% or 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
March 2024

FINAL REPORT

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	223,663,180	7,066,754	224,190,495	(18,429,063)	100%	5.04%

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	1.15%	6.71%	0.00%	2.71%	0.00%	10.57%	18%						
Contractors	2.37%	14.78%	0.00%	1.01%	2.52%	20.69%	18%						
Overall	2.28%	14.18%	0.00%	1.13%	2.34%	19.93%	18%						
Workforce								36%	25%	3%	14%	20%	20%

SCHEDULE

NEXT MILESTONE: Contract Closeout

On Track? Yes

PROJECT PHASE	2021			2022			2023			2024		
Planning												
Design												
Construction											★	
School Opening(s)												

- Baseline
- Planning
- Design
- Construction
- School Opening



Benson HS Modernization and Multiple Pathways to Graduation (MPG)



Benson HS / Benson Swing Sites / MPG
March 2024

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	250,428,444	61,094,337	321,732,767	1,344,692	80%	0%
Swing Sites	-	13,550,089	13,544,288	5,801	12,205,396	-	12,205,396	(1,344,692)	100%	0%
MPG Building	-	80,476,726	80,447,075	29,651	53,803,330	23,095,165	80,476,726	-	80%	3%
Benson Totals	202,000,000	414,414,890	400,445,334	13,969,556	316,437,171	84,189,502	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	4.92%	7.97%	0.00%	1.37%	0.00%	14.26%	18%						
Contractors	6.28%	6.26%	0.00%	2.17%	1.57%	16.28%	18%						
Overall	6.13%	6.44%	0.00%	2.08%	1.40%	16.06%	18%						
Workforce								36%	25%	9%	14%	23%	20%

SCHEDULE

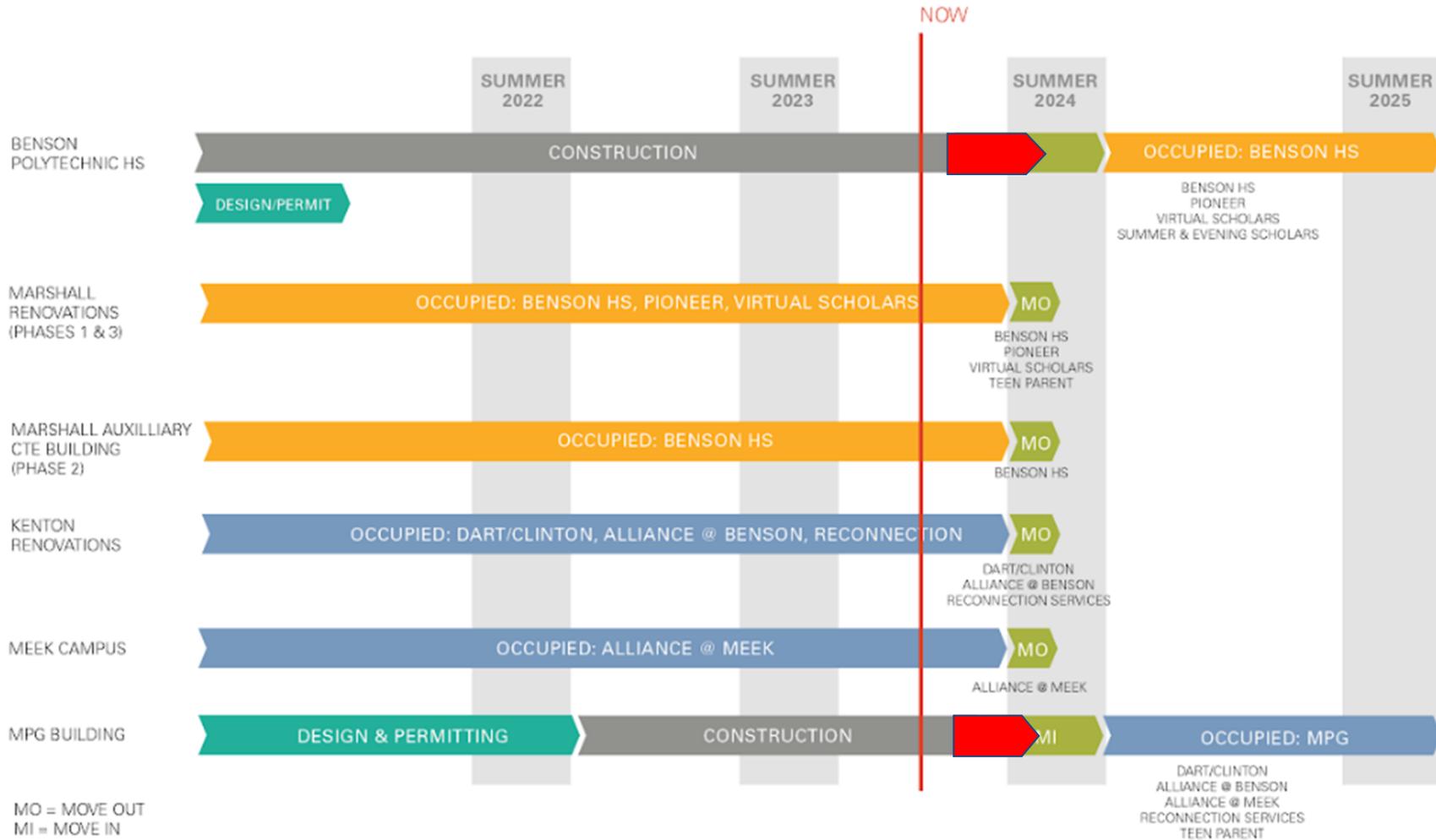
NEXT MILESTONE: Substantial Completion On Track? No

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 under construction



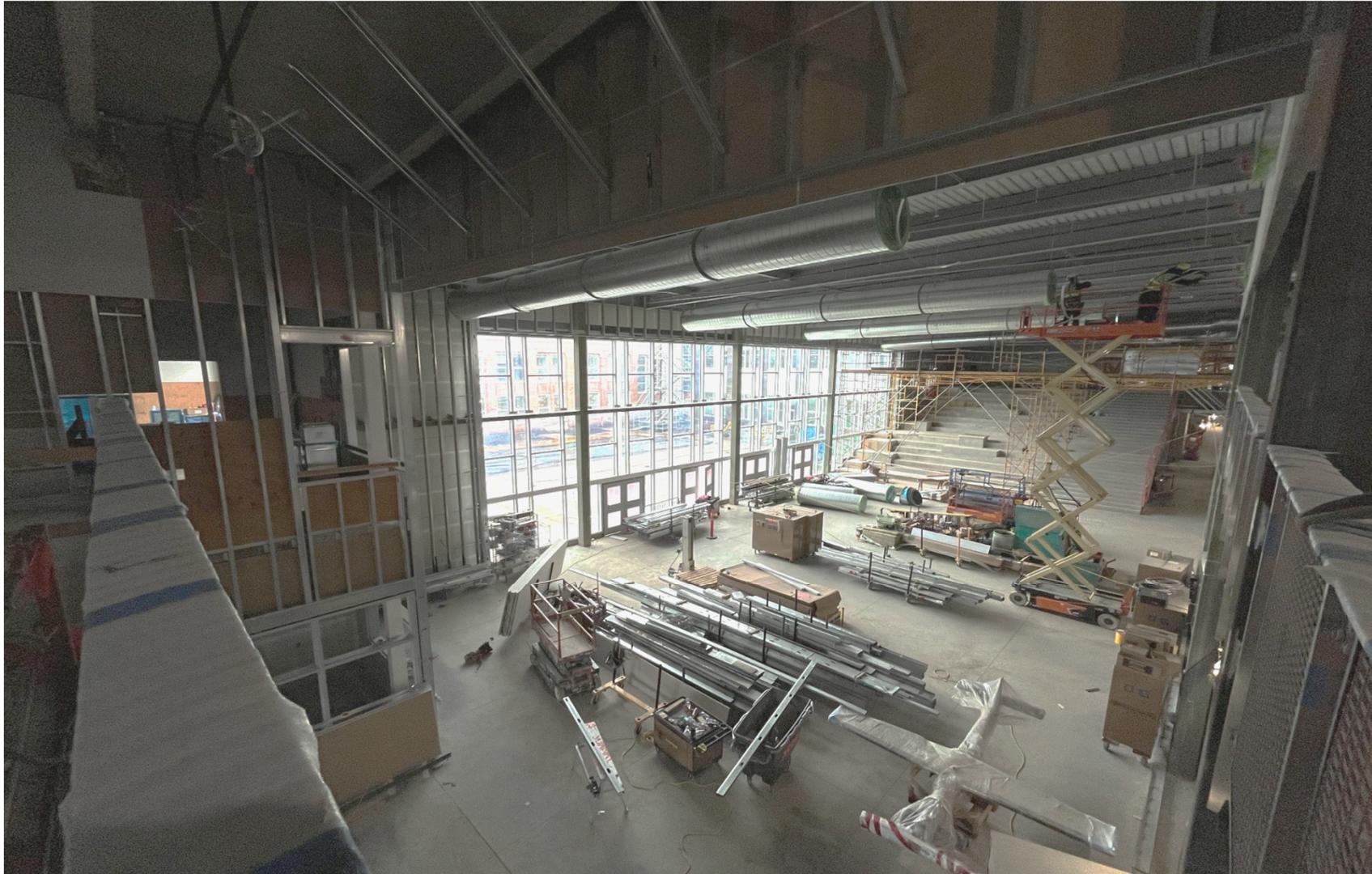


Benson Tech student site visit checking out their new Commons, Cafeteria, and the adjacent Social Courtyard





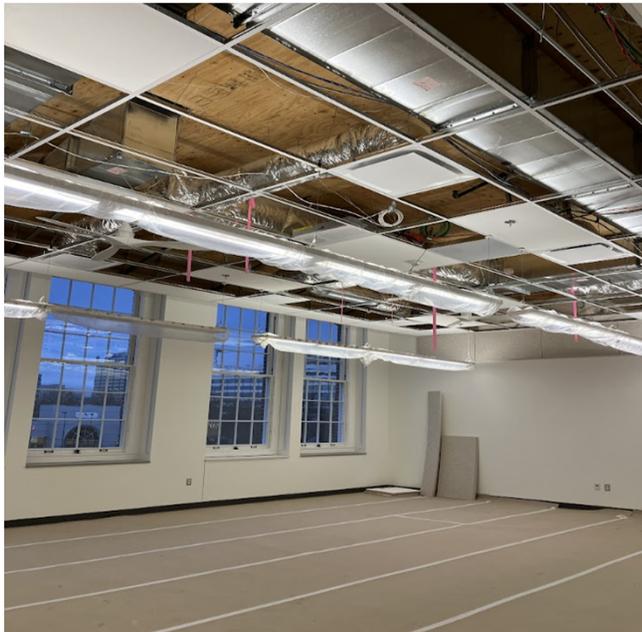
New Commons with Learning Stair & Kitchen/Cafeteria Servery in Building F



March 2024



Building E: Final finish Installation in the Historic Administration building





Construction Progress: Auto Courtyard, Restrooms, Central Plant



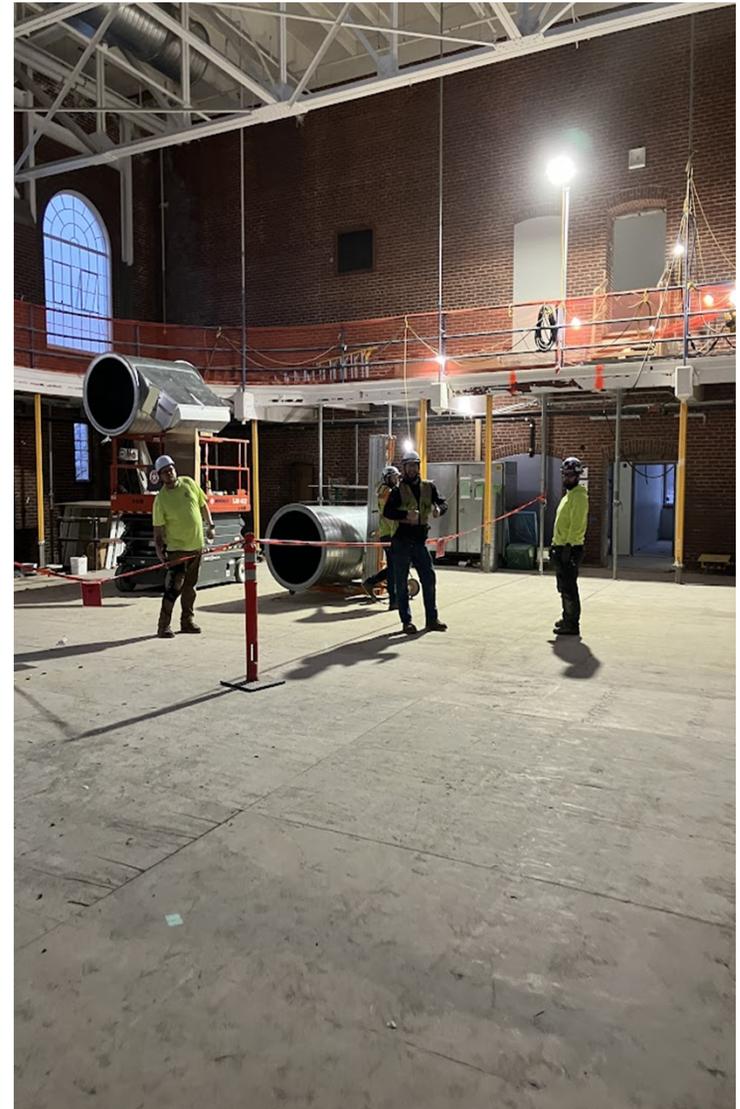
March 2024



Benson Tech HS Modernization



Interior: Historic G1 Gym & Running Track Mechanical Duct & G2 Sound Panel preparation



March 2024



Exterior: Solar Panel Installation



March 2024



Exterior: Radio Tower & Dust Collector



March 2024



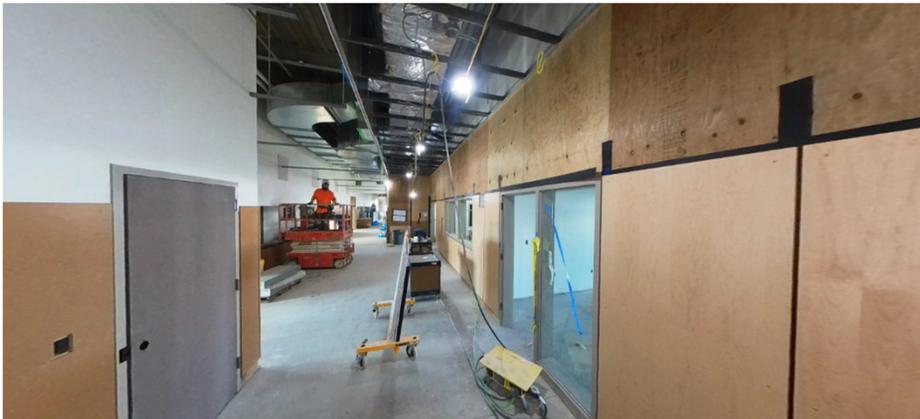
Interior: Building H Auto Shop



March 2024



Interior Finishes: Mockup Classroom, Science Lab, CTE Hallway





Interior Finishes: Historic Auditorium, Historic Administration Building





Buckman Field Connection: new concrete stair & ramp installed



March 2024



Exterior Progress: West Elevation



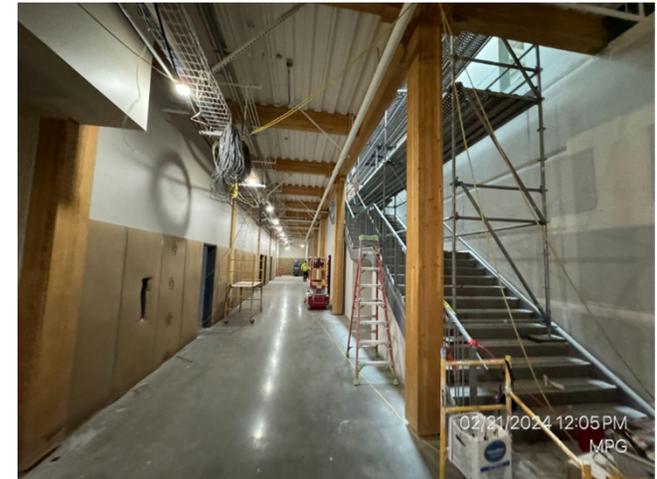


Exterior Progress: North Elevation





Work Progress: Gym (tower crane removed), Hallways, stair





Interior Finishes: Classroom, Science Room, Hallway





Jefferson HS Modernization



Jefferson HS Modernization

March 2024

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	9,796,863	21,007,531	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	4.50%	5.63%	0.00%	0.00%	1.87%	12.01%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	4.13%	5.16%	0.00%	0.00%	1.72%	11.01%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* Construction trade payments have not yet been made.

SCHEDULE

NEXT MILESTONE: 100% SD

On Track? No

PROJECT PHASE	2024				2025				2026				2027				
Planning	★																
Design																	
Construction																	
School Opening(s)																	

Baseline	Planning	Design	Construction	School Opening
----------	----------	--------	--------------	----------------



DECEMBER 2023

On Tuesday, December 12, 2023, the PPS Board of Education passed RESOLUTION No. 6806 that directed the Superintendent and the Office of School Modernization to reassess the current Jefferson High School site plan, building design and related land-use efforts so that Jefferson High School students and staff would not relocate to another temporary site during construction of the modernized school.

This meant Jefferson students would remain at Jeff for the 2024-25 school year and beyond until the new building is completed. In addition, the Jefferson Modernization design team was directed to return to the Board of Education in 120 days with an updated plan to modernize Jefferson High School.

Per the resolution, the plan will:

- Keep students & staff largely on the Jefferson campus during construction.
- Include a targeted student enrollment of 1,700.
- Demolish the 1909 building and build a new building.
- Seek to conform to PPS's current high school education specifications area program.

The plan will also strive to deliver the project within the currently available bond (and other available) funding and will identify anticipated budget overage.

The plan will not include colocation of the Center for Black Student Excellence, Harriet Tubman Middle School, or other unaffiliated to Jefferson High School programs.

These decisions were made by the Board of Education in response to feedback from the community. Community members strongly preferred keeping students on site during construction and building a new Jefferson instead of retaining the 1909 building.



JANUARY/FEBRUARY 2024

Three potential pathways for demolition of the 1909 Building:

- Request to de-list the property from the Piedmont Conservation District
- Request to de-list the 1909 Building as a contributing historic resource
- Request a demolition permit specifically for the 1909 Building

Meetings with the City of Portland:

- Early Assistance conference with City staff in January
- Design Advice Request (DAR) with Historic Landmarks Commission in February

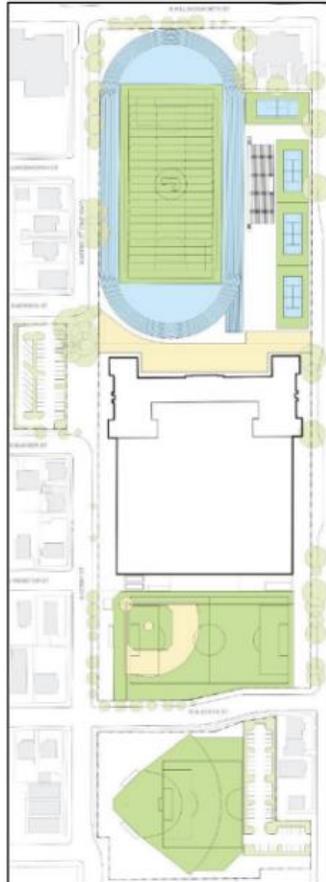
Other project team work:

- Documenting and understanding site conditions and City requirements for placement of building at north end of campus
- Reviewing potential costs and schedule implications of different site layouts with building at north end of campus
- Developing a Rough Order Magnitude (ROM) cost and schedule for a revised conceptual plan meeting requirements of Board Resolution 6806

Next Steps:

Facilities and Operations Committee draft presentation: March 20, 2024

Board of Education presentation: April 2, 2024



Old Design



New Design

Old Design vs. New Design

Major Implications

- NO SWING: Students & Staff On Site
- New Building on Killingsworth
- Relocated Track & Field
- Potential use of South Fields During Construction
- Larger Baseball Field



Ida B Wells HS Modernization Planning & Design



Ida B Wells HS Modernization Planning & Design
March 2024

PPS Team Lead: Donna Bezio
Design: Bora Architecture
Construction: n/a

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		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 / %
20,000,000	20,000,000	20,000,000	-	195,011	1,004,587	20,000,000	-	0%	5.18%

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%

* No construction in this design/planning project.

SCHEDULE

NEXT MILESTONE: Master Plan Approval

On Track? Yes

PROJECT PHASE	2024		2025			2026			2027		
Planning	★										
Design											
Construction											
School Opening(s)											

Baseline	Planning	Design	Construction	School Opening
----------	----------	--------	--------------	----------------



Community Engagement Summary

Various community outreach events have provided valuable input to help develop the Comprehensive Plan. Two schemes are being presented today. The Board of Education will review/approve the final plan on April 2, 2024.

Comprehensive Planning Committee (CPC) Meetings:

- 5 CPC meetings so far

Teachers and Staff:

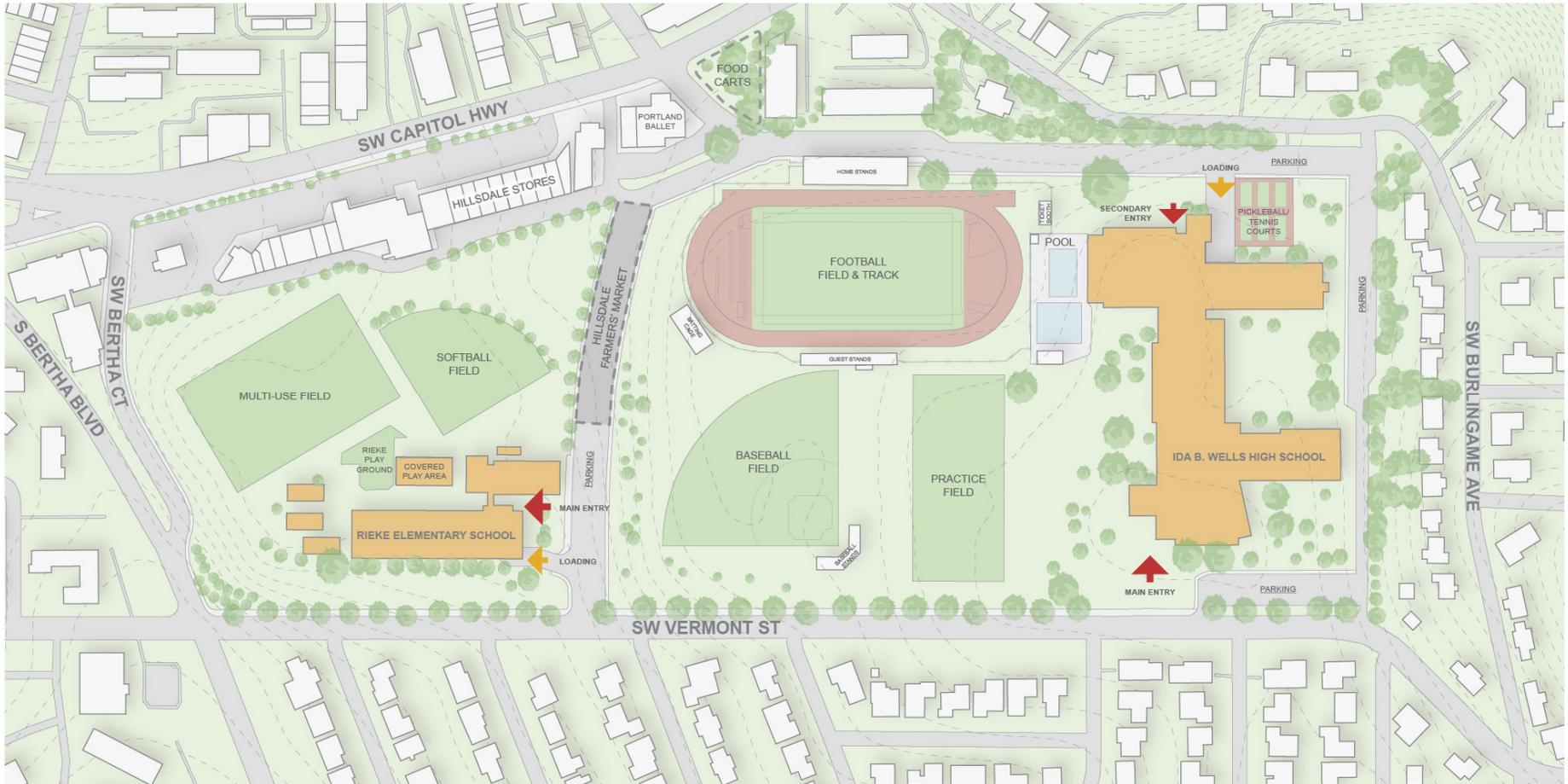
- Presentation at IBW Staff Meeting

General Community & Affinity Groups:

- 3 Public Design Workshops
- Stakeholder Interviews and Engagement Sessions with various groups including student leaders, community based organizations, special education staff, Muslim and Arab students, immigrant and refugee community members, and additional affinity groups
- Open House being scheduled to share out final design in April



Existing Site Plan





Summary of Schemes 1 and 2

Both Schemes Provide:

- City pool in existing location
- A welcoming building that meets the PPS Education Specifications for High Schools
- A central commons connected to outdoor spaces and views to the west
- North/South pathways to connect campus arrival points
- New tennis courts, new baseball field, new multi-purpose field, improved softball field
- Approximately the same total number of parking spaces in each scheme, locations vary



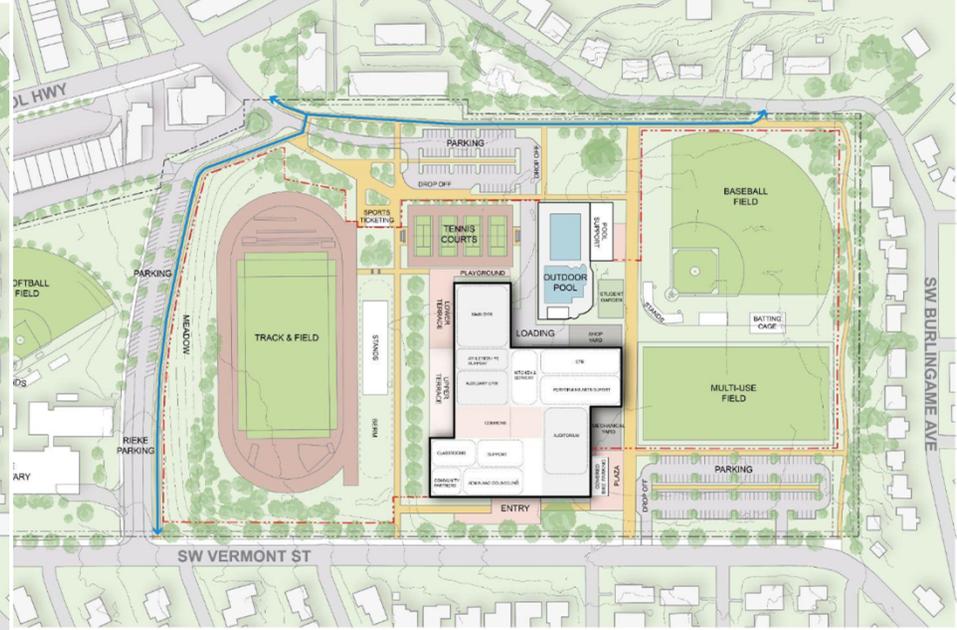
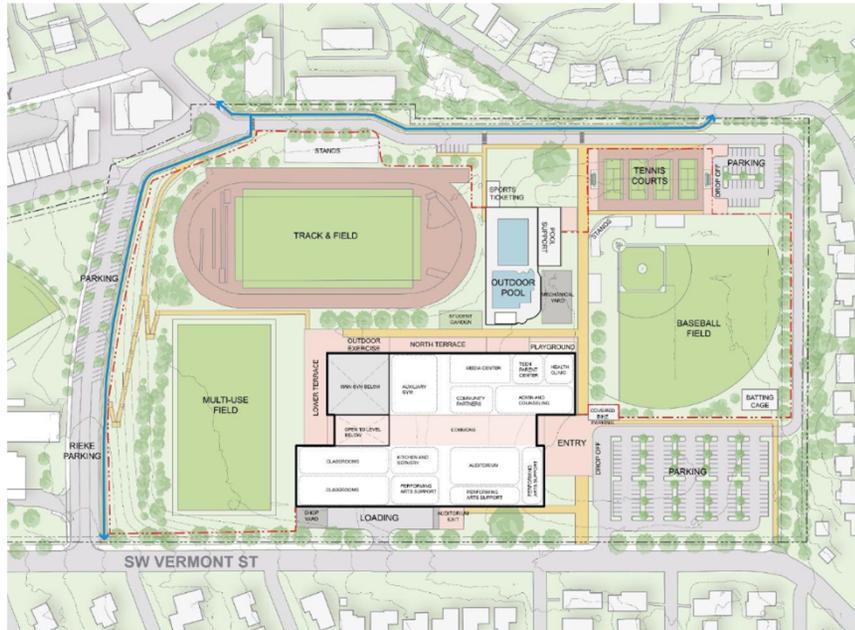
March 2024



Schemes 1 and 2 – side by side comparison

Scheme 1 - Approx. Cost: Baseline \$425-435M

Scheme 2 - Approx. Cost: \$6-8M over Baseline



Keeping Track and Field in existing location and providing improvements allows for:

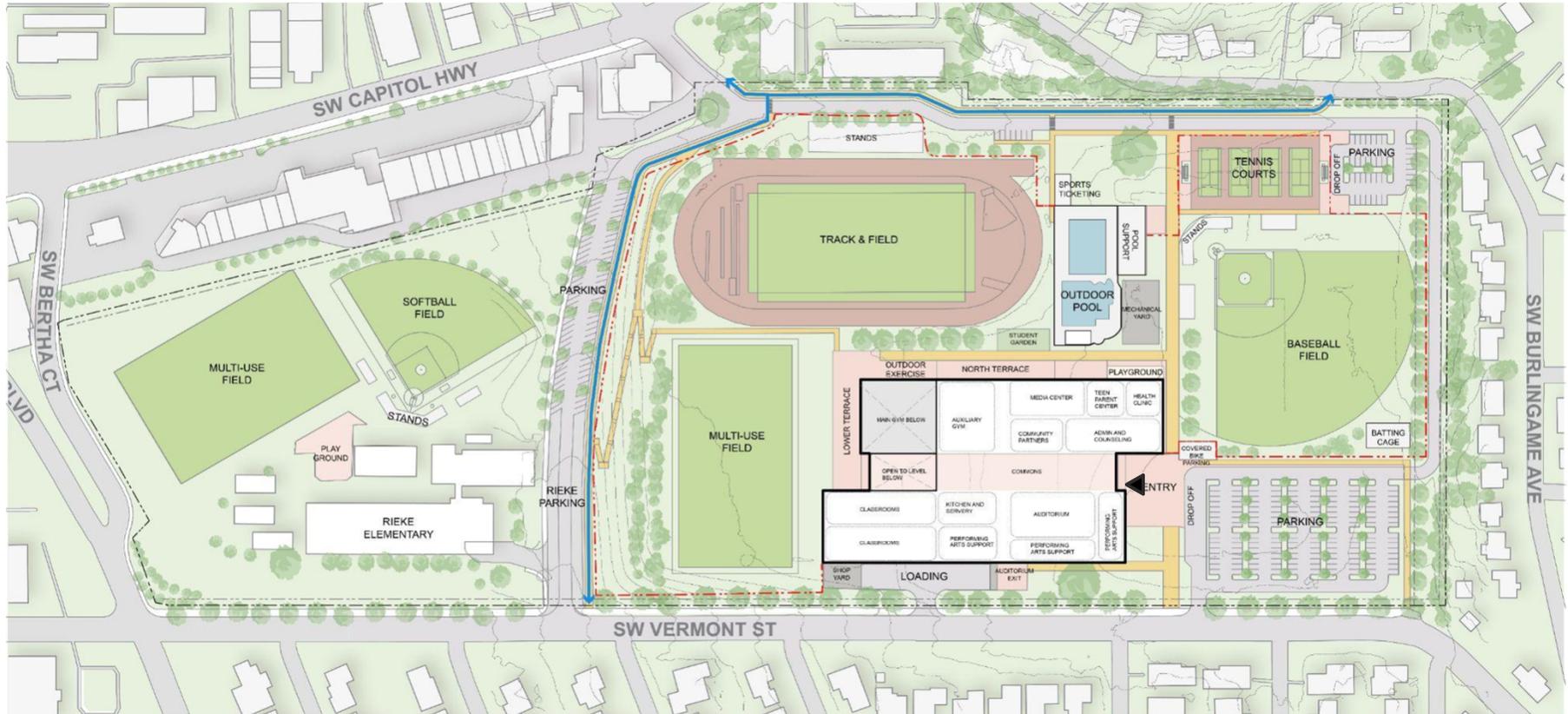
- Less Track & Field disruption during construction
- Keeps existing seating, over 2100 seats (New provides approx. 1,700 per Ed Spec)
- Lower site cost

Moving Track and Field allows for:

- Direct and visible connection with Capital Hwy
- Optimal N/S orientation of the track & field for Sun



SCHEME 1



SCHEME 01



KEY:

Securable Perimeter

SW Trails





SCHEME 2



SCHEME 02

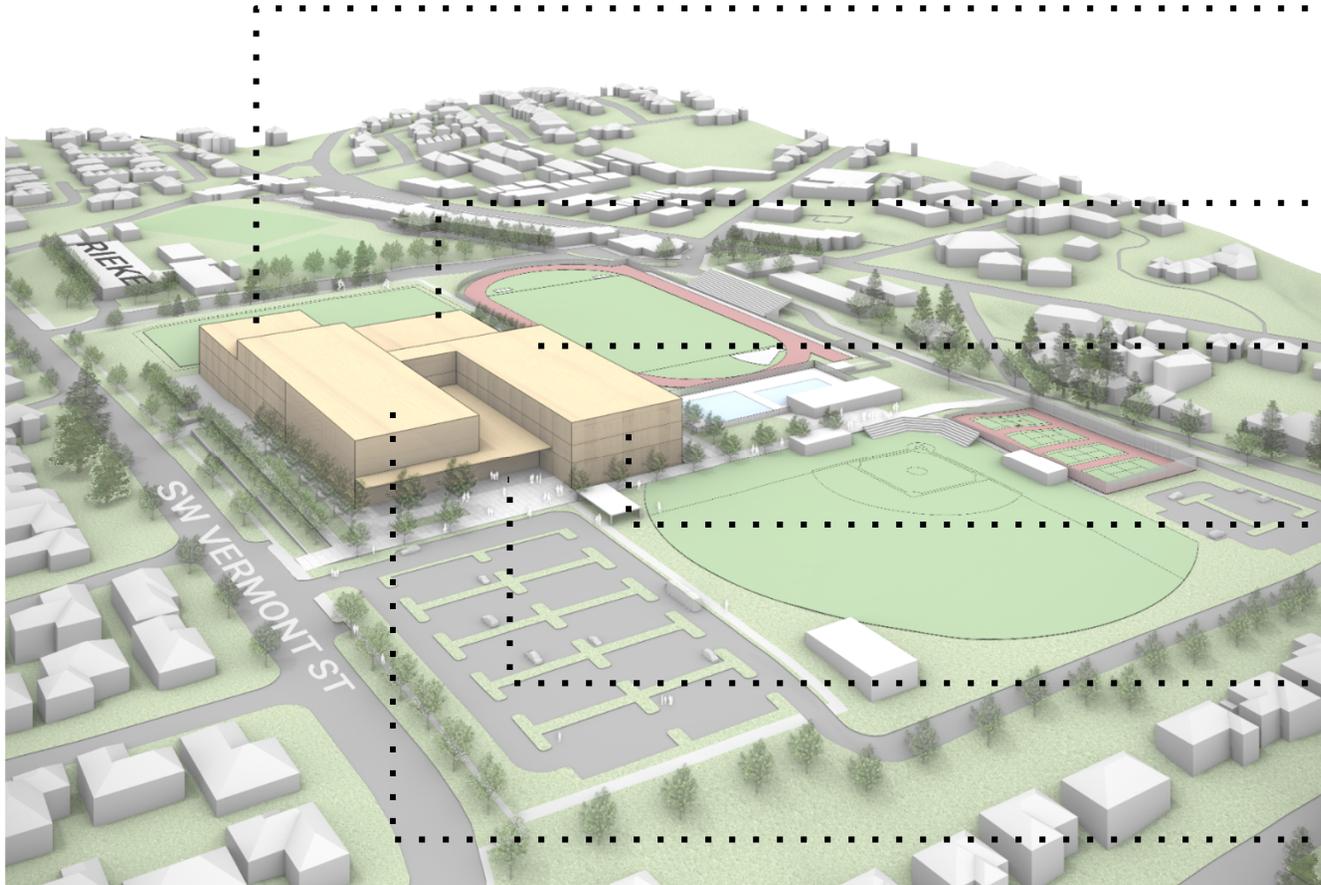


KEY:
 Securable Perimeter ← SW Trails





SCHEME 1



Building form steps up with topography; lower level at grade with western portion of site

Gyms and athletics close to track & field and multi-use field

Primary "bars" running east-west to minimize western sun exposure

Classrooms primarily on upper levels

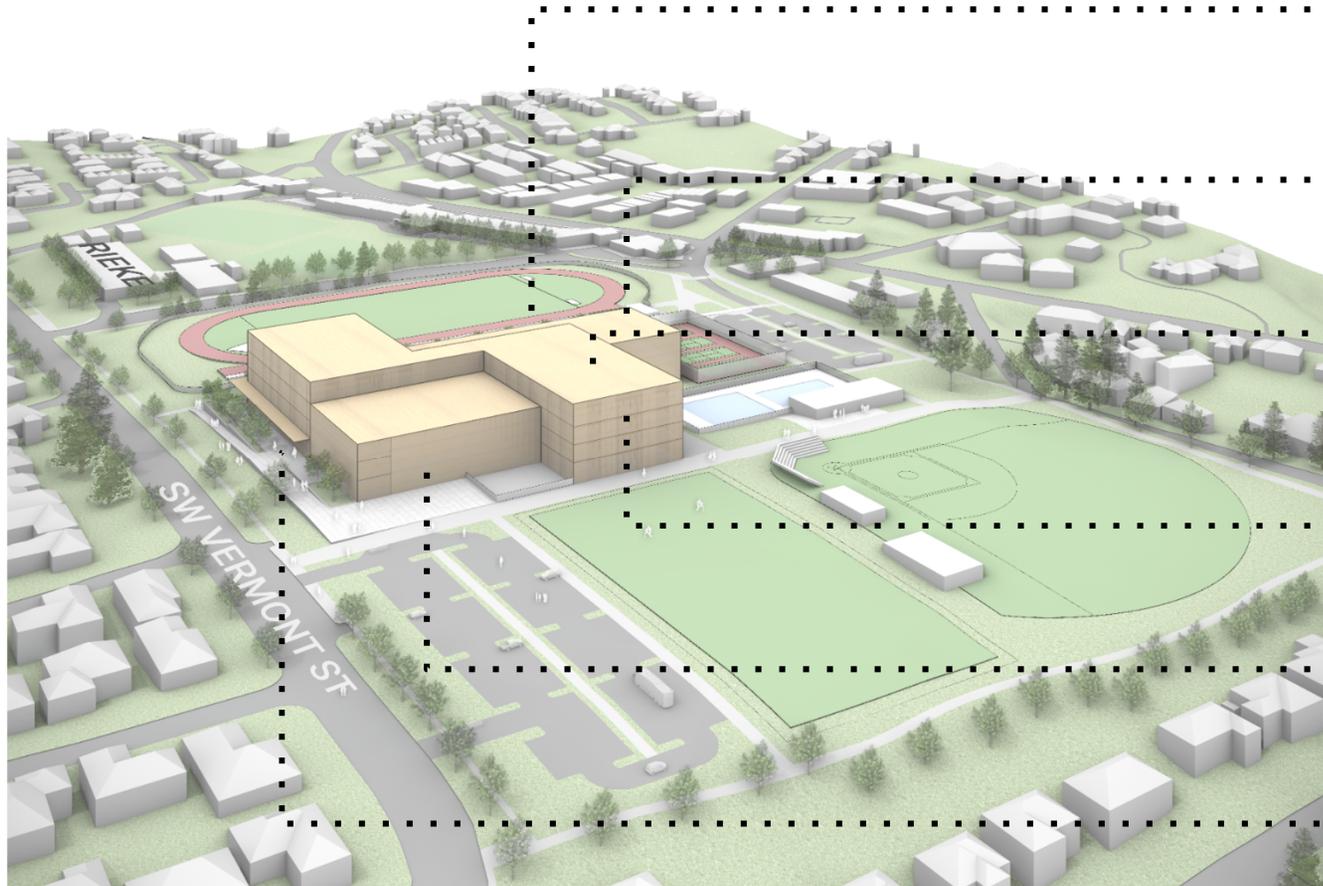
Main entry plaza connected to North-South pedestrian path

Auditorium close to main entry

Massing - Aerial View



SCHEME 2



Building form connects to both Capitol Hwy and Vermont St. approaches

Gyms and athletics close to track & field and Capitol Hwy. approach

Primary "bars" running east-west to minimize western sun exposure

Classrooms on upper levels

Auditorium close to main entry

Main entry visible and easy to approach from Capitol Hwy and Vermont St.

Massing - Aerial View



EXISTING HS



Massing - View from Capitol Hwy Approach



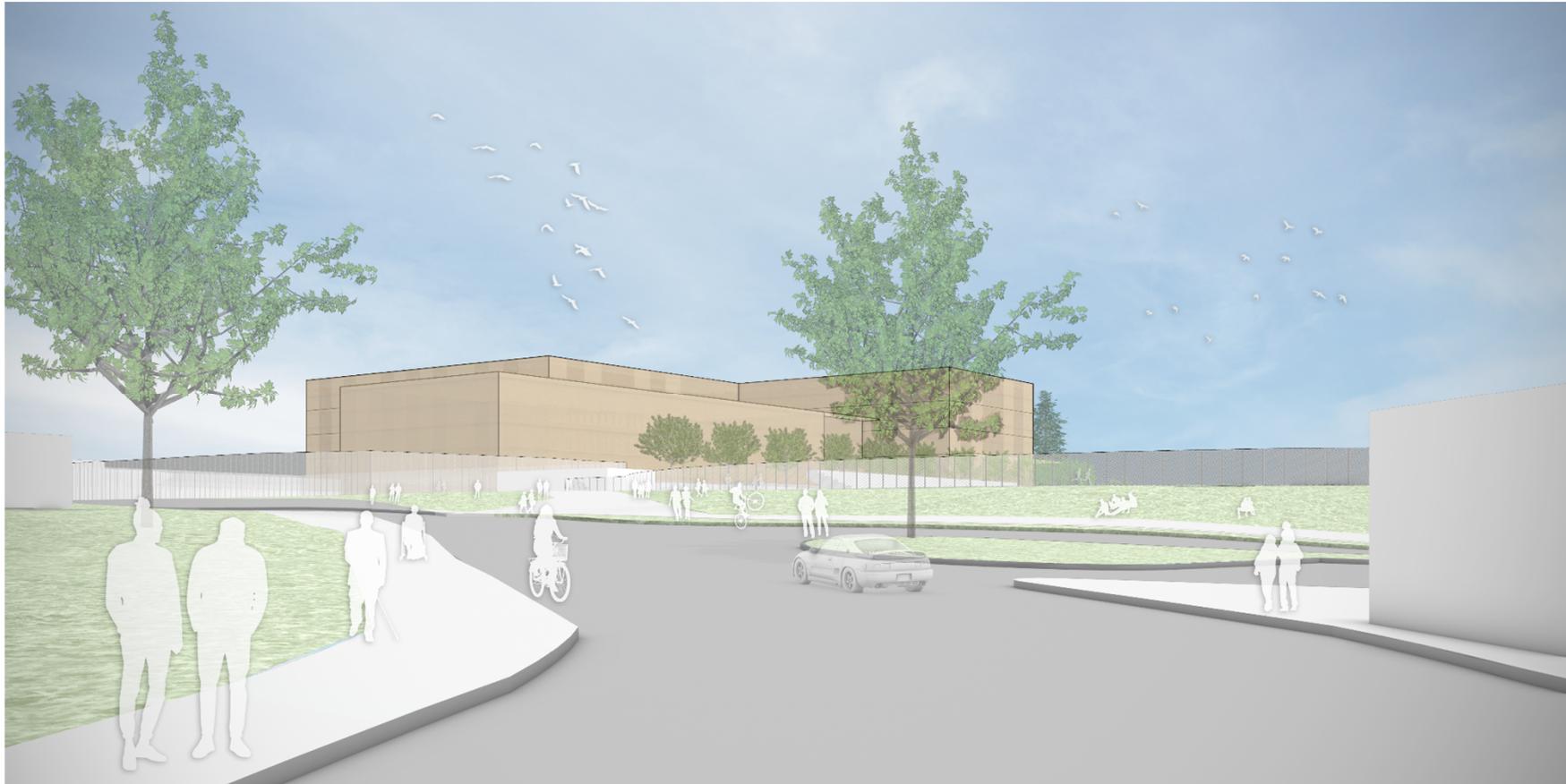
SCHEME 1



Massing - View from Capitol Hwy Approach – Showing Existing Grandstands



SCHEME 2



Massing - View from Capitol Hwy Approach – Track and Field moved



Cleveland HS Modernization Planning & Design



Cleveland HS Modernization Planning & Design
March 2024

PPS Team Lead: Erik Gerding
Design: Mahlum Architects
Construction: n/a

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		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 / %
20,000,000	20,000,000	20,000,000	-	518,918	1,206,764	20,000,000	-	0%	4.98%

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%

* No construction in this design/planning project.

SCHEDULE

NEXT MILESTONE: Master Plan Approval

On Track? Yes

PROJECT PHASE	2024		2025			2026			2027		
Planning	★										
Design											
Construction											
School Opening(s)											

- Baseline
- Planning
- Design
- Construction
- School Opening



Community Engagement Summary

Comprehensive Planning Committee (CPC)

- 5 CPC meetings so far. Next meeting scheduled for March 21st.

CHS Teachers and Staff:

- 2 Staff meeting presentations and feedback exercises.

CHS Students

- Presentation and feedback exercises with student leadership classes.
- School newspaper article.

General Community & Affinity Groups:

- 2 Design Workshops with over 60 people at each event.
- Community survey is out for input on the historic structure.
- Open House scheduled for March 16th.
- Engagement Sessions with Affinity Groups and Community Based Organizations



Planning Options

Partial Existing
(Retain 1929 Building)

01



Approx. \$10M Over Baseline

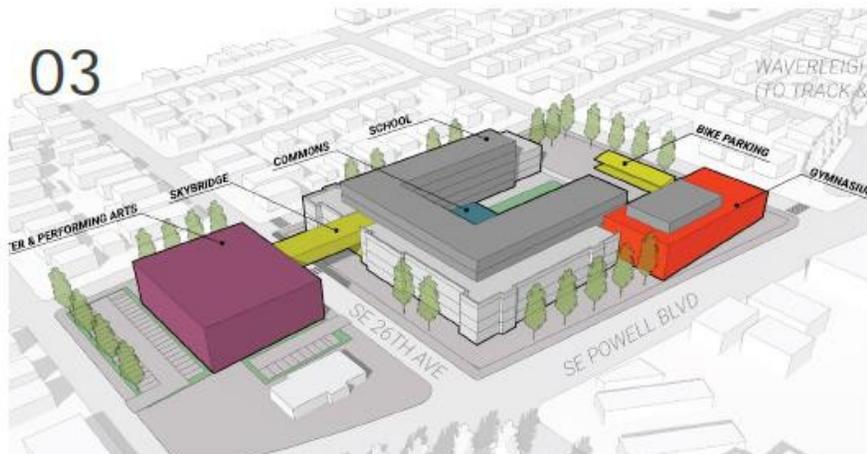
All New Construction

02



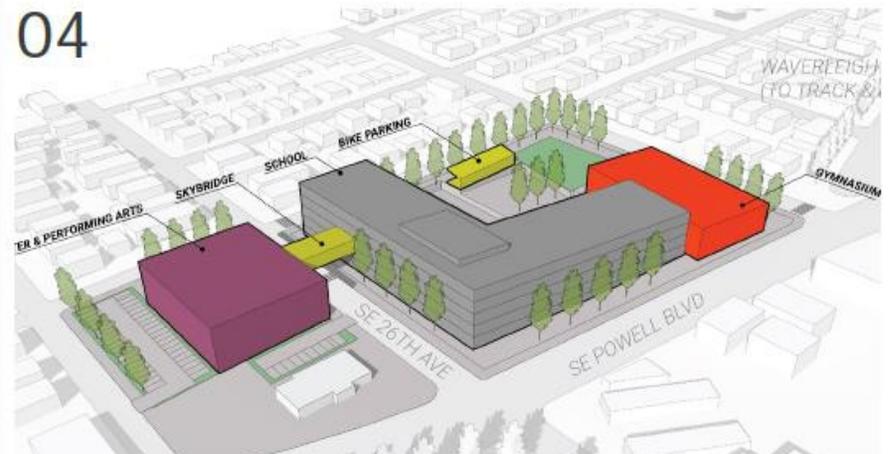
Baseline Cost Approx. \$400M - \$415M

03



Approx. \$35M Over Baseline, Longer Schedule

04



Approx. \$25M Over Baseline, Longer Schedule



CHS Existing Campus – Demo Area for Options #1 and #3

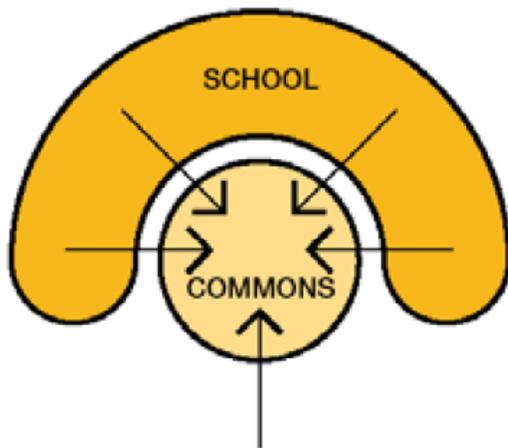




High School Ed. Spec. Planning Principle – School Heart

INTRODUCTION TO HIGH SCHOOL PLANNING PRINCIPLES

The concept and diagrams presented below are aspirational desires for the design of comprehensive high schools in PPS. They are conceptual and aspirational and as such are not design requirements. While the modernization of existing buildings will require these concepts and themes be modified to fit within existing structures, the concepts of these principles should be incorporated to the greatest extent feasible.



SCHOOL "HEART"

High schools should have a recognizable center, a heart, that represents the school's highest ideals. This place should be accessible by all. It should act like a town square, a gathering and social place from which all other functions in the school spring. It should display the best the school has to offer and celebrate daily, monthly and yearly successes.



Baseline Option: \$400M - \$415M

2 Consolidated / All New

Open Space - School Heart



KELLOGG MS PLAZA: 17,000 sf



Takeaways: Medium open space on site;
More on-site parking available.



Approx. \$10M above Baseline Option

1 Consolidated / Partial Existing

Open Space - School Heart

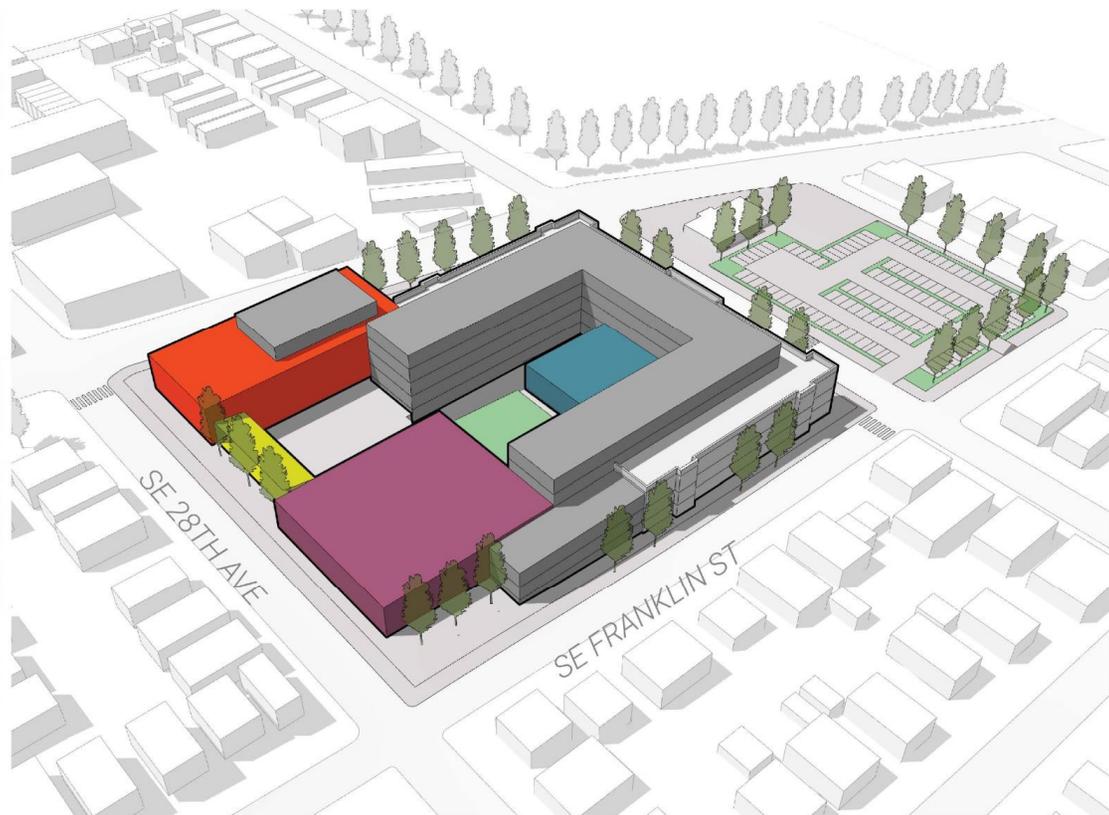


GRANT HS TURF: 10,000 sf



FRANKLIN HS PLAZA: 9,500 sf

Takeaways: Smallest open space on site; More on-site parking available.





Approx. \$25M above Baseline Option

4 Distributed / All New

Open Space - School Heart



Takeaways: Largest open space on site;
Less on-site parking available.



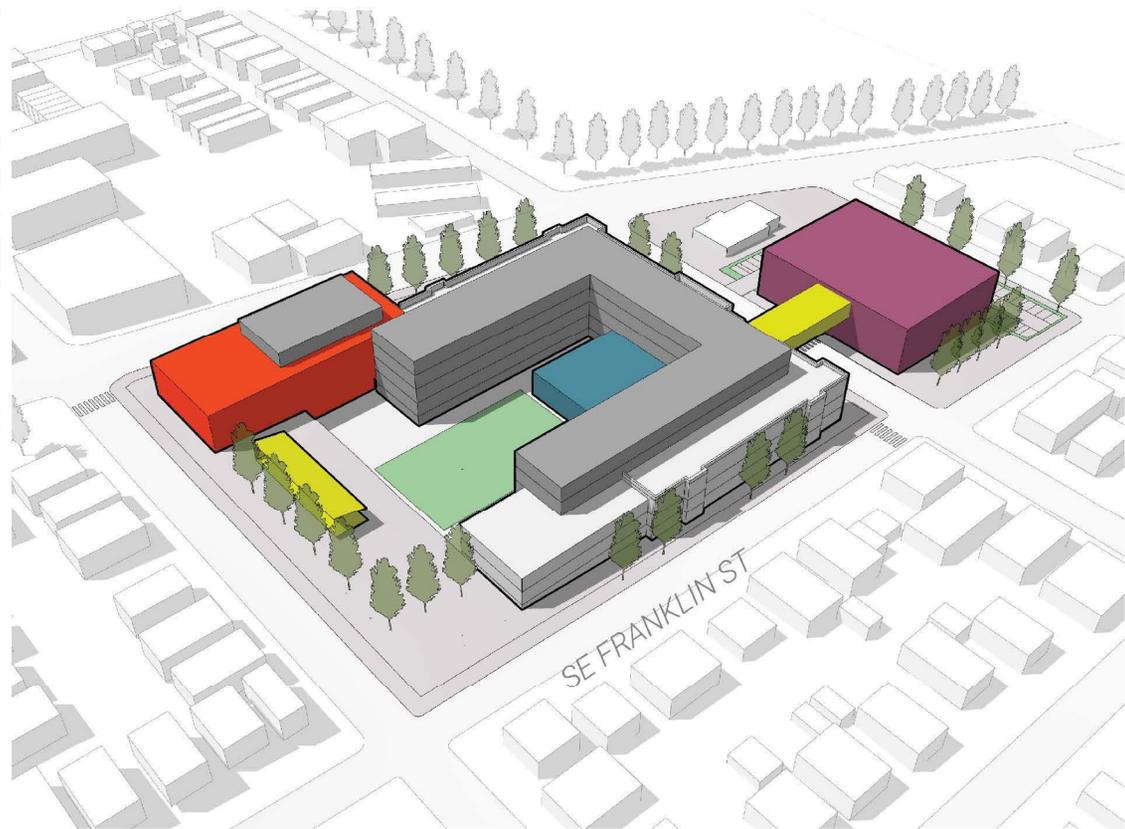
Approx. \$35M above Baseline Option

3 Distributed / Partial Existing

Open Space - School Heart



KELLOGG MS PLAZA: 17,000 sf



Takeaways: Medium open space on site;
Less on-site parking available.



Business Equity Presentation



Equity In Public Purchasing & Contracting (EPPC)

BOARD



Equity in Public Purchasing & Contracting Policy

Staff



Purchasing &
Contracting - lead

- **Business Equity Administrative Directive**
- Workforce Equity Administrative Directive
- Career Learning Equity Administrative Directive

Staff



Certified Business
Program Manager-
lead

- Implementation strategies
- Data tracking
- Reporting



Business Equity Administrative Directive

The goal of the Business Equity Administrative Directive is to provide greater professional, supplier, construction and personal service opportunities to Certified Businesses.

- Aspirational goal of 18% participation of Certified Businesses in consultant services (A/E) and construction contracts
- Active participation in Certified Business advocacy groups
- Active participation in trade shows and similar events targeted toward Certified Businesses
- Notification of Certified Business vendors about contracting opportunities
- Inclusion of evaluation criteria in RFPs that support increased Certified Business participation
- Active solicitation of Certified Businesses in intermediate/informal and small dollar procurements



What is a “Certified Business?”

PPS accepts the following certifications:

Oregon (COBID)

- MBE Minority Business Enterprise
- WBE Woman Business Enterprise
- SDV Service Disabled Veteran
- ESB Emerging Small Business

Washington (OMWBE)

- MBE Minority Business Enterprise
- WBE Woman Business Enterprise

Federal

- DBE Disadvantaged Business Enterprise, as certified in Oregon, Washington, or California



Business Equity Implementation Strategies

- Outreach and Engagement
- Contracting
- On the Job
- Training and Technical Assistance
- Data and Analysis



Outreach & Engagement Practices

- Flexible Service Contractor Pools (FSCPs)

Through proactive notification, clear explanations, and encouragement, we aim to facilitate active participation in our Flexible Services Contractor Pools, also known as on-call master contracts, fostering opportunities for multiple awarded contractors to engage in projects within the \$100,000 and less range, thereby providing an ideal platform for smaller businesses and those seeking entry into government work.

- Partnerships and Joint Ventures (JVs)

Engaging in discussions and actively facilitating collaborative efforts, we work to encourage the formation of partnerships and joint ventures, whether between larger prime contractors or among smaller certified companies, aiming to enhance opportunities for mutual growth and success.

- Membership Meetings

Creates valuable opportunities to connect with and meet certified businesses affiliated with organizations such as OAME, NAMC, PBDG, and LatinoBuilt, fostering a network that enhances collaboration and inclusivity within the business community.



Outreach & Engagement Practices

- Targeted Member Meetings

Held at and in collaboration with OAME, NAMC, PBDG, and LatinoBuilt, offer a more focused exploration and in-depth discussion about government contracting, helping attendees assess its suitability for their businesses, providing detailed insights into PPS offerings, and outlining the numerous opportunities available through approximately 100 projects each year.

- Trade Shows

Attend trade shows put on by local agencies and organizations to meet certified businesses and discuss how to get involved with working with PPS.

- Contractor Spotlight

Host one certified businesses at our project teams monthly meeting to give businesses a chance to meet our OSM, FAM, and facilities teams and for PPS to meet these businesses.

- Open House

Host a twice-yearly open house for certified businesses to network and meet PPS PM's and purchasers, prime contractors, and other certified businesses to build relationships and opportunities to work on PPS or other projects.



Outreach & Engagement Practices

- Certified Business Advisory Committee

Employees of and business members from OAME, NAMC, PBDG, and LatinoBuilt attend a quarterly meeting to discuss PPS equity data and equity practices strategies to help PPS ensure meaningful and impactful work is occurring. Discuss pros and cons of existing PPS equity practices as well as potential new practices.



Contracting Practices

- Language Alignment

Contract language is regularly reviewed to ensure it effectively conveys and aligns with the intent and message of the EPPC and AD regarding Business Equity, Workforce Equity, and Career Learnings.

- Evaluation Criteria

Standardized evaluation criteria have been developed to prioritize firms that have demonstrated equitable business and workforce practices and policies, as well as specific plans for improving Certified Business participation in project workforces.

- Direct Awards

PPS focuses on giving smaller and new businesses direct awards to build new relationships with PPS and help small businesses get experience and capacity for government work.

- Welcome Communication

Companies receive a welcome letter encompassing Business Equity, Workforce Equity, and Career Learning requirements and next steps, emphasizing the importance of sharing this information with all subcontractors.



On the Job

- **Respectful Workplace Program**

A Respectful Workplace Program requirement has been added, beginning with the Jefferson HS Modernization project, to all CM/GC contracts and applicable to all prime contractors and subcontractors involved, to ensure a commitment to fostering a positive and inclusive work environment



Training and Technical Assistance

- 1-on-1 Assistance

We provide help to Certified Businesses looking to work with PPS, including:

- *What government work requires of contractors and subcontractors*
- *What PPS work is typically or currently available*
- *How to get started with bidding on PPS work*
- *Important requirements of the bidding process*
- *How to write an effective proposal for an RFP*
- *Any other help that can be provided on a case-by-case basis*



Data and Analysis

- **Board of Education Annual Report**
Purchasing & Contracting provides an annual report of equity data to the PPS Board of Education, typically in the fall.
- **BAC Quarterly Reports**
Business and workforce equity data (cumulative and rolling 12-month) for OSM, as a whole, is reported quarterly to the Bond Accountability Committee. Cumulative business and workforce equity data for projects are provided with project status reports, typically twice per year for each project.
- **BOE Facilities & Operations Committee Quarterly Reports**
BAC reports including equity data are provided by OSM in a quarterly report to the Facilities & Operations Committee.
- **Website**
BAC reports including equity data are posted on our BAC webpage, as well as individual project reports posted to project webpages. We are also working on webpages specific to our equity practices and data, which will include a public dashboard of data.



Successes

- Flexible Service Contractor Pools (FSCPs)
 - *26% awarded to Certified Businesses prior to 2023*
 - *41% awarded to Certified Businesses since January 2023*
- Contractor Spotlights
 - *6 of 13 contractors highlighted have received work as a result of their presentation*
- New companies working with PPS since January 2023
 - *10 from FSCPs*
 - *6 from Quotes*
 - *3 from Direct Awards*
 - *2 from Bids*



Bond Planning Update



Adjourn

**Next meeting:
May 2024
(virtual meeting, date TBD)**

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	250,428,444	61,094,337	321,732,767	1,344,692	80%	0%
Swing Sites	-	13,550,089	13,544,288	5,801	12,205,396	-	12,205,396	(1,344,692)	100%	0%
MPG Building	-	80,476,726	80,447,075	29,651	53,803,330	23,095,165	80,476,726	-	80%	3%
Benson Totals	202,000,000	414,414,890	400,445,334	13,969,556	316,437,171	84,189,502	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	4.92%	7.97%	0.00%	1.37%	0.00%	14.26%	18%						
Contractors	6.28%	6.26%	0.00%	2.17%	1.57%	16.28%	18%						
Overall	6.13%	6.44%	0.00%	2.08%	1.40%	16.06%	18%						
Workforce								36%	25%	9%	14%	23%	20%

SCHEDULE

NEXT MILESTONE: Substantial Completion

On Track? No

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

Baseline	Planning	Design	Construction	School Opening
----------	----------	--------	--------------	----------------

PROJECT NOTES

Progress:

BPHS: Benson is overall about 80% complete with construction. The contractor schedule was found to be misrepresenting the actual construction activities in November 2023. This has been corrected but the revised schedule shows completion extending beyond current contractual dates. Opening for school in summer 2024 is still anticipated to be met. We are being told that final completion is behind schedule due to weather delays, design development, and contractor coordination/scheduling issues. Design coordination mistakes and unforeseen conditions of existing historical buildings have depleted owner contingency funds more than expected. Project sequencing, overtime, and major subcontractor buyout issues have depleted the contractor contingency. The CM/GC is forecasting that they will exceed their GMP amount and take on added cost in their fee. There may be a need for additional funding to support the overage on owner contingency. Amounts shown for Contingencies includes pending items.

MPG: School opening in summer 2024 is still on track. Contingencies are looking good for this all-new building. No additional funding is anticipated to be needed. Amounts shown for Contingencies includes pending items.

Accomplishments:

BPHS: Project schedule was found in November 2023 to not be accurately tracking construction activities. This has been a work in progress and we are seeing a much more realistic schedule based on actual work complete in the field. The project is now tracking approximately 80% complete. Finishes are being installed and buildings continue to have 200+ per day working on site.

MPG: The building is almost completely dried-in and finishes continue to be installed. Completion is tracking for summer 2024 opening. Finishes are being installed in both the interior and exterior of the building, which has now been officially named the hayu alqi uyxat building. The new name is from the Chinook Wawa language and means "Many Future Paths." Power was turned on 2/28/24.

Risks:

BPHS: Reduced contingencies due to unforeseen conditions and design coordination inaccuracies. Mechanical subcontractor has stated they are going to overrun their GMP and may be seeking additional compensation from the general contractor.

MPG: Future schedule delays are the team's largest concerns at this point. Contingencies are also being closely watched. Elevator delays may cause condensed move-in timeline.

Safety (all numbers are To Date):

Labor Hours (BPHS):	931,135	Labor Hours (MPG):	125,002
OSHA Reportable Accidents (BPHS):	0	OSHA Reportable Accidents (MPG):	0
Recordable Incidents (BPHS):	24 Recordable	Recordable Incidents (MPG):	6 Recordable
Total Recordable Incident Rate (BPHS):	5.15	Total Recordable Incident Rate (MPG):	9.59

Lincoln HS Modernization

March 2024

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	223,663,180	7,066,754	224,190,495	(18,429,063)	100%	5.04%

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	1.15%	6.71%	0.00%	2.71%	0.00%	10.57%	18%						
Contractors	2.37%	14.78%	0.00%	1.01%	2.52%	20.69%	18%						
Overall	2.28%	14.18%	0.00%	1.13%	2.34%	19.93%	18%						
Workforce								36%	25%	3%	14%	20%	20%

SCHEDULE

NEXT MILESTONE:

Contract Closeout

On Track? Yes

PROJECT PHASE	2021			2022			2023			2024		
Planning												
Design												
Construction											★	
School Opening(s)												

Baseline	Planning	Design	Construction	School Opening
----------	----------	--------	--------------	----------------

PROJECT NOTES

Progress:

Final Facility Turnover, Contract Closeout and Exit Audit processes near completion.

Accomplishments:

Final completion in October 2024. Budget, Equity and Schedule Targets are met. Significant project savings returning to the Bond program.

Risks:

No further risks identified for this project.

Safety (all numbers are To Date):

Labor Hours: **821,256 as of August, 2023 (Average number of workers on site: 8 for September 2023)**

OSHA Reportable Accidents: **15 (1 new since last report)**

Recordable Incidents: **15 (1 new since last report)**

Total Recordable Incident Rate: **3.46**

Office of School Modernization - Program

March 2024

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	5.23%	9.32%	0.05%	2.60%	1.20%	18.41%	18%	31%	25%	5%	14%
	Prior Report	4.58%	8.49%	0.05%	2.45%	0.79%	16.36%		30%		5%		23%	
12 Month	Current	7.10%	11.73%	0.00%	1.53%	2.31%	22.67%	18%	DATA IS FROM 1/1/2024 DUE TO A COMMUNICATIONS FAILURE BETWEEN PEOPLESOFT & COBBLESTONE.					
	Prior Report	4.26%	11.80%	0.00%	1.77%	1.10%	18.93%							

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	112,932,069	110,950,414	1,981,656	112,932,069	-	112,932,069	-
Grant HS Mod	88,336,829	158,531,760	155,310,987	3,220,774	158,531,760	-	158,531,760	-
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	-	3,170,988	(75,612)
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>(75,612)</i>
Administration	68,117,563	27,438,746	27,235,264	203,482	27,438,746	-	27,438,746	-
Contingency	25,063,798	404,588	404,588	-	-	-	-	(404,588)
<i>2012 Program Subtotals</i>								<i>(404,588)</i>
Totals	482,000,000	578,732,070	547,832,248	30,899,822	578,164,414	-	578,251,870	(480,200)

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.
- 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

March 2024

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	111,377,434	57,237,060	156,828,877	1,344,692
Benson Swings	-	13,550,089	13,544,288	5,801	12,205,396	-	12,205,396	(1,344,692)
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	223,663,180	7,066,754	224,190,495	(18,429,063)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,892,035	29,121	57,921,156	(20,258)
McDaniel Mod	146,000,000	200,717,847	197,000,000	3,717,847	200,341,175	223,552	200,480,762	(237,085)
Health & Safety	-	152,959,971	123,657,766	29,302,206	145,166,367	869,282	152,959,971	-
Athletics	-	2,147,865	2,147,865	-	875,238	1,125,735	2,147,865	-
							<i>2017 Project Subtotals</i>	<i>(18,686,406)</i>
Administration	40,000,000	59,960,955	58,198,551	1,762,403	49,447,482	4,759,840	57,505,530	(2,455,424)
Contingency	20,000,000	21,014,777	21,014,777	-	-	-	14,400,000	(6,614,777)
Unallocated H&S	150,000,000	24,725,825	24,725,825	-	-	-	24,725,825	-
Unalloc Athletics	-	352,135	352,135	-	-	-	352,135	-
							<i>2017 Program Subtotals</i>	<i>(9,070,201)</i>
Totals	790,000,000	931,474,621	882,388,788	49,085,833	800,968,307	71,311,344	903,718,013	(27,756,607)

2017 Budget Notes

86% 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 Lincoln Modernization project is forecasting roughly \$18.4M under budget after Substantial Completion of Phase 2. These funds will ultimately be returned to 2017 Program contingency.
- FY23 interest earnings in the amount of \$5,448,253.04 have been added to the 2017 Program Contingency
- There is ongoing discussion with the Board of Education (BOE) regarding use of remaining 2017 Program contingency funds. \$10M in bond funds were committed as a match to Portland Clean Energy Fund (PCEF) funds as part of Portland Association of Teachers (PAT) contract negotiations. The Board previously requested that 2017 Program Contingency funds be used to address emergency athletic facility needs at Grant Bowl (field and track) and Buckman (track). The funds are being tracked separately above, as Athletics (projects) and Unalloc Athletics (funds not yet allocated to projects) for transparency. The Board has also expressed interest in utilizing contingency funds for other athletics-related projects, but no resolutions have yet been passed.
- 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. Current pressing needs include ongoing roof replacements, as well as replacement of fire alarm panels.

Office of School Modernization - Program

March 2024

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	-	139,051,010	25,852,879	164,903,890	-
Jefferson HS Mod	311,000,000	366,007,500	366,000,000	7,500	9,796,863	21,007,531	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	-	518,918	1,206,764	20,000,000	-
Wells HS Design	20,000,000	20,000,000	20,000,000	-	195,011	1,004,587	20,000,000	-
Roosevelt PhV Desigr	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	53,803,330	23,095,165	80,476,726	-
Curriculum	53,444,000	53,444,000	53,444,000	-	43,558,831	6,129,325	53,444,000	-
Technology	128,200,000	143,503,600	128,200,000	15,303,600	79,610,135	8,306,995	144,263,144	759,544
Infra Projects	-	222,900,317	217,842,451	5,057,866	115,052,545	74,457,595	222,900,317	-
							<i>2020 Project Subtotals</i>	<i>759,544</i>
Administration	63,098,640	63,124,758	63,098,640	26,118	13,866,690	4,119,133	63,124,758	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	59,662,689	59,662,689	-	-	-	59,662,689	-
Unalloc Proj Funds	241,000,000	52,974,842	52,974,842	-	-	-	52,974,842	-
							<i>2020 Project Subtotals</i>	<i>-</i>
Totals	1,208,000,000	1,308,998,322	1,288,573,588	20,424,735	455,453,334	165,179,974	1,309,757,866	759,544

2020 Budget Notes

35% spent

- The Benson HS modernization team has worked diligently to remain in budget, despite early unanticipated costs (detailed in previous reports), however OSM was recently notified by general contractor Andersen Construction that they are behind schedule and anticipate the need for overtime to open Benson on time. This is a potential significant financial risk and OSM is reviewing this issue with the contractor.
- FY23 interest earnings in the amount of \$6,844,525.39 have been added to the 2020 Program Contingency
- Due to current economic conditions, construction costs and design estimates continue to be significantly elevated from previous budget numbers. OSM anticipates utilizing 2020 Bond Program contingency to ensure planned district-wide scopes in ADA, SPED, and mechanical are completed equitably across the District. Current forecasts anticipate another \$31M will be needed for mechanical (controls upgrades), \$9M for ADA, and \$6M for SPED.
- Estimate at Completion for Jefferson HS Modernization will be updated when the updated cost estimate for the revised conceptual plan is presented to the Board in early April.
- Encumbrances shown for Cleveland HS and Ida B Wells HS modernization planning and design projects are initial commitments for the planning phase of the work. Design teams are not able to provide cost proposals for design phase work until after comprehensive plans have been developed and approved by the Board of Education.
- As the District's CBSE team continues to review potential options for CBSE-related construction, no CBSE funds have been spent. Bond funds may only be spent on capitalizable assets; once such assets have been further defined, funds will be able to be used for planning, design and construction.
- 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 reports.

Office of School Modernization - Program

March 2024

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	2,819,205,013	2,718,794,623	100,410,390	1,834,586,055	236,491,318	2,791,727,749	(27,477,264)

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, 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. Additional needs include replacements of fire alarm panels at multiple sites; this work was overlooked in previous scopes because these panels were at sites that did not need additional fire alarm upgrades.
- In the 2020 Bond, please see notes above under 2020 Budget Notes regarding additional budget needs for Infrastructure projects in the mechanical, ADA, and SPED categories, in order for those projects to complete anticipated scope.

Bond Schedule

- MPG, while addressing tight timing due to unforeseen conditions in construction, is on schedule. Benson project team is reviewing schedule delays with the general contractor. Jefferson, due to the Board-mandated design change, is developing a new schedule.
- Comprehensive planning and design for Cleveland HS and Ida B Wells HS modernizations are proceeding with minor delays from the originally anticipated schedule for planning and design. Construction schedules will depend on approved master plan, as well as future funding.
- 2020 Infrastructure and Capacity projects continue to move forward as quickly as possible. 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.

Cleveland HS Modernization Planning & Design

March 2024

PPS Team Lead: Erik Gerding
 Design: Mahlum Architects
 Construction: n/a

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		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 / %
20,000,000	20,000,000	20,000,000	-	518,918	1,206,764	20,000,000	-	0%	4.98%

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%

* No construction in this design/planning project.

SCHEDULE

NEXT MILESTONE: Master Plan Approval ▼

On Track? Yes ▼

PROJECT PHASE	2024				2025				2026				2027				
Planning	★																
Design																	
Construction																	
School Opening(s)																	

Baseline		Planning		Design		Construction		School Opening
----------	--	----------	--	--------	--	--------------	--	----------------

PROJECT NOTES

Progress:

Comprehensive Planning effort underway since October with Comprehensive Planning Committee meetings, Public Design Workshops, student and staff engagement, and outreach to historically underserved community members.

Accomplishments:

A&E team selection. Owner due-diligence work with survey and geotechnical started.

Risks:

Delay in PPS approval process. Delay in CMGC involvement for pre-construction services.

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**

2017 Health & Safety Funding Allocation

February 2024

	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	8,115,302	2,924,698	Asbestos
<i>Project Name: 2017 Bond Program</i>	1,480,003	-	1,480,003	1,480,003
Project Name: Astor - 2023 Asbestos Abatement-Bond - 6237 - FY23	196,018	83,530	112,488	
Project Name: Beaumont - 2020 Asbestos Abatement-Bond - 5373 - FY20	169,985	169,985	-	
Project Name: Beaumont - 2023 Asbestos Abatement-Bond - 6238 - FY23	217,827	163,310	54,517	
Project Name: Bridger - 2023 Asbestos Abatement-Bond - 6244 - FY23	195,409	74,485	120,924	
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: George - Boiler Rm-Asbestos Abatement-Emergency Declaration - Bond - 6036 - FY24	25,000	5,678	19,322	
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	182,028	182,028	-	
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	506,786	377,427	
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	167,743	60,946	
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	150,307	83,103	
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	78,963	98,712	
Project Name: Stephenson - 2020 Asbestos Abatement-Bond - 5362 - FY20	150,288	150,288	-	

	Total Funds	Spent To Date	Balance	Unalloc Balance
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	-	
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	145,671	56,212	
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	3,875,833	10,748,791	Lead Paint
<i>Project Name: 2017 Bond Program</i>	<i>6,340,587</i>	<i>-</i>	<i>6,340,587</i>	<i>6,340,587</i>
Project Name: Multiple Sites - Lead Paint Abatement - BOND - 5466	4,000,000	2,008,542	1,991,458	
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	600,000	-	600,000	
Project Name: Multiple Sites - Lead Painting-Bond-First Cascade - 5552	1,500,000	1,021,744	478,256	
Project Name: Multiple Sites - Lead Painting-Bond-Fulcrum - 5551	600,000	-	600,000	
Project Name: Multiple Sites - Lead Painting-Bond-PacIndPaint - 5495 - FY21	750,000	11,509	738,491	
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	49,810,090	3,176,344	Roof
<i>Project Name: 2017 Bond Program</i>	<i>2,810,213</i>	<i>-</i>	<i>2,810,213</i>	<i>2,810,213</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	1,065,569	864,786	200,783	
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	-	

	Total Funds	Spent To Date	Balance	Unalloc Balance
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	3,979,398	2,664	
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	637,376	637,376	-	
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	456,215	35,798	
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	8,203,755	1,118,466	Security
<i>Project Name: 2017 Bond Program</i>	<i>1,117,565</i>	<i>-</i>	<i>1,117,565</i>	<i>1,117,565</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	2,514,595	2,513,695	900	
Project Name: Multi-2018-5025-Bond-Security-PKG2-FY19	2,054,525	2,054,525	-	
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	10,124,548	14,824,134	Water
<i>Project Name: 2017 Bond Program</i>	<i>10,251,296</i>	<i>-</i>	<i>10,251,296</i>	<i>10,251,296</i>
Project Name: Multiple Sites - Drinking Fixture Replacement Program-Bid Package 31 - 5301 - FY20	277,770	277,770	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Package 32 - 5397 - FY20	258,095	258,095	-	
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	331,301	331,301	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 35 - 5391 - FY21	346,367	346,367	-	
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	313,884	313,884	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 40 - 5540 - FY21	303,856	303,856	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 41 - 5541	453,642	453,642	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 42 - 5542	481,572	472,235	9,337	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 43 - 5640	354,009	354,009	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 44 - 5641	300,071	300,071	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 45 - 5642	391,733	391,733	-	
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	302,079	302,079	-	

	Total Funds	Spent To Date	Balance	Unalloc Balance
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 48 - 5743	375,313	375,313	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 49 - 5744	257,363	49,500	207,864	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 50 - 5866 - FY22	437,092	437,092	-	
Project Name: Multiple Sites - Drinking Fixture Replacemnt Prog-Bid Pkg 51 - 6120 -FY22	250,550	-	250,550	
Project Name: Multiple Sites - Lead in Water Repairs - 4517 - FY17	7,120,756	3,308,244	3,812,512	
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>	<i>11,949,776</i>	<i>11,288,157</i>	<i>661,619</i>	
Project Name: Multiple Sites - Day CPM Management Services - 4610 - FY18	-	-	-	
Project Name: Creative Science - SRGP Design - 5457 - FY21	22,684	22,684	-	
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>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</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>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Grand Total	158,000,000	121,643,448	36,356,552	24,725,825

Ida B Wells HS Modernization Planning & Design

March 2024

PPS Team Lead: Donna Bezio
 Design: Bora Architecture
 Construction: n/a

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		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 / %
20,000,000	20,000,000	20,000,000	-	195,011	1,004,587	20,000,000	-	0%	5.18%

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%

* No construction in this design/planning project.

SCHEDULE

NEXT MILESTONE: Master Plan Approval ▼

On Track? Yes ▼

PROJECT PHASE	2024				2025				2026				2027				
Planning	★																
Design																	
Construction																	
School Opening(s)																	

Baseline		Planning		Design		Construction		School Opening
----------	--	----------	--	--------	--	--------------	--	----------------

PROJECT NOTES

Progress:

Comprehensive Planning Report underway since October with Comprehensive Planning Committee meetings, Public Design Workshops, student and staff engagement and outreach to historically underserved community members.

Accomplishments:

A&E team selection. Owner due-diligence work started.

Risks:

Two site plans with different costs still being considered, public opinion varying for each. Open-air swimming pool at center of campus is owned by Portland Parks & Recreation.

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

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 2024 - 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. Materials are being developed.
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
 March 2024 - BAC Report

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

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.
------	---	--

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 2024 - BAC Report

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

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 is reviewing policy in this area and staff awaits further direction.
------	---	---

Bond Performance Audit Tracker
Status of Performance Audit Recommendations
March 2024 - BAC Report

Status Notes on Recommendations Not Completed

2021	2	As an initial step, staff identified new potential 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 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.

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 2024 - BAC Report

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 Staff are reviewing the value of different methodologies in reporting workforce equity outcomes.	
2022	4 This recommendation is under review by staff.	
2022	5 Staff are working to determine best Key Performance Indicators for different audiences.	
2022	6 Staff are reviewing the best procedure for implementing this requirement.	
2022	7 This is in development along with other aspects of CBSE implementation.	

Bond Performance Audit Tracker
Status of Performance Audit Recommendations
March 2024 - BAC Report

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.

2020 Infrastructure Funding Allocation

February 2024

	Original	Current Funds	Spent To Date	Balance	Unalloc
Bond Fund Category: DS014 - 2020 Capacity	10,000,000	35,673,561	16,933,591	18,739,970	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	11,422,897	18,540,918	
Project Name: Terwilliger - Modifications for ACCESS - 5396 - FY21	-	5,709,746	5,510,694	199,052	
Bond Fund Category: DS015 - 2020 ADA	33,800,000	33,800,000	12,087,976	21,712,024	ADA
<i>Project Name: 2020 Bond - Unallocated - ADA - 5525</i>	<i>33,800,000</i>	<i>10,922,347</i>	<i>-</i>	<i>10,922,347</i>	<i>10,922,347</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	-	4,474,623	3,219,978	1,254,645	
Project Name: Multiple Sites - ADA Signage Fab & Install-Bond - 5887 - FY22	-	98,588	86,301	12,287	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-A - Bond - 6184 - FY23	-	3,720,253	2,345,643	1,374,610	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-B - Bond - 6231- FY23	-	5,317,650	1,748,277	3,569,373	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-C - Bond - 6232 - FY23	-	3,086,012	1,751,701	1,334,311	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-D - Bond - 6230 - FY23	-	4,515,308	2,273,167	2,242,141	
Project Name: Multiple Sites - Security & ADA Hardware Upgrades - Bond - 5999 - FY23	-	1,565,219	618,279	946,940	
Bond Fund Category: DS016 - 2020 SPED	13,400,000	13,400,000	4,913,493	8,486,507	SPED
<i>Project Name: 2020 Bond - Unallocated - SPED - 5526</i>	<i>13,400,000</i>	<i>445,668</i>	<i>-</i>	<i>445,668</i>	<i>445,668</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	-	1,557,408	1,116,459	440,949	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-A - Bond - 6184 - FY23	-	2,266,963	1,437,652	829,311	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-B - Bond - 6231- FY23	-	938,409	308,519	629,890	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-C - Bond - 6232 - FY23	-	1,200,116	681,217	518,899	
Project Name: Multiple Sites - ADA/SPED Upgrades Pkg1-D - Bond - 6230 - FY23	-	924,822	465,588	459,234	
Project Name: Multiple Sites - SPED Furniture - Bond - 6040 - FY23	-	5,658,457	884,018	4,774,439	
Bond Fund Category: DS017 - 2020 Roof	65,700,000	70,700,000	57,083,702	13,616,298	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	6,878,454	1,413,964	
Project Name: Glencoe - Re-Roof-Bond - 5790 - FY22	-	7,524,511	6,438,652	1,085,859	
Project Name: Markham - Partial Re-Roof-Bond - 5896 - FY22	-	4,564,484	3,874,523	689,961	
Project Name: Meek - Re-Roof-Bond - 5895 - FY22	-	6,928,394	5,857,925	1,070,469	
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	2,663,205	374,372	

2020 Infrastructure Funding Allocation

February 2024

	Original	Current Funds	Spent To Date	Balance	Unalloc
Project Name: Rieke - Re-Roof-Bond - 5909 - FY22	-	3,259,814	2,910,695	349,119	
Project Name: Skyline - Partial Re-Roof - Bond - 5912 - FY22	-	3,590,424	3,128,930	461,494	
Project Name: Vernon - Partial Re-Roof - Bond - FY22 - 5913	-	4,994,257	3,697,521	1,296,736	
Project Name: West Sylvan - Partial Re-Roof-Bond - 5789 - FY22	-	11,504,530	5,665,319	5,839,211	
Project Name: Winterhaven - Partial ReRoof - Bond - 5914 - FY22	-	6,204,208	5,375,596	828,612	
Bond Fund Category: DS018 - 2020 Mechanical	75,000,000	75,000,000	7,887,621	67,112,379	Mechanical
<i>Project Name: 2020 Bond - Unallocated - Mechanical - 5528</i>	<i>75,000,000</i>	<i>22,005,547</i>	<i>-</i>	<i>22,005,547</i>	<i>22,005,547</i>
Project Name: Bridger - Mechanical Upgrades-Bond - 5827 - FY22	-	9,024,798	900,967	8,123,831	
Project Name: George - Boiler Rm-Boiler Failure-Emergency Declaration - Bond - 6048 - FY24	-	25,000	-	25,000	
Project Name: Harrison Park - Middle School Conversion - 5706 - FY22	-	11,500,000	4,774,631	6,725,369	
Project Name: Kelly - Mechanical Upgrades-Bond - 5828 - FY22	-	13,570,579	1,104,179	12,466,400	
Project Name: Lent - Mechanical Upgrades-Bond - 5829 - FY22	-	11,713,089	1,034,547	10,678,542	
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	5,496	7,071,771	
Bond Fund Category: DS019 - 2020 Security	25,900,000	25,900,000	2,099,791	23,800,209	Security
<i>Project Name: 2020 Bond - Unallocated - Security - 5529</i>	<i>25,900,000</i>	<i>13,362,382</i>	<i>-</i>	<i>13,362,382</i>	<i>13,362,382</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	-	2,741,595	1,630,191	1,111,404	
Project Name: Multiple Sites - Security Cameras & Intrusion Design - Bond - 6067 - FY23	-	4,694,550	416,246	4,278,304	
Project Name: Multiple Sites - Security Cameras & Intrusion Systems - Phase 1 Construction - Bond - 6245 - FY23	-	5,049,473	53,354	4,996,119	
Bond Fund Category: DS020 - 2020 Seismic	17,200,000	17,200,000	8,722,284	8,477,716	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	3,939,428	1,069,468	
Project Name: Lent - SRGP - 5421 - FY21	-	4,766,484	4,766,484	-	
Project Name: Marysville - Seismic Upgrades Design - Bond - 6236 - FY23	-	1,260,681	16,371	1,244,310	
	241,000,000	271,673,561	109,728,457	161,945,104	52,974,842

Jefferson HS Modernization

March 2024

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	9,796,863	21,007,531	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	4.50%	5.63%	0.00%	0.00%	1.87%	12.01%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	4.13%	5.16%	0.00%	0.00%	1.72%	11.01%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

* Construction trade payments have not yet been made.

SCHEDULE

NEXT MILESTONE: 100% SD ▼

On Track? No ▼

PROJECT PHASE	2024			2025			2026			2027		
Planning	★											
Design												
Construction												
School Opening(s)												

Baseline		Planning		Design		Construction		School Opening
----------	--	----------	--	--------	--	--------------	--	----------------

Jefferson HS Modernization

March 2024

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:

- * In December 2023, the Board directed OSM to reassess plans to modernize Jefferson HS, with an updated plan to be presented to the Board in March & April.
- * Per the Board resolution, the revised plan will keep students & staff largely on the Jefferson campus during construction, design the school for a targeted student enrollment of 1,700, demolish the 1909 building, seek to conform to PPS's current high school education specifications area program, and will not include co-location of the Center for Black Student Excellence, Harriet Tubman Middle School, or other unaffiliated entities to the Jefferson campus.
- * Project and design teams working with contractors to review site layouts that keep students on site at Jefferson during construction. The teams are considering what buildings, either existing or new, will be needed to provide students with academic, athletic, and community programs during construction.
- * Project team met with City of Portland staff as part of an Early Assistance meeting, and staff provided helpful feedback on the design review process, development standards, existing easements, and site infrastructure requirements that will help guide the revised building and site design.

Note on Equity Status: Data reflects only payments to date for architecture and engineering consultants. Construction has not yet started (no data for Construction trades).

Accomplishments:

- * The project team provided a brief update to the School Board on January 23. The team confirmed that it will provide a revised plan to the Board's Facilities & Operations Committee on March 20, and to the full School Board on April 2. The revised plan will include a rough cost estimate.
- * Project team met for a collaborative scheduling strategy session that helped map out key project milestones for the design, permitting, construction and completion of the new plan approach.
- * Project team meeting regularly to review all the required costs for the project and to develop two parallel estimates for the new plan approach.

Risks:

- * Mitigation of risks associated with updated geotechnical information after Board presentation, including early coordination with design and construction teams on appropriate foundation scope & cost.
- * Early procurement of certain materials & equipment will require early District decision making and commitment to design direction earlier in design phases.
- * Major construction activity in the region will necessitate a strategic construction team procurement approach.
- * Compressed Design Development phase can be mitigated with efficient District review process and continuous Target Value Design approach to stay on schedule & on budget.
- * Tight permitting time frame will require the locking in of certain scopes of work in order to stay on schedule.

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

2020 Bond - Technology

March 2024

PPS Team Leads: Don Wolff, Derrick Brown

STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Scope		X	
Budget		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
Tech Program Admin - 5519	23,264,652	17,382,694	16,118,294	1,264,400	2,806,591	2,461,277	9,749,937	(7,632,758)
Classroom Modernization - 5516	24,780,325	23,793,677	23,743,677	50,000	13,864,637	1,620,630	34,662,120	10,868,443
Device Replacement - 5515	31,006,443	48,022,761	38,683,834	9,338,927	37,278,451	1,433,800	43,693,696	(4,329,065)
ERP Replacement Planning - 5518	11,107,080	14,961,427	10,756,427	4,205,000	3,204,282	1,114,220	19,109,590	4,148,162
Infrastructure & Security - 5517	38,041,500	38,486,773	38,041,500	445,273	22,189,951	1,087,024	36,191,535	(2,295,239)
Harrison Park MS Conv - 5706	-	856,267	856,267	-	266,223	590,044	856,267	-
Totals	128,200,000	143,503,600	128,200,000	15,303,600	79,610,135	8,306,995	144,263,144	759,544

SCHEDULE

	2024				2025				2026				2027			
	Q1	Q2	Q3	Q4												
Tech Program Admin - 5519	★															
Classroom Modernization - 5516																
<i>Analysis/Planning</i>	★															
<i>Procurement</i>	★															
<i>Placement</i>	★															
Device Replacement - 5515	★															
ERP Replacement Planning - 5518	★															
Infrastructure & Security - 5517																
<i>Analysis/Planning</i>	★															
<i>Procurement</i>	★															
<i>Placement</i>	★															

Baseline

Analysis/Planning

Procurement

Distribution

Placement

PROJECT NOTES

Progress:

Classroom Modernization 5516:

School group 1 include the following % complete: Boise 97% completed, Lane 97% completed, George 88% completed, and Cesar 75% completed. All of school group 1 are about to start projector screen installations at George, Boise, Lane, which is their last item to be completed. Teaching station computer refresh has completed 63 of 92 stations.

ERP Replacement Planning 5518:

The 5518 ERP project foundational work is 68% completed.

Infrastructure & Security 5517:

School group 1 wifi installations include the following % complete: Boise 97% completed, Lane 97% completed, George 88% completed, Cesar 75% completed, Jefferson 100% completed. School Group 2: Cleveland is 98% completed and in the final walk throughs and QA testing. PPS Data Center Improvements 98% completed.

5516 and 5517 projects are now using a different contracting method - ITB instead of IDIQ to get more low voltage contractors for school group 4 and beyond. The previous IDIQ companies were made up of only a handful of small companies and therefore moved slower schedule wise. Our hope is with the ITB for school group 4 we will be able to get firms that are able to tackle the work in a faster pace.

Accomplishments:

The 5515 Student 1:1 device project for 3-12th grade and 2:1 k-2nd grade completed in 2021. Administrator, teacher and support staff mobile device replacement completed in 2022. The 5516 teaching station computer refresh has completed 63 schools already and we have 29 more to go with a wrap up November 2024! Jefferson is 100% completed (5517 infrastructure work only). District wide, classroom tech and infrastructure projects are 20% completed.

Risks:

The original 2020 Technology scope included installing 100" anti-glare whiteboards on top of existing whiteboards to work in conjunction with the new wall-mounted projectors. Existing whiteboards were to be left in place in order to avoid disturbing potential hazardous materials during a removal. In April 2022, the 2020 Technology scope was changed to include the removal of the existing whiteboards. The new scope started in July 2022 with five schools as a pilot to determine schedule and cost. During the work on these schools, it was determined the new scope would significantly increase budget and schedule. In January 2023 the decision was made to revise the scope from wall-mounted projectors with new anti-glare whiteboards, to ceiling-mounted projectors with pull-down projector screens in front of existing whiteboards. This updated scope (which is consistent with recent HS modernization work) will allow for work to be completed sooner and on budget, however it has still pushed the work out to 2029, later than the original forecast of project completion by end of 2025.

Report to The Portland Public Schools Board of Directors

Date: April 8, 2024

From: Bond Accountability Committee

Subject: BAC Report #42

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
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 March 6, 2024 was held in person at Ida B Wells High School with online accommodations provided for a hybrid meeting. Three members participated, Cara Turano,

Norm Dowty and Greg DiLoreto. 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 2020 Technology and Modernization projects, an equity presentation and a bond planning update. There was written public comment shared with the BAC prior to the meeting.

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 Bond Program Administration 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 November meeting, the BAC reviewed the Bond Program Administration report, 2020 Technology and Modernization projects including the Ida B. Wells and Cleveland HS Modernization planning and design budget forecasts.
- 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 March meeting, are \$480,200 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 once all other funding sources and expenditures have been reconciled.
- Based on the information provided, it appears that the 2017 program will have sufficient funding for all of the modernization projects. The current forecast is indicating approximately \$27.7 million underrun for the 2017 Bond Program. The Lincoln HS modernization is forecasting approximately \$18.4 million under budget, as of the March 2024 meeting and those funds will ultimately be returned to the 2017 Program contingency. FY23 interest earnings of approximately \$5.4 million have been added to the Program contingency.
- 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. Current pressing needs include ongoing roof replacements as well as replacement of fire alarm panels.
- Based on the information provided, the 2020 Bond Program is projecting sufficient funding to complete all scopes of work except the Jefferson Modernization and the Technology program, which is still refining forecasts. The current Jefferson plan cannot be fulfilled under the current bond measure funding and will go on a future bond measure. Current economic conditions, construction costs and design estimates

continue to be significantly elevated from previous budget numbers. OSM anticipates utilizing 2020 Bond Program contingency and forecasts an additional \$41M for ADA, SPED and mechanical across the district. Design teams are working on both plans and design for the Cleveland and Ida B Wells HS modernization planning and design projects.

- Specific to the 2020 Technology projects, the classroom modernization project is significantly over budget; however, through cost savings in other areas, the overall project is forecasting a \$760,000 overrun.

*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 Bond Program Administration and 2020 Technology as well as the 2020 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. The Jefferson High School estimate at completion was updated with an updated cost estimate for a revised conceptual plan presented to the PPS Board of Education on April 2nd. The current Jefferson plan cannot be fulfilled under the current bond measure funding and will go on a future bond measure.

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

- The BAC reviewed the Bond Program Administration, 2020 Technology as well as the 2020 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 Technology programs are tracking on schedule.
- In general, the 2020 Modernization projects are tracking to be on schedule. Jefferson is the exception as the PPS Board of Education passed RESOLUTION No. 6806 directing the Superintendent and OSM to reassess the site plan, building design and related land-use efforts. That updated plan to modernize Jefferson High School will be presented to the PPS Board of Education on April 2nd. The Ida B. Wells and Cleveland plans will be presented for the PPS Board of Education to review/approve on May 7th, providing extra time for the plans to be reviewed by the teachers, students, parents and the community.

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.*

- 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.*
- The most recent available Business Equity performance data was from 12/31/2023, due to a software issue that was being resolved. Total cumulative Business Equity went up from 16.36% to 18.41%, meeting the 18% utilization goal for the first time in program history.
 - Cumulative Workforce Equity performance was also slightly improved. Minority workforce participation increased from 30% to 31% (the goal is 25%) and female workforce participation stayed at 5% (the goal is 14%). Apprenticeship stayed at 23% (above the 20% requirement).

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.
- An audit update would be appreciated by the BAC at the next meeting.
- The BAC appreciated the Business Equity presentation.

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 navigating the multiple constituents for the Jefferson High School modernization. We understand the challenges unique to this high school and thank the PPS Board of Education for their collaboration. 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



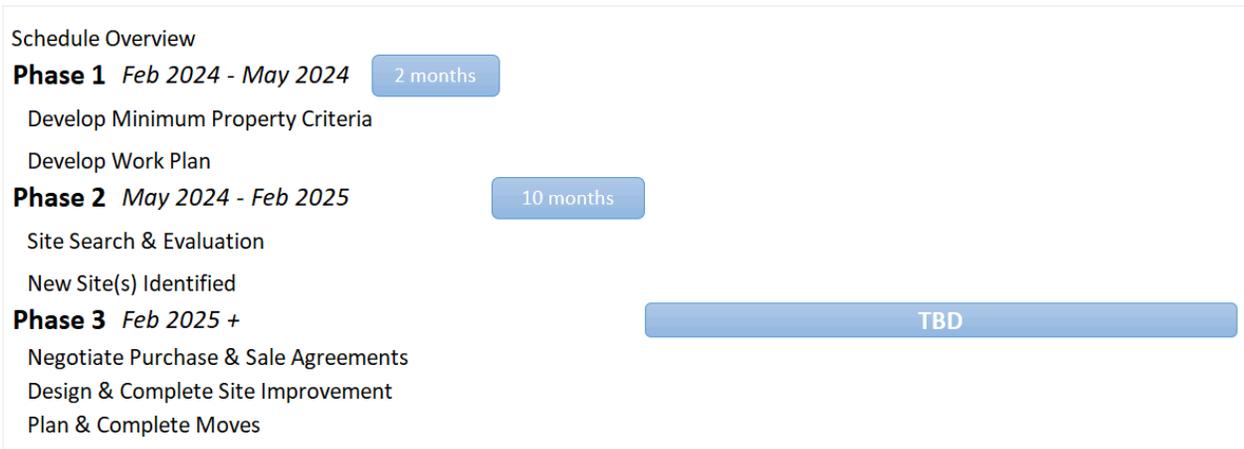
April 11, 2024

TO: Facilities & Operations Committee

FROM: Dan Jung, Chief Operations Officer

RE: Dr. Matthew Prophet Education Center (PEC) Relocation Project Update

The purpose of this memo is to provide an update on the progress of the Albina Vision Trust (AVT)/PEC work plan and the District’s facilities criteria development. We are currently a little over halfway through Phase 1.



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

Project Updates	
	<ul style="list-style-type: none"> 45 department leader interviews completed



<p>Work Completed</p>	<ul style="list-style-type: none"> ● Staff survey completed; 303 staff responses ● Core project team meets M-W-F weekly ● ELT meetings are scheduled and on going ● BOE meetings are scheduled ● AVT & PPS collaboration: <ul style="list-style-type: none"> ○ Existing weekly AVT & PPS real estate planning meeting ○ AVT & PPS leaders meet weekly ○ AVT & PPS communication leads met 4/5 ● Building tours with consultants and AVT ● Bainbridge and COBALT shared initial drafts of property evaluation
<p>Work in Progress</p>	<ul style="list-style-type: none"> ● AVT & PPS hosting joint info sessions for PEC staff on 4/8 and 4/11. ● BOE agenda and materials are being prepped ● Work is nearing completion with AVT on a comprehensive project work plan ● BOE tours of PEC are being scheduled the week of 4/8 ● Review of Bainbridge and COBALT's property evaluations are underway ● Cost neutral definition is under discussion ● NDAs with AVT and 1803 ● Operating agreement

<p style="text-align: center;">Important Dates</p>	
<p>Next Board Meetings</p>	<p>April 16: Executive session with Board</p> <p>April 17: Update F & O Committee on status of work plan development and District's facilities criteria</p>
<p>Next Anticipated Board Approval</p>	<p>May 7, 2024</p>



PORTLAND PUBLIC SCHOOLS

Research & Evaluation Department

Office of Research, Assessment, & Accountability

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-2000

Prophet Center Relocation Survey

Purpose

The purpose of this brief is to share findings from the Prophet Center Relocation Survey, administered to all PPS Central Office staff March 19th to 27th, 2024. The survey asked staff about their current use of the Prophet Center and to rank criteria for choosing a location and share thoughts regarding safety and other factors relevant for making decisions. Staff provided feedback through a series of multiple choice, rank order, and open response questions.

Participants

Three hundred three PPS employees responded to this survey. Of these respondents, 7.3% were licensed administrators, 32.7% were employees represented by a union (including SEIU, PFSP, DCU, and PAT), and 60% were non-represented staff. The vast majority of respondents currently work at the Prophet Center (84%). An additional 3% of respondents worked in multiple locations (including approved remote workers) but were assigned to the Prophet Center. The remaining 13% of respondents worked at school sites.

Currently, most employees drive themselves to work in a personal vehicle; 87% drive themselves to work and an additional 1% of staff carpool together in a personal vehicle. Seven percent of respondents use multiple modes of transportation (drive, walk, bike, and/or public transportation) depending on time constraints and weather conditions. Most respondents report that time constraints and needing to work from multiple locations in a given workday prevent them from utilizing public transportation.

At present, about 31% of staff report hosting meetings with stakeholders that do not work in their office once a week or more; 32% report hosting meetings 12 times a year or less, and 35% report that they rarely or never host meetings with stakeholders from different offices in their work space.

Findings

Respondents were asked to rank the amenities that mattered most to them in an office and neighborhood on a scale from 1-5. Responses were then ranked and weighted. Amenities were broken into two categories: Access and Transit Amenities and Building and Neighborhood Amenities. Finally, respondents had the opportunity to get more specific about their neighborhood amenity priorities.

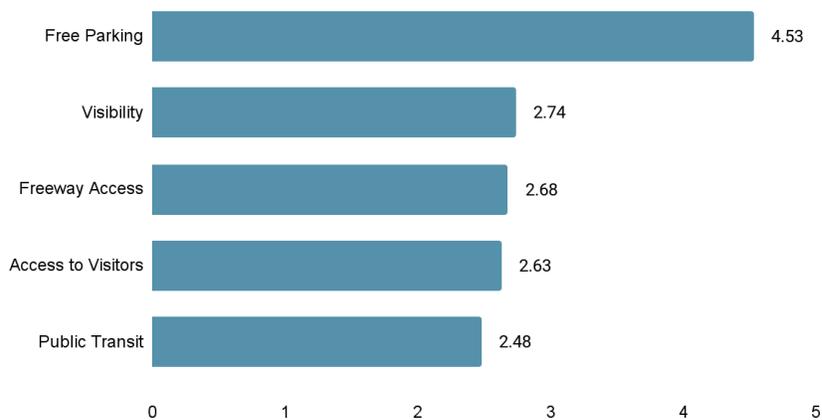
Access and Transit Amenities

Respondents were given five access and transit amenities and were asked to rank them from most to least important. The five options respondents were presented with include:

- **Public Transit:** The site(s) is served by public transit
- **Freeway Access:** There is access to one or more freeways nearby
- **Parking:** Free parking is available on site and the number of spaces is adequate for staff, visitors, and others
- **Visibility:** The site(s) is easy to find and is in a prominent central location
- **Access to Visitors:** The location(s) serve a significant share of PPS' visitors

Participants widely agreed that access to free parking was the most important amenity, while the other four achieved similar and lower rankings. This is consistent with findings that show that the majority of PPS employees drive themselves to work the majority of the time. See the chart below for the weighted rank of each access and transit amenity.

Access and Transit Amenities, Ranked by Importance



Building and Neighborhood Amenities

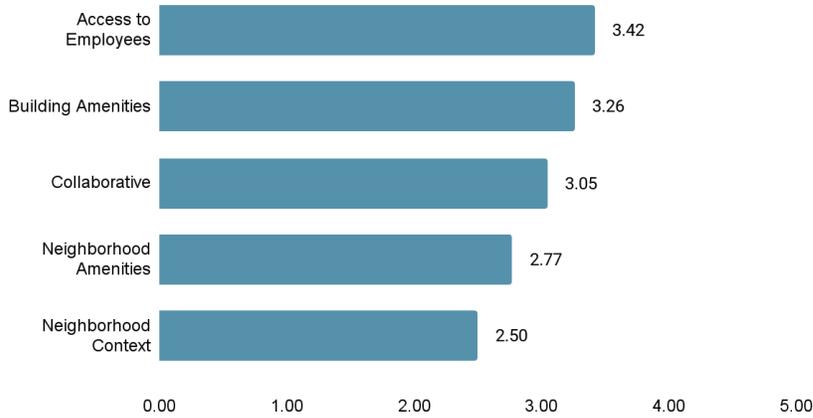
Respondents were given five building and neighborhood amenities and were asked to rank them from most to least important. The five options respondents were presented with include:

- **Access to Employees:** The location(s) serves a significant share of PPS employees
- **Collaborative:** The building and site layout(s) facilitate collaboration
- **Building Amenities:** The building(s) and site(s) provide in-building employee and visitor amenities (e.g. cafeteria, gym, bike parking, etc.)
- **Neighborhood Amenities:** The surrounding neighborhood(s) offers a reasonable and adequate range of amenities and services for both staff and visitors
- **Neighborhood Context:** The new building(s) do no harm to the surrounding neighborhood

Ensuring that the new office location serves a significant share of PPS employees is the most important building and neighborhood amenity, according to respondents. Neighborhood

amenities and context are somewhat less important to respondents. See the chart below for the weighted rank of each building and neighborhood amenity.

Building and Neighborhood Amenities, Ranked by Importance



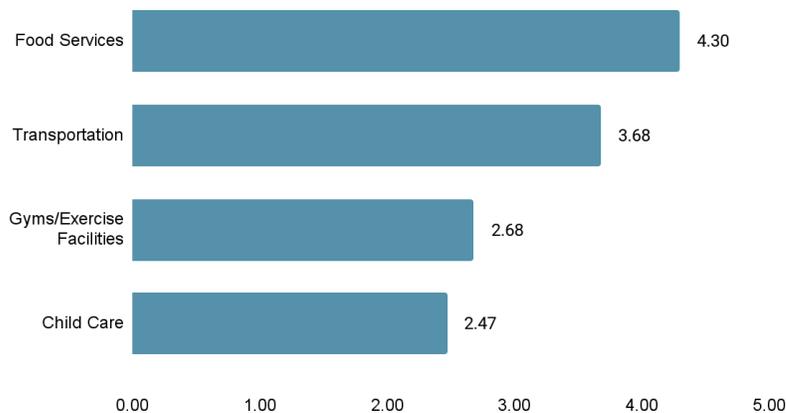
Neighborhood Amenities

Participants were asked to rate specific neighborhood amenities, broken down into four categories:

- Access to food services (lunch, catering, coffee, etc.)
- Access to gyms and other exercise facilities
- Access to child care
- Proximity to transportation

Access to food service and public transportation were the most important neighborhood amenities according to respondents. See the chart below for the weighted rank of each neighborhood amenity.

Neighborhood Amenities, Weighted by Importance



Other Factor and Concerns

Respondents were given the option to complete an optional, open-response survey item asking them *“What other factors are important to you as we identify needs for our central office space(s)? Please consider factors such as safety, amenities, commute, and overall comfort.”* In total, 213 or 70% of respondents answered this question. Many responses echoed previous calls for access to parking. Respondents further elaborated the need for free and accessible parking, and expressed concerns regarding the safety of their cars while at work as well as for themselves while walking between their cars and the building. Additionally, many respondents mentioned access to natural light while in the office, while others reiterated the importance of access to warehouse space, including ability to regularly and easily access items stored in warehouses.

Attitudes about the possibility of a downtown office were mixed. While a few respondents advocated for contributing to the revitalization of downtown by relocating there, many more expressed concerns about personal safety, access to parking, and access to freeways if the office moved to a more urban setting.

Conclusions

District leaders can draw several conclusions about staff needs. Access to free, safe parking is the most important factor to the staff who responded to this survey. Access to food service and proximity to public transportation were the most important neighborhood amenities. All other amenities were ranked much lower. Additionally, relocating downtown (and to the west side in general) remains a contentious issue, with most respondents who addressed the option commenting that they were against the idea due to parking and personal safety concerns while a small number of respondents were vocally in support of it. Based on these findings, we recommend prioritizing access to free or subsidized parking as a first priority when relocating the Prophet Center.

Sample Bond Financing Options		Date Reviewed	Approx Bond Amount (Principal)	Estimated Total Interest	Total Rev Needed	Approx Interest as % of Principal	Approx Length of Debt	Estimated Levy Rate
A.1	Use available capacity below (e) levy rate 8-year debt term	Jan '24	\$450M	\$90M	\$540M	20%	8 years	\$2.50 / 1000 (renewal)
A.2	Use available capacity below (e) levy rate 12-year debt term	Jan '24	\$850M	\$250M	\$1.1B	30%	12 years	\$2.50 / 1000 (renewal)
A.3	Use available capacity below (e) levy rate variable debt term	Jan '24	\$850M	\$325M	\$1.175B	38%	16 years (8 year drop)	\$2.50 / 1000 (renewal)
B.1	\$1.5B principal amount retain (e) levy rate	Jan '24	\$1.5B	\$575M	\$2.075B	38%	20 years (16 year drop)	\$2.50 / 1000 (renewal)
B.2	\$1.5B principal amount increase levy rate to \$3/1000	Jan '24	\$1.5B	\$250M	\$1.175B	17%	16 years (12 year drop)	\$3.00 / 1000 (\$0.50 increase)
C.1	\$1.5B principal amount 8-year debt term	Jan '24	\$1.5B	\$300M	\$1.8B	20%	8 years	\$4.50 (\$2 increase)
C.2	\$1.5B principal amount 12-year debt term	Jan '24	\$1.5B	\$400M	\$1.9B	26%	12 years	\$3.25 (\$0.75 increase)
D.1	\$1.5B principal amount retain (e) levy rate variable debt term	Feb '24	\$1.5B	\$950M	\$2.45B	64%	24 years (8 year drops)	\$2.50 / 1000 (renewal)
E.1	\$1.8B principal amount retain (e) levy rate variable debt term	Feb '24	\$1.8B	\$1.7B	\$3.5B	95%	28 years (8 year drops)	\$2.50 / 1000 (renewal)
E.2	\$1.8B principal amount retain (e) levy rate retire debt ASAP	Feb '24	\$1.8B	\$800M	\$2.4B	44%	16 years	\$2.50 / 1000 (renewal)
F.1	\$2.2B principal amount retain (e) levy rate variable debt term	April '24	\$2.2B	\$2.1B	\$4.3B	95%	28 years (8 year drops)	\$2.50 / 1000 (renewal)

CONCEPTUAL BUDGETS

4/17/2024

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
Physical Facility Improvements			\$548,000,000
Critical Systems			
Deferred Maintenance Backlog (Reduce FCI)	\$700,000,000 ¹	\$1,000,000,000 ²	\$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 ³	\$148,000,000
All Gender Restrooms	\$3,000,000	\$15,000,000	\$0
Other Examples			
Decarbonization	TBD	TBD	\$0
Emergency Capital	TBD	TBD	\$0
Educational & Technology Improvements			\$246,000,000
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 ³	\$75,000,000
Performing Arts	TBD	TBD	\$0
Career Technology Education	TBD	TBD	\$0
Capacity			\$0
RHS - Phase 5	TBD	TBD	\$0
Enrollment Changes	TBD	TBD	\$0
Modernizations			\$1,114,000,000
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
Admin + Contingency			\$343,440,000
Administration 3%	\$32,000,000	\$173,000,000	\$57,240,000
Contingency 15%	\$159,000,000	\$863,000,000	\$286,200,000
TOTAL	\$1,253,000,000	\$6,787,000,000	\$2,251,440,000
Rounded			\$2,251,000,000

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

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

³ Updated project costs estimates are currently being developed



April 17, 2024

TO: Facilities & Operations Committee

FROM: Dan Jung, Chief Operations Officer

RE: Bond Planning Update

Materials	
<ul style="list-style-type: none"> • Conceptual 2024 Bond Budget (4/17/24) 	Updated with most current information. See summary below.
<ul style="list-style-type: none"> • Levy Rate Matrix (4/16/24) 	Principal Amount: \$2.2 Billion Estimated Interest: \$2.1 Billion Total Revenue: \$4.3 Billion Estimated Levy Rate: \$2.50/1,000 Approx Length of Debt: 28 - 30 years

Budget Summary	
<ul style="list-style-type: none"> • Deferred Maintenance Backlog (Reduce FCI) • Athletics • Technology • Physical Education • Curriculum • Jefferson High School • Cleveland High School • Ida B Wells High School • Harriet Tubman Middle School • K-5 Learning Lab • Administration • Contingency 	\$ 400M \$ 148M \$ 138M \$ 33M \$ 75M \$ 125M \$ 425M \$ 425M \$ 66M \$ 73M \$ 57M \$ 286M \$ 2.25B

Work in Progress	
<ul style="list-style-type: none"> ● Updating/Refining Scope of Work and Budgets 	Focus areas include: <ul style="list-style-type: none"> - Curriculum - Athletics <ul style="list-style-type: none"> - Finalizing the crosswalk - Physical Facility Improvements <ul style="list-style-type: none"> - Considering broadening language to include additional scope of work - Escalation assumptions
<ul style="list-style-type: none"> ● Sample Project Schedules 	As noted in the March 8 Staff Memo, we estimate it will take 12 - 19 years to complete all work. The projects will need to be carefully prioritized and sequenced. Staff are preparing sample project schedules for review.
<ul style="list-style-type: none"> ● Bond Language 	Staff are drafting initial bond language for review and discussion.
<ul style="list-style-type: none"> ● Review Cost Estimating Methodology with Bond Accountability Committee (BAC) 	The BAC charter notes: The Committee will review future bond planning processes and materials and provide advice, as requested by the Board, to the Board on: <ul style="list-style-type: none"> - Cost estimating processes related to proposed modernization efforts, new construction projects and other potential scopes of work. - Bond development risk management strategies including project cost escalation assumptions, contingency assumptions, bond management cost estimates, etc. Staff are preparing materials to review with the BAC.

Resources
Board Work Session - 01 23 2024 - BOARD BOOK <ul style="list-style-type: none"> ● Staff Memo: General Obligation Bond Planning - LINK ● Sample Bond Financing Options - Board Work Session - LINK ● Conceptual Bond Budgets - LINK ● Sample Bond Options - LINK

F&O Committee - 02 28 2024 - [BOARD BOOK](#)

- Staff Memo: General Obligation Bond Planning - [LINK](#)
- Conceptual Bond Budgets - [LINK](#)

F&O Committee - 03 20 2024 - [BOARD BOOK](#)

- Staff Memo: General Obligation Bond Planning - [LINK](#)
- Presentation: General Obligation Bond Planning - [LINK](#)
- Conceptual Bond Budgets - [LINK](#)