Facilities Improvement and Oversight Committee Meeting
Wednesday, May 27, 2026 4:30 PM

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

Agenda

1. Call to Order / Introductions
2. Public Comment (5 two-minute spots)
    - Three (3) for topics related to items on the meeting agenda
    - Two (2) for general topics related to Teaching, Learning, and Enrollment
3. To sign up for public comment email PublicComment@pps.net or call 503-916-3741.
4.
    - Overview: Pool RFP Process
    - Timeline for Athletic Facility Master Planning Process
    - Athletics Swing Site Plan
    - Update on the implementation of the Bond Audit Recommendations
5. Review of Proposed Revisions to the Bond Accountability Committee (BAC) Charter
6. Other Business and Future Agenda Items
7. Adjourn

PORTLAND Public Schools

Facility Improvement & Oversight Committee

May 27, 2026



Agenda

- Pool RFP Process
- Athletics Updates
- Athletic Swing Sites
- Bond Audit Updates

Pool RFP Process

Explanation of Owner Provided Service Pools

- Not a new process for PPS
- The contractor pool process has been previously implemented on a smaller scale
    - I.e. moving, hazmat removal, architectural, engineering, and roofing contractors have been selected from a pool in previous years
- The biggest differences:
    - Larger scale
    - Pool is generated by a matrix formula accounting for equity amongst vendors, location, and performance history

Cost and Operational Benefits

- Faster Procurement
  - Eliminates full RFP cycles (8–12 weeks vs 3–10 days for pool task orders)
  - Net time savings per project: 6–11 weeks
  - Faster Procurement = Earlier Start
- Reduced Staff Time and Fewer Delays
  - Example: There will be approximately 45 Roofing projects in the 2025 Bond. Historically, each individual contract for each individual project would need its own Board approval. The timeline of that is below:

Old Process:

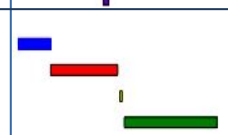
- 4 weeks to develop RFP
- 3 weeks to evaluate
- 2–3 weeks for contract negotiations
- 3 weeks to get to a BOE date
- x 45!

New Process:

- Same timeline
- BUT only once!
- AND it results in multiple master contracts for PMs to write task orders against

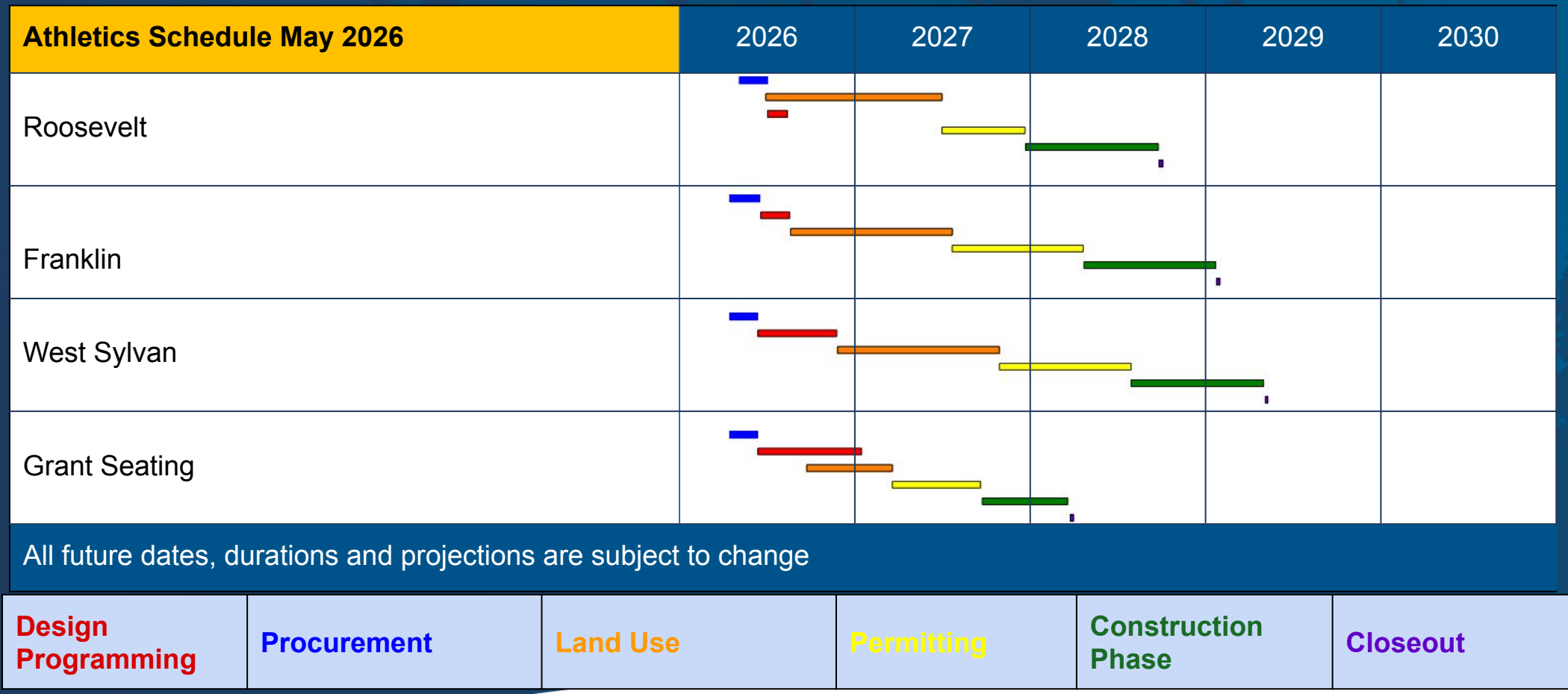
Athletics Updates

Athletics Schedule Update

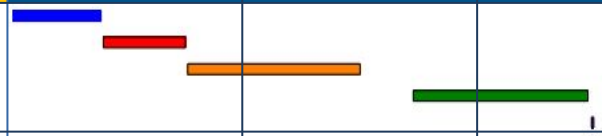
Athletics Schedule May 2026	2026	2027	2028	2029	2030
Grant Bowl Lights					
Marshall Hub - Field, Track & Tennis					
Jackson Hub - Phase 0					
Jackson Hub - Phase 1					
All future dates, durations and projections are subject to change					

Design	Procurement	Land Use	Permitting	Construction Phase	Closeout

Athletics Schedule Update



Athletics Schedule Update

Athletics Schedule May 2026	2026	2027	2028	2029	2030
Marshall Hub - Upper Field					
Powell Park					
Jefferson Field					
All future dates, durations and projections are subject to change					

Design Programming	Procurement	Land Use	Permitting	Construction Phase	Closeout

Major Athletic Updates - Grant Bowl

Lighting Installation (Phase 1)

- Electrical gear installation and substantial completion at end of May

Seating Upgrades (Phase 2)

- Seating improvements, improved restroom facilities, and improved concessions facilities
- Planning & LU Preparation: Q3–Q4 2026
- Type III Application: Late 2026 (target)
- Hearing & Decision: Early 2027 (estimated)
- Permitting & Construction: To follow LU approval

Grant Bowl Lighting



Major Athletic Updates - Jackson Hub

Track and Field Reconstruction (Phase 0)

- Reconstruction of track, new track & field equipment, and other site improvements
- Land use completed for all phases in 2024
- Permitting: Mar–Jun 2026
- Construction: Jun–Nov 2026

Multi-Use Turf Field (Phase 1A)

- Construction of new multi-use field striped for soccer, baseball, and softball
- Design: Feb–Jul 2026
- Permitting: In coordination with city following Phase 0 approvals
- Construction: Q3 2026 – Q2 2027

Major Athletic Updates - Jackson Hub

Batting Facility (Phase 1B)

- Construction of new indoor batting facility and storage
- Permitting: In coordination with Phase 1A approvals
- Construction: Q4 2026 – Q3 2027

Major Athletic Updates - Marshall Hub

Track & Field and Tennis Court Upgrades (Phase 1)

- Resurfaced track, synthetic turf on football field, resurfaced tennis courts, lighting improvements
- Substantially complete, targeting availability for first week of June

Multi-Use Turf Field (Phase 2)

- Construction of new multi-use field striped for soccer, baseball, and softball
- Planning & LU Prep: Q3-Q4 2026
- Type III Application: Q4 2026 (target)
- Hearing & Decision: Q2 2027
- Permitting & Construction: To follow LU approval

Major Athletic Updates - Marshall Hub



Major Athletic Updates - Marshall Hub



Major Athletic Updates - Marshall Hub



Major Athletic Updates - Powell Park

Baseball Field Enhancements

- New synthetic turf field, improved bleachers, improved lighting
- Used by Cleveland HS, owned by Portland Parks & Recreation
- Continuing discussions with Parks for use agreement

Major Athletic Updates - Roosevelt HS

Multi-Use Field Enhancements; Grandstand Improvement

- New synthetic turf ball fields, new hitting facility, increased grandstand capacity

- Land Use Application in Progress

Major Athletic Updates - Franklin HS

Multi-Use Field Enhancements

- Improved synthetic turf ball fields and bleachers, new hitting facility

- Land Use Application in Progress

Major Athletic Updates - West Sylvan

Multi-Use Field Enhancements

- New synthetic turf multi-use field striped for soccer, baseball, and softball with lighting
- Facilities for use by both West Sylvan MS and Lincoln HS
- Land Use Application in Progress

Athletics Swing Sites

Athletic Swing Sites

Athletic Program Swing Sites

- With every cycle of PPS modernizations, PPS has provided continued field access for our athletic programs.
- All high school sports will be accommodated during the modernizations
- Middle school sports will swing to the same sites as their high schools
- With PPS fields shifting for the modernizations and upgrades, PPS will prioritize use of the fields to high school/PIL athletics and PIL YSP. Other sporting programs in the City will continue to coordinate through their existing permitting partners.

Jefferson Swing Sites

	All Levels		Varsity		Lower Levels		PILYSP	
Sport	Practice	Contests	Practice	Contests	Practice	Contests	Practice	Contests
Football	Jefferson Back Fields	Roosevelt					Jefferson Back Fields/Peninsula Park	Various PIL High Schools
Boys Soccer	Jefferson Back Fields	Peninsula/Delta Park						
Girls Soccer	Jefferson Back Fields	Peninsula/Delta Park						
Volleyball	Current JHS Gym	Current JHS Gym					Ockley/Tubman	Various PIL High Schools
Cross Country	Penninsula Park	Fernhill						
Boys Basketball	Current JHS Gym	Current JHS Gym					Ockley/Tubman	Ockley/Tubman/Various PIL High Schools
Girls Basketball	Current JHS Gym	Current JHS Gym					Ockley/Tubman	Ockley/Tubman/Various PIL High Schools
Wrestling	Wreslting Room Located in Current JHS Gym	Current JHS Gym					Wreslting Room Located in Current JHS Gym	Various PIL High Schools
Swim	Dishman	Dishman						
Track & Field	Roosevelt	Shared Host Responibilites w/ other PIL School					Buckman	Various PIL High Schools
Baseball			Jefferson Back Fields	Jefferson Back Fields	Jefferson Back Fields	Jefferson Back Fields/Overlook Park		
Softball			Jefferson Back Fields	Jefferson Back Fields	Jefferson Back Fields	Jefferson Back Fields/Peninsula and/or Delta Park		
Golf	Heron Lakes	Heron Lakes						
Tennis	Irving Park	Irving Park						

Cleveland Swing Sites

	All Levels		Varsity		Lower Levels		PILYSP	
Sport	Practice	Contests	Practice	Contests	Practice	Contests	Practice	Contests
Football	Marshall Campus	Marshall Campus					Eastmoreland Park	Various PIL High Schools
Boys Soccer	Marshall Campus/Lents Park	Marshall Campus/Lents Park						
Girls Soccer	Marshall Campus/Lents Park	Marshall Campus/Lents Park						
Volleyball	Marshall Campus	Marshall Campus					Sellwood/Hosford	Various PIL High Schools
Cross Country	Lents	Westmoreland					Sellwood/Hosford	Various PIL High Schools and/or Portland Parks
Boys Basketball	Marshall Campus	Marshall Campus					Sellwood/Hosford/ Lane	Sellwood/Hosford/ Various PIL High Schools
Girls Basketball	Marshall Campus	Marshall Campus					Sellwood/Hosford/ Lane	Sellwood/Hosford/ Various PIL High Schools
Wrestling	Marshall Campus	Marshall Campus					Marshall Campus	Various PIL High Schools
Swim	SE Community Center	Dishman						
Track & Field	Marshall Campus	Marshall Campus					Marshall Campus	Various PIL High Schools
Baseball			Marshall Campus/Powell Park	Marshall Campus/Powell Park	Marshall Campus/Powell Park	Marshall Campus/Powell Park		
Softball	Lents Park	Lents/Woodstock						
Golf	Eastmoreland	Eastmoreland						
Tennis	Berkley/PTC/Sellwood Park	PTC						

Ida B Wells Swing Sites

	All Levels		Varsity		Lower Levels		PILYSP	
Sport	Practice	Contests	Practice	Contests	Practice	Contests	Practice	Contests
Football	Jackson MS	Lincoln HS					Jackson MS	Various PIL High Schools
Boys Soccer			Jackson MS/Reike	Jackson MS/Reike/Delta Park	Jackson MS/Reike	Jackson MS/Reike/Delta Park		
Girls Soccer			Jackson MS/Reike	Jackson MS/Reike/Delta Park	Jackson MS/Reike	Jackson MS/Reike/Delta Park		
Volleyball	Current Wells Gym	Current Wells Gym					Jackson MS	Jackson MS/Various PIL High Schools
Cross Country	Gabriel Park	Gabriel Park					Jackson MS	Various PIL High Schools and/or Portland Parks
Boys Basketball	Current Wells Gym	Current Wells Gym					Jackson MS	Jackson MS/Various PIL High Schools
Girls Basketball	Current Wells Gym	Current Wells Gym					Jackson MS	Jackson MS/Various PIL High Schools
Wrestling	Current Wells Wrestling Room	Current Wells Gym					Current Wells Wrestling Room	Various PIL High Schools
Swim	SW Community Center	Dishman						
Track & Field	Jackson MS	Shared Host Responibilites w/ other PIL School					Jackson MS	Various PIL High Schools
Baseball	Jackson MS	Jackson MS/Gabriel Park						
Softball			Reike/A-Park	Reike/A-Park	Reike/A-Park	Reike/A-Park		
Golf	Red Tails	Red Tails						
Tennis	Gabriel Park	Gabriel Park						
LaCrosse	Reike	No Home Contests						

Bond Audits

Year 2 - #10

Original Recommendation:

- Compare staffing capacity with estimated bond workload to identify gaps and determine whether staff are under-utilized or over-utilized and not able to complete the bond work needed

Determined complete by RISE in January 2026, citing updated contracts/amendments as backup

External Auditor agreed it could be closed in April 2026 with the following comments:

- CMGC contract now has cost estimates at 75%/100% SD, 50%/100% DD and 50%/100% CD. Architect cost estimates are at 100% SD, DD, CD.

Year 4 - #5

Original Recommendation:

- 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.

Determined complete by RISE in January 2026, citing the PROCEDEO PMP as backup

External Auditor re-opened in April 2026 and RISE team is reviewing comments to provide additional information in front of the Year 7 audit

Year 6 - #13

Original Recommendation:

- Compare staffing capacity with estimated bond workload to identify gaps and determine whether staff are under-utilized or over-utilized and not able to complete the bond work needed

Determined complete by RISE in January 2026, citing Staffing Analysis from Dr. Franco as backup

External Auditor re-opened in April 2026 with the following comments:

- No comparison of capacity to workload with gap identification was provided. Rec remains in progress

Staffing Analysis and Matrix will be provided as further backup to the auditor in May

Questions
Thank You



Portland Public Schools Capital Construction Bond Accountability Committee Charter

DRAFT: April 29, 2026

Background

Portland Public Schools (the District) has successfully referred multiple Capital Construction Bond Measures for voter approval ~~in November 2012, May 2017 ,and November 2020, and May 2025~~. The District has established a community~~citizen~~ Bond Accountability Committee, an independent group of community members to review reports and audits of how bond dollars are being spent to provide accountability to the public until bond projects are completed. The Committee will ~~to~~ assist the Board of Education (Board) in monitoring the planning, execution, and progress of the bond programs.

Committee Charge

~~The Portland Public Schools Board of Education (Board) has appointed a citizen ¶~~

~~community 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 and review reports and other information on the current status and planned implementation of the bond programs, including bond project and program status reports, critical path schedules, budgets and expenditures, project prioritization within bond programs, identification of risks, bond-project management key performance indicators, and annual bond performance audits; (ii) to determine whether such status and implementation are consistent with the program approved by the voters; ~~and~~ (iii) to report their findings and recommendations to the Board. The ~~c~~Committee informs and advises the Board, but does not have decision-~~-~~making authority.

The Superintendent has ~~overall~~ ultimate responsibility for performance of staff engaged in the implementation of the bond programs.

Based on the information provided by staff, ~~T~~the Committee will regularly review and provide updates to the Board on:

- 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, including annual review of the bond performance audit and the District's financial audit as it relates to bond expenditures;
- Whether the bond ~~budget is~~ proceeds are sufficient to complete the scope of work as outlined in the voter-approved bonds;
- Whether the projects planned, in progress, and completed will meet the scope of work specified in the voter-approved bonds; ~~and~~
- Whether bond referral planning is ~~concurrent~~ consistent with PPS vision and the 30-year progressive bond program model;
- Whether each of the projects ~~are~~ is being delivered on schedule and within established budget ~~relative to the voter-approved bonds~~;and

- Whether the District's bond program management is consistent with industry standards.

~~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.~~

Additionally, the Committee may provide feedback and/or advice to the Board on one or more of the following topics as they relate to the bond-funded capital programs:

• 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;

• Development and ~~i~~implementation of ~~appropriate ways to address~~ the District's plan to improve seismic ~~issues~~ safety;

• 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 Committee will also review future bond planning processes and materials and provide advice to the Board, prior to bond referral, on:

• 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.

~~The Committee may request additional documents and provide advice to PPS staff on topics agreed upon by the Committee and PPS staff.~~

The Committee will use the Racial Equity and Social Justice framework in its review of bond projects and in providing advice to the Board. Any recommendation from the Committee to the Board should ~~will~~ include discussion of any possible impact on historically underserved student populations.

~~The Committee will review regular reports produced by the District each year the bond proceeds are being spent. The Committee will use these documents to verify general compliance with the purposes set forth in the capital improvement programs as approved by the voters.~~

The Board may request the Committee ~~resolution will consider performing other~~ to undertake other reasonable duties ~~requested by the Board~~related to the Bond programs.

Reporting Structure and Cadence

The ~~BAC~~ Committee will ~~report to~~ update the Board~~OE~~ in the following manner:

- Quarterly ~~full~~ report to the Board~~OE~~, in person unless otherwise specified by the Board
- Written reports to the Board as needed~~Monthly written Reporting reports on meetings, updates, and committee work (written, monthly)~~¶

Committee ~~Voting~~Meeting Protocols

The Committee will generally adhere to the Board meeting protocols in Board Policy 1.70.011-P to make clear what recommendations are being made and that they have been adopted by a majority of the Committee. The Minutes of all Committee meetings should reflect Committee meeting attendance, the agenda items discussed, and the Committee's recommendations; Minutes of prior meetings should be reviewed and approved at the next

Committee meeting. Meeting materials should be circulated with sufficient time for meaningful review by the Committee members and in coordination with the Committee Chair.

Committee Membership

The Committee shall consist of ~~approximately~~ seven to ten members reflective of the diversity of Portland. The ~~Board will appoint c~~Committee ~~members and a~~ Committee will elect a ~~chairperson~~chair and vice chair at the first meeting following July 1 each year.

The C~~c~~ommittee shall be composed of individuals with a commitment to fairness and transparency and belief in the role of the public sector as stewards of public funds.

Membership of the ~~c~~Committee should display a commitment to and experience in one or more of the following:

- Building design, architecture, engineering
- Construction and/or public construction financing
- Workforce equity and/or career learning equity
- Public contracting, budgeting, and/or auditing
- Business equity, Minority-owned, Women-Owned, or Emerging Small Business (MWESB) opportunities in public works
- Curriculum development
- Technology infrastructure and investment
- One or more of any other ~~the~~ specific bond project scopes of work

~~The Committee shall be composed of a mix of individuals with a good reputation in the community for fairness and transparency, and a majority of the committee will be people with a combination of experience in building design; construction; construction financing; public contracting, budgeting, and/or auditing.~~

- The Committee members shall receive no direct or indirect compensation from the District for their services as members of the Committee.
- The Committee members may not have an active or pending contract with the District, nor enter into a contract during or within one year of the end of their term on the Committee.

• The Committee may not include any employee or official of the District, or any vendor, contractor or consultant of the District.

• ~~A Committee member serves to advise the Board.~~ If a Committee member resigns, violates the Committee Code of Ethics contained herein (see attachment), fails to attend two consecutive Committee meetings without reasonable excuse, or otherwise becomes unable to serve on the Committee, the Board may declare the position on the Committee to be vacant and appoint another qualified person to the Committee. At all times, Committee members serve at the discretion of the Board and may be removed by a vote of the majority of the Board.

•The Board may appoint ~~M~~members ~~are appointed~~ to staggered 2-, 3- and 4-year terms and may reapply for consideration to serve additional terms. ~~Effective July 1, 2019, a~~A Committee member shall not hold the title of chairperson for more than 3 years. A Committee member may serve for a total of no more than eight years unless an additional term of service is authorized by the Board.

Committee Operations

The Committee operates in an advisory capacity to the Board. The Committee is not responsible for the bond program or project outcomes and does not direct staff including any contracted staff, consultants, contractors, or auditors. The charge to the Committee does not include:

• Approval of construction contracts;

• Approval of construction change orders;

• Appropriation of construction funds;

• Handling of legal matters;

• Approval or performance of audit scope of work;

• Approval of construction plans and schedules;

• Approval of the sale of bonds;

• Priorities and order of construction for the bond projects;

• Selection of architects, engineers, construction managers, project managers, and such other professional service firms;

• The approval of the scope or design for any project;

• The selection of independent audit firm(s), performance audit consultants and such other consultants as are necessary to support the performance of the Bond Program;

• Setting or approving schedules of design and construction activities;

• Activities, roles or responsibilities that have been designated by the Superintendent or her designee to staff or consultants, or any policy-making responsibilities;

• Approval of future bond scopes of work; or

• Approval of current or future project cost estimates.

Committee Meetings

• The Committee will meet no less than quarterly or as requested by the Board in a public meeting. Because the Committee reports to the Board of Education, all Committee meetings must comply with Oregon Public Meetings law. Accordingly, a quorum of the Committee may not meet in person or by email to discuss current or anticipated Committee work outside a public meeting.

• Committee meetings are advisory and not related to formal decision-making by the Board. Committee meetings shall include opportunity for public comments.

• The Superintendent will assign and delegate the appropriate level of staff to support the Committee's work.

• District staff will provide necessary technical and administrative assistance as follows:

  - A meeting room, including any necessary audio/visual equipment;

  - Preparation and copies of any ~~documentary~~ written meeting materials, such as agendas and reports; and distribution of those materials to the ~~c~~Committee in a timely manner.

  - Provision of reports covering the School Bond Programs.

  - Preparation of Committee meeting minutes and posting for public viewing and use on the PPS web site.

  - District staff will attend Committee meetings in order to report on the status of capital improvement projects, to respond to questions, and to receive advice and counsel on the overall bond programs or any of their component

parts. District project consultants may be asked to attend Committee meetings at the discretion of District staff or by request of the Committee.

Media Relations

Committee members are classified as volunteers serving terms under the guidance of the BAC Charter and the Board of Education. Committee members are neither required to or restricted from responding to media requests. Members can reach out to staff for direction or forward all media requests to ~~OSM~~ District Communications for follow up.

Attachment

Portland Public Schools Capital Construction

Bond Citizen Accountability Committee:

Code of Ethics

A Code of Ethics provides general guidelines for Committee members to follow in carrying out their roles. Not all ethical issues that Committee members face are covered in this Code. However, this Code captures some of the critical areas that help define ethical and professional conduct for Committee members. Committee members are expected to strictly adhere to the provisions of this Code of Ethics.

Policy

Each Committee member must uphold the federal and Oregon Constitutions; the laws and regulations of the United States and the State of Oregon, including complying fully with the ethics laws found within ORS Chapter 244; and the policies, procedures, rules, and regulations of the District. Additionally, Committee members shall:

- Act in the best interest of the District and the public
- Make service on the Committee a high personal priority by participating constructively and consistently in Committee work

• Prepare for meetings by reading the agenda and supporting material and learning about the subject matter

• Participate in rational, informed deliberations by considering reliable information and thinking critically

• Use one's own judgment versus following the lead of others

• Be committed to serving the District as a whole rather than any part or any personal or political cause

• Avoid conflicts of interest or the appearance thereof

• Provide advice and counsel untainted by personal, professional, or political interest

• Adhere to the highest standards of personal and professional behavior

For a period of one (1) year after leaving the Committee, a former Committee member may not represent any person or organization for compensation in connection with any matter pending before the District that, as a Committee member, he or she participated in personally and substantially. Specifically, for a period of one (1) year after leaving the Committee, a former Committee member and the companies and ~~businesses~~ organizations for which the member works shall be prohibited from contracting with the District with respect to:

• bidding or proposing to provide services on projects funded by the bond proceeds; and/or

• any construction project funded by the District.