

School Improvement Bond Committee
Meeting
Thursday, April 15, 2021 4:30 PM

Virtual

Agenda

1. 4:30 pm - Introductions, Acknowledgment of Previous Minutes, and Public Comment*
*(5) Two-minute Slots
To sign-up for public comment
email PublicComment@pps.net or
call Kara Bradshaw at 503-916-3906
2. 4:40 pm - Update: Office of School Modernization
3. 5:00 pm - Update: Bond Accountability Committee
4. 5:20 pm - Discussion: Long Range Facilities Plan
5. 5:40 pm - Discussion: Bond Accountability Committee Charter
6. 6:00 pm - Adjourn

Office of School Modernization - Program
March 2021

STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Overall	X		

EQUITY

BUSINESS EQUITY

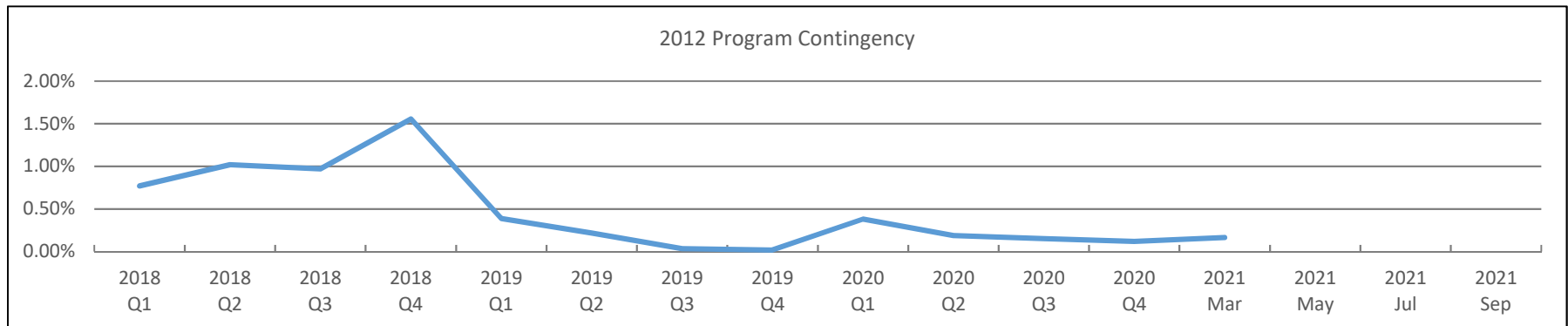
WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Cumulative	Current	4.70%	6.64%	0.00%	2.38%	0.61%	14.33%	18%	26%	25%	4%	14%	25%	20%
	Prior Report	5.56%	7.17%	0.01%	2.20%	0.77%	15.71%		25%		4%		24%	
12 Month	Current	1.59%	5.24%	0.00%	2.65%	0.03%	9.51%	18%						
	Prior Report	6.64%	2.77%	0.01%	1.61%	0.05%	11.08%							

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

BUDGET

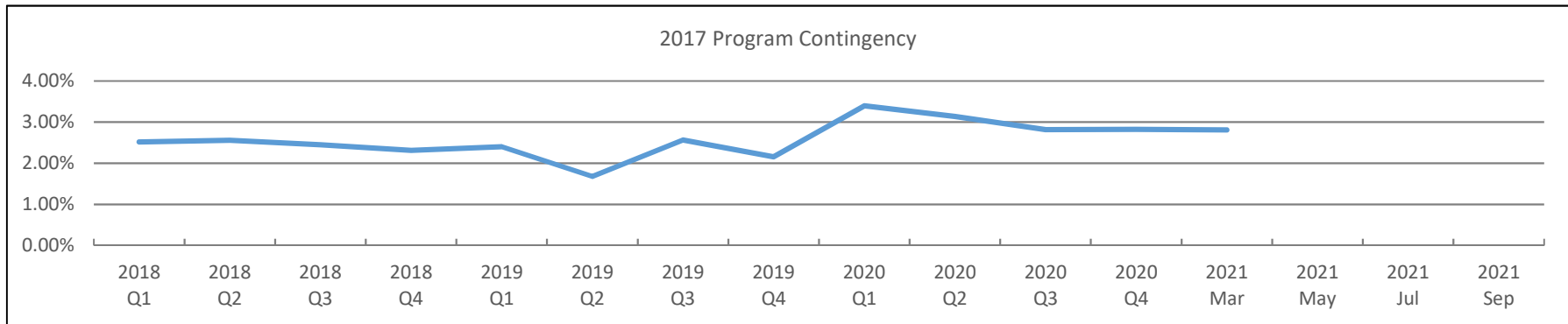
2012 PROGRAM	Original Budget	Current Budget	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved	Percent Spent
	Bond Administration	68,117,563	32,270,008	31,342,003	(928,005)	30,868,453
Contingency	25,063,798	990,847	1,508,600	517,753		
Projects	388,818,639	568,646,593	568,262,394	(384,199)	561,280,337	99%
2012 Program Totals	482,000,000	601,907,448	601,112,997	(794,451)	592,148,790	98%



Office of School Modernization - Program
March 2021

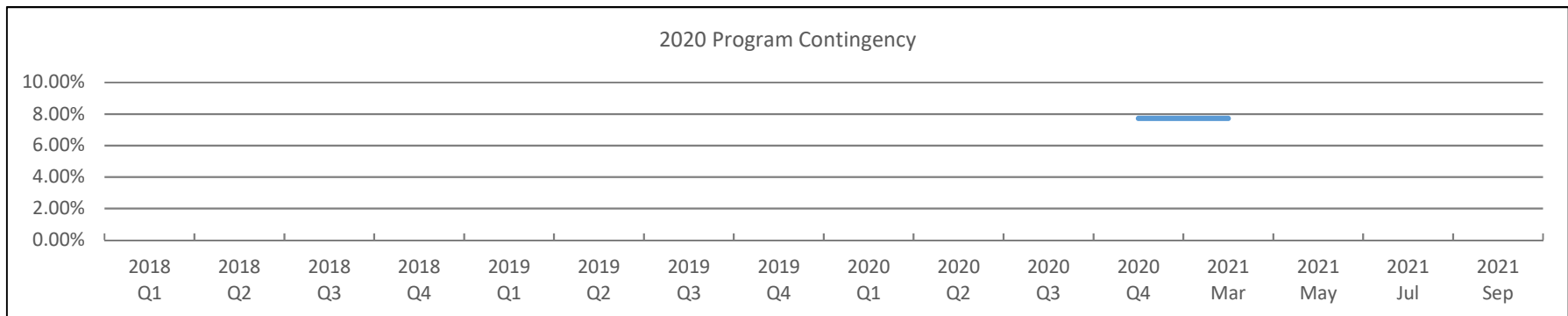
2017 PROGRAM	Original Budget	Current Budget	Estimate At Completion	Forecasted Over/(Under)
Bond Administration	40,000,000	59,835,495	64,116,414	4,280,919
Contingency	20,000,000	93,340,083	13,124,459	(80,215,624)
Unallocated H&S Funds	150,000,000	24,300,275	24,300,275	-
Projects	580,000,000	716,887,868	994,835,646	277,947,778
2017 Program Totals	790,000,000	894,363,721	1,096,376,794	202,013,073

Actuals Approved	Percent Spent
29,635,950	50%
395,786,320	55%
425,422,270	48%



2020 PROGRAM	Original Budget	Current Budget	Estimate At Completion	Forecasted Over/(Under)
Bond Administration	63,098,640	63,098,640	63,098,640	-
Contingency - OSM	93,257,360	93,257,360	93,257,360	-
Unallocated Project Funds	422,644,000	241,000,000	241,000,000	-
Projects	629,000,000	810,644,000	810,644,000	-
2020 Program Totals	1,208,000,000	1,208,000,000	1,208,000,000	-

Actuals Approved	Percent Spent
4,301,278	7%
-	0%
4,301,278	0%



Office of School Modernization - Program

March 2021

OVERALL BOND PROGRAM	Original Budget	Current Budget	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved	Percent Spent
<i>TOTALS</i>	<i>2,480,000,000</i>	<i>2,704,271,169</i>	<i>2,905,489,791</i>	<i>201,218,622</i>	<i>1,021,872,338</i>	<i>38%</i>

PROGRAM NOTES

Staffing:

- Program Management
 - * Lauren Poling, new Senior Manager of Business Operations, is reviewing positions/processes, training new staff, and taking lead on audit coordination
 - * Darren Lee, long-time consultant to OSM, has now started as a PPS employee in the Director of Construction role
 - * new Bond Diversity Equity and Inclusion Manager position description is being reviewed by HR and upper leadership prior to recruitment
- Operations
 - * two new Invoicing Specialists, Thao Dinh and Juan Ledezma, started in 2021
 - * new eBuilder Administrator David Maunu starting to develop robust in-house eBuilder support practices, and reviewing processes
 - * new Finance recruitment being developed to address additional workload due to the 2020 Bond
- Project Management
 - * three new Project Manager 1 staff started since last BAC meeting in October 2020
 - * PM2 recruitments are ongoing to staff multiple 2020 Bond-related positions
 - * PM3 recruitments are also ongoing to staff 2020 Bond-related positions

Equity:

- OSM meets regularly with COO Jung, P&C Senior Director Courtage, and Dep Supt Hertz to track equity-related process improvements
- BDEI Manager position (noted above) is in development, and intended as a program management-level position
- P&C and OSM have been revising RFP criteria to place greater focus on equity and standardize points-distribution for equity criteria

Audits:

- Performance auditors are in field work for Year 3; draft work plan for Year 4 is being developed and will be presented at May BAC meeting
- Midpoint construction audits have been completed for MHS and LHS modernization projects; Grant final payment audit is underway

2020 Bond:

- OSM is working with District departments to collect data, develop goals, and create a selection/prioritization process for Infrastructure scopes
- OSM Operations staff have been developing procedures for oversight of encumbrances and expenditures for Technology and Curriculum scopes
- Primary set-up of funding and projects in eBuilder is complete, but additional refinement is needed, particularly for reporting
- Recruitments are under way to staff 2020 work, including operational support



School Improvement Bond Update

Bond Accountability Committee

Meeting

March 31, 2021



Agenda

- **Welcome & Introductions** 5:30 – 5:40 pm
- **BAC Overview** 5:40 – 5:50 pm
- **Program Updates** 5:50 – 6:05 pm
- **Modernization Project Updates** 6:05 – 7:20 pm
- **Workplan Discussion** 7:20 – 7:30 pm
- **Wrap-Up and Adjourn**



Public Comment

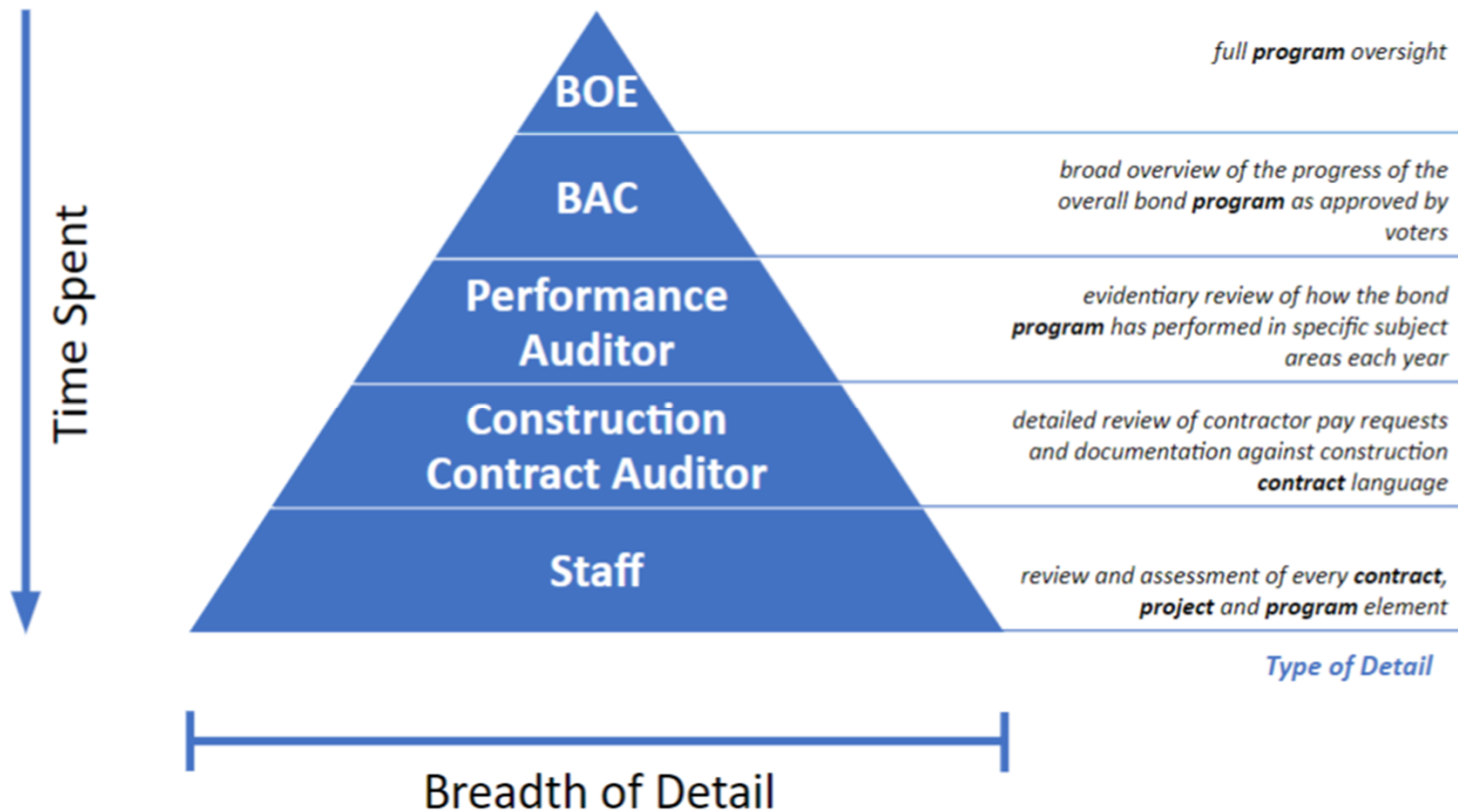
*(public comments received via email prior
to the meeting will be read aloud)*



BAC Overview



Role of BAC





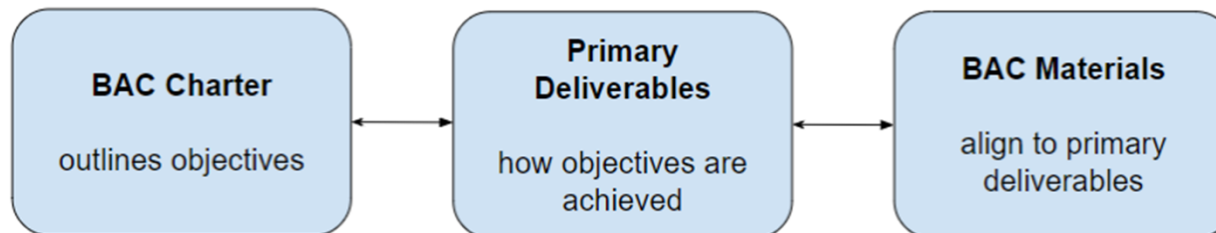
Role of BAC

BAC Charge:

Monitor the planning and progress of the bond programs relative to voter-approved work scope, schedule and budget objectives.

Primary Objectives:

- *Review bond progress against approved bond*
- *Report progress to the board*

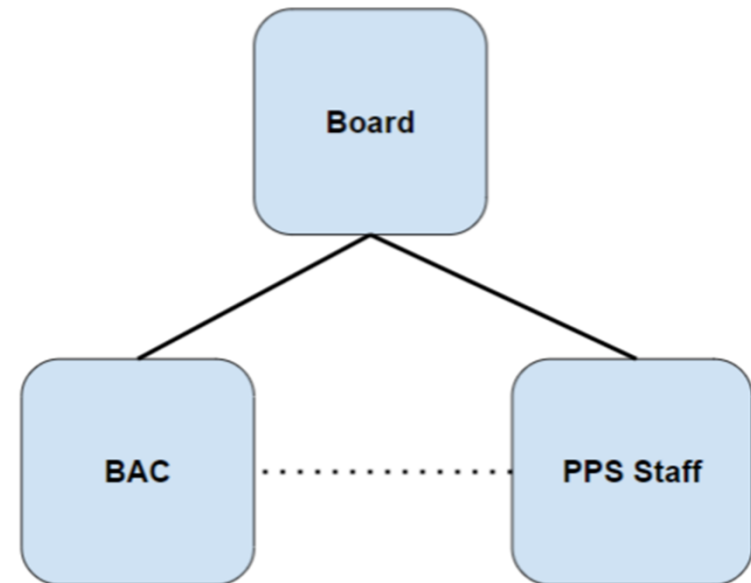




Role of BAC

BAC Deliverables:

- 1. Quarterly Updates to the Board**
- 2. Recommendations to the Board**
- 3. Recommendations to Staff**



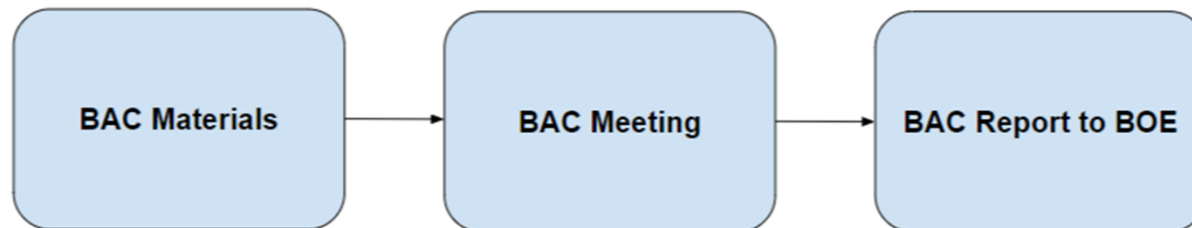


Role of BAC

BAC Deliverables:

1. Quarterly Updates to the Board

- The BAC provides a regular bond progress updates to the board of education.
- The reports align with the objectives of the BAC charter.
- The reports are based on the materials provided by staff at the regular BAC meetings.





Role of BAC

BAC Deliverables:

2. Recommendations to the Board

- The board may request BAC opinions on specific topics, or the BAC may suggest topics to the board.
- These topics often require additional time and effort of BAC members and often require specialized information/reporting be provided by staff.
- These topics are to be agreed upon by the board and BAC.

2021 Work Plan & Schedule

	Project Updates	Special Topics - to be confirmed
March	2012 / 2017 / 2020 Modernizations	
May	2017 Health & Safety 2020 Infrastructure	Performance Audit Year 4 Draft <u>Workplan</u>
July	2020 Technology 2020 Curriculum 2020 Capacity	Business Equity Update
September	2012 / 2017 / 2020 Modernizations	Performance Audit Presentation <i>(if not combined with Board Bond/Audit Committee presentations)</i>
November	2017 Health & Safety 2020 Infrastructure	Financial Audit Presentation



Role of BAC

BAC Deliverables:

3. Recommendations to Staff

- Staff may request BAC opinions on specific topics, or the BAC may suggest topics for discussion to staff.
- These topics often require additional time and effort by both staff and BAC members.
- These topics are to be agreed upon by the BAC and staff.

2021 Work Plan & Schedule

	Project Updates	Special Topics - to be confirmed
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Program Update



SCHOOL BUILDING IMPROVEMENT BOND



Office of School Modernization - Program
March 2021

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Budget	X		
Equity		X	
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EQUITY

BUSINESS EQUITY

WORKFORCE EQUITY

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SCHOOL BUILDING IMPROVEMENT BOND

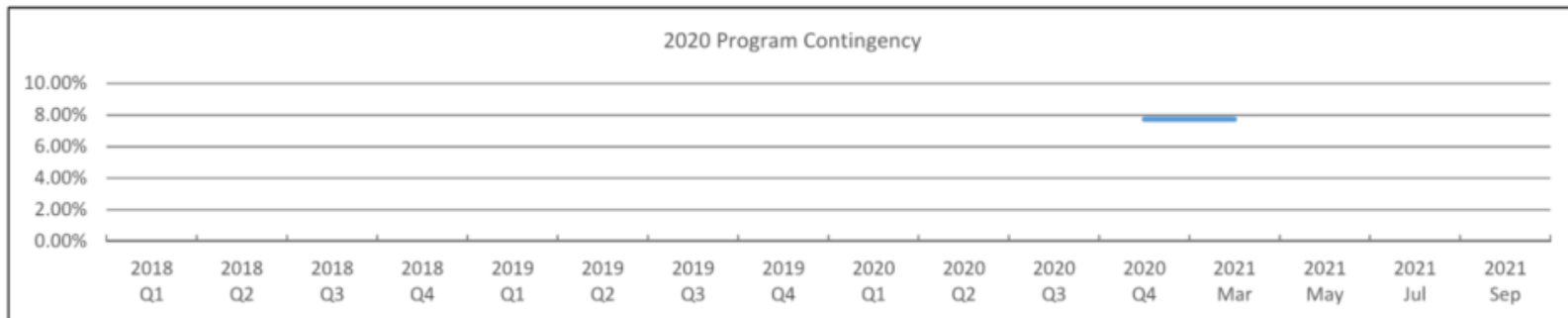


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Modernization Project Updates



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



Kellogg MS Replacement



Kellogg Middle School
March 2021

PPS Team Lead: Steve Effros
Design: Oh Planning + Design
Construction: Todd Construction

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
59,800,000	59,811,150	53,060,611	3,278,253	56,338,864	58,811,150	(1,000,000)

Contingency Remain / \$	Contingency Remain / %
3,735,427	6.25%

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%	93.90%	0.00%	0.36%	0.00%	94.26%	18%						
Contractors	3.22%	0.82%	0.00%	0.40%	0.00%	4.43%	18%						
Overall	2.87%	10.97%	0.00%	0.39%	0.00%	14.23%	18%						
Workforce								30%	25%	3%	14%	24%	20%

SCHEDULE

NEXT MILESTONE: TCO ▼

On Track? Yes ▼

PROJECT PHASE	2018				2019				2020				2021			
Planning																
Design																
Construction																
School Opening(s)																

- Baseline
- Planning
- Design
- Construction
- School Opening



Kellogg MS Replacement



Site – Entry/Parking Lot
March/2021



Site – Walking Path/Play Field



Kellogg MS Replacement



**Performing Arts/Gym
March/2021**

Commons & Music Room



Kellogg MS Replacement



**Media/Library Salvaged Entry Portal
March/2021**

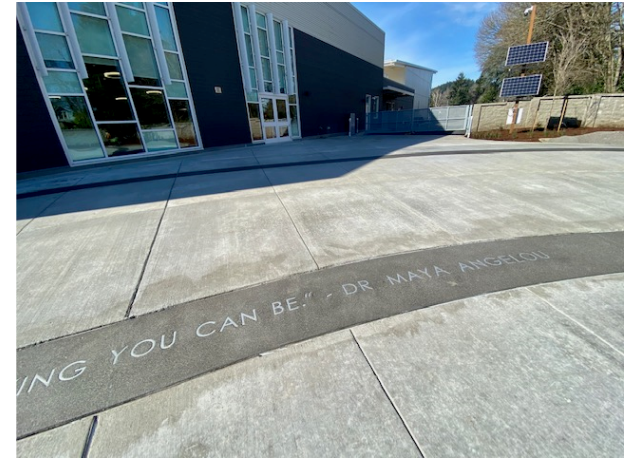
Science Classroom & Extended Learning Area



Kellogg MS Replacement



Plaza with Inspirational Words
March/2021



Courtyard with Inspirational Quotes



McDaniel HS Modernization



McDaniel High School Modernization
March 2021

PPS Team Lead: Jessie Steiger
Design: Opsis Architecture
Construction: Fortis Construction

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
199,000,000	202,542,500	158,124,620	33,975,910	192,100,530	202,542,500	-

Contingency Remain / \$	Contingency Remain / %
6,751,735	3.33%

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	19.48%	7.23%	0.00%	11.04%	0.00%	37.75%	18%						
Contractors	2.01%	0.92%	0.00%	0.11%	0.04%	3.07%	18%						
Overall	3.55%	1.48%	0.00%	1.07%	0.04%	6.14%	18%						
Workforce								31%	25%	5%	14%	21%	20%

SCHEDULE

NEXT MILESTONE: TCO ▼

On Track? Yes ▼

PROJECT PHASE	2018			2019			2020			2021		
Planning												
Design												
Construction												
School Opening(s)												

- Baseline
- Planning
- Design
- Construction
- School Opening



McDaniel HS Modernization



Aerial photo – March 10, 2021

March 2021



McDaniel HS Modernization



Aerial photo – March 10, 2021

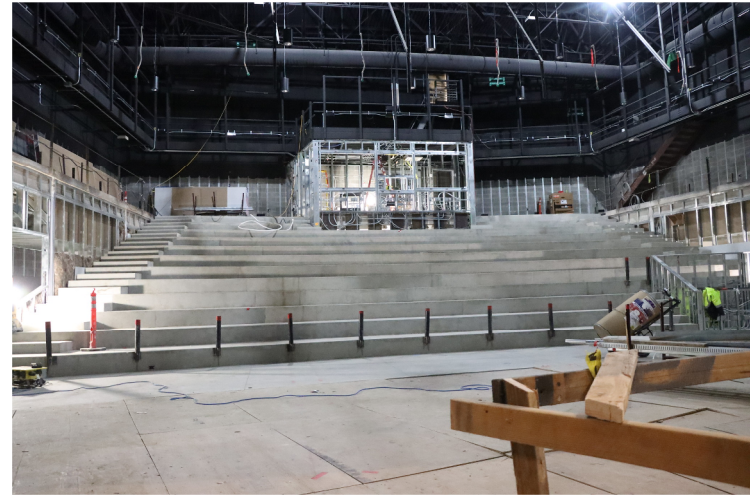
March 2021



McDaniel HS Modernization



Typical Science Lab



Theatre



Commons



Main Gym



Lincoln HS Replacement



Lincoln High School
March 2021

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
242,500,000	242,500,000	65,087,204	146,236,332	211,323,536	242,500,000	-

Contingency Remain / \$	Contingency Remain / %
25,329,380	10.45%

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	0.25%	1.13%	0.00%	0.14%	0.00%	1.51%	18%						
Contractors	1.64%	21.43%	0.00%	0.00%	0.00%	23.07%	18%						
Overall	1.84%	18.95%	0.00%	0.34%	0.00%	21.13%	18%						
Workforce								35%	25%	2%	14%	20%	20%

SCHEDULE

NEXT MILESTONE:

Substantial Completion

On Track?

Yes

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

Baseline

Planning

Design

Construction

School Opening



Lincoln HS Modernization



Aerial photo – March 8, 2021

March 2021



Lincoln HS Modernization



Aerial photo – March 8, 2021

March 2021



Lincoln HS Modernization



Gymnasium



Theatre



Steel stairs leading to the gym



Mockup



Benson HS Modernization



Benson HS Modernization
March 2021

PPS Team Lead: Brian Oylear
Design: Bassetti Architects
Construction: Andersen Construction

STATUS AT A GLANCE

Legend:

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- Caution: requires attention
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	As Planned	Caution	Impacts
Budget		x	
Equity		x	
Schedule	x		
Overall		x	

BUDGET

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
281,940,622	281,940,622	18,417,884	31,200,674	49,618,558	281,940,622	-

Contingency Remain / \$	Contingency Remain / %
23,103,045	8.19%

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	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Workforce								31%	25%	16%	14%	27%	20%

SCHEDULE

NEXT MILESTONE: 100% CD

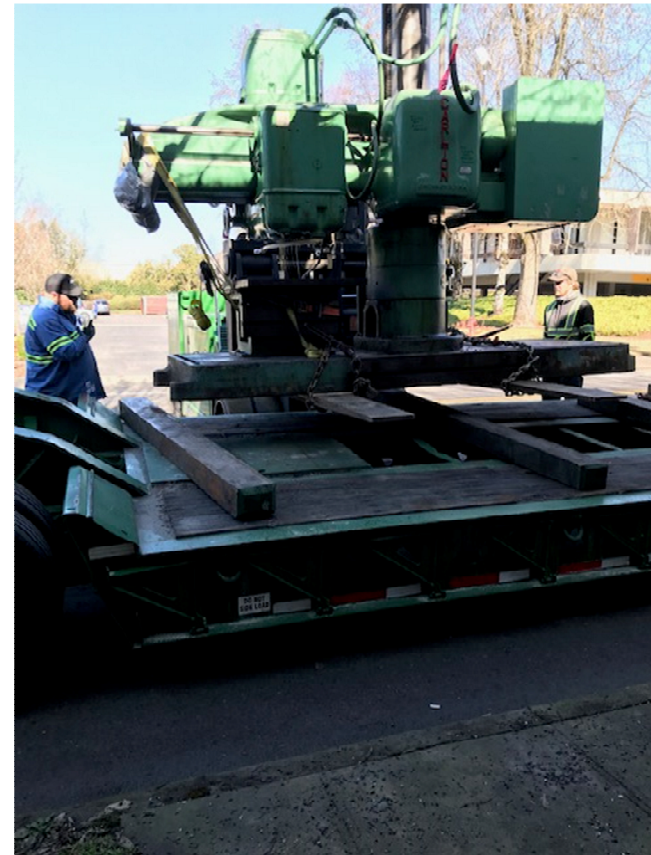
On Track? Yes

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

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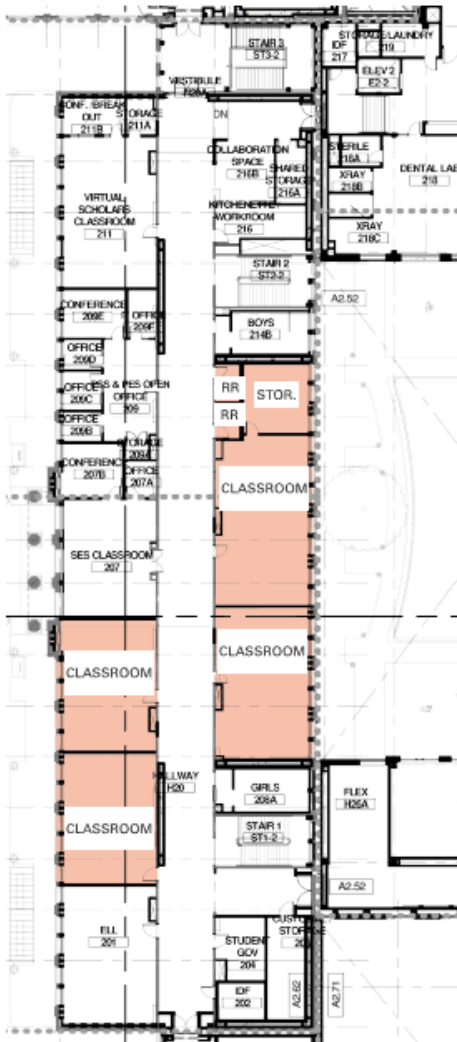
Sale of existing equipment at Benson via Gov Auctions



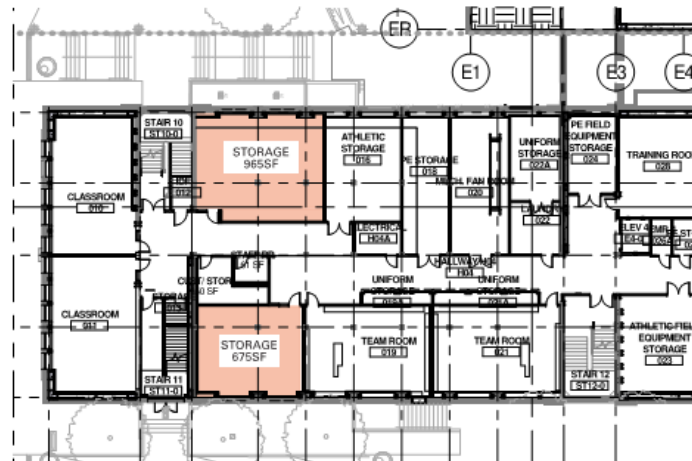
March 2021



Redesign of space previously assigned to PISA



LEVEL 2



LOWER LEVEL

+ General Education classrooms currently located in Bldg G1 (Auxiliary Gym Bldg) Lower Level can be converted to storage.

- + The classrooms in Bldg E (Admin Bldg) have ample daylight and are centrally located.
- + Classrooms that are not centrally located or that have little to no daylight could be used instead for building storage
- + PISA classrooms can be converted for use as General Education Classrooms during the school day and Virtual Scholar use afterschool.



Benson: Multiple Pathways Building



MPG Building
March 2021

PPS Team Lead: Brian Oylear
Design: Bassetti Architects
Construction: Andersen Construction

STATUS AT A GLANCE

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	Impacts: impacts occurring

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

BUDGET

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
63,727,728	63,727,728	1,041,562	4,948,007	5,989,569	63,727,728	-

Contingency Remain / \$	Contingency Remain / %
6,483,282	10.17%

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	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Workforce								31%	25%	16%	14%	27%	20%

SCHEDULE

NEXT MILESTONE: 100% DD

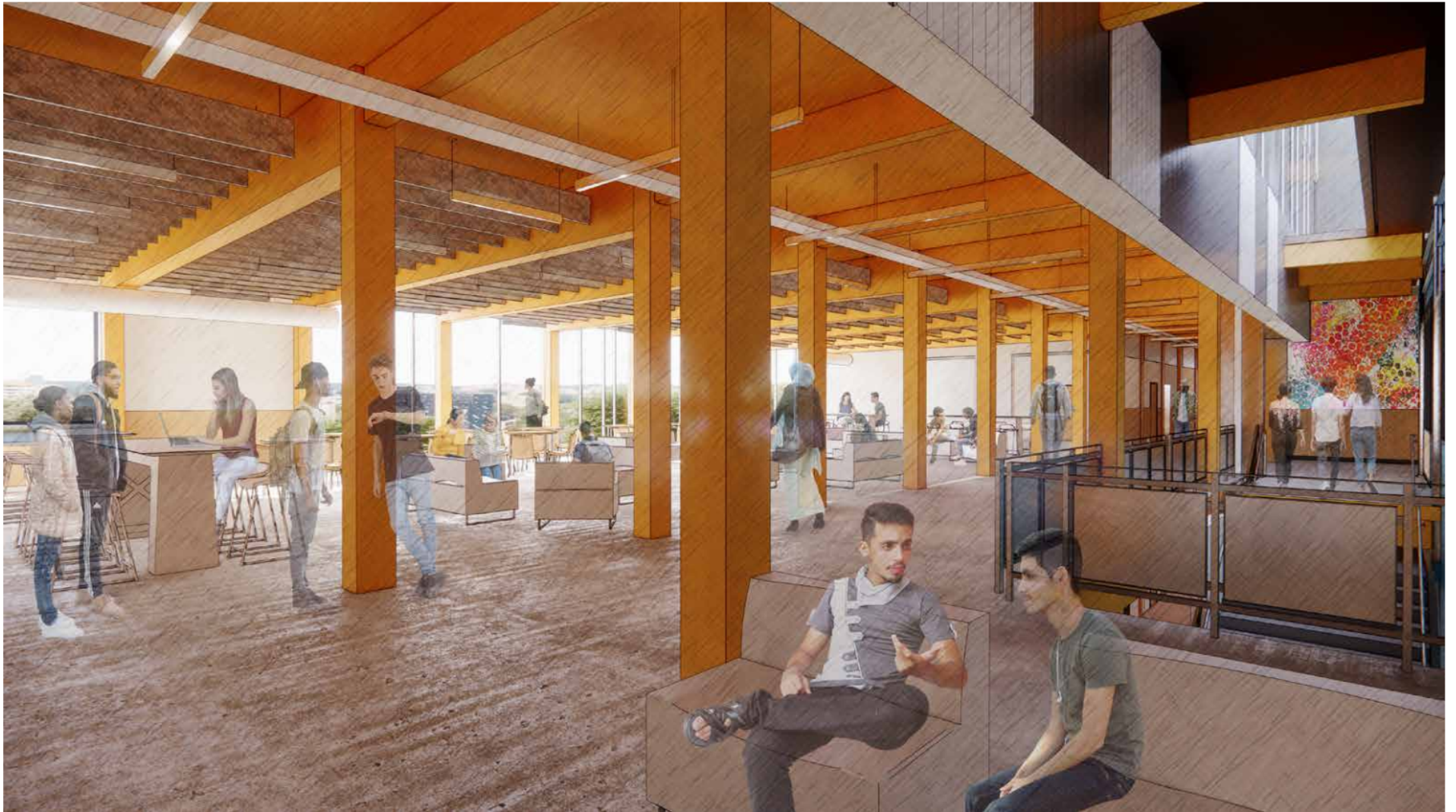
On Track? Yes

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

Baseline	Planning	Design	Construction	School Opening
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SCHEMATIC DESIGN





SCHEMATIC DESIGN

STAKEHOLDER INPUT & MODIFICATIONS

CTE SPACE

- + Request for commercial level kitchen, with gas at Culinary
- + Further development of Manufacturing and Auto CTE and infrastructure needs

MAKERSPACE

- + Not in original masterplan, design team reviewed options near CTE shops vs. near academic classrooms.
- + Landed on third floor near academic classrooms based on input.

SCIENCE LABS

- + Separated and distributed into learning communities for academy model, based on input from school administration





Benson Campus: Swing Sites



Benson Swing Sites

March 2021

PPS Team Lead: Brian Oylear
 Design: Bassetti Architects
 Construction: Andersen Construction

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
14,060,648	14,060,648	4,032,068	9,727,176	13,759,244	14,060,648	-

Contingency Remain / \$	Contingency Remain / %
3,321,396	23.62%

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	0.41%	0.00%	0.00%	0.0%	14.67%	15.08%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Workforce								31%	25%	16%	14%	27%	20%

SCHEDULE

NEXT MILESTONE: 50% Construction

On Track? Yes

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

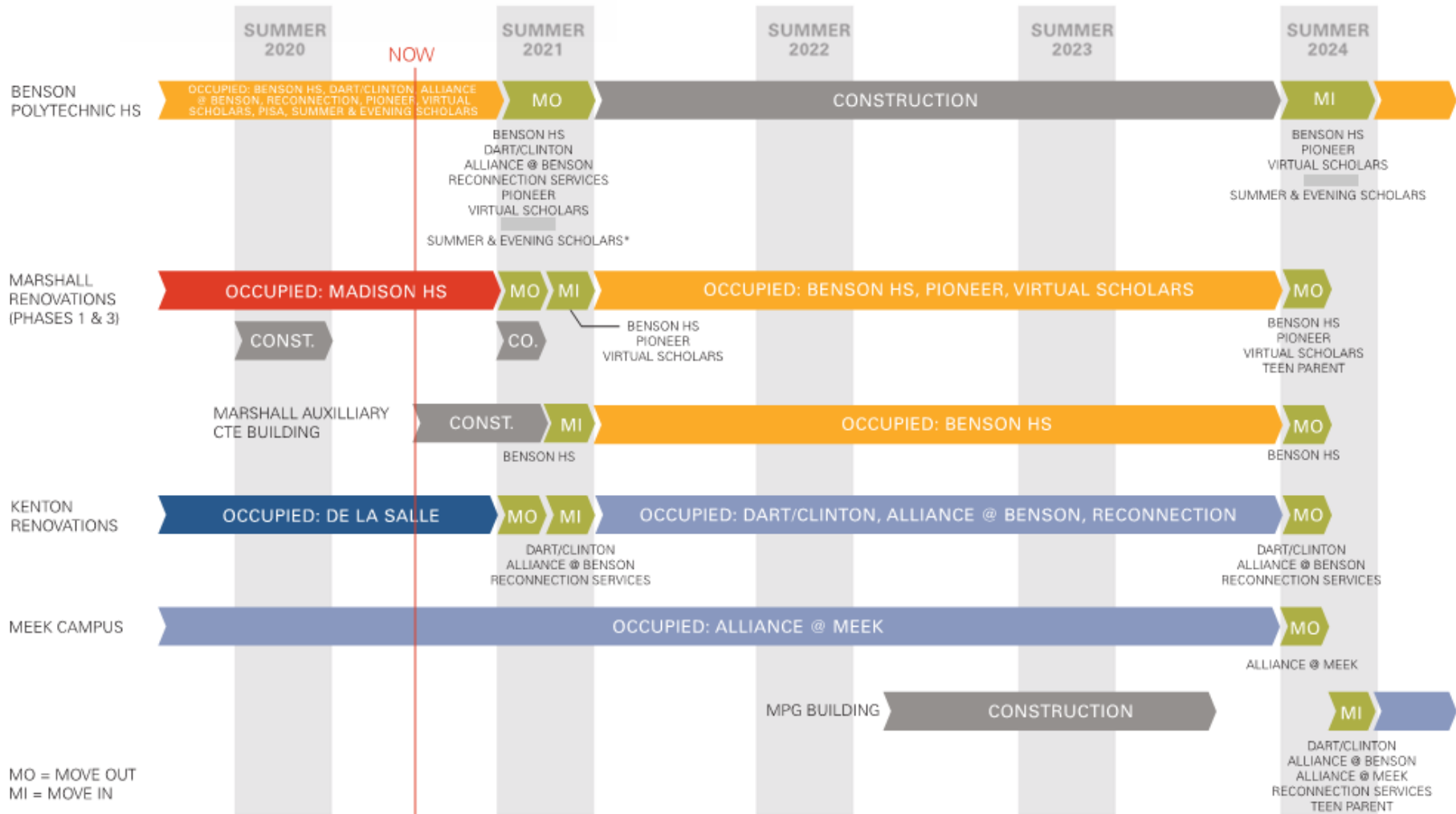
- Baseline
- Planning
- Design
- Construction
- School Opening



Benson HS Modernization



UPCOMING BENSON CAMPUS MOVES



*SUMMER AND EVENING SCHOLARS TO MOVE TO GRANT HS



Grant Upper Field Improvements
March 2021

PPS Team Lead: Jamie Hurd
Design: BORA Architects
Construction: 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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
1,900,000	1,900,000	230,389	383,973	614,362	1,900,000	-

Contingency Remain / \$	Contingency Remain / %
300,000	15.79%

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%

SCHEDULE

NEXT MILESTONE:

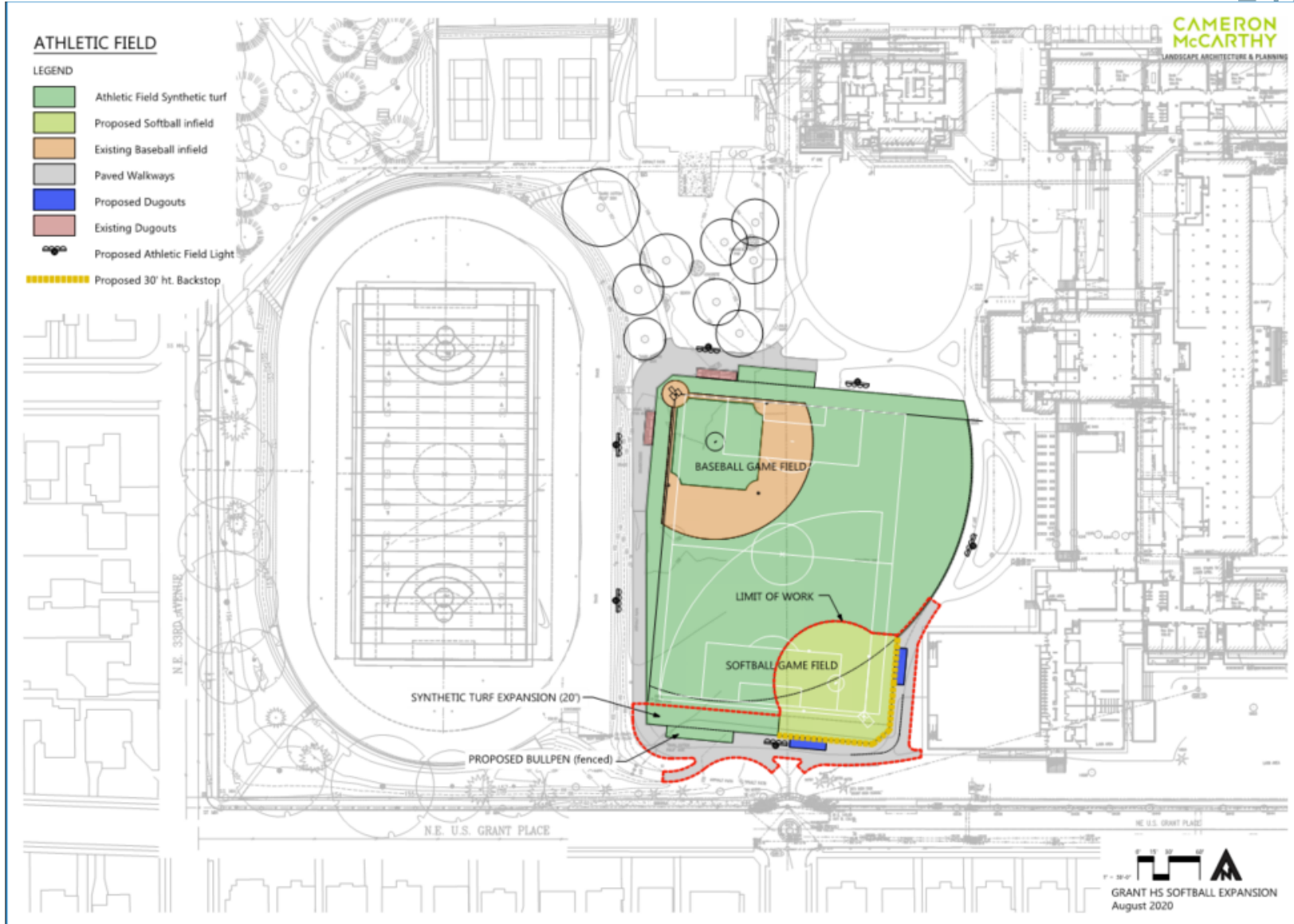
Permit Drawings

On Track?

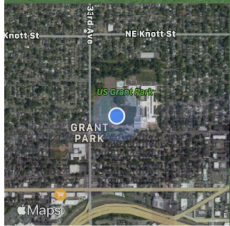
Yes

PROJECT PHASE	2019				2020				2021				2022				
Planning																	
Design																	
Construction																	
School Opening(s)																	

- Baseline
-
 Planning
-
 Design
-
 Construction
-
 Field Available for Play



Site Plan



Future softball location



From the street

March 2021



Roosevelt Phase IV
March 2021

PPS Team Lead: Rolando Aquilizan
Design: Bassetti Architects
Construction: Todd Construction

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
4,615,000	6,362,016	873,540	4,705,623	5,579,163	6,362,016	-

Contingency Remain / \$	Contingency Remain / %
558,096	8.77%

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%	47%	14%	61%	20%

SCHEDULE

NEXT MILESTONE: 50% Construction

On Track? No

PROJECT PHASE	2018			2019			2020			2021		
Planning												
Design												
Construction										★		
School Opening(s)												

- Baseline
-
 Planning
-
 Design
-
 Construction
-
 School Opening



Site Photos – March 15, 2021



Foundation Progress Photos – March 12, 2021



Foundation Progress Photos – March 12, 2021



Workplan Discussion



2021 Work Plan

	Project Updates	Special Topics - to be confirmed
May	2017 Health & Safety 2020 Infrastructure	Performance Audit Year 4 Draft Workplan
July	2020 Technology 2020 Curriculum 2020 Capacity	Business Equity Update
September	2012 / 2017 / 2020 Modernizations	Performance Audit Presentation (<i>if not combined with Board Bond/Audit Committee presentations</i>)
November	2017 Health & Safety 2020 Infrastructure	Financial Audit Presentation



Adjourn

**Next meeting:
May 26, 2021, 5:30pm**

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

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

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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

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
59,800,000	59,811,150	53,060,611	3,278,253	56,338,864	58,811,150	(1,000,000)

Contingency Remain / \$	Contingency Remain / %
3,735,427	6.25%

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%	93.90%	0.00%	0.36%	0.00%	94.26%	18%						
Contractors	3.22%	0.82%	0.00%	0.40%	0.00%	4.43%	18%						
Overall	2.87%	10.97%	0.00%	0.39%	0.00%	14.23%	18%						
Workforce								30%	25%	3%	14%	24%	20%

SCHEDULE

NEXT MILESTONE: TCO

On Track? Yes

PROJECT PHASE	2018			2019			2020			2021		
Planning												
Design												
Construction												
School Opening(s)												

Baseline	Planning	Design	Construction	School Opening
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PROJECT NOTES

Progress:

- substantial completion reached on building and site, with punch list corrective work by contractor underway
- M/E/P system commissioning and testing process underway, with participation by multiple PPS departments
- majority of technology systems have arrived and been installed on site, and FF&E (furniture, fixtures, equipment) order has been submitted for arrival in April/May
- closeout & transition process underway, including PPS department coordination and training sessions

Equity data collected by PPS Procurement does not yet reflect all subconsultants for the consultant business equity percentages. Based on prime consultant's payment calculations, WBE percentage is 64% including all subconsultants. Other numbers remain the same.

Accomplishments:

- substantial completion reached on time
- project coming in under budget
- integration of new principal into project transition process

Risks:

- site security and site protection prior to summer occupancy
- final approval of off-site school speed zone flashing beacons by ODOT

Safety:

Man Hours to Date:	115,546
Reportable Accidents to Date:	2
OSHA Recordable Incidents:	0
Incident Rate:	0

McDaniel High School Modernization

March 2021

PPS Team Lead: Jessie Steiger

Design: Opsis Architecture

Construction: Fortis Construction

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
199,000,000	202,542,500	158,124,620	33,975,910	192,100,530	202,542,500	-

Contingency Remain / \$	Contingency Remain / %
6,751,735	3.33%

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	19.48%	7.23%	0.00%	11.04%	0.00%	37.75%	18%						
Contractors	2.01%	0.92%	0.00%	0.11%	0.04%	3.07%	18%						
Overall	3.55%	1.48%	0.00%	1.07%	0.04%	6.14%	18%						
Workforce								31%	25%	5%	14%	21%	20%

SCHEDULE

NEXT MILESTONE: TCO

On Track? Yes

PROJECT PHASE	2018				2019				2020				2021			
Planning																
Design																
Construction																
School Opening(s)																

Baseline	Planning	Design	Construction	School Opening
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McDaniel High School Modernization

March 2021

PPS Team Lead: Jessie Steiger

Design: Opsis Architecture

Construction: Fortis Construction

PROJECT NOTES

Progress:

Gym floor starting, many finishes in place, work along 82nd is well under way. Overall, the project is approximately 83% complete.

Accomplishments:

AHU startup, switch to permanent power, south fields complete, utilities connected (except fiber). Incorporated many name change details at little to no cost.

Risks:

Summer schedule is tight, any new Covid impacts will be difficult to absorb. The first day of school in 2021 is not determined yet. Many crews have been working overtime for months - risk of burnout/morale issues/safety concerns. Trade stacking at the end of the job. Any user needs/requests may need to be postponed until post substantial completion. Note: \$2.1M in Covid related productivity and overtime costs has been spent by the project to date but is not included in the contingency values above as the program will cover Covid costs that exceed the project budget. The remaining contingency of \$6.7M is what the project would have in hand if Covid did not exist.

Safety:

Man Hours to Date:	676,705 as of 3/8/21
Reportable Accidents to Date:	8 (1 new since last report)
OSHA Recordable Incidents:	3 (1 new since last report)
Incident Rate:	0.89

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

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
242,500,000	242,500,000	65,087,204	146,236,332	211,323,536	242,500,000	-

Contingency Remain / \$	Contingency Remain / %
25,329,380	10.45%

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	0.25%	1.13%	0.00%	0.14%	0.00%	1.51%	18%						
Contractors	1.64%	21.43%	0.00%	0.00%	0.00%	23.07%	18%						
Overall	1.84%	18.95%	0.00%	0.34%	0.00%	21.13%	18%						
Workforce								35%	25%	2%	14%	20%	20%

SCHEDULE

NEXT MILESTONE:

Substantial Completion ▼

On Track?

Yes ▼

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

Baseline	Planning	Design	Construction	School Opening
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PROJECT NOTES

Progress:

Steel structure is near completion. Exterior panels completed on Sector A. Interior framing progressing on levels 2 thru 6. Roofing and curtain wall installation started.

Accomplishments:

Steel frame topped out in February. CMU walls of the gym topped out. Gym roof trusses installed and roof decking is in place. First tour of project with Lincoln administration. Bidding Phase 2 is complete.

Risks:

Material shortages and delivery delays continue due to ongoing impacts of the pandemic. Re-route of PGE underground transmission line is a potential risk to delay Phase 2 construction and incur approx. \$1M-\$1.4M impact to project contingency. COVID-19 costs impacts to date total approx. \$890,000.

Safety:

Man Hours to Date:	180,536 as of 02/28/2021
Reportable Accidents to Date:	6
OSHA Recordable Incidents:	6
Incident Rate:	6.64

Benson HS Modernization

March 2021

PPS Team Lead: Brian Oylear

Design: Bassetti Architects

Construction: Andersen Construction

STATUS AT A GLANCE

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

Legend:

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

BUDGET

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
281,940,622	281,940,622	18,417,884	31,200,674	49,618,558	281,940,622	-

Contingency Remain / \$	Contingency Remain / %
23,103,045	8.19%

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	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Workforce								31%	25%	16%	14%	27%	20%

SCHEDULE

NEXT MILESTONE: 100% CD

On Track? Yes

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

Baseline	Planning	Design	Construction	School Opening
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Benson HS Modernization

March 2021

PPS Team Lead: Brian Oylear

Design: Bassetti Architects

Construction: Andersen Construction

PROJECT NOTES

Progress:

BUDGET

* The Contingency amount shown above is solely the forecasted Contingency outside of the Construction budget. In addition to the amount above, there is an additional \$19,182,553 budgeted inside the target GMP. The total Contingency is \$42,285,598 or 15%.

EQUITY

* Note that the data shown above for EQUITY is data obtained for all Benson-related projects known at this time. The system has combined all Benson projects, and therefore the data shown here for the Benson HS Modernization is the same as what is shown for MPG and the Swing Sites.

Clean out of existing furniture, equipment, and old materials is underway.

Bid packages for remaining trade partners have been issued and selections will be completed in April 2021.

Confirmed start date for the installation of site fencing is June 14th.

Accomplishments:

100% DD Estimates complete

50% Construction Documents complete

To date we have sold over \$40K in existing equipment on the Gov Auctions system

SHPO Advisory Committee has been established and kick off meeting was completed

Risks:

Budget increases occurring from 100% DD to 50% CD

Successful negotiation of the GMP to allow the Construction Phase to start on schedule

Safety:

Man Hours to Date: **12,572 as of March 19, 2021**

Reportable Accidents to Date: **0**

OSHA Recordable Incidents: **0 Recordable Incidents**

Incident Rate: **0**

MPG Building

March 2021

PPS Team Lead: Brian Oylear

Design: Bassetti Architects

Construction: Andersen Construction

STATUS AT A GLANCE

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

Legend:

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

BUDGET

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
63,727,728	63,727,728	1,041,562	4,948,007	5,989,569	63,727,728	-

Contingency Remain / \$	Contingency Remain / %
6,483,282	10.17%

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	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Workforce								31%	25%	16%	14%	27%	20%

SCHEDULE

NEXT MILESTONE: 100% DD

On Track? Yes

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

Baseline		Planning		Design		Construction		School Opening
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PROJECT NOTES

Progress:

BUDGET

* The Contingency amount shown above is solely the forecasted Contingency outside of the Construction budget. In addition to the amount above, there is an additional \$2,480,032 budgeted inside the target GMP. The total Contingency is \$8,963,314 or 14%. The Budget shown has been updated from the October 2020 BAC report to include the additional \$2M allocated in the 2020 Bond measure for I/O seismic support at MPG.

EQUITY

* Note that the data shown above for EQUITY is data obtained for all Benson related projects known at this time. The system has combined all Benson projects, and therefore the data shown here for the Benson HS Modernization is the same as what is shown for MPG and the Swing Sites.

GENERAL

* Preparation for a Type II Land Use Review is underway. Notifications have gone out and the public meeting process will be completed in April 2021.

* Project team is currently working on reconciliation of the budget and evaluation of the estimates for the Schematic Design package

Accomplishments:

100% Schematic Design Documents have been completed.

Stakeholder review and input is mostly complete

Risks:

The estimates from Andersen and CFI (3rd Party Estimator) are over the target budget for Construction. Evaluation of scope reduction options are being evaluated.

Safety:

Man Hours to Date: **0**

Reportable Accidents to Date: **0**

OSHA Recordable Incidents: **0 Recordable Incidents**

Incident Rate: **0**

Benson Swing Sites

March 2021

PPS Team Lead: Brian Oylear

Design: Bassetti Architects

Construction: Andersen Construction

STATUS AT A GLANCE

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

Legend:

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

BUDGET

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
14,060,648	14,060,648	4,032,068	9,727,176	13,759,244	14,060,648	-

Contingency Remain / \$	Contingency Remain / %
3,321,396	23.62%

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	0.41%	0.00%	0.00%	0.0%	14.67%	15.08%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.41%	0.00%	0.00%	0.00%	14.67%	15.08%	18%						
Workforce								31%	25%	16%	14%	27%	20%

SCHEDULE

NEXT MILESTONE: 50% Construction

On Track? Yes

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

Baseline		Planning		Design		Construction		School Opening
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Benson Swing Sites

March 2021

PPS Team Lead: Brian Oylear

Design: Bassetti Architects

Construction: Andersen Construction

PROJECT NOTES

Progress:

**NOTE THAT INFORMATION PROVIDED IS FOR MARSHALL TI, MARSHALL CTE ANNEX, AND KENTON COMBINED

BUDGET

* The Contingency amount shown above is solely the forecasted Contingency outside of the Construction budget. In addition to the amount above, there is an additional \$87,746 budgeted inside GMP Contract. The total Contingency is \$3,409,142 or 24.2%

EQUITY

* Note that the data shown above for EQUITY is data obtained for all Benson related projects known at this time. The system has combined all Benson projects, and therefore the data shown here for the Benson HS Modernization is the same as what is shown for MPG and the Swing Sites.

Marshall TI - Planning for the work in Summer 2021 is continuing

Marshall CTE Annex - Final plans for the FF&E package are being developed

Kenton - Planning for the work in Summer 2021 is continuing that includes review with MPG Stakeholders to identify classroom needs and FF&E

Accomplishments:

Marshall TI - A significant amount of early work has been completed during this year, which will make the work in Summer 2021 much more manageable.

Marshall CTE Annex - Bid package for the GC was completed and recognized significant savings to the budget.

Kenton - Design documents were completed and bid packages were issued to select a GC.

Risks:

Marshall TI - Lead times for FF&E that are necessary for the transition to Marshall and make the opening of school for Fall 2021.

Marshall CTE Annex - Permit for the new Annex is delayed. Construction start date is pending permit approval.

Kenton - The duration for construction in August is extremely tight due to the lease termination date for De La Salle.

Safety:

Man Hours to Date: **8,419 as of March 19, 2021**

Reportable Accidents to Date: **0**

OSHA Recordable Incidents: **0 Recordable Incidents**

Incident Rate: **0**

Grant Upper Field Improvements

March 2021

PPS Team Lead: Jamie Hurd

Design: BORA Architects

Construction: TBD

STATUS AT A GLANCE

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

Legend:

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

BUDGET

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
1,900,000	1,900,000	230,389	383,973	614,362	1,900,000	-

Contingency Remain / \$	Contingency Remain / %
300,000	15.79%

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%

SCHEDULE

NEXT MILESTONE:

Permit Drawings

On Track?

Yes

PROJECT PHASE	2019	2020	2021	2022
Planning				
Design			★	
Construction				
School Opening(s)				

Baseline		Planning		Design		Construction		Field Available for Play
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Grant Upper Field Improvements

March 2021

PPS Team Lead: Jamie Hurd

Design: BORA Architects

Construction: TBD

PROJECT NOTES

Progress:

BORA's contract identifies 36% MWESB projected for consultants. The payments have not yet been captured in PPS's tracking system.

The project submitted a Type III Land Use Application on November 13, 2020 and received an incomplete letter on December 10, 2020. The project team has been developing additional information and working with stakeholders to prepare a response. The team expects to resubmit the Type III Land Use application to the City the week of 3/22/2021.

Accomplishments:

The team was required to develop or gather additional information on Traffic impacts, Dark Sky impacts, Lighting design, PA design and netting which have all been completed. The biggest accomplishment has been the completion of a detailed field use schedule in partnership with Portland Parks and Recreation which has been signed off by both agencies, PPS and PPR.

Risks:

The biggest risk to the project is the Type III Land Use approval. The lights and PP&R shared use of the field are controversial with some neighbors. The Public Hearing is expected to be scheduled for some time in May 2021. The project cannot progress until Land Use approval is granted.

PPS FAM has asked that the Bond project take on the costs of addressing permanent netting for both the new softball and the existing baseball field. The netting that is being requested for the field was not required by standards at the time of the Grant HS Modernization project, but would provide a clear improvement to passerby safety. The team has been reviewing scope and costs with multiple stakeholders. The costs were not planned for in the budget, but are as yet not forecasted in enough detail to request additional budget from 2012 Program contingency. More information will be coming shortly.

Safety:

Man Hours to Date: **N/A**

Reportable Accidents to Date: **N/A**

OSHA Recordable Incidents: **N/A**

Incident Rate: **N/A**

Roosevelt Phase IV

March 2021

PPS Team Lead: Rolando Aquilizan

Design: Bassetti Architects

Construction: Todd Construction

STATUS AT A GLANCE

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

Legend:

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

BUDGET

Original Budget	Current Budget	Actuals To Date	Committed	Actuals + Committed	Estimate At Completion	Over/Under
4,615,000	6,362,016	873,540	4,705,623	5,579,163	6,362,016	-

Contingency Remain / \$	Contingency Remain / %
558,096	8.77%

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%	47%	14%	61%	20%

SCHEDULE

NEXT MILESTONE: 50% Construction

On Track? No

PROJECT PHASE	2018			2019			2020			2021		
Planning												
Design												
Construction												
School Opening(s)												

Baseline				
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Roosevelt Phase IV

March 2021

PPS Team Lead: Rolando Aquilizan

Design: Bassetti Architects

Construction: Todd Construction

PROJECT NOTES

Progress:

- Site demo, clearing and grub, and site grading completed in preparation for footings.
- Elevator pit footing and walls excavated and poured.
- West side, north side, and east side footings excavated and poured, also stem walls.
- West columns for canopy poured.
- Additional footings and stem walls are being poured this week.
- Backfilling within the building footprint is currently underway.
- Masonry work will begin next week.
- Some demo for the TI work within the existing building has started.

Accomplishments:

- Received building permit on February 1.

Risks:

- **Permit delay has caused schedule delay - current Substantial Completion is Oct 1, 2021.**
- COP required Building A to be closed as a condition of building permit. School admin requires Building A to be open for the start of school in fall 2021. Team is working with COP for permission to occupy starting in August 2021.
- Structural and MEP connections to the existing building.
- Future COVID-19 mitigation needs are not well known.
- Students returning unexpectedly in April will require temporary accommodations.

Safety:

Man Hours to Date:	N/A
Reportable Accidents to Date:	N/A
OSHA Recordable Incidents:	N/A
Incident Rate:	N/A

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 31, 2021 - Quarterly Report

2016 Bond Performance Audit Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2012	1	Update monthly project budget projections in timely way and include ROM estimates of potential changes.	Concur	Complete
2012	2a	CM/GC contracts to require proactive participation of CM/GC with architect.	Nonconcur	Complete
2012	2b	Ensure GMPs are executed at contractually proscribed point in design.	Concur with comment	Complete
2012	3	Ensure GMP amendments are consistent with applicable law and policy.	Completed	Complete
2012	4	Consider increases for general conditions work for change orders only when time is extended.	Concur	Complete
2012	5a	Provide a format in e-Builder for processing CM/GC contract changes quickly.	Completed	Complete
2012	5b	Ensure that CM/GC change orders and draw downs receive appropriate approvals.	Completed	Complete
2012	6	Provide more information to evaluation committee to help in scoring proposals.	Completed	Complete
2012	7	Complete any VE, scope reductions, budget increases, etc by end of SD.	Completed	Complete
2012	8a	Modify SOPs to add more specific project contingency ranges at different design stages.	Nonconcur	Complete
2012	8b	Modify SOPs to add more specificity on how program provides project budget oversight.	Nonconcur	Complete
2012	8c	Develop comprehensive and detailed PTMP templates for renovation projects, new construction projects, and IP work.	Concur with comment	Complete
2012	8d	Hold PMs accountable for creating PTMP prior to beginning SD phase (at latest).	Concur with comment	Working
2012	8e	Develop and record lessons learned from completed projects.	Completed	Complete
2012	9	Modify SOPs to add specific guidelines for line item budgeting for master planning.	Nonconcur	Complete
2012	10a	Assess reasons for IP projects bidding over budgets.	Completed	Complete
2012	10b	Start design of IP projects earlier and issue ITB earlier.	Completed	Complete
2012	10c	Add minimum quals for designated systems into bid specs.	Concur	Complete
2012	11a	Provide greater oversight of program during transition period.	Completed	Complete
2012	11b	Update the PMP/SOP, and train/require staff to use it.	Concur with comment	Complete
2012	12	Evaluate effectiveness of CM/GC and consider other delivery models.	Completed	Complete
2012	13	Procure CM/GC by beginning or mid-point of schematic design.	Completed	Complete
2012	14	Complete Ed Specs sufficiently ahead of master planning for projects.	Completed	Complete
2012	15	Allow CM/GC to procure subcontractors by competitive quote up to defined dollar limit without prior approval of district.	Completed	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2016	24 Recommendations, 23 completed	96% Completed

Status Notes on Recommendations Not Completed

2016	8d	Final PTMPs have been completed for Kellogg, Madison, Lincoln and Benson. OSM has published a Standard Operating Procedure that requires completion of a PTMP before projects can proceed into SD Phase, but is working on a Project Initiation Approval procedure to improve practices.
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Recommendations Marked as **Complete** Since Last Reporting

2016	11b	The PMP/SOPs are reviewed and updated on an annual basis (please see 2017 audit findings for comment on most recent updates). OSM published an updated PMP to staff over the last quarter. In addition to reviewing SOPs at regular staff meetings, OSM has also added the SOPs to the District training system and made the trainings mandatory for staff.
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Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 31, 2021 - Quarterly Report

2017 Bond Performance Audit Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2012	1	Utilities for unoccupied sites should be paid for by the contractor.	Concur with comment	Complete
2012	2	Provide contingency in bond program budget for unforeseen scope changes.	Concur with comment	Complete
2012	3a	Do outreach to contractors.	Concur with comment	Complete
2012	3b	Research why contractors don't want to bid on PPS projects.	Concur with comment	Complete
2012	4	Develop a BIM model that works for both OSM and FAM.	Completed	Complete
2012	5	P&C and legal counsel to review all proposed contract changes.	Concur with comment	Complete
2012	6	Reduce profit and overhead percentages for change orders.	Concur with comment	Complete
2012	7a	Additional GMP contingency only allowed for scope increases.	Concur	Complete
2012	7b	Notify contractors of personnel's limits of authority.	Concur	Complete
2012	8	Start projects earlier and allow more time contingency in project schedules.	Concur with comment	Complete
2012	9	Hold CM/GC accountable for GMP. Identify what changes must be covered in the GMP.	Concur with comment	Complete
2012	10	At time of GMP amendment, identify alternates that could be added back later at the same price.	Concur	Complete
2012	11	Audit FHS and RHS CM/GC monthly billings. For GHS, evaluate benefit of monthly audit of billings against a schedule of values vs billings of actual costs.	Concur with comment	Complete
2012	12	Amend Heery contract to reflect levels of financial authority for Heery personnel.	Concur	Complete
2012	13a	Reduce employee turnover.	Concur with comment	Complete
2012	13b	Provide promotional opportunities when vacancies occur.	Concur with comment	Complete
2012	14a	P&C should stop scoring cost of work in CM/GC proposals and only score proposed fees.	Concur	Complete
2012	14b	Review and negotiate profit and overhead rates to ensure they are industry-standard.	Concur	Complete
2012	15	Update the PMP/SOP, and add a template for the PTMP.	Concur	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2017	19 Recommendations, 19 completed	100% Completed

Recommendations Marked as Complete Since Last Reporting

2017	15	An updated PMP/SOP has been published to staff over the last quarter, and the updated PTMP template is included in the SOPs.
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Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 31, 2021 - Quarterly Report

2018: FHS/RHS Construction Audits Controls Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2012	1	Require documented review and approval of all agreed upon self-performed work cost and pricing. Where insufficient competitive bidding is available for establishment of self-performed subcontract price: a) obtain independent cost analysis to support self-performed work pricing and negotiate a fair and reasonable price and/or b) price lump-sum work on a not-to-exceed cost reimbursable basis on future projects. Obtain self-performed work subcontracts to better establish self-performed work scope, pricing and payment terms. [FHS #12]	Completed	Complete
2012	2	Require visibility and reconciliation of project management systems and accounting systems of record utilized for project cost accounting and subcontractor payments. [FHS #13]	Concur with comment	Complete
2012	3a	Perform quarterly review of project change order files for application of expected cost analysis and related approval requirements. [FHS #14]	Concur with comment	Working
2012	3b	Add approval controls designed to prevent proceeding with work prior to full vetting of project design along with related budget. Verify architect progress against key milestones to help ensure timely and complete project work scope inclusion in plans. To prevent untimely and expensive owner-directed changes, require further approval controls for work scope modification. [FHS #14]	Completed	Complete
2012	4	To strengthen existing District controls over system information integrity and consistent with good payment application approval control practices, prior to each payment require eBuilder to include monthly secondary review of the reconciliation between District electronic records to Contractor cumulative payment application contract totals, commitments and costs incurred. [FHS #15, RHS #12]	Concur	Complete
2012	5	Require consistent and compliant application of contract rates to deduct change orders. [FHS #16]	Concur	Working
2012	6	On future projects, require contractors to identify and account for changes by contract line item and in compliance with contract requirements. Require maintenance of an allowance log that specifies budget as included under the GMP schedule of values, cost support for proposed uses of allowance amounts, approved allowance amounts used along with approval documentation by project allowance item. [FHS #17, RHS #13]	Concur	Complete
2012	7	Verify application of the contractual requirement for fixed fee calculation. [FHS #18]	Concur	Working
2012	8	For future projects, add approval controls designed to prevent proceeding with work prior to full vetting of project design, along with related budget and to reduce owner-directed changes, where possible. [RHS #10]	Completed	Complete
2012	9	Implement construction program oversight controls to document verification of independent cost analysis performed on self-performed work procurements, when District competitive bidding procedures are not applied. [RHS #11]	Completed	Complete
2012	10	District project management personnel should require visibility, timely access and sign-off on work cost application applied by the Contractor. [RHS #14]	Concur with comment	Complete

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2018	11 Recommendations, 8 completed	73% Completed

Status Notes on Recommendations Not Completed

2018	3a	OSM is developing a Standard Operating Procedure for internal audits of change order files. This audit observation noted change order mark-ups had not been applied consistently to deductive changes. OSM is
2018	5	reviewing the Standard Operating Procedure for change requests to ensure that this issue is addressed as part of project staff review of change orders.
2018	7	The audit observed the potential for fee calculations to become inaccurate over time as change orders are processed. OSM is working on modifying template contract language to require updated fee calculations based upon final cost of the work.

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 31, 2021 - Quarterly Report

2019 Phase 2 Bond Performance Audit Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2017	1	Develop a written plan for establishing and prioritizing corrective actions needed to address project delivery issues related to change orders, contractor invoices, and other recommendation noted in prior audits of 2012 Bond projects.	Concur	Complete
2017	2	Develop a written plan or strategy for identifying and incorporating additional funding options if future bond funds are not available and regularly communicate and discuss progress with the Board and Bond Accountability Committee	Complete	Complete
2017	3	Ensure cost estimates are fully documented with underlying support and rationale used for soft costs and FF&E - in addition to other cost components - including variations or deviations from stated methodology.	Concur	Working
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	Working
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, 7 completed	64% Completed

Status Notes on Recommendations Not Completed

2019 Ph 2	3	OSM is working on revising its Standard Operating Procedure (SOP) on cost estimating to specifically require written documentation supporting cost estimates, in addition to continuing to direct project management staff in best practices. Once the SOP has been finalized, this recommendation will be marked as complete.
2019 Ph 2	7	OSM has 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 working group of staff and program management was convened to develop revised file naming and document management systems. A new file naming convention has been implemented. Folder structure revisions are under discussion.
2019 Ph 2	9	Education Specifications are updated on a scheduled basis, with significant, organized stakeholder input, and approved via the BOE. Discussions are underway with the PPS teams that manage the Design Guidelines.
2019 Ph 2	10	This recommendation is under review by the AIT. OSM is developing decision examples and working with project staff to identify inconsistencies or questions that will need to be addressed by the guidance.

Recommendations Marked as Complete Since Last Reporting

2019 Ph 2	6	The updated PMP has been published to staff over the last quarter. While this recommendation will be marked as complete, efforts to develop appropriate tools and guides for staff will continue on an ongoing basis.
2019 Ph 2	11	A new collection system via GoogleSuite products has been implemented that will allow for improved access, filtering and reporting. Project staff are prompted in monthly eBuilder PSU processes to input lessons learned into the new system.

Bond Performance Audit Tracker
 Status of Performance Audit Recommendations
 March 31, 2021 - Quarterly Report

2020 Bond Performance Audit Recommendations				
Bond Year	#	Abbreviated Recommendation	Response	Status
2017	1	Provide the Board an analysis discussing implications if voters do not approve the November 2020 Bond on the Benson High School Project, in particular, as well as other 2017 Bond projects, as appropriate. At the minimum, this analysis should provide cash flow projections for the Benson High School project, and deliberate on the effects of a full faith and credit loan option to ensure the Board can make informed decisions going forward.	Nonconcur	Complete
2017	2	Implement plans to ensure project team members have needed access to e-Builder and that key non-PPS employees in critical project roles have computers to access project information.	Completed	Complete
2017	3	Revisit systems and tools used on a go-forward basis for capturing H&S project expenditure and status data to be able to more efficiently generate reliable data to address H&S project status reporting needs to oversight bodies and the public.	Concur with Comment	Complete
2017	4	Complete the development of the interactive map tool and ensure the map is supplemented with summary information about the H&S program. At the minimum, the public information should provide common data from each H&S category in a standardized format that provides easy tracking of current budget, schedule, status, and delivery plans in relation to initial Bond plans.	Concur	Working
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	Working
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	Working
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	Working
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	Working
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	Working
2017	11	Evaluate payment terms and conditions for all H&S low-bid lump-sum contracts to ensure consistency between procurement documents, contract language, and actual payment process practices.	Concur	Working

<u>Audit Year</u>	<u>Summary of Recommendations</u>	<u>Percent Completed</u>
2020	11 Recommendations, 3 completed	27% Completed

Status Notes on Recommendations Not Completed

2020	4	An interactive map tool has been developed and added to the Bond website. Staff are working on updating existing program information on Bond web pages to ensure that the program status data available to the public for each H&S category is standardized and easily accessible.
2020	5	Through additional training, staff has improved their attachment of change order review materials to provide documentation of their change order analysis and recommendations. OSM is working on incorporating explicit language into OSM's Standard Operating Procedure (SOP) for Change Orders.
2020	6	This recommendation is under review by the AIT. Contract language already requires that the contract be fully executed prior to commencing work. PPS Public Contracting Rules also prohibit contract work from commencing without a fully executed contract (with some limited exceptions). The AIT is reviewing staff training on this issue.

Bond Performance Audit Tracker
Status of Performance Audit Recommendations
March 31, 2021 - Quarterly Report

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 2022 at the earliest for the Madison project and 2024 at the earliest for the Lincoln project.
2020	8	This recommendation is under review by the AIT. GMP timing has already been set for all of the current 2017 Bond CM/GC projects, so this recommendation will not be able to be resolved until a new CM/GC project is undertaken.
2020	9	This recommendation is under review by the AIT.
2020	10	This recommendation is under review by the AIT.
2020	11	This recommendation is under review by the AIT.

Recommendations Marked as **Complete** Since Last Reporting

2020	3	OSM has worked to create and provide the Health and Safety Funding Allocation report to the BAC since early 2020. This public report identifies total expenditures by Health & Safety program level and then by project level. OSM has also now developed an interactive map that identifies completed Health & Safety projects by school site, typically also identifying which Health & Safety program has funded those projects. If additional site-specific financial breakdowns are needed, OSM is able to create reports with that data from the District's financial system of record.
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MEMORANDUM

Date: April 14, 2021

To: The Board of Education's School Improvement Bond Committee

From: Bond Accountability Committee (BAC)

Subject: 32th BAC Report to the Board

Background

In November 2012, voters approved a \$482M capital improvement bond for Portland Public Schools. The PPS Board appointed a Citizen Bond Accountability Committee to monitor the planning and progress of the bond program relative to voter-approved work scope, schedule and budget objectives.

In May 2017, voters approved a \$790M capital improvement bond measure that included a requirement for citizen accountability and oversight.

In November 2020, voters approved a \$1.206B capital improvement bond measure that included a requirement for citizen accountability and oversight

The current members of the BAC are:

Greg DiLoreto
Norman Dowty
Darren Golden
Angela Jarvis Holland
Kenechi Onyeagusi, Co Chair
Tom Peterson, Co Chair
Dick Steinbrugge
Cara Turano
Karen Weylandt
Beth Woodward

Recent Activities

January 30 BAC Retreat

The Bond Accountability Committee (BAC) did not review a quarterly bond program report from OSM in January, instead the BAC participated in a virtual retreat on January 30. With the addition of three new member in 2020 and four new members to the BAC in January, the retreat offered an opportunity for the BAC introduce the new members and review the roles and responsibilities of the BAC. It included a brief overview of the three voter approved bond programs, and to discuss a proposed work plan and revised reporting formats for the upcoming meetings. The retreat was very informative and approved a work plan that we hope to be a more efficient use of staff time to prepare

and present at meetings, as well as more productive BAC meetings. In addition to the new reporting formats, the frequency and duration of BAC meetings changed to bi-monthly with a target of two hours. With the addition of the 2020 Bond Program, it was no longer practical to report out on all aspects of the programs in one meeting. The new work plan breaks up the progress reports of bond programs into three categories, each reviewed every 6 months by the BAC. The format also allows more discussion time for the BAC to focus on specific aspects of the programs, and other topics for the BAC to review. The BAC will continue to submit quarterly reports to the Board of Education’s School Bond Improvement Committee.

Proposed Work Plan

	Project Updates	Special Topics – to be confirmed
March	2012 / 2017 / 2020 Modernizations	
May	2017 Health & Safety 2020 Infrastructure	Performance Audit Year 4 Draft Workplan
July	2020 Technology 2020 Curriculum 2020 Capacity	Business Equity Update
September	2012 / 2017 / 2020 Modernizations	Performance Audit Presentation
November	2017 Health & Safety 2020 Infrastructure	Financial Audit Presentation

Subsequent to the retreat Tom Peterson and Kenechi Onyeagusi were appointed co-Chairs of the BAC.

March 31 BAC Meeting

The BAC meeting on March 31 was held in virtual session and primarily focused on the Modernization Projects Updates. As is the case with all regular BAC meetings it was publicly noticed and open to the public. Staff presentation materials and meeting minutes, along with BAC reports are regularly posted on the District website.

Office of School Modernization (“OSM”) staff continues to be very helpful and supportive of BAC’s oversight and demonstrates a consistent commitment to transparency and clarity in its dealings with the Committee and its members.

In general, the new reporting format was an improvement from past reports and the BAC appreciated receiving the reports and presentation materials in advance of the meeting. There were some inconsistencies in how the data was presented by the project managers that warrants follow up discussions with OSM to improve future reporting. In particular tracking contingency, level of schedule detail, clarity on Business Equity reporting, and more focus on the project risk mitigation.

OSM has filled a number of key staffing positions since our last BAC meeting in October and is currently recruiting multiple staff positions to support the 2020 bond program.

No public comments were offered.

2012 Bond Program Update

The majority of the 2012 Bond program is complete with closeout and final accounting in various stages at Franklin, Roosevelt, and Grant High Schools. The current forecast for the 2012 bond program shows a savings of \$794,451. Business equity is currently 14.33 %.

The remaining projects within the 2012 bond are the Grant Upper Field Improvements and Roosevelt HS Phase IV. Both projects have experienced significant schedule delays due to permitting issues with the City of Portland, that staff is working to mitigate. It was unclear at this time if these projects will be completed when planned. The schedule delays to Roosevelt could result in cost overruns to the budget. No information was presented on Business equity performance for Roosevelt. Business equity results for Grant are currently tracking as planned.

The BAC is concerned about Roosevelt HS Phase 4 and would appreciate an update on progress to mitigate the schedule, budget, and business equity issues prior to the next planned report in 6 months.

2017 Bond Program

In general, the 2017 Modernization projects are progressing well.

Construction at Kellogg Middle School is progressing well and nearing completion. Current budget is forecasted to show a savings of \$1M. Construction contract business equity performance is currently tracking at 4%. Although this performance is well below expectations, OSM doesn't have the same opportunities to achieve higher business equity participation on a competitively bid construction contract than CMGC (Construction Manager General Contractor) contracts. Follow up discussion on Business Equity strategies are planned for upcoming BAC meetings.

Schedule, budget and business equity performance remain the key issues for McDaniel HS Modernization. COVID related issues compounded by weather events have significantly impacted the schedule and budget. Staff and contractors continue to work on mitigation options. Many crews have been working overtime for months to make up for lost time. Although the report is forecasting the project to remain on budget, the full cost implications due to the delays are unresolved at this time and it is doubtful there is sufficient project contingency to cover the anticipated cost overruns. Staff is researching if the project is eligible for funding from the Federal COVID relief funds to offset \$2.1M COVID related costs to date. Staff is also working with the Contractor to improve the business equity participation, which is currently tracking at 3%.

The work at Lincoln High School is progressing with all of the steel structure near completion. COVID issues have caused material shortages and delivery delays and relocation of a PGE transmission duct bank are being addressed. The cost implications

could be an issue for the budget as the PGE line is estimated at \$1- \$1.4M and COVID related costs are at \$890,000 to date. The Lincoln schedule still predicts completion of Phase I by 2022/23 school opening, with Phase 2 work to follow. Business Equity participation on the project is tracking at 21%.

Benson High School is currently tracking well. Construction documents are 50% complete and the district has sold \$40K in existing equipment on the Government Auction system. Management of the Benson and Multiple Pathways budget is a concern given that design is not complete for these projects and the construction contracts are not negotiated or bid out. The team is currently working on value engineering options to reconcile the cost increases that can occur as the design progresses. Swing site work at Marshall and Kenton is progressing well and on track for completion this summer. The schematic design phase of the Multiple Pathways building is complete. Preparation of the Land Use is underway and the public meeting process will be completed in April.

There was no significant progress to report on the 2020 bond as OSM is in the process of staffing the project teams. OSM has yet to transfer the funds allocated in the 2020 bond to fund the \$202M shortfall in the 2017 Bond, needed to complete Benson HS.

We appreciated the quality and professionalism of OSM staff, design teams and contractors as they take on multiple issues and continued willingness to explore new approaches. We thank the Board for this opportunity to serve and play a small part in your bond programs.

Long-Range Facility Plan

SIBC Update

April 15, 2021





pps.net/lrfp

PORTLAND PUBLIC SCHOOLS Portland, Oregon
 501 N. Dixon St • Portland, OR 97227 • (503) 916-2000

CALENDAR ENROLL CONTACT

About Schools & Learning Services Volunteer Jobs Board Policies **Departments** Staff

Facilities & Asset Management

Home > Departments > Facilities & Asset Management > Long-Range Facility Plan

Department Main Page

Building Use (Civic Use of Buildings)

Building Use Guidelines-Compliance

Custodial Services

Design Guidelines & Standards

Education Specifications

Energy & Sustainability

Furniture & Moves

Real Estate

Keep Your Buildings Safe

Long-Range Facility Plan

Maintenance Services

PPS Site Maps and Data

PPS Site Maps and Data - Internal PPS View

Project & Construction Management

School Buildings: Conditions and Characteristics

Warehouse

Long-Range Facility Plan

[Español](#) | [Tiếng Việt](#) | [中文](#) | [Русский](#) | [Soomaali](#)

Overview

Portland Public Schools is currently developing a Long-Range Facility Plan that will align the District's educational vision with future capital planning. At this pivotal moment in history where recent events have catalyzed a growing awareness of systemic racial inequities, the Long Range Facilities Plan represents an opportunity to institute lasting change in Portland's schools which can redefine teaching and learning in our city. We know space is not neutral and the experiences of educational spaces are not universal. Indeed, students' perceptions of built environments are shaped in part by their identities and lived experiences.

The purpose of this plan is to provide inclusive, quality learning environments that support the academic, social, and emotional needs of our students. Successful planning for this outcome will be a synthesis of three areas:

- Current and future educational program requirements
- Enrollment and capacity
- Facility condition

This work is an opportunity to institute lasting change in our schools by re-envisioning teaching and learning environments. Through an authentic, inclusive, and transparent process, we will garner ideas from diverse communities and develop a representative, inspiring vision for the future.

Our socio-spatial inquiry will illuminate the relationship between the built environment and social inequities, reminding us that space matters when evaluating educational equity.

Our Approach

Edit Page

Get Involved/ Stay Involved

CRIT Coalition Interest Form

Formulario de Interes de Coalicion de CRIT

Dialogue Session Interest Form

Participate in a Community Forum


Share Your Ideas Now

Share Your Ideas Now

分享您的创意


Chia Sẻ Ý Tưởng của Quý Vị

Comparta sus ideas




**Long-Range Facility Plan
Report**

Updated: 2021/03/14
ppr.003339




**Capital Improvement Plan
Five Year**

Updated: 2021/03/14
ppr.003339




**Energy & Sustainability
Standards**

Updated: 2021/03/14
ppr.003339




**Maintenance & Operations Plan
Final**

Updated: 2021/03/14
ppr.003339




**Ed Specifications
Comprehensive High Schools**

Updated: 2021/03/14
ppr.003339



**Design Guidelines
Final**


Updated: 2021/03/14
ppr.003339



**Americans with Disabilities Act
Transition Plan**

Updated: 2021/03/14
ppr.003339






Long-Range Facility Plan
Report

**UPDATE IN
PROGRESS**


ETA FALL 2021



Capital Improvement Plan
Five Year

**UPDATE IN
PROGRESS**

ONGOING



Energy & Sustainability
Standard

**UPDATE IN
PROGRESS**


ETA SUMMER
2021



Maintenance & Operation Plan
Final

**UPDATE IN
PROGRESS**


ETA FALL 2021



Ed Specifications
Comprehensive High Schools

**UPDATE IN
PROGRESS**


ETA SUMMER
2021



Design Guidelines
Final

**UPDATE IN
PROGRESS**

ONGOING



Americans with Disabilities Act
Transition Plan

**UPDATE IN
PROGRESS**

ETA FALL 2021





Outline for Today

- Overview: Long-Range Facility Plan
- Process & Timeline
- Critical Race Spatial Lens
- Outcomes: Key Socio-Spatial Issues



Overview



Purpose

What

- Forecast of the District's facilities needs over the next 10-20 years
- Align facilities needs with the District's educational vision
- A plan that advances racial equity and social justice in education through the built environment

How

- Using Critical Race Theory (CRT) to identify and prioritize capital projects
- Critical race spatial dialogues
- Program-Based Discussions



An alignment of:

Educational Vision

- Education Specifications
- Kindergarten / Pre-K
- PE / Athletics
- STEM | STEAM
- Special Education
- CTE
- Technology
- Community Supports
- Social Emotional Learning

Enrollment & Capacity

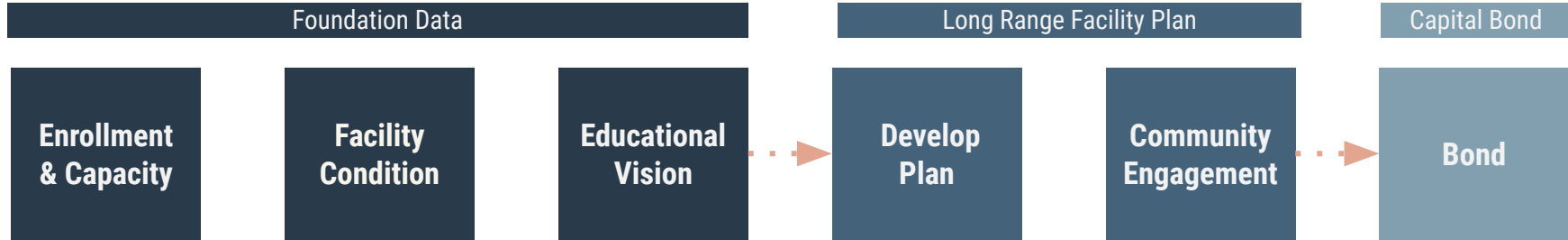
- Growth
- Utilization
- Boundaries
- Consolidation

Facility Condition

- Health and Safety
- Accessibility
- Infrastructure
- Sustainability
- Educational Suitability
- Capital Improvement Plan



LRFP & The Bond



Demographics
Boundary Adjustments*
 School capacity
 Population projections
 Class size goals
 Utilization Rates

Health and Safety
ADA Transition Plan*
 Sustainability
 FCA Analysis
 Seismic

Ed Spec
 Ed Suitability
 Vision:
 > Early learning
 > Pre-School
 > STEM
 > Technology
 > And more

A long-term vision for facilities development to align priorities for District operations and educational programs, in compliance with ORS 195.110. **IE: coordination of the three elements described in *Foundation Data***

Targets alignment between the plan and ***community values***

*Currently in progress



Long-Range Facility Plan involves:

Core Team

- Direct the process
- Help identify stakeholders
- Establish policy / recommend policy changes
- Support the CRiT Coalition by planning meeting agendas
- Review capital forecasts of educational programs

CRiT Coalition

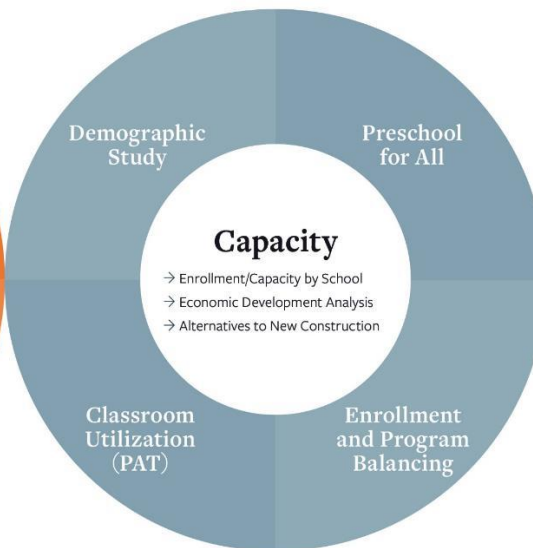
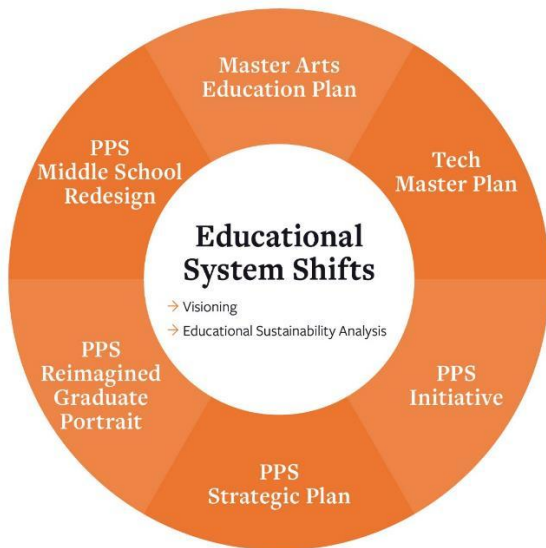
- Use critical race spatial lens to analyze and prioritize the District's capital improvement needs
- Review and guide development of educational program analysis and long range capital improvement plan

Community Dialogues

- Share personal experiences, perceptions & ideas
- Contribute to a richer, more nuanced understanding of socio-spatial issues impacting PPS
- Provide input on issues and emerging themes



Initiatives Impacting the LRFP





Document Outline:

1. Executive Summary

1. Plan Approach
 1. Critical Race Theory
2. Purpose and Process
3. Existing Facility Condition
4. Capacity & Enrollment
5. Vision & Educational Programs

2. Capacity & Enrollment

1. Determining Capacity
2. Existing Building Capacity
3. Target Building Capacity
4. Enrollment Forecast

3. Existing Facility Condition

1. Building Age
2. Facility Condition
3. Operational Recommendations

4. Vision & Educational Program

1. The District's Vision for the Built Environment
 1. Socio-Spatial Foundation
 2. Accessibility & Universal Design
2. Program Forecast & Vision
3. The District's Overall Capital Plan



Phasing & Timeline

Phase I: Listening and Learning

November 2020 – February 2021

Goal: Understand the socio-spatial context of neighborhood schools and the District at large as well as the socio-spatial perceptions, experiences, and aspirations of community members

Phase II: Ideas and Input

February 2021 – May 2021

Goal: Using CRT, synthesize and analyze inquiry findings that reflect the voices and stories of communities and stakeholders in the planning process

Phase III: Action and Accountability

June 2021 – October 2021

Goal: Building on the vision created in phases I and II, this phase will provide a clear course of action for addressing the District's facility needs over the next 20 years



Critical Race Theory



Tenets of a Critical Race Spatial Lens

- **Racism** is embedded and engrained in all aspects of society – including design, architecture, and space
- **Dominant narratives** – like objectivity, neutrality, and colorblindness – act to hide racial and social inequities
- **Space** is not racially neutral
- Advancing **racial equity** in school design and school space furthers social justice in education
- Experiential knowledge, stories, and experiences of BIPOC communities serve as vital socio-spatial **counter-narratives**



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Engagement



Phase I: Listening and Learning

November 2020 – February 2021

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Community Dialogues

- Share personal experiences, perceptions & ideas
- Contribute to a richer, more nuanced understanding of socio-spatial issues impacting PPS
- Provide input on issues and emerging themes



Guiding Questions for Dialogue Sessions:

- What are your **social identities**?
- How do you **perceive traditional school space** to communicate racial and other social inequities?
- Given your multiple identities and lived experience, how can school space advance **racial equity and social justice**? What are socio-spatial ideas for creating a more welcoming and inclusive experience?



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Outcomes



Emerging Socio-Spatial Issues:

- **Tributes to White Dominant Narratives**
- **Under-representation of BIPOC Communities**
- **Better Reflect Students and Local Communities**
- **Unwelcoming and Gatekeeping School Entrances**
- **School-Community Divide**
- **Monolingual Space**
- **Sterile and Rigid Space**
- **Individualistic Classrooms**
- **Binary and Unequal Space**
- **Marginalized and Hidden Student Space**
- **Inaccessible Playgrounds**



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*“The history and the historical connotations that come with symbols that are portrayed in the school atmosphere and that are used in academic spaces can have racial implications and racist implications.”
(High School Student)*



Emerging Socio-Spatial Issues: History & Place

Moving ahead by honoring the past

🕒 October 21, 2016 11:17 am



Community input is driving the \$112 million Franklin High School modernization that is on schedule to wrap up next summer.

Tagged with:

DOWA-IBI GROUP

FRANKLIN HIGH SCHOOL

PORTLAND PUBLIC SCHOOLS

PPS

SKANSKA



Emerging Socio-Spatial Issues: History & Place





Emerging Socio-Spatial Issues: History & Place

Associated Facilities Challenges:

- PPS has a number of school facilities on the national and/or state historic registry, limiting the District's modernization and replacement options
- Many of these historic buildings have large BIPOC student populations, yet the institutional façade of these facilities is unwelcoming to communities of color.
- History registry status limits the District's ability to implement facilities improvements needed to engage, support, and inspire BIPOC students and communities of color.

Potential Solutions:

- Allow existing historical agreements (i.e State Historic Preservation Offices) to expire



Emerging Socio-Spatial Issues:

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- Marginalized and Hidden Student Space
- **Inaccessible Playgrounds**

“At my school, we have many students who use wheelchairs and we have two fully accessible playgrounds. We had to fundraise for it and most schools that have any accessible swings, for example, it's because a parent had to pay for it. So, like that's just like a philosophical design principle. If we design a swing or a roundabout or a resource that a student who uses a wheelchair or has mobility issues would benefit from, it benefits everyone, it doesn't harm or detract.”
 (Administrator)



Emerging Socio-Spatial Issues: Accessible Play

Associated Facilities Challenges:

- The district has many aged play structures and inaccessible grounds
- Federal accessibility standards are anemic or silent all together on the accessibility needs of our students

Solution:

- Staff are currently developing guidelines around inclusive play in collaboration with our community (Ed Spec). The Long-Range Facility Plan will then outline an implementation strategy that takes into account existing playground conditions, community and educational vision, and the financial constraints around these improvements.



Emerging Socio-Spatial Issues: Accessible Play




Emerging Socio-Spatial Issues: Accessible Play





Emerging Socio-Spatial Issues: Accessible Play



Ed Specifications
Elementary Programs

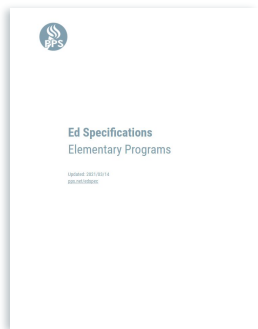
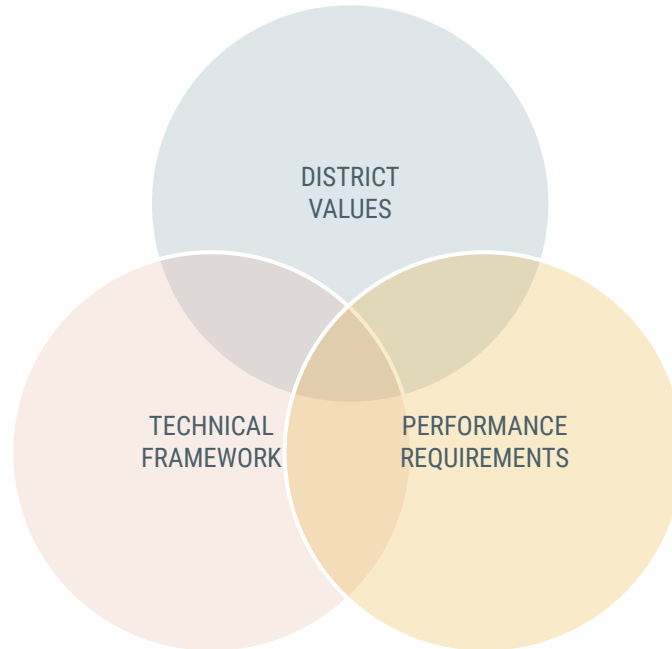
Updated: 2021/03/14
pps.net/edspac





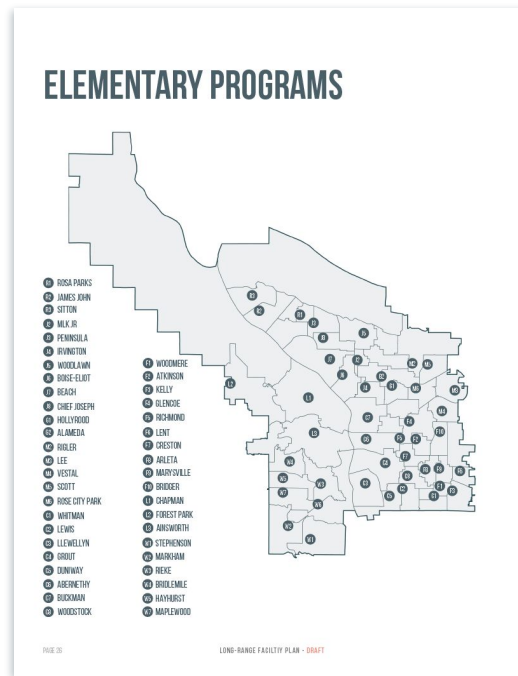
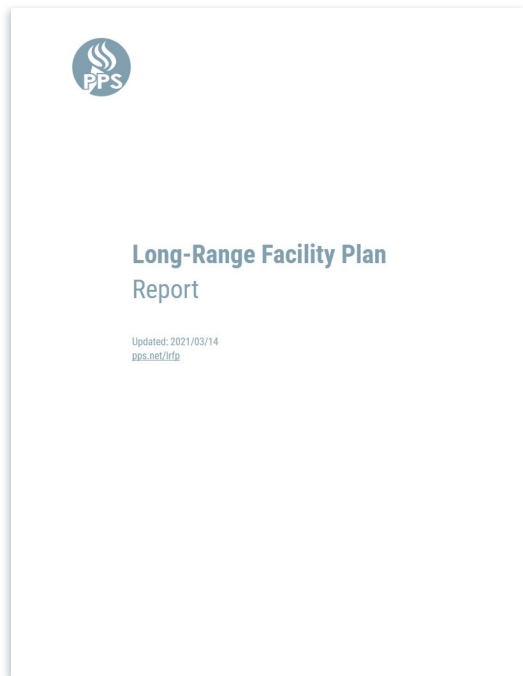
Emerging Socio-Spatial Issues: Accessible Play

PLAY SPACE GUIDELINES





Emerging Socio-Spatial Issues: Accessible Play



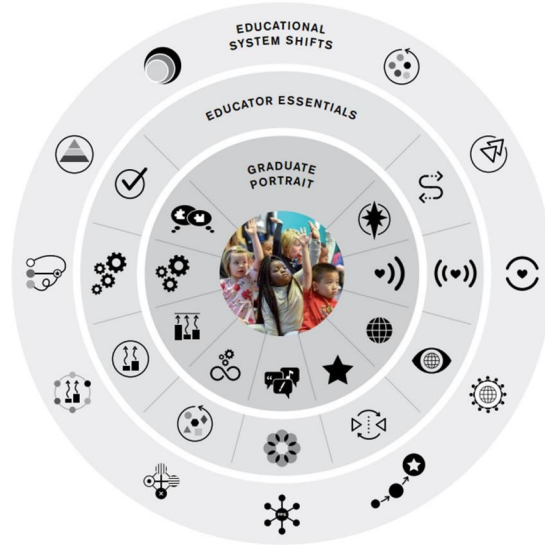


Get Involved



CRiT Summit

- 4/22 - 4:00 - 7:00 PM





Questions?



Appendix



Meeting: Long Range Facilities Plan: Program Area Interview - Early Learning

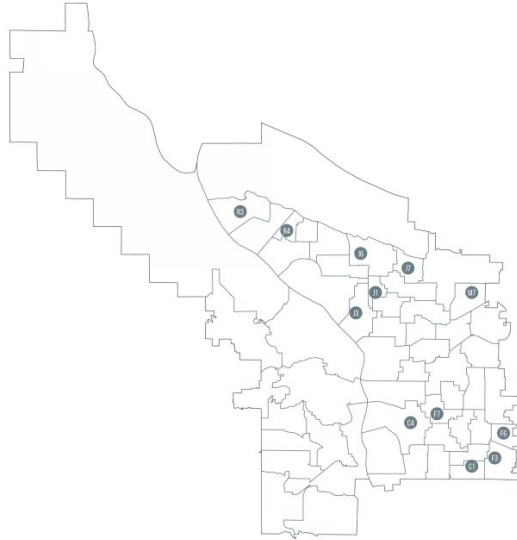
Date: 2021 - 04 - 08

Portland Public Schools is currently developing a Long-Range Facility Plan (LRFP) that will align the District's educational vision with future capital planning needs. Toward this effort, the LRFP project team is meeting with representatives from different program areas to document their short and long-term capital forecasts. In preparation for this meeting, please spend some time considering the following questions:

- Describe the long-term vision for PPS' Early Learning program. How do you see your program evolving over the next 10-20 years?
- To what extent have racial equity / social justice goals informed the development of your program's vision?
- What facilities-related challenges serve as barriers in achieving the long-term vision for PPS' Early Learning program?
- What measures has the District taken to ensure that Early Learning classrooms feel welcoming to BIPOC and other underserved communities? What changes still need to occur?
- Reviewing the maps provided, are the current school-based locations of PPS' Early Learning classrooms strategically situated to optimally serve BIPOC and traditionally underserved communities? Are classroom locations aligned with pre-k enrollment demand or are there neighborhoods with unmet needs?
- Are there any unique accessibility issues that impact your students/families? How are you addressing them?
- What are the biggest facilities-related challenges faced at current Early Learning sites?
- What are your greatest site-based challenges (e.g. drop-off lanes, playgrounds, fields, etc.)?
- Are the District's Early Learning classrooms sized and equipped to support PPS' Tools of the Mind early childhood curriculum, bolstering students' cognitive, social-emotional, self-regulatory, and foundational academic skills?
- Do you foresee any major changes on the horizon that would substantially impact your program's spatial needs over the next 20 years?
- Is the program's vision exclusive to PPS-sponsored early learning programs? Describe your department's role in overseeing other types of early learning programs situated within PPS facilities. Do the following programs factor into the District's long-term vision for Early Learning?
 - o Head Start
 - o Preschool Promise
 - o Preschool programs operated at comprehensive high schools (e.g. Child Development CTE programs)
 - o Before and after school care programs run by licensed providers in PPS facilities
 - o Native Montessori Preschool at Faubion
- In forecasting the long-term facilities needs for Early Learning at PPS, does your program consider the availability of other community-based child-care programs?



EARLY CHILDHOOD EDUCATION

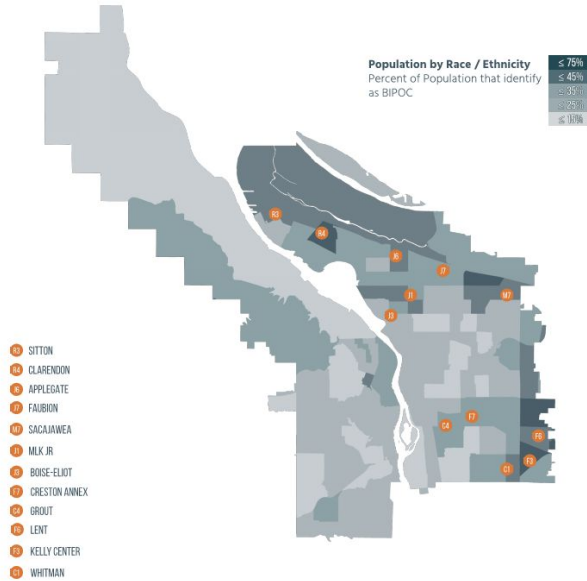


REF	SITE	CLASSROOM COUNT	BUILDING AGE	FCI
J6	APPEGATE	4	67	0.14
J3	BOISE-ELDT	2	95	0.20
R4	CLARENDON	7	51	0.07
J7	FAUBION	5	5	0.00
F6	LENT	2	72	0.26
J1	MLK JR	2	96	0.09
M7	SACAJAWEA	6	69	0.10
C1	WHITMAN	2	67	0.18
C4	GROUT	2	95	0.07
F3	KELLY CENTER	6	56	0.26
F7	CRESTON ANNEX	4	66	0.15
R3	SITTON	2	72	0.14



PERCENT OF POPULATION THAT IDENTIFY AS BIPOC

EARLY CHILDHOOD EDUCATION



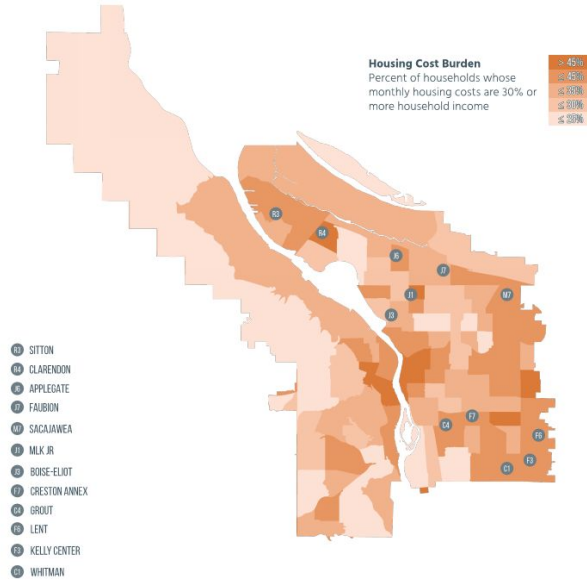
Percent of population out of total population count who identifies as: Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, Some Other Race, Two Or More Races, Hispanic or Latino.

Credit
U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.



HOUSING COST BURDENED HOUSEHOLDS

EARLY CHILDHOOD EDUCATION



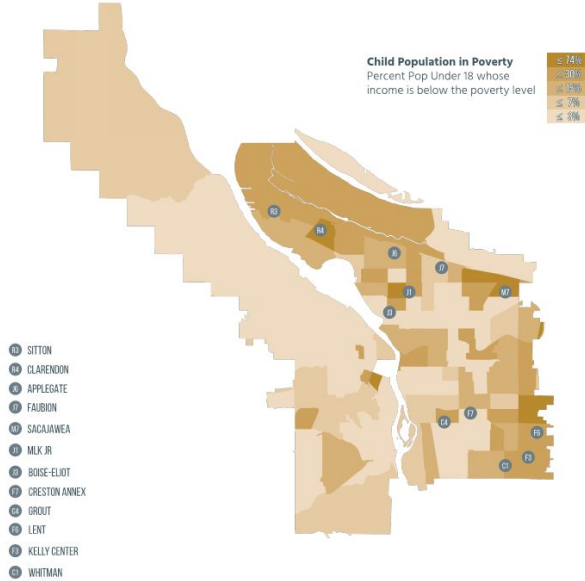
HUD establish cost-burdened families as those who pay more than 30% of their income for housing and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Monthly rent cost include: contract rent, utilities. Monthly owner costs include: mortgage(s), real estate taxes, insurance, utilities. Monthly owner costs include: mortgage(s), real estate taxes, insurance, utilities.

Credit
U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.



CHILD POPULATION IN POVERTY

EARLY CHILDHOOD EDUCATION



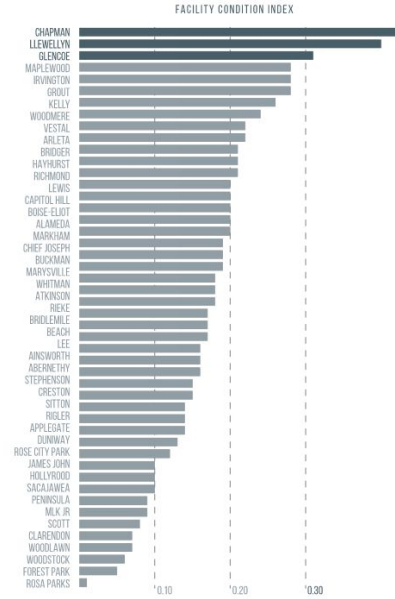
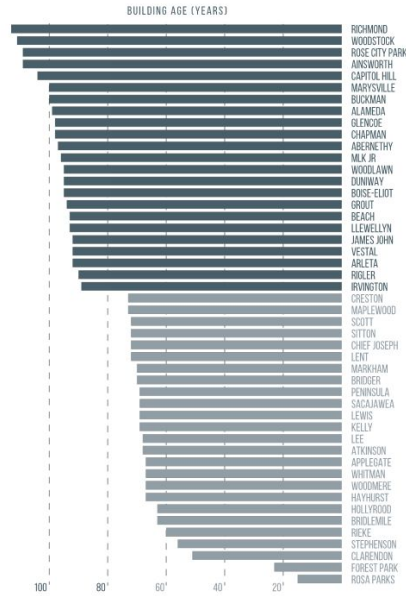
Percent of children (under 18 years) whose income in the past 12 months is below poverty level.

Credit
U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.



BUILDING AGE & FACILITY CONDITION INDEX

ELEMENTARY PROGRAMS



Portland Public Schools Capital Construction Bond Accountability Committee Charter

Update: _____, 2021

Background

Portland Public Schools (the District) has successfully referred Capital Construction Bond Measures for voter approval in November 2012, ~~and~~ May 2017 ~~and~~ November 2020. The District has established a citizen Bond Accountability Committee to assist in monitoring the planning and progress of the bond programs.

Committee Charge

~~The Portland Public Schools Board of Education In response to the need for accountability regarding the District's effective use of capital construction bond funds, the PPS School Board (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 Committee shall also monitor future bond planning efforts.~~

~~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 committee informs and advises the Board, but does not have decision making authority.~~

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

The Committee will ~~regularly review and provide updates to the Board on: actively review the bond programs and provide advice 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;
- ~~Whether the bond budget is 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 the projects are being delivered on schedule relative to the voter-approved bonds;

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;

- 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;
- 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, as requested by the Board, to the Board 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 will include discussion of any possible impact on historically underserved student populations.

~~The Committee will receive and review copies of annual performance audit reports and financial audit reports, and has the option to inspect school facilities and grounds to ensure Bond revenues are expended in compliance with state law and the ballot measure language.~~

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

The Committee will report ~~regularly quarterly~~ to the Board or ~~Board committee~~ as requested by the Board.

The Committee will perform other reasonable duties requested by the Board.

Committee Membership

The Committee shall consist of approximately seven to ten members reflective of the diversity of Portland. The Board will appoint committee members and a chairperson.

The committee shall be comprised 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 committee should display a commitment to and experience in one or more of the following:

- Building design, architecture, engineering
- Construction and/or 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
- **One or more of the specific bond project scopes of work**

The Committee shall be comprised 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 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.
- 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 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.

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 ~~or~~ 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.**
- 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 meeting materials, such as agendas and reports; and distribution of those materials to the 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 attend Committee meetings at the discretion of District staff.

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 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.