

Facilities and Operations Committee
Meeting
Wednesday, May 18, 2022 4:00 PM

Dr. Matthew Prophet Education Center -
Windows Cafeteria / Conference Room (Floor
2)
501 N. Dixon St.
Portland, OR 97227

Agenda

1. Introductions
2. BESC Phase 2 Analysis Overview
3. 2017 Bond Health & Safety Update
4. Harriet Tubman Relocation Update
5. Public Comment To sign-up for public comment on a topic related to an agenda item email
PublicComment@pps.net or call
Kara Bradshaw at 503-916-3906.
6. Adjourn



BESC PHASE TWO

Overview

Facilities and Operations Committee

May 18, 2022





For Today

- Phase One Review
- Phase Two Project
- Phase Two Scenarios for Evaluation
- Phase Two Findings to Date
- Phase Two Scope Remaining
- Next Steps/Questions



BESC Phase One Overview

In 2018, prompted by an unsolicited \$80 million dollar offer by Trammell Crow Company and the recent changes in the zoning for the land that greatly increased the value, the District hired Cushman & Wakefield to study the BESC property and operations.

The evaluation was extensive and included interviews with department managers and District leaders, stakeholder meetings, and an analysis of workplace strategies to provide:

- a high level value of the BESC site
- the needs and costs of potential relocation
- qualitative and quantitative criteria for evaluating potential relocation scenarios.



BESC Phase One Initial Criteria

The 2019 study identified several key issues to consider in siting a future BESC. The will remain unchanged for Phase Two.

- Central location within the District, with proximity to multiple freeway interchanges and bridges, is critical;
- Some departments, such as the warehouse, are not compatible in a number of settings thereby limiting location options for this function;
- Parking is considered a material issue in recruitment and retention of staff;
- BESC lacks sufficient conference and professional development space;
- Safety & Security are considered inadequate at the current location;
- BESC occupancy costs are significantly higher than they would be in new and efficient space due to the building's deferred maintenance, aging building systems and inefficient layout.



BESC Phase One Findings

- No significant short term financial gain in selling the property;
- Deferred maintenance and aging infrastructure will burden the operating costs;
- Current BESC location is central within the District;
- Despite the increased property value (\$81M estimated market value floor), it would likely cost the District an additional \$20M-\$50M to relocate the BESC functions;
- Variables associated with suitable relocation sites are significant and unknown;
- Risk of finding an appropriately located and sized property are material;
- Disposition of the asset may diminish the District's flexibility for future development of both academic and administrative needs (i.e. potential Tubman relocation if needed);
- Given the paucity of large, well zoned parcels in the Portland metro area and the area improvements planned, the land will continue to increase in value.



BESC Phase Two Purpose

Through a shared grant with Metro, Eco NW will confirm the criteria and findings of Phase One and develop financial analysis of five (5) different scenarios including modernization of the current building.



BESC Phase Two Scenarios

The study will consider the following 5 Scenarios:

1. Scenario I - Redevelopment of potential site A (Tubman MS and office on the BESC site);
2. Scenario II - Redevelopment of potential site B (Nordstrom Building - Lloyd Center);
3. Scenario III – Redevelopment of a conventional office building;
4. Scenario IV - Build to suit on a remainder parcel of BESC (Post Sale);
5. Scenario V – Remodel of the current BESC building.



Phase Two Findings to Date

- Evaluation criteria unchanged;
- Central location remains critical;
- Employee seat count increased from 537 in the 2019 Phase One study to 593;
- Parking for employees will likely change in a new Central Office;
- If staff in satellite locations are consolidated to a new Central Office the seat count would be 746;
- Non-administrative functions (warehouse, maintenance, nutritional service) would be bifurcated from the new Central Office;
- GBD Architects recommended that building requirement be calculated at 200 SF per seat.



Phase Two Work Scope Remaining

- Measure each of the Central Office Scenarios against the evaluation criteria;
- Refine the projected costs and revenues associated with disposition of BESC;
- Confirm and compare ownership structures for the Central Office (own vs. lease);
- Estimate construction costs (tenant improvements) and/or purchase costs;
- Identify the costs of both capital and operations of multiple Central Office Scenarios; and
- Provide a cash flow and pro forma analysis for each Central Office Scenario.



BESC Phase Two Next Steps



March	Project Kick Off
March-May	Review Phase One Work and Confirm Project Assumptions
May-June	Financial Data Collection and Market Evaluation
June-July	Financial Analysis of the 5 Central Office Scenarios
July - August	Key Decision Matrix and Final Report
September	F&O Update and Board Presentation



PORTLAND PUBLIC SCHOOLS OFFICE OF SCHOOL MODERNIZATION

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Date: May 17, 2022
To: Facilities & Operations Committee
From: Marina Cresswell, Senior Director, OSM
Subject: 2017 Bond Health & Safety Update

To date, the Office of School Modernization (OSM) has made significant progress towards the goals of the 2017 Bond as regards funds specified for Health and Safety projects. The ballot explanatory statement required a minimum of \$150,000,000 of the 2017 bond funds be spent on health and safety projects, including: accessibility upgrades; asbestos abatement; fire sprinkler/fire alarm upgrades; lead paint abatement; radon mitigation; roof replacements and seismic upgrades; security upgrades; and drinking water improvements. An additional \$8,000,000 in OSCIM grant funding was received by OSM for use on health and safety projects. This provided OSM with a total of \$158,000,000 to spend on health and safety projects.

PPS initially identified additional funding and goals for the health and safety allocations as:

- Accessibility Upgrades: \$10,000,000, for upgrades on up to **9** schools
- Asbestos: \$12,000,000, for removal or encapsulation of exposed asbestos in up to **48** schools
- Fire Sprinkler/Fire Alarm Systems: \$25,849,990, for improvements on up to **16** schools
- Lead Paint Stabilization: \$16,623,936, for stabilization work at up to **88** schools
- Radon Mitigation: \$1,126,125, for mitigation at up to **90** schools
- Roof Replacements/Seismic Upgrades: \$50,907,949, for improvements on up to **14** schools
- Security Improvements: \$5,000,000 for upgrades in up to **11** schools
- Water Quality: \$28,492,000 for lead reduction in water in up to **90** schools

After reviewing facility needs, OSM shifted funds to provide security improvements at 88 schools (more than the 11 schools originally anticipated). In addition, the water quality improvements had originally targeted reducing lead in drinking water in all schools to less than 15 ppb (parts per billion) per federal standards, but OSM was able to develop an innovative solution that is now reducing lead in drinking water to less than 1 ppb. Work on the 15 ppb or less standard was completed in 2019; work on the 1 ppb or less standard is currently underway and expected to be complete by the end of 2022.

Below is a table that shows how many schools OSM has completed, or expects to complete by the end of 2022 (after summer projects are complete), compared to the number of schools laid out in the initial goals for the 2017 Bond Health & Safety funds:

H&S Program	Goal Number of Schools	Number of Schools Completed by Dec 2022
Accessibility	9	16
Asbestos	48	22*
Fire Sprinkler / Fire Alarm	16	29
Lead Paint	88	88
Radon	90	17**
Roof/Seismic	14	19
Security	11	88
Water Quality	90	90

*Projects in the Asbestos category are prioritized by safety and schools may require multiple phases of work; while total number of projects is greater than 22, the number of individual schools that have had asbestos mitigation projects is 22, so that is the number shown above. This work is ongoing. Please see the asbestos section of this memo for further information.

**All schools have been tested for radon but testing showed that only 17 of those schools required radon mitigation projects. Those mitigation projects have been completed. Please see the radon section of this memo for additional information.

OSM has already exceeded goals in 6 of the 8 categories, with one of the remaining categories (Radon) determined not to need the full goal. Substantial work continues in the categories of Asbestos, Lead Paint, and Water Quality. The Water Quality work on the 1 ppb or less standard, while significantly delayed by pandemic-related supply chain issues and labor shortages, is expected to be complete by the end of 2022. After that work is complete, it is currently anticipated that there will be funds remaining that can be reallocated to other H&S categories. PPS has significant roof replacement needs that would benefit from additional funding, and accessibility improvements could be performed at those schools during the roof replacements per previous practice.

Please see the table on the next page for an accounting of 2017 Bond Health & Safety funds. The pages following the table include a section for each Health & Safety category that shows the original bond measure language, the scope of work that has been or is being completed, the status of the work, and a list of project sites. If you have any questions or need additional information, please let me know.

Program Balances, based on Total Estimated Cost by Program

H&S Program	Original Funding	Management Set Aside	Funding Additions & Reallocations	Revised Funding	Spent To Date	Estimate to Complete	Total Estimated Program Cost	Balance
Accessibility	\$10,000,000	(\$800,000)	\$0	\$9,200,000	\$8,944,398	\$255,602	\$9,200,000	\$0
Asbestos	\$12,000,000	(\$960,000)	\$0	\$11,040,000	\$5,658,823	\$5,381,177	\$11,040,000	\$0
Fire Sprinkler / Fire Alarm	\$25,849,990	(\$2,067,999)	(\$4,217,766)	\$19,564,225	\$17,794,649	\$0	\$17,794,649	\$1,769,576
Lead Paint	\$16,623,936	(\$1,329,915)	(\$669,397)	\$14,624,624	\$2,523,332	\$12,101,292	\$14,624,624	\$0
Radon	\$1,126,125	(\$90,090)	\$0	\$1,036,035	\$158,713	\$0	\$158,713	\$877,322
Roof/Seismic	\$50,907,949	(\$4,072,636)	\$9,428,200	\$56,264,213	\$52,393,425	\$3,870,788	\$56,264,213	\$0
Security	\$5,000,000	(\$400,000)	\$4,722,221	\$9,322,221	\$7,449,508	\$1,872,713	\$9,322,221	\$0
Water Quality	\$28,492,000	(\$2,279,360)	(\$1,263,958)	\$24,948,682	\$7,718,679	\$5,230,003	\$12,948,682	\$12,000,000
	\$150,000,000	(\$12,000,000)	\$8,000,000	\$146,000,000	\$102,641,527	\$28,711,575	\$131,353,102	\$14,646,898

Accessibility (ADA) Upgrades

Bond language: Funds would be used for district-wide health and safety projects, including:

- Improving accessibility for people with disabilities

Scope of work:

- Scope of ADA improvements at 2018 and 2019 sites were based on the 2013 Facility ADA Assessments by Ankrom Moisan Architects, confirmed by site observations
- Scope of ADA improvements at 2020 sites were based on the 2013 Facility ADA Assessments, with additional input from project architects
- Specific scopes of work by site are noted below, and available on the PPS Bond website at pps.net/Page/12101

Status of work:

- In order to best maximize funds, accessibility upgrades were completed as part of bigger 2017 H&S projects that provided construction efficiencies
- There is likely enough funding remaining for typical upgrades (similar to below) at one additional site; OSM is reviewing opportunities for an additional roof replacement project using 2017 H&S Roof funds and will look to utilize the remaining Accessibility funds to perform accessibility upgrades as part of that project
- If other Health & Safety program funds are not needed, such as for the Water Quality program, redirecting those funds to consolidated projects that address roof replacements and accessibility in the same project would allow for additional accessibility work to be completed

Year	Site	Project	Scope
2018	King	Group 3	Elevator, Ramps, Restrooms, Door Hardware
2018	Fernwood	Group 3	Ramps, Restrooms, Door Hardware
2018	Lewis	Group 3	Ramps, Restrooms, Door Hardware
2019	Jackson	Group 3	Door Hardware
2018	Rose City Park	Middle Schools	Elevator, Ramps, Restrooms, Door Hardware
2018	Applegate	Middle Schools	Design Only
2018	Tubman	Middle Schools	Ramps, Restrooms, Door Hardware
2018	Roseway Heights	Middle Schools	Ramps, Restrooms, Door Hardware
2018	Youngson	Middle Schools	Design Only
2018	Rice	Middle Schools	Design Only
2019	Rigler	Rigler H&S	Elevator, Ramps, Restrooms, Door Hardware
2020	Kelly	Kelly Partial Re-Roof	Restrooms, Door Hardware, Entrance Opener
2020	Mt Tabor	Mt Tabor Partial Re-Roof	Restrooms, Door Hardware, Entrance Opener, Parking Lot
2020	Harrison Park	Harrison Park Partial Re-Roof	Restrooms, Door Hardware, Entrance Opener
2020	Ockley Green	Ockley Green Partial Re-Roof	Restrooms, Door Hardware, Handrails, Entrance Opener
2020	Woodlawn	Woodlawn Partial Re-Roof	Restrooms, Door Hardware, Handrails, Entrance Opener

Asbestos Mitigation

Bond language: Funds would be used for district-wide health and safety projects, including:

- Removing or encapsulating exposed asbestos

Scope of work:

- Work is selected and prioritized based on the degree of hazards found during bi-annual and 30-year asbestos inspections, with highest prioritization assigned to work that removes or repairs severely damaged or moderately damaged asbestos containing materials (ACM) and work that removes asbestos containing building materials that are considered highly or easily accessible to students and staff
- Specific scopes of work by site are available on the PPS Bond website at pps.net/Page/12098

Status of work:

- Work is ongoing, with multiple projects underway every summer; sites and scope of work are dependent on bidding environment, time constraints due to summer work schedule, and site constraints due to other summer programming

Year	Site	Project	Scope
2018	Chapman	Group 4	Asbestos mitigation
2018	Jefferson	Group 4	Asbestos mitigation
2018	Jackson	Group 4	Asbestos mitigation
2018	Harrison Park	Copy Room 4664; K Classrooms 4441	Asbestos mitigation
2018	Hosford	Wood Shop Floor 4573	Asbestos mitigation
2018	Tubman	Middle Schools	Asbestos mitigation
2018	Rose City Park	Middle Schools	Asbestos mitigation
2018	Roseway Heights	Middle Schools	Asbestos mitigation
2018	Sitton	Mult Sites Floor Replace 4565	Asbestos mitigation
2018	Woodstock	Woodstock Floor Replacemt	Asbestos mitigation
2019	Beaumont	Mult Sites FY18-19 4923	Asbestos mitigation
2019	Capitol Hill	Mult Sites FY18-19 4923	Asbestos mitigation
2019	Jefferson	Mult Sites FY18-19 4923	Asbestos mitigation
2019	Lane	Mult Sites FY18-19 4923	Asbestos mitigation
2019	Marysville	Mult Sites FY18-19 4923	Asbestos mitigation
2019	Rigler	Mult Sites FY18-19 4923	Asbestos mitigation
2020	Beaumont – Phase II	Beaumont 2020 Asbestos 5373	Asbestos mitigation
2020	Chapman – Phase II	Chapman 2020 Asbestos 5377	Asbestos mitigation
2020	Capitol Hill – Ph II	Capitol Hill 2020 Asbestos 5275	Asbestos mitigation
2020	Hosford	Hosford 2020 Asbestos 5363	Asbestos mitigation
2020	Lane	Lane 2020 Asbestos 5361	Asbestos mitigation
2020	Rigler	Rigler 2020 Asbestos 5369	Asbestos mitigation
2020	Stephenson	Stephenson 2020 Asbestos 5950	Asbestos mitigation

2020	Vernon	Vernon 2020 Asbestos 5374	Asbestos mitigation
2020	Vestal	Vestal 2020 Asbestos 5367	Asbestos mitigation
2020	Woodstock	Woodstock 2020 Asbestos 5368	Asbestos mitigation
2021	Gray	Gray 2021 Asbestos 5673	Asbestos mitigation
2021	Hosford	Hosford 2021 Asbestos 5671	Asbestos mitigation
2021	Jefferson	Jefferson 2021 Asbestos 5672	Asbestos mitigation
2022	<i>Gray</i>	<i>Gray 2022 Asbestos 5947</i>	<i>Planned Summer 2022: asbestos mitigation</i>
2022	<i>Harrison Park</i>	<i>Harrison Park 2022 Asbestos 5946</i>	<i>Planned Summer 2022: asbestos mitigation</i>
2022	<i>King</i>	<i>King 2022 Asbestos 5949</i>	<i>Planned Summer 2022: asbestos mitigation</i>
2022	<i>Stephenson</i>	<i>Stephenson 2022 Asbestos 5950</i>	<i>Planned Summer 2022: asbestos mitigation</i>
2022	<i>Winterhaven</i>	<i>Winterhaven 2022 Asbestos 5951</i>	<i>Planned Summer 2022: asbestos mitigation</i>
2022	<i>Woodstock</i>	<i>Woodstock 2022 Asbestos 5952</i>	<i>Planned Summer 2022: asbestos mitigation</i>

Fire Sprinkler/Fire Alarm Upgrades

Bond language: Funds would be used for district-wide health and safety projects, including:

- Upgrading fire alarm and/or sprinkler systems

Scope of work:

- An Intergovernmental Agreement (IGA) between Portland Public Schools and the Portland Fire Marshall was put in place to get all PPS school sites to a consistent, code-compliant level of fire protection
- The IGA prioritized fire alarm notification systems to ensure the safety of students and staff; fire sprinkler systems, which work to protect property, were not prioritized as highly
- Specific scopes of work by site are noted below and available on the PPS Bond website at pps.net/Page/12099

Status of work:

- Work is complete

Year	Site	Project	Notes
2017	BESC	FAM Reimbursement	Miscellaneous Equipment Purchased for FAM
2018	Jefferson	Jefferson Fire Sprinkler	Upgrade Fire Sprinkler Heads in entire building
2018	Jackson Middle	Group 3	Design Only for Fire Sprinkler
2018	Martin Luther King Jr.	Group 3	Fire Sprinkler Install and Fire Alarm Upgrade
2018	Lewis	Group 3	Fire Sprinkler and Fire Alarm Upgrades
2018	Fernwood	Group 3	Fire Sprinkler Upgrades
2019	Ainsworth Annex	Group 2 Fire Alarm	Fire Alarm Upgrades
2019	Maplewood	Group 2 Fire Alarm	Fire Alarm Upgrades
2019	West Sylvan	Group 2 Fire Alarm	Fire Alarm Upgrades
2019	Lee	Group 2 Fire Alarm	Fire Alarm Upgrades
2019	Green Thumb	Group 2 Fire Alarm	Fire Alarm Upgrades
2019	Da Vinci	Da Vinci	Fire Alarm Upgrades
2019	Rigler	Rigler H&S Work	Fire Alarm Upgrades
2020	Astor	Fire Alarm Upgrades North G2	Fire Alarm Upgrades
2020	Forest Park	Fire Alarm Upgrades North G1	Fire Alarm Upgrades
2020	MLC	Fire Alarm Upgrades North G1	Fire Alarm Upgrades
2020	Gray Middle	Fire Alarm Upgrades South G3	Fire Alarm Upgrades
2020	Kenton	Fire Alarm Upgrades North G2	Fire Alarm Upgrades
2020	Markham	Fire Alarm Upgradse South G4	Fire Alarm Upgrades
2020	Stephenson	Fire Alarm Upgrades South G3	Fire Alarm Upgrades
2020	Atkinson	Fire Alarm Upgrades South G3	Fire Alarm Upgrades
2020	Beaumont	Fire Alarm Upgrades North G1	Fire Alarm Upgrades
2020	Harrison Park	Fire Alarm Upgrades South G4	Fire Alarm Upgrades
2020	Fernwood	Fire Alarm Upgrades North G1	Fire Alarm Upgrades
2020	Grout	Fire Alarm Upgrades South G3	Fire Alarm Upgrades

2020	Laurelhurst	Fire Alarm Upgrades North G2	Fire Alarm Upgrades
2020	Lent	Fire Alarm Upgrades South G4	Fire Alarm Upgrades
2020	Meek	Fire Alarm Upgrades North G1	Fire Alarm Upgrades
2020	Richmond	Fire Alarm Upgrades South G4	Fire Alarm Upgrades
2020	Rigler	Rigler H&S Work	Fire Sprinkler Upgrades
2020	Sabin	Fire Alarm Upgrades North G1	Fire Alarm Upgrades
2020	Vernon	Fire Alarm Upgrades North G2	Fire Alarm Upgrades

Lead Paint

Bond language: Funds would be used for district-wide health and safety projects, including:

- Removing or encapsulating exposed lead paint

Scope of work:

- Housing and Urban Development (HUD) level site assessments were completed by PPS certified Lead Paint Assessors between November 2016 and May 2017; these assessments identified approximately 10,000 areas of visually deteriorated paint and varnish on interior and exterior surfaces of buildings and adjacent soil throughout the District
- Project sites were then ranked based on HUD assessment guidelines that consider age of occupants and location of deterioration, as well as amount of damage as a ratio to building square footage, and the presence of paint chips in soil
- Projects were broken into four phases:
 - Phase I – Pre-Kindergarten through second grade (PreK-2) classrooms and common areas on building interiors with deteriorated paint surfaces below 5 feet
 - Phase II – Exterior accessible areas with deteriorated paint or paint chips in soil frequented by PreK-2 students
 - Phase III – 3rd-12th grade classrooms and common areas on building interiors with deteriorated paint surfaces
 - Phase IV – Exterior accessible areas with deteriorated paint or paint chips in soil not frequented by children age 6 and under
- Additional information is available on the PPS Bond website at pps.net/Page/13652

Status of work:

- Status by Phase:
 - Phase I (interior locations accessible to PreK-2) is fully complete
 - Phase II (exterior locations accessible to Prek-2) has 36 sites complete, with 20 sites remaining (pending appropriate weather)
 - Phase III Group 1 (additional interior locations at K-5, K-8, K-12 sites) has 54 sites complete, with 20 sites remaining
 - Phase III Group 2 (interior locations at middle and high school sites) has begun work on multiple sites
 - Phase IV (exterior locations, 3rd-12th only) has not yet started, other than full exterior painting sites noted below
- All lockers have been painted at 3 sites; lockers were painted as needed at 2 additional sites
- Full exterior painting has been completed at 6 sites since 2017: Atkinson, Astor, George, Hayhurst, Sitton, Woodstock
- Covered play structures are being assessed for painting

All school sites have had work completed (scope per the criteria above), so a site list has not been provided for this category.

Radon

Bond language: Funds would be used for district-wide health and safety projects, including:

- Improving building foundations and ventilation to decrease radon exposure

Scope of work:

- PPS began testing all schools for radon during the 2016-2017 winter heating season, before the 2017 bond; rooms verified by two short-term tests to have high levels or mid-range levels were prioritized
- Specific sites are noted below and specific scopes of work by site are available on the PPS Bond website at pps.net/Page/11894

Status of work:

- All schools have been tested for radon but testing showed that only 17 of those schools required radon mitigation projects
- All 17 identified mitigation projects have been completed
- Radon testing reoccurs: every 10 years in schools that previously tested below action levels; every 5 years in schools that have had radon mitigation projects completed; and after any major construction on a school

Year	Site	Project	Scope
2017	Beaumont	Mult Sites Radon Mit 4609	Radon mitigation
2017	Jefferson	Mult Sites Radon Mit 4609	Radon mitigation
2017	Skyline	Mult Sites Radon Mit 4609	Radon mitigation
2018	Astor	Mult Sites Radon Mit 4609	Radon mitigation
2018	Edwards	Mult Sites Radon Mit 4609	Radon mitigation
2018	Humboldt	Mult Sites Radon Mit 4609	Radon mitigation
2018	Kelly	Mult Sites Radon Mit 4609	Radon mitigation
2018	Lane	Mult Sites Radon Mit 4609	Radon mitigation
2018	Lent	Lent Radon Mitigation 4344	Radon mitigation
2018	Marysville	Marysville Radon Mitigation 4939	Radon mitigation
2018	Meek	Mult Sites Radon Mit 4609	Radon mitigation
2018	Ockley Green	Mult Sites Radon Mit 4609	Radon mitigation
2018	Peninsula	Mult Sites Radon Mit 4609	Radon mitigation
2018	Roseway Heights	Mult Sites Radon Mit 4609	Radon mitigation
2018	Vernon	Mult Sites Radon Mit 4609	Radon mitigation
2018	Wilcox	Mult Sites Radon Mit 4609	Radon mitigation
2019	Chavez	Mult Sites Radon Mit 4609	Radon mitigation

Roof Replacements/Seismic Upgrades

Bond language: Funds would be used for district-wide health and safety projects, including:

- Repairing or replacing leading or deteriorating school roofs; strengthening schools against earthquakes

Scope of work:

- Roofs were professionally assessed by an outside consultant in 2009 and 2012; selection and prioritization of projects has been based on these assessments, with input and confirmation from PPS maintenance personnel on an annual basis
- Roof replacements include seismic strengthening at the roof level of the building; these types of seismic improvements can typically only be done in conjunction with a roof replacement
- When OSM has received SRGP grants (Seismic Rehabilitation Grant Program, through the State of Oregon), seismic improvements funded by the grants have been performed in coordination with roof replacements in order to allow for roof-level seismic strengthening to occur simultaneously
- Specific sites are noted below and specific scopes of work by site are available on the PPS Bond website at pps.net/Page/11894

Status of work:

- OSM has three roof replacement projects for which the design fees are being paid by 2017 Bond Roof funds and the construction costs are being paid by 2020 Bond Roof funds; these three projects are still in construction, and design fees are still being incurred for construction administration by the design team
- OSM is reviewing the remaining funds to determine whether an additional roof replacement project can be funded
- Other remaining 2017 H&S funds would be well used for additional roof replacements, given the level of need that remains

Year	Site	Project	Notes
2018	Fernwood	Group 3	Full roof replacement
2018	Holladay Center	Middle Schools 4586	Partial re-roof
2018	Rice	Middle Schools 4586	Design only
2018	Roseway Heights	Middle Schools 4586	Design only
2018	Rose City Park	Middle Schools 4586	Roof repairs only
2018	Martin Luther King Jr.	Group 3	Full roof replacement
2018	Lee	Lee – Roof Repair 4497	Partial re-roof
2018	Lewis	Group 3	Roof replacement in combination with full seismic upgrades funded by SRGP grant
2019	Hayhurst	Hayhurst SRGP 5028	Roof replacement in combination with full seismic upgrades funded by SRGP grant
2019	Jackson – Phase I	Jackson H&S	Partial re-roof
2019	Rigler	Rigler H&S 5029	Full roof replacement

2019	Sitton	Sitton H&S 5027	Full roof replacement, also used OSCIM grant
2019	Tubman	Middle Schools 4586	Full roof replacement
2020	Chapman	Chapman Re-Roof 4671	Full roof replacement
2020	Kelly	Kelly Partial Re-Roof 5319	Partial re-roof
2020	Mt. Tabor	Mt Tabor Partial Re-Roof 5320	Partial re-roof
2020	Ockley Green	Ockley Green 5322	Partial re-roof
2020	Harrison Park	Harrison Park 5321	Partial re-roof
2020	Woodlawn	Woodlawn 5323	Partial re-roof
2021	Duniway	Duniway Re-Roof 5420	Design only for full roof replacement (2020 Bond funding used for construction)
2021	MLC	MLC Re-Roof 5422	Design only for full roof replacement (2020 Bond funding used for construction)
2021	Rieke	Rieke Re-Roof 5423	Design only for full roof replacement (2020 Bond funding used for construction)

Security

Bond language: Funds would be used for district-wide health and safety projects, including:

- Strengthening school safety and security

Scope of work:

- A robust selection and prioritization process was used that included a professional security assessment and risk ranking that took into account eight criteria
- A decision was made after the security assessment to broaden the number of schools receiving improvements to ensure that all PPS schools were brought to the same standards for the specific scopes of work
- Specific scopes of work included:
 - Electronic access control systems, including video intercoms and electronic locks at the main entrance of every school
 - Public address system speakers in the hallways, gym and external areas of schools as needed
 - New signage to direct school visitors to the main entry and require check-in at the main entry
 - Additional fencing and gates at two sites, Beaumont and Cleveland, to address site-related challenges with implementing a successful electronic access control system

Status of work:

- All work has been completed except the additional fencing and gates at Beaumont and Cleveland, which are currently in progress

Year	Site	Project	Scope
19-20	Alliance at Meek	4675 Bond Security PKG1	Security improvements
19-20	Arleta	4675 Bond Security PKG1	Security improvements
19-20	Astor	4675 Bond Security PKG1	Security improvements
19-20	Beaumont	4675 Bond Security PKG1	Security improvements
19-20	Benson	4675 Bond Security PKG1	Security improvements
19-20	Beverly Cleary – Fernwood	4675 Bond Security PKG1	Security improvements
19-20	Boise-Eliot	4675 Bond Security PKG1	Security improvements
19-20	Bridger	4675 Bond Security PKG1	Security improvements
19-20	Buckman	4675 Bond Security PKG1	Security improvements
19-20	Cesar Chavez	4675 Bond Security PKG1	Security improvements
19-20	Cleveland	4675 Bond Security PKG1	Security improvements
19-20	George	4675 Bond Security PKG1	Security improvements
19-20	Grout	4675 Bond Security PKG1	Security improvements
19-20	Harrison Park	4675 Bond Security PKG1	Security improvements
19-20	Hosford	4675 Bond Security PKG1	Security improvements
19-20	Irvington	4675 Bond Security PKG1	Security improvements

19-20	Jefferson	4675 Bond Security PKG1; Jefferson 4528	Security improvements
19-20	Kelly	4675 Bond Security PKG1	Security improvements
19-20	King	4675 Bond Security PKG1	Security improvements
19-20	Lent	4675 Bond Security PKG1	Security improvements
19-20	Lincoln	4675 Bond Security PKG1	Security improvements
19-20	Marshall	4675 Bond Security PKG1	Security improvements
19-20	MLC	4675 Bond Security PKG1	Security improvements
19-20	Ockley Green	4675 Bond Security PKG1	Security improvements
19-20	Whitman	4675 Bond Security PKG1	Security improvements
19-20	Wilson	4675 Bond Security PKG1	Security improvements
19-20	Abernethy	5025 Bond Security PKG2	Security improvements
19-20	Applegate	5025 Bond Security PKG2	Security improvements
19-20	Atkinson	5025 Bond Security PKG2	Security improvements
19-20	Beach	5025 Bond Security PKG2	Security improvements
19-20	Chapman	5025 Bond Security PKG2	Security improvements
19-20	Chief Joseph	5025 Bond Security PKG2	Security improvements
19-20	Clarendon	5025 Bond Security PKG2	Security improvements
19-20	Creative Science	Creative Science 5049	Security improvements
19-20	Creston	5025 Bond Security PKG2	Security improvements
19-20	daVinci	5025 Bond Security PKG2	Security improvements
19-20	Duniway	5025 Bond Security PKG2	Security improvements
19-20	Franklin	5025 Bond Security PKG2	Security improvements
19-20	Gray	5025 Bond Security PKG2	Security improvements
19-20	Green Thumb	5025 Bond Security PKG2	Security improvements
19-20	Hayhurst	5025 Bond Security PKG2	Security improvements
19-20	James John	5025 Bond Security PKG2	Security improvements
19-20	Lane	5025 Bond Security PKG2	Security improvements
19-20	Laurelhurst	5025 Bond Security PKG2	Security improvements
19-20	Lee	5025 Bond Security PKG2	Security improvements
19-20	Llewellyn	5025 Bond Security PKG2	Security improvements
19-20	Lewis	5025 Bond Security PKG2	Security improvements
19-20	Rice	5025 Bond Security PKG2	Security improvements
19-20	Rigler	5025 Bond Security PKG2	Security improvements
19-20	Roosevelt	5025 Bond Security PKG2	Security improvements
19-20	Sellwood	5025 Bond Security PKG2	Security improvements
19-20	Sitton	5025 Bond Security PKG2	Security improvements
19-20	Skyline	5025 Bond Security PKG2	Security improvements
19-20	Sunnyside	5025 Bond Security PKG2	Security improvements
19-20	Winterhaven	5025 Bond Security PKG2	Security improvements
19-20	Woodlawn	5025 Bond Security PKG2	Security improvements
19-20	Youngson/Holladay	5025 Bond Security PKG2	Security improvements
19-20	Ainsworth	5026 Bond Security PKG3	Security improvements

19-20	Alameda	5026 Bond Security PKG3	Security improvements
19-20	Beverly Cleary – Hollyrood	5026 Bond Security PKG3	Security improvements
19-20	Bridlemile	5026 Bond Security PKG3	Security improvements
19-20	Capitol Hill	5026 Bond Security PKG3	Security improvements
19-20	East Sylvan	5026 Bond Security PKG3	Security improvements
19-20	Faubion	5026 Bond Security PKG3	Security improvements
19-20	Forest Park	5026 Bond Security PKG3	Security improvements
19-20	Glencoe	5026 Bond Security PKG3	Security improvements
19-20	Jackson	5026 Bond Security PKG3	Security improvements
19-20	Maplewood	5026 Bond Security PKG3	Security improvements
19-20	Markham	5026 Bond Security PKG3	Security improvements
19-20	Marysville	5026 Bond Security PKG3	Security improvements
19-20	Mt Tabor	5026 Bond Security PKG3	Security improvements
19-20	Peninsula	5026 Bond Security PKG3	Security improvements
19-20	Richmond	5026 Bond Security PKG3	Security improvements
19-20	Rieke	5026 Bond Security PKG3	Security improvements
19-20	Rosa Parks	5026 Bond Security PKG3	Security improvements
19-20	Rose City Park	5026 Bond Security PKG3; Middle Schools	Security improvements
19-20	Roseway Heights	5026 Bond Security PKG3; Middle Schools	Security improvements
19-20	Sabin	5026 Bond Security PKG3	Security improvements
19-20	Sacajawea	5026 Bond Security PKG3	Security improvements
19-20	Scott	5026 Bond Security PKG3	Security improvements
19-20	Stephenson	5026 Bond Security PKG3	Security improvements
19-20	Tubman	5026 Bond Security PKG3; Middle Schools	Security improvements
19-20	Vernon	5026 Bond Security PKG3	Security improvements
19-20	Vestal	5026 Bond Security PKG3	Security improvements
19-20	West Sylvan	5026 Bond Security PKG3	Security improvements
19-20	Woodmere	5026 Bond Security PKG3	Security improvements
19-20	Woodstock	5026 Bond Security PKG3	Security improvements
21-22	Beaumont	5025 Bond Security PKG2	Fencing to support security improvements
21-22	Cleveland	5025 Bond Security PKG2	Fencing to support security improvements

Water Quality

Bond language: Funds would be used for district-wide health and safety projects, including:

- Replacing old pipes and fixtures to reduce lead, improve water quality, and reduce the need to use bottled water

Scope of work:

- The Water Quality program applies to all PPS schools and buildings at fixtures where water is used for human consumption
- The initial program tested all schools; turned off all fixtures that tested higher than the state/federal threshold of 15 ppb (parts per billion); provided bottled water where fixtures were turned off; replaced fixtures that tested high; returned to use any fixtures that tested under the limit; and began making plans for expensive, invasive pipe replacement on fixtures that continued to test above the limit
- In 2019 PPS was able to develop an innovative solution that is now reducing lead in drinking water to less than 1 ppb through the use of highly effective lead filters in drinking water stations, kitchen faucets and other sources of water for human consumption
- Specific scopes of work by site are noted below and additional information is available on the PPS Bond website at pps.net/Page/11458

Status of work:

- Work on the 15 ppb or less standard was completed at all schools in 2019
- Work on the 1 ppb or less standard is currently underway and expected to be complete by the end of 2022; work was significantly delayed by pandemic-related supply chain issues and labor shortages

Year	Site	Project	Scope
17-19	<i>All sites</i>	Lead in Water Repairs 4517; Lead Emerg Response 4241	Lead reduction below 15 ppb
19-20	Arleta	Lead in Water Repairs 4517	Pilot: Drinking water stations with lead below 1 ppb
19-20	Duniway	Lead in Water Repairs 4517	Pilot: Drinking water stations with lead below 1 ppb
19-20	Gray	Lead in Water Repairs 4517	Pilot: Drinking water stations with lead below 1 ppb
19-20	Jefferson	Lead in Water Repairs 4517	Pilot: Drinking water stations with lead below 1 ppb
19-20	Llewellyn	Lead in Water Repairs 4517	Pilot: Drinking water stations with lead below 1 ppb
19-20	Rigler	Lead in Water Repairs 4517	Pilot: Drinking water stations with lead below 1 ppb
20-22	<i>All sites except 6 completed above</i>	<i>Multiple project #s</i>	<i>In progress: Drinking water stations with lead below 1 ppb</i>



Harriet Tubman Middle School Relocation: Overview

May 18, 2022





Agenda

- Overview
- Schedule Changes
- Community Engagement
- Next Steps



Efforts to Date

COMMUNITY ENGAGEMENT

Dec	Initial property search (location, acreage, timing)
Jan	Expanded options (PPS sites, outside catchment)
Feb	Due Diligence Vol. 1: 13 sites
Mar	Due Diligence Vol. 2: 6 sites
April	Cont. Site analyses
May	Due Diligence Vol. 3 (forthcoming)

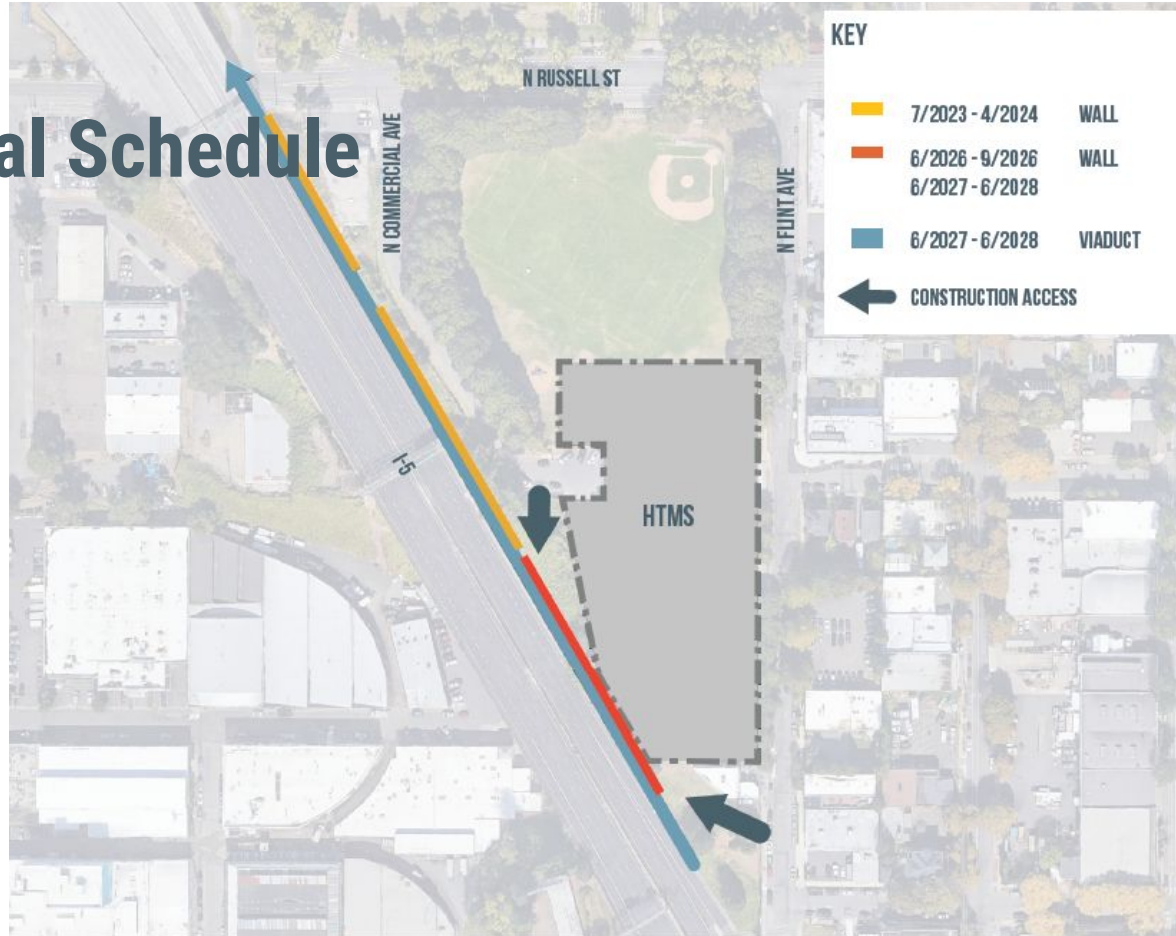


Grounding Statements

- The Tubman relocation process will not displace an existing K5 school
- Tubman will not be combined with an elementary school and converted to a K8
- The Tubman relocation process will not alter existing feeder school patterns
- The Tubman relocation process will not alter JHS' program or enrollment
- Tubman will continue to be a comprehensive middle school



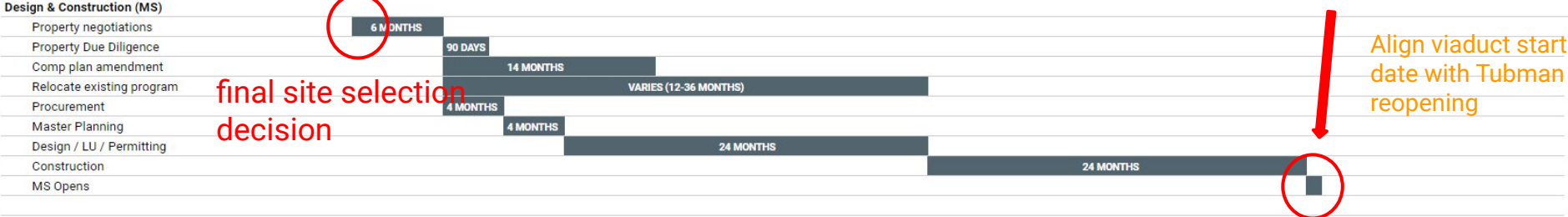
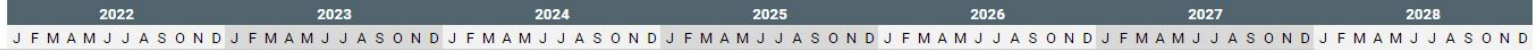
Original Schedule



Move students and staff from HTMS before the beginning of viaduct construction Summer 2027



ORIGINAL CONSTRUCTION SCHEDULE



final site selection decision

Align viaduct start date with Tubman reopening



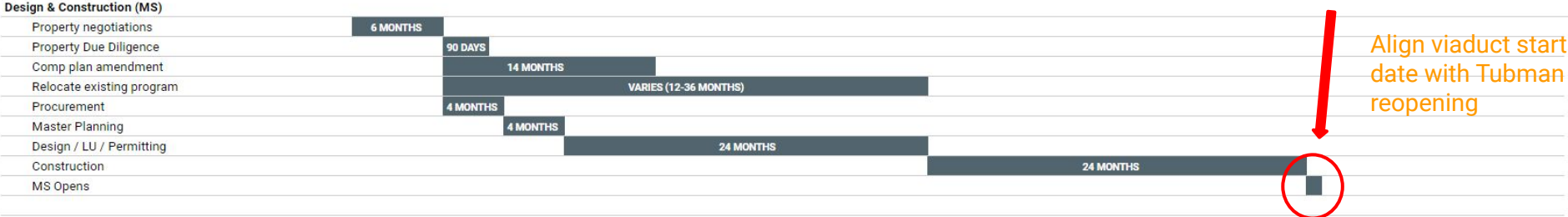
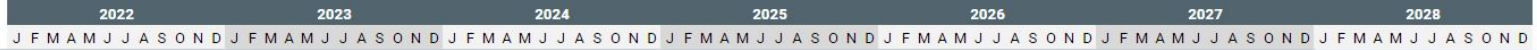
Workplan & Decision Milestones



February 1	Staff Due Diligence Document v01
Mid February	Narrow Down Sites for Further Review
March 1	Due Diligence v02
Mid March	Narrow Down Site Options to Viable
By April 1	Due Diligence v03
May	Final Site Selection Decision



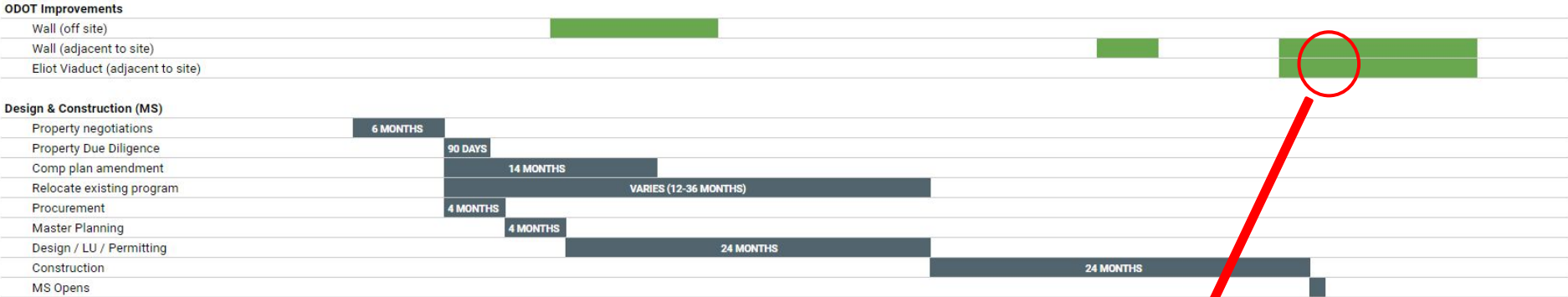
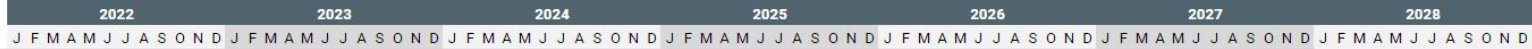
ORIGINAL CONSTRUCTION SCHEDULE



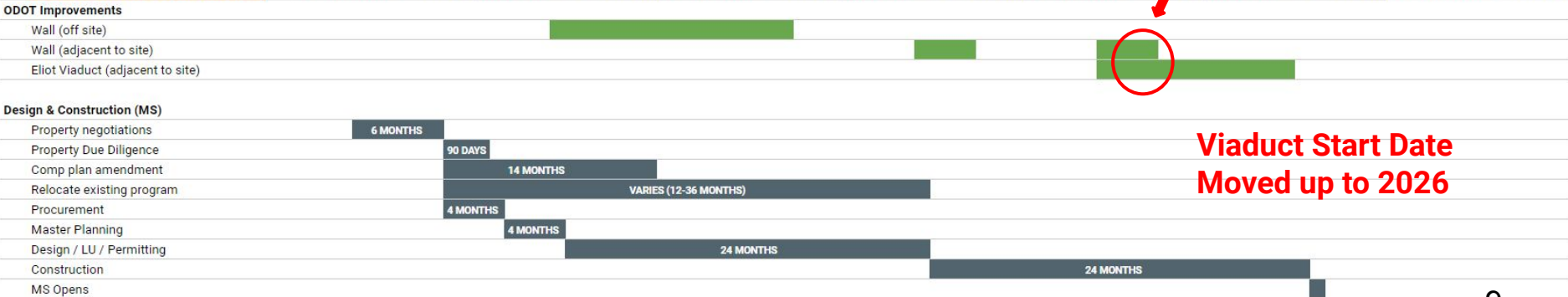
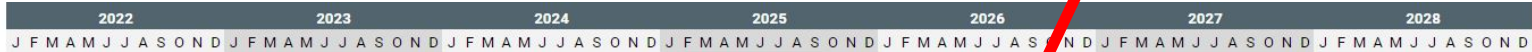
Align viaduct start date with Tubman reopening



ORIGINAL CONSTRUCTION SCHEDULE



UPDATED CONSTRUCTION SCHEDULE



**Viaduct Start Date
Moved up to 2026**



ODOT's Response to PPS Concerns

- **Requested Technical Information** - *Air, noise, vibration, traffic congestion, staff/student site access, construction activity, Tubman air filtration system impacts*
- **ODOT Response** - *ODOT has declined to provide specific data or sufficient information to conclude construction of the Eliot Viaduct will not have material negative impacts to staff and students.*
- **District Determination** - *Therefore the District continues to assert that the impact of Eliot Viaduct construction during school hours will be material and consequential, and has the potential to bring harm to staff and students occupying the site.*

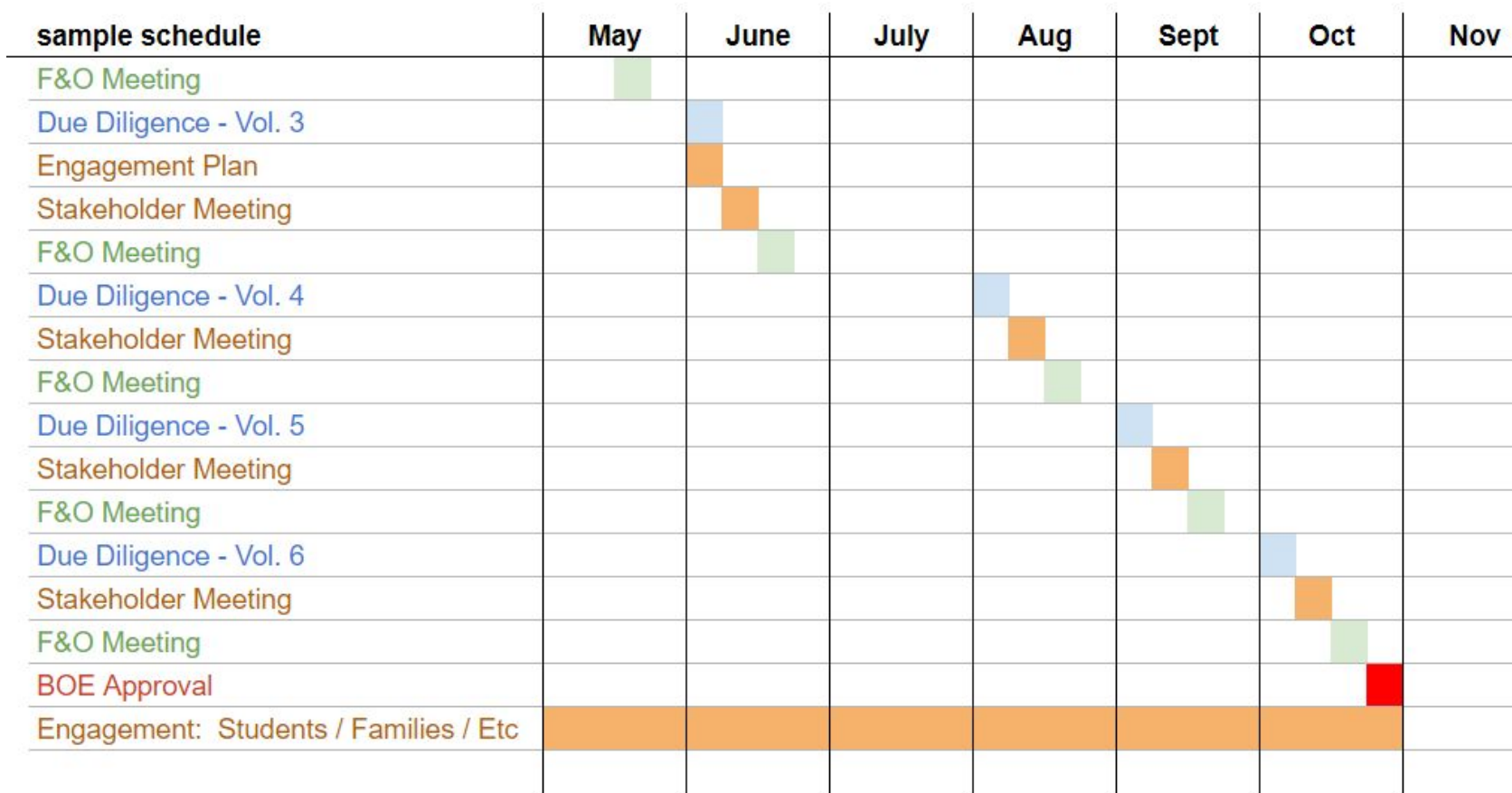


What We've Heard So Far

Family, Student, and Staff:

- Tubman
- Sabin
- Dr. MLK Jr.
- Boise-Eliot
- Irvington
- Jefferson
- Black Community Leaders
- Partners
- A middle school needs to be central, and in catchment area
- Concern about bussing, as it is unpredictable for certain areas
- Preference for residential areas, and desire to hear trade offs from commercial and residential sites
- Bullying & other issues are possible with a wide age range of students (i.e. co-location)

As a result of community feedback, this will be a joint process between the Center for Black Student Excellence and the Jefferson Modernization. Staff will continue engagement with groups above late May/June.





QUESTIONS?