

Facilities Improvement and Oversight
Committee Meeting
Wednesday, October 8, 2025 4:30 PM

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

Agenda

1. Introductions
2. Public Comment - To sign up for public comment email PublicComment@pps.net or call 503-916-3741
3. Health and Safety Work Orders
4. Center for Black Student Excellence
5. Seismic Report Update
6. Ida B. Wells-Barnett High School Revised Master Plan
7. Athletics
8. Status Updates
 - 8.(a) Implementation of the 2023-24 Bond Audit Recommendation (Year 6)
 - 8.(b) Cleveland - Powell Park
 - 8.(c) Office of School Modernization Request for Proposal (RFP)
9. Adjourn



PORTLAND

Public Schools

Facility Improvement & Oversight Committee

10/8/25

Agenda

- Center for Black Student Excellence
- Athletics update
- Ida B Well High School Budget update
- Work orders and Maintenance impact
- Seismic update



TOGETHER,
WE RISE

WITH EXCELLENCE. WITH PURPOSE.

Center for Black Student Excellence

DUE DILIGENCE

ALTA Survey: **COMPLETE - NO MATERIAL ISSUES**

Phase I Environmental Study: **COMPLETE- NO MATERIAL ISSUES**

Building Assessment Report: **IN REVIEW**

Title report - **COMPLETE- NO MATERIAL ISSUE**

Eco Commons LLC review - **COMPLETE- NO MATERIAL ISSUE**

OPERATING COSTS

Building: Historical Building Operation Costs: **In Process**



Center for Black Student Excellence

Next Steps:

FIO meeting: November 3

Follow up with full analysis of:

- Building assessment report
- Building operating costs

Feasibility & Building Programming Study

- Program/Space Design
- Parking/transportation Strategy
- Operating Plan/Budget
- Property management strategy

Board Vote: December 2

Vote to determine if PPS moves forward with purchase of building



Athletics Update

- 2025 bond work aligns with high priority improvements in the PPS Long Range Facility Plan (LRFP):
 - a. Athletic hubs at Marshall and Jackson include multipurpose fields and field lighting.
 - b. High school improvements at GHS, RHS, and FHS include seating and grandstand work, baseball and softball fields, and field lighting.
- High priority middle school improvements include multipurpose fields, tracks, and gym spaces.



Ida B Wells Update

Update on Budget

Recent Value Engineering at the end of Schematic Design resulted in an attainable Path to Budget.

Savings are \$5.6M



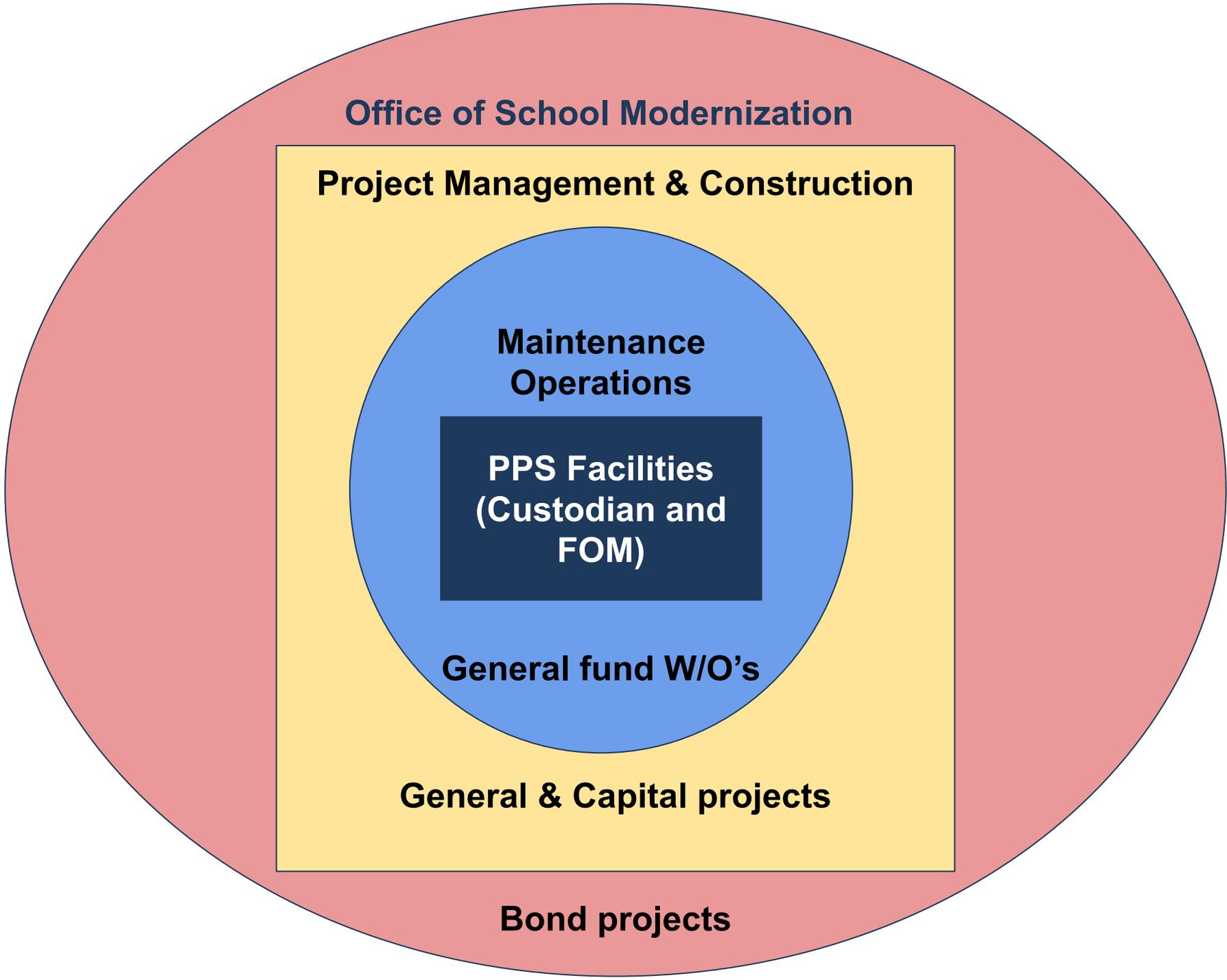
IBW MODERNIZATION BUDGET SUMMARY

COMPONENT	COMMENTS	2024 BOE APPROVED COMPREHENSIVE PLAN	2025 CURRENT REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work 2025: Includes actuals paid-to-date to CM/GC	\$359,310,855	\$345,000,000
1.5% Green Energy Tech		\$ 5,989,663	Included above
Subtotal		\$365,300,518	\$345,000,000
Owner Direct Hard Costs	2025: Utilities, additional right-of-way/ public improvements	\$2,200,000	\$4,750,000
TOTAL HARD COSTS		\$367,500,518	\$349,750,000
Soft Costs	(Includes design, engineering, consultant services, permitting, insurance, etc) 2025: Includes Added Redesign Costs	\$36,300,000	\$45,500,000
Fixtures, Furniture & Equipment, including technology	Approx. \$36 per SF	\$10,000,000	\$10,750,000
Moves/Swing Space/Temp Facilities		Included in soft costs	\$2,500,000
Contingency	10% of Total Costs (add'l 5% CM/GC contingency included in Hard Cost Estimate)	\$41,200,000	\$40,850,000
Escalation	Included in Hard & Soft Costs	-	-
TOTAL PROJECT BUDGET		\$455,000,518	\$449,350,000
SAVINGS FROM 2024 DESIGN*	*Recent Value Engineering at end of SD phase resulted in an attainable Path to Budget within 1.5% over the hard cost of \$345M, within industry standards and PPS SOPs. Full Land Use Jurisdictional Requirements unknown at this time.		\$ (5,650,518)

PPS Work Orders

- Maintenance Operations
- Work Order Prioritization
- Work Order Numbers
- Way Forward





Office of School Modernization

Project Management & Construction

**Maintenance
Operations**

**PPS Facilities
(Custodian and
FOM)**

General fund W/O's

General & Capital projects

Bond projects

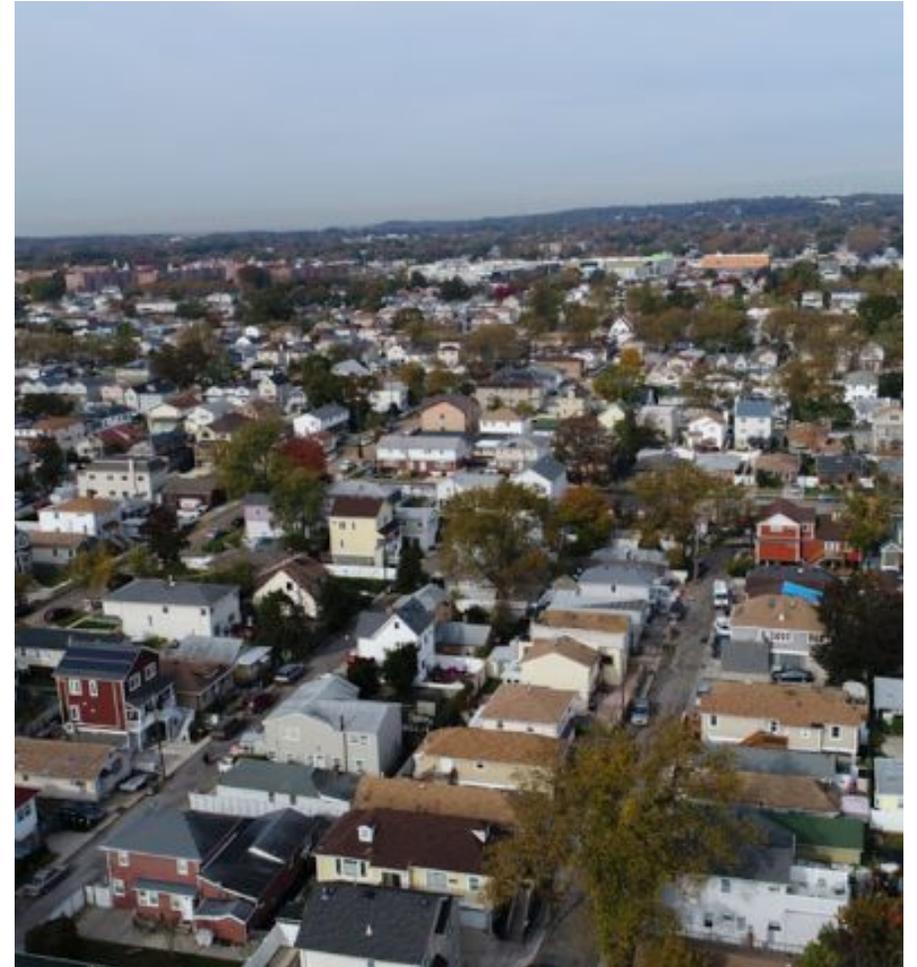
Maintenance Operations Staffing

- **Technicians:** 77 technicians from multiple trades; Plumbing, HVAC, Electrical, Carpentry, Painting, Glazing, Flooring, Machinist, Sheet Metal
- **Management:** 2 technician managers and one project manager

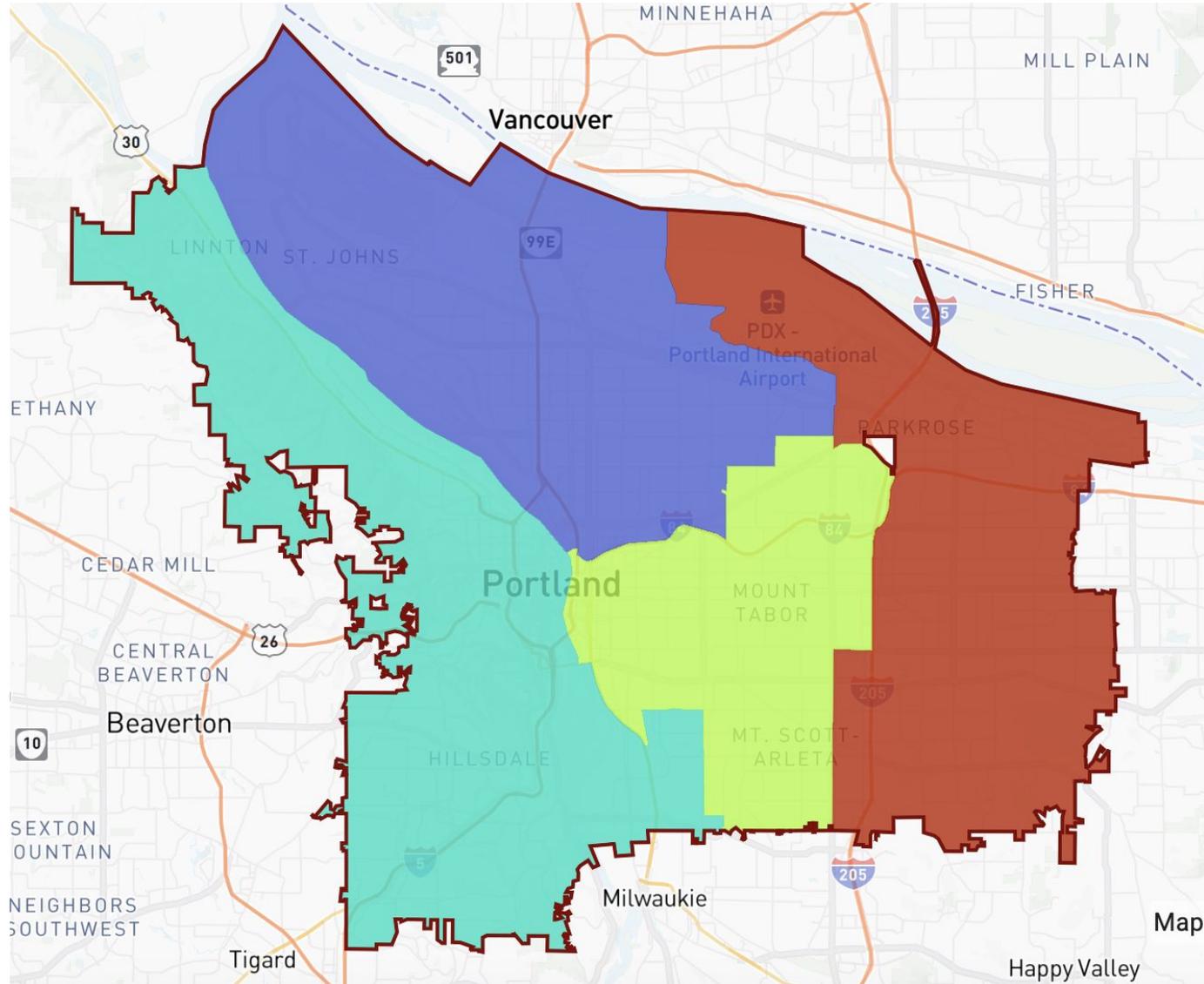
Maintenance Impact

- 2000 Sq Ft = 5000 homes
- NOT a family of four; one adult and 25 under 18 year olds

Eg: Four service plumbers



9.5 million square feet of service area



Maintenance Impact

- **Personnel:** approximately 40% below like-size school district standard operations
 - No new FTE allocations projected
- **Work Order Numbers:** Approximately 3900 active work orders
 - Includes corrective and scheduled maintenance



Maintenance Work Orders

- Mechanical & Plumbing: **1,600**
- General Repair: **1,400**
- Landscape: **520**
- Electrical: **370**



⚡ *Mechanical and General Repair together account for nearly 70% of all open requests.*

Maintenance Priority Matrix

- **Emergency** – Immediate threat to safety, health, or building operations same day after immediate triage (e.g., boiler failure in winter, major water leak).
 - **High** – Impacts safety, instructional delivery, or critical services if not addressed soon and preventative maintenance.
 - **Medium** – Important, but does not immediately threaten safety or instruction.
 - **Low** – Cosmetic or discretionary requests; lowest impact on students/staff.
- 

Maintenance Priority Matrix

Category		Priority	Sub Category	Assignment	Assessment	Completion	Total
1	Emergency	Days (Calendar)					
		1	Life Safety Emergencies	1	1	30	32
		2	Situational Emergencies	1	1	30	32
2	High	3	Safety Issues (No immediate Danger to students/personnel)	3	3	30	36
		4	Craft Support	5	5	60	70
		5	Senior Leadership Tasks	5	5	60	70
3	Medium	6	CSI/TSI/Title 1 Sites	60	30	90	180
		7	Specialty Tasks	60	30	90	180
		8	Craft Support	60	30	90	180
		9	All Other Tasks	60	30	90	180
4	Low			Indefinite	Indefinite	Indefinite	Indefinite

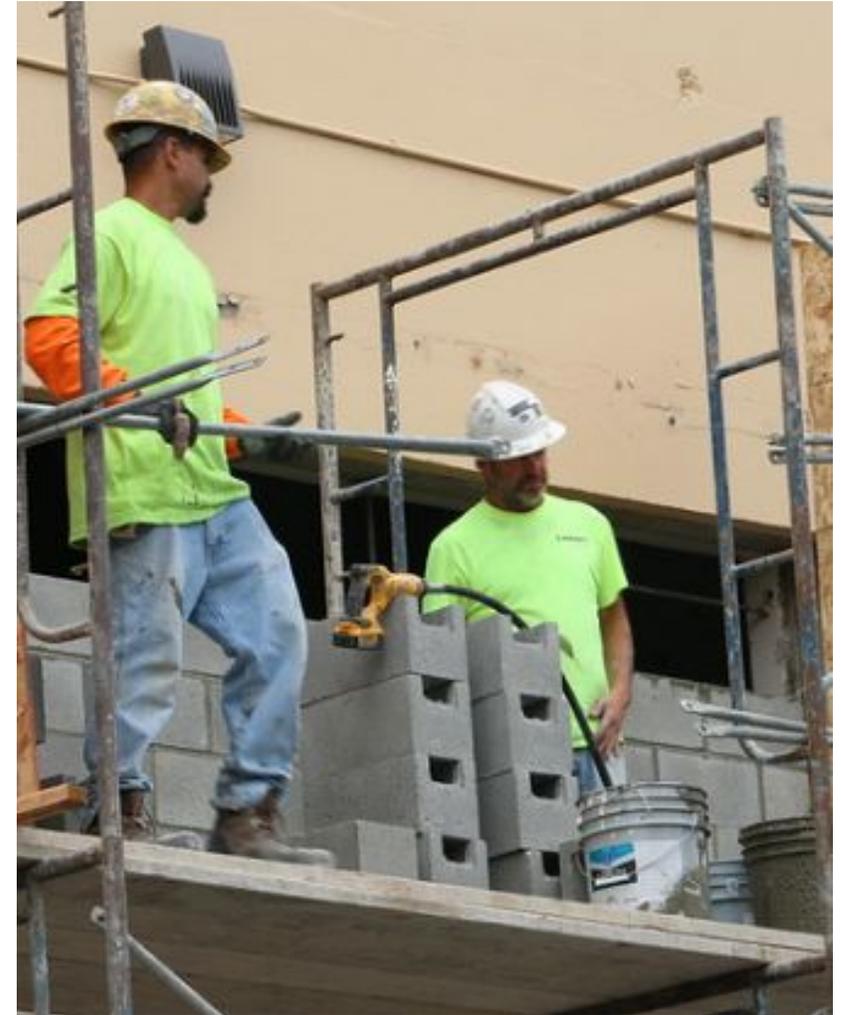
Performance Way Forward

- Optimizing employee shift schedules
 - Minimizing interruption to student learning time
- Remote Operations Center
 - Active facility monitoring and response



Seismic Updates

- Framework for Prioritization
- Seismic Scenarios revisited
- Deliverables Status



Seismic - October Actions

Establish reporting & communication framework (dashboards, community)

Finalize prioritization **formula** - Seismic, FCI (Facility Condition Index), Enrollment, TSI/CSI, Grade Level

Begin dashboard prototype & engagement sessions

*September foundation is complete. October focuses on **grants and communication**, November on **procurement and prioritization formula**. School list will not advance until leadership approval.*

Seismic - November Actions

Establish school priority based on approved formula

Secure outside grant support and prepare draft application

Launch procurement for design services

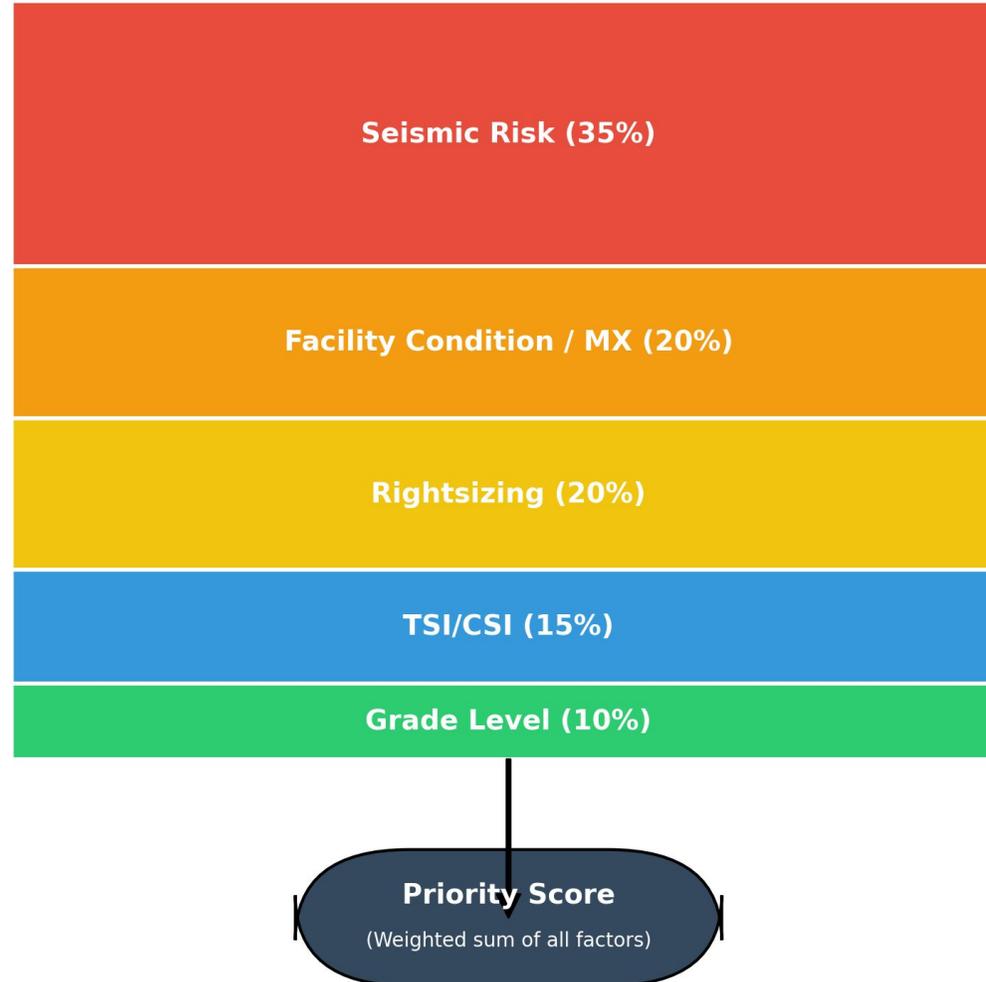
Begin dashboard prototype and community engagement sessions (FIO, Incident IQ)

Our commitment: a clear, transparent, equity-centered process that positions PPS to make informed, sustainable seismic investments.



Seismic Priority Formula Sample

Seismic Priority Formula



Seismic Approach

Hybrid

Some full retrofit and targeted upgrades to critical structural elements to lessen catastrophic collapse (e.g., roofs, walls, key connections).

Seismic Deliverable Status

- **Framework Complete** – A/B/C approaches defined, equity and risk filters applied.
- **Prioritization in Progress** – Schools ranked; recommendations aligned to \$100M budget.
- **Technical Report Delivered** – Holmes assessments and scoring methodology complete.
- **Integration Underway** – Seismic planning linked with rightsizing, maintenance, and modernization.
- **Next Step:** Approval of prioritization list and scope for first round of projects.

* Positioned to launch first seismic retrofits by Summer 2026.

Verbal Updates

- Rightsizing
- RFP
- Wells Farmer's Market & Fence



Questions?





PORTLAND PUBLIC SCHOOLS

OFFICE OF OPERATIONS

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STAFF MEMO

Date: October 8, 2025
To: Facilities Improvement and Oversight Committee
From: Dr. Jon Franco, Senior Chief Office of Operations
cc: Dr. Kimberlee Armstrong, Superintendent
Subject: Facilities and Maintenance, CBSE, Seismic, Ida B Wells and Athletics Updates

EXECUTIVE SUMMARY

The purpose of October's Facilities Improvement Oversight Committee is to provide updates and information on various topics including:

- Facilities and maintenance work orders
- Due Diligence activities of the 1 North property (possible site of the Center for Black Student Excellence)
- Process and timeline for the developing of seismic criteria for the selection of schools to be retrofitted with funds from the 2025 bond
- Update on comprehensive budget for Ida B Wells High School modernization project
- More detailed description of bond athletics projects to be completed

FACILITIES AND MAINTENANCE WORK ORDERS

Facilities and Maintenance continues to address work orders with a focus on health, safety, and equity.

- Current Backlog: 3,894 Work orders
 - Mechanical: **1,598**
 - General Repair: **1,407**
 - Landscape: **519**
 - Electrical: **370**
- Prioritization: PPS uses a four-tier matrix (Emergency → High → Medium → Low) to triage requests. Temperature related issues preventing schools from being warm, safe, and dry are automatically classified as Emergency.
- Recent Improvements:
 - Launched a swing shift (January 2025) to accelerate work order closeout and preventative maintenance
 - Expanded preventative monitoring via Building Automation Systems

CBSE DUE DILIGENCE ACTIVITIES - PART 1

Staff review of Due Diligence activities as of October 8, 2025

- Title Reports reviewed by real estate legal counsel
- Eco Commons LLC structure reviewed
- Inspection and surveys
 - Alta Survey, Level 1 Environmental Survey - Completed—no material issues
 - Building Assessment Report - Under review
- Building Operating Expense Analysis underway and include:
 - Lease Review Analysis - completed and being incorporated into building operating analysis
 - Historical building operating costs - initial data reviewed

Remaining due diligence activities (Part 2) will be reported on at November 3, 2025, FIOC meeting.

*Reference: [September 16, 2025 staff Memo](#)

SEISMIC PROCESS

PPS is establishing a clear, phased process to deliver seismic retrofits funded by the 2025 Bond.

- Criteria Development: A rubric is being finalized incorporating Facility Condition Index (FCI), URM status, occupancy, and equity impacts. This will ensure the highest-risk schools are prioritized
- Consultant Engagement: Holmes Consulting is under contract to develop project designs and sequencing. Work began in October 2024 under SRGP, with revisions to align scope and timelines
- Timeline

IDA B WELLS

During the last FIOC meeting on September 16, the Ida B Wells High School project team reported a \$5.6M cost savings, which remains unchanged in this report. Since then, the team has received and reconciled two professional cost estimates, one from the CM/GC and another from a third-party cost estimator. The initial reconciled estimate showed the project was \$24.8M over the hard cost target of \$345M. However, following a successful value engineering process, the overage has been significantly reduced to \$4M, which is considered well within industry standards at the 100% Schematic Design phase.

This marks a critical milestone, providing a clear and attainable Pathway to Budget as the team concludes a Design Phase Approval and transitions into the Design Development phase. The team remains focused on identifying further cost-saving opportunities throughout Design Development and through ongoing collaboration with the CM/GC on construction logistics planning.

ATHLETICS

The PPS Program Vision for District Athletics is described in the PPS Long Range Facility Plan (LRFP). The high priority athletic improvements identified in the LRFP include three athletic hubs and improvements at four middle schools. The high priority program supports for the middle schools include a multipurpose turf field with a track, an appropriately sized main gym and an auxiliary gym. The high priority program support for high schools includes access to turf baseball and softball fields.

Athletics Improvements – \$79 million

- West Sylvan Middle School (turf and lights) to support Lincoln High School athletics
- Roosevelt High School (turf for baseball, softball and hitting facility)
- Grant High School (lights, seating)

- Franklin High School (turf and lights for baseball, softball and hitting facility)
- Jackson Middle School (hub to support district wide athletics)
- Marshall campus (hub to support district wide athletics)

Grant High School (Lights and New Seating)

The Grant Bowl Lighting Project is progressing, with Musco LED lights procured through the KCDA cooperative purchasing program. Land Use review was approved in 2024, and the current focus is securing City permits and coordinating new electrical service with Pacific Power. The project remains on track contingent on timely utility coordination. This work is essential to meeting PPS's Title IX commitments and will provide Grant High School and the community with equitable, safe, and energy-efficient athletic facilities.

Jackson Middle School (Fields, Lights)

The Jackson Middle School project is progressing with Land Use approval completed in 2024. The fields will support Ida B Wells activities during their Modernization project and will ultimately become a hub to support district wide athletics. The Wells Modernization team is reviewing options for expedited implementation to align with student program needs. More detailed construction cost and permit application schedule information are currently in development.

References:

PPS Long Range Facilities Plan, Volume 1 [LINK](#) and Volume 2 [LINK](#)

Staff Memo - Bond Referral - Updated Version - 01 09 2025 [LINK](#)

Bond planning - PIL FACILITY IMPROVEMENTS_2024-December [LINK](#)