

Facilities Improvement and Oversight  
Committee Meeting  
Tuesday, January 20, 2026 4:30 PM

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

## **Agenda**

1. Call to Order / Introductions
2. Public Comment
  - To sign up for public comment email [PublicComment@pps.net](mailto:PublicComment@pps.net) or call 503-916-3741.
  - \*5 spots: Three (3) for topics related to items on the meeting agenda, and Two (2) for general topics related to Teaching, Learning, and Enrollment
3. Bond Audit Recommendations
4. Seismic Grants
5. Portland Clean Energy Community Benefits Fund
6. 2025 Bond Procurement Schedule
7. Major Athletic Projects
8. Adjourn

# Bond Accountability Committee (BAC) Charter Review and Discussion

## Facilities Improvement and Oversight (FIO) Committee

Prepared and Presented by: Janise Hansen, CIA  
Sr. Internal Performance Auditor  
Office of Internal Performance Audit



PORTLAND  
**Public Schools**

January 20, 2026

# Background

---

PPS's Bond Ballet Measure includes the following:

## Oversight and Accountability

An independent group of community members will review quarterly reports and audits of how the bond dollars are being spent to provide accountability to the public until construction is completed

The independent group of community members is the Bond Accountability Committee

Audits of how the bond dollars are being spend are completed by contracted independent bond performance auditors

# Bond Accountability Committee (BAC)

---

- Advisory committee to the PPS Board of Education (Board)
- Roles, responsibilities, and committee charges are detailed in the PPS Capital Construction Bond Accountability Charter (BAC Charter)
- The BAC Charter is approved by the Board
- Members of the BAC are appointed by the Board

The purpose of a charter is to formally establish and authorize an entity (like the BAC) by defining its fundamental purpose, structure, goals, scope, and governing principles, acting as a foundational agreement that grants rights, sets boundaries, aligns stakeholders, and provides a reference for operation and accountability



# Recommendation from the Bond Performance Audit

---

“Revisit how best to use the BAC and strengthen the committee’s role and involvement in oversight to enhance bond program and project delivery through BAC’s technical feedback and insights on project details. This could include PPS providing the BAC with the same or similar bond data and staff analysis/memos currently provided to the SFIOC, as well as other documents such as contract templates, detailed schedules with critical path, or project priority criteria for review, in addition to involving the BAC with the annual bond performance audits.”

Recommendation included in the Year 6  
Bond Performance Audit issued June 13,  
2025 – Recommendation #15

Bond performance audits are posted on the  
PPS website in the Board section, under the  
tab titled “[PPS Audit Reports](#)”

# Additional Recommendations in the Year 6 Bond Performance Audit (related to the BAC) for consideration:

---

Year 6 – Recommendation #19: Work with the BAC to establish protocols for voting and formalizing any relevant recommended advice at its meetings that can be presented in BAC quarterly reports to the Board or provided in real-time by direct BAC-led presentations or OSM-led presentations to the Board.

Year 6 – Recommendation #20: Ensure written BAC minutes include attendance, summaries of discussions or presentations, action items, and recommendations made, as well as establish protocols to distribute meeting materials at least 12 days in advance of BAC quarterly meetings to align with distribution protocols for board meeting materials.

***Consider adding: Requests for information or documentation from the BAC should be clearly documented in the meeting minutes***

Year 6 – Recommendation #21: Formalize the BAC recruiting and application process that is employed when a vacancy occurs or as soon as it is known a member is leaving to best retain full membership.

# Suggestions for the BAC Charter update



Ask the BAC members for suggestions on what committee charges they think would be most appropriate

Present any BAC Charter updates to the BAC for consideration and approval before finalizing

Increase BAC membership to include members with experience related to technology and curriculum

Increase BAC meeting frequency (consider a minimum of six meetings per year)

# Suggestions for the BAC Charter update



Revisit the following statement: The Committee may request additional documents and provide advice to PPS staff on topics agreed upon by the Committee and PPS Staff

Consider adding a mission statement to the charter

Revisit the following statement: Topics and scope for the annual performance audit work plan

Recent public testimony has requested the Board provide increased oversight around Bond seismic funds – this charge could be added to the charter

# Suggestions for the BAC Charter update

Revisit the use of the term “may” in charter and consider adding some clarifying language

Add charge to the BAC to monitor and report to the Board on KPIs established in the comprehensive management plan (as referenced in the Procedeo contract)

Revisit the following statement: Topics and scope for the annual performance audit work plan

A staff report provided to the Policy Committee for the 10/20/2025 meeting states the BAC closely monitors increases in bond-funded contracts – consider formalizing that monitoring in the charter

# Concluding Reminder

---

The advice provided by the BAC is for the PPS Board. The BAC Charter can be updated to reflect the monitoring, oversight and accountability measures you want to see; and the BAC reports can include the advice you need to inform your decision making around the Bonds.

If what you need from the BAC does not fall neatly within the charter, the Board could pass a resolution identifying specific advice requests, and/or monitoring, oversight and accountability responsibilities for the BAC.

Questions?



PORTLAND  
**Public Schools**

# Portland Public Schools Capital Construction Bond Accountability Committee Charter

**DRAFT: January 20, 2026**

## Background

Portland Public Schools (the District) has successfully referred multiple Capital Construction Bond Measures for voter approval in ~~November 2012, May 2017, and November 2020, and May 2025~~. The District has established a ~~community~~~~citizen~~ Bond Accountability Committee to assist ~~the Board of Education (Board)~~ in monitoring the planning, ~~execution~~, and progress of the bond programs.

## Committee Charge

~~The Portland Public Schools Board of Education (Board) has appointed a citizen~~ ~~community~~ Bond Accountability Committee (“Committee”) whose charge is to monitor the ~~planning and progress of the bond programs relative to voter approved work scope, schedule and budget objectives.~~

The duties of the Committee are (i) to receive ~~and review~~ reports on the current status and planned implementation of the bond programs, ~~including bond project and program status reports, critical path schedules, project prioritization within bond programs, and annual bond performance audits~~; (ii) to determine whether such status and implementation are consistent with the program approved by the voters; ~~and~~ (iii) to report their findings ~~and recommendations~~ to the Board. The ~~e~~Committee informs and advises the Board, but does not have decision-making authority.

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

The Committee will regularly review and provide updates to the Board on:

- Whether the ~~school district~~ bond revenues are expended only for the purposes for which the bonds were approved, and that bond revenues are not used for any purpose prohibited by law, ~~including annual review of the bond performance audit and the District’s financial audit as it relates to bond expenditures~~;

- Whether the bond budget is sufficient to complete the scope of work as outlined in the voter-approved bonds (~~alternate language: Whether the bond projects conform to the applicable bond program budget~~);
- Whether the projects planned, in progress, and completed will meet the scope of work specified in the voter-approved bonds; ~~and~~
- ~~Whether bond referral planning is concurrent~~ consistent with PPS vision and the 30-year progressive bond program model;
- Whether ~~each of the projects are~~ is being delivered on schedule ~~relative to the voter-approved bonds~~; ~~and~~
- ~~Whether the District's bond program management~~ consistent with industry standards.

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

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

- Alignment with the goals and principles of the Long Range Facilities Plan;
- Alignment with the goals of the Business Equity Policy;
- District standards and innovative practices for achieving lower maintenance and construction costs while improving operating efficiency, sustainability, and increasing building longevity;
- Historic preservation and school renovation opportunities compatible with the architecture of surrounding Portland neighborhoods;
- Potential capital partnerships for joint and shared use of PPS facilities;
- Implementation of ~~appropriate ways to address the District's plan to increase seismic issues~~ safety;
- Topics and scope for the annual performance audit work plan;
- Compliance with ADA; and
- Communicating key information related to the bonds to the ~~School~~ Board, public groups, organizations and stakeholders.

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

- Cost estimating processes related to proposed modernization efforts, new construction projects, and other potential scopes of work.
- Bond development risk management strategies including project cost escalation assumptions, contingency assumptions, bond management cost estimates, etc.

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

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

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

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

### Reporting Structure and Cadence

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

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

### Committee ~~Voting~~ Meeting Protocols

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

## Committee Membership

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

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

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

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

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

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

- ~~A Committee member serves to advise the Board.~~ If a Committee member resigns, violates the Committee Code of Ethics contained herein (see attachment), fails to attend two consecutive Committee meetings without reasonable excuse, or otherwise becomes unable to serve on the Committee, the Board may declare the position on the Committee to be vacant and appoint another qualified person to the Committee. **At all times, Committee members serve at the discretion of the Board and may be removed by a vote of the majority of the Board.**
- 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 audit scope of work;
- Approval of construction plans and schedules;
- Approval of the sale of bonds;
- Priorities and order of construction for the bond projects;
- Selection of architects, engineers, construction managers, project managers, and such other professional service firms;
- The approval of the scope or design for any project;
- The selection of independent audit firm(s), performance audit consultants and such other consultants as are necessary to support the performance of the Bond Program;

- Setting or approving schedules of design and construction activities;
- Activities, roles or responsibilities that have been designated by the Superintendent or her designee to staff or consultants, or any policy-making responsibilities;
- Approval of future bond scopes of work; or
- Approval of current or future project cost estimates.

## Committee Meetings

- The Committee will meet no less than quarterly or as requested by the Board in a public meeting. A quorum of the Committee may not meet to discuss Committee current or anticipated Committee work outside a public meeting.:
- Committee meetings are advisory and not related to formal decision-making by the Board. Committee meetings shall include opportunity for public comments.
- The Superintendent will assign and delegate the appropriate level of staff to support the Committee's work.
- District staff will provide necessary technical and administrative assistance as follows:
  - A meeting room, including any necessary audio/visual equipment;
  - Preparation and copies of any ~~documentary-written~~ meeting materials, such as agendas and reports; and distribution of those materials to the Committee in a timely manner.
  - Provision of reports covering the School Bond Programs.
  - Preparation of Committee meeting minutes and posting for public viewing and use on the PPS web site.
  - District staff will attend Committee meetings in order to report on the status of capital improvement projects, to respond to questions, and to receive advice and counsel on the overall bond programs or any of their component parts. District project consultants may be asked to attend Committee meetings at the discretion of District staff.

## Media Relations

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

## **Attachment**

### **Portland Public Schools Capital Construction**

#### **Bond Citizen Accountability Committee:**

#### **Code of Ethics**

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

#### **Policy**

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

- Act in the best interest of the District and the public
- Make service on the Committee a high personal priority by participating constructively and consistently in Committee work
- Prepare for meetings by reading the agenda and supporting material and learning about the subject matter
- Participate in rational, informed deliberations by considering reliable information and thinking critically
- Use one's own judgment versus following the lead of others

- Be committed to serving the District as a whole rather than any part or any personal or political cause
- Avoid conflicts of interest or the appearance thereof
- Provide advice and counsel untainted by personal, professional, or political interest
- Adhere to the highest standards of personal and professional behavior

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

- bidding or proposing to provide services on projects funded by the bond proceeds; and/or
- any construction project funded by the District.



PORTLAND  
Public Schools

# Facility Improvement & Oversight Committee

January 20, 2026



# Agenda

- Bond Audit Recommendations
- Seismic Grant Status
- Portland Clean Energy Fund (PCEF) Update
- 2025 Bond Procurement Schedule
- Major Athletic Projects



**TOGETHER,**  
**WE RISE**

WITH EXCELLENCE. WITH PURPOSE.

# Bond Audit Recommendation

---

## **Year 6 - Recommendation #15 - 2020 Bond Program**

Revisit how best to use the BAC and strengthen the committee's role and involvement in oversight to enhance bond program and project delivery through BAC's technical feedback and insights on project details. This could include PPS providing the BAC with the same or similar bond data and staff analysis/memos currently provided to the SFIOC as well as other documents such as contract templates, detailed schedules with critical path, or project priority criteria for review, in addition to involving the BAC with the annual bond performance audits.

## **In Progress**

Our next scheduled meeting with the BAC is January 28th, Staff has created a draft charter in collaboration with BAC Chair and members for review and discussion by the overall committee, incorporating the 2025 Bond passage, committee clarity language, and suggestions to incorporate outstanding performance audit recommendations.

# Bond Audit Recommendation

---

## Year 6 - Recommendation #5 - 2020 Bond Program

Develop and formalize a written plan or methodology for allocating bond contingency funds including identifying how project savings will be assigned to other bond projects or returned to the 2017 program contingency fund.

### Resolution

Uncommitted funds will be retained until work under a given program is substantially complete and final costs are reconciled, at which time any savings will revert to a central District program contingency fund.

Contingency funds, whether created with the bond program budget or accumulated through project savings or increased bond interest earnings, shall be allocated first as necessary to complete authorized bond program projects and only later, with the PPS Superintendent (or Senior Chief or Operations) approval, to fund other improvements from priority lists recommended by the PgM or to meet subsequently identified needs.



# Seismic Plan update

---

PPS is advancing a phased seismic strengthening program using **2025 Bond Funds** and **State of Oregon Seismic Rehabilitation Grant Program (SRGP)**, if awarded

## Current

In Design / Pre-Design (NOI Issued)

## Comprehensive Campus Retrofits:

- **Beverly Cleary-Fernwood** - Design awarded 1/13 (SRGP grant application submitting this week)
- **Rose City Park** - NOI Issued

## Targeted Retrofits

- **Ainsworth** - NOI Issued (SRGP grant application submitting this week)
- **Beach** - NOI Issued
- **Capitol Hill** - NOI Issued
- **Kelly** - NOI Issued
- **Richmond** - NOI Issued
- **Vernon** - NOI Issued
- **Winterhaven** - NOI Issued

# PCEF Update - SP16 / PAT

---

## PCEF / PAT Climate Investment – Background

- **\$16.9M** City of Portland Climate Investment (SP16)
- **\$10M PAT-restricted** for HVAC / thermal comfort
- PCEF funds released only after proposal approval
- Funding advances in phased allocations, not upfront



**Why This Matters;** Each phase must be completed and reconciled before the next request

# PCEF Update - SP16 / PAT

---

## Current Status

- Technical Energy Audit completed at **12 schools**
- **\$700K approved** (lighting + weatherization)
- Thermal comfort design funding request submitted for:
  - Arleta Elementary
  - Arleta Annex
  - Clark Elementary

## What's Next

- PAT Coordination on projects
- Early design, long-lead equipment, and hazardous materials work in 2026

**Bottom Line:** PPS is using new PCEF flexibility to advance comfort projects now while positioning schools for construction once full funding is approved.

# Procurement Schedule

Activity Name	Duration	Start	Finish	2026				
				JAN	FEB	MAR	APR	MAY
<b>PROCUREMENT</b>								
<b>PHASE 1   Program Geotechnical Services</b>								
Bid Advertisement Posted	0	1/9						
Deadline Issuing Addenda	0	1/23						
RFP Opening Date	0	1/29						
Notice to Award Issued	0	2/13						
Agenda Deadline to PPS	0	3/24						
PPS Board Meeting	0	4/14						
<b>PHASE 2   Program Testing &amp; Balancing, Traffic Control Services</b>								
Bid Advertisement Posted	0	1/16						
Deadline Issuing Addenda	0	1/30						
RFP Opening Date	0	2/5						
Notice to Award Issued	0	2/20						
Agenda Deadline to PPS	0	4/7						
PPS Board Meeting	0	4/28						
<b>PHASE 3   Program – Structural/Civil Engineering Services, Cx Services, Surveying, Envelope Consultant, Job Order Contracting – GC, Zoning/Planning/Permitting A&amp;E</b>								
Bid Advertisement Posted	0	1/23						
Deadline Issuing Addenda	0	2/9						
RFP Opening Date	0	2/23						
Notice to Award Issued	0	3/9						
Agenda Deadline to PPS	0	4/21						
PPS Board Meeting	0	5/12						

# Major Athletic Update

---

## Grant Lights

- Schedule strained due to multiple factors, including permitting, potential updated geotech report, and availability of specialty contractors.
- Re-evaluating project timeline to determine the least impact to PPS students. Update will be provided post permitting.

## Athletic Projects (2025 Bond)

- All bond athletic projects require design and land use review.
- RFPs for design consultants are out to bid, and will be reviewed and sent to the board for approval in early Q2 2026
- Start of construction is approximately 12-18 months after soliciting for a design team.

# Questions?

