



PORTLAND PUBLIC SCHOOLS


Bond Work Session

December 19, 2016



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Welcome & Purpose





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Prioritizing Health & Safety




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Health & Safety Projects


Prioritization =
Balancing Needs with
Available Resources



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Health & Safety Risk Analysis


<p>Financial</p> <p>Very High - >\$1,000,000 High - \$100,001 – 1,000,000 Moderate - \$10,001 – 100,000 Low - \$1,001 – 10,000 Very Low – 0 - \$1,000</p>	<p>Human</p> <p>Very High – Fatality/Catastrophe/Perm. Disabil. High – Serious Injury/Illness >3 Mo Disabil. Moderate – Serious Injury/Illness <3 Mo Disabil. Low – Minor Injury/Illness <1 Wk Sick Leave Very Low – No Injury/Illness Only 1st Aid</p>
<p>Operations</p> <p>Very High – Cease Operation(s) High – Extensive Impact MOU* >1 Wk Moderate – Extensive Impact SOU*/MOU <1 Wk Low – Minor Impact SOU Very Low – Little or No Impact</p>	<p>Environmental</p> <p>Very High – Uncontrolled Release High – Controlled Release (High Impact) Moderate – Controlled Release (Mod. Impact) Low – Controlled Release (Min. Impact) Very Low – De Minimis Impact</p>
<p>Enterprise</p> <p>Very High – Multi-Media Release >1 Mo High - Multi-Media Release <1 Mo Moderate –Single Media Release (Inj./Illness) Low – Single Media Release (Reg. Issue Only) Very Low – No Media Coverage</p>	<p>Regulatory</p> <p>Very High – Cease Operations High – Repeat Violations/Increased Fines Moderate – Citation & Fine/Permit Violation Low – Citation w/No Fine Very Low – No Citation</p>

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Health & Safety Projects

Evaluating the following areas:


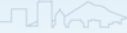
- Water Quality
- Lead-Based Paint
- Asbestos
- Seismic
- Playgrounds
- Roofs/Building Envelopes/ Foundations (air quality)
- Security Systems / Fencing
- Fire/Life Safety Alarms & Sprinklers
- Radon
- Auditorium Stage Safety
- ADA



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Possible Prioritization Methods

- Across the Board
- Catastrophic Risk
- Public Awareness
- Operational Savings
- Equity / Environmental Justice
- Economy of Scale / Cluster of Risks
- Readily Achievable





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Possible Prioritization Methods

Across the Board

- Funding is allocated to all project types
- Reduction of risk, not full elimination

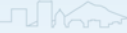



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Possible Prioritization Methods

Catastrophic Risk

- Based of level of severity and likely occurrence
- Funding is allocated to eliminate highest severity / most likely




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Possible Prioritization Methods

Public Awareness

- Funding is allocated to projects/issues most visible to the public
- Reduction of perceived risk, but perceptions competing





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Possible Prioritization Methods

Operational Savings

- Funding is allocated to all projects that reduce long-term operating costs
- Savings gained could be used toward risk reduction program




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Possible Prioritization Methods

Equity / Environmental Justice

- Recognizes that historically underserved populations already experience EHS risk outside of PPS at higher rates
- Funding is allocated to PPS EHS projects that reduce cumulative risk

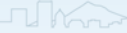



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Possible Prioritization Methods

Economy of Scale / Cluster of Risks

- Identifies EHS project type that will by its nature require mitigation of other risks
- Potentially eliminates cluster of risks





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Possible Prioritization Methods

Readily Achievable



- Identifies EHS projects that can occur throughout the year not just during school breaks
- Elimination of risk but not necessarily most severe





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Framework for Proposed Bond Options




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Four Proposed Bond Options

All proposed options include:

- Prioritized Health & Safety projects
- A mix of Full Replacement and Renovations & Additions projects that continue the long-range plan to modernize and improve all of our schools over the next 20 years
 - These modernization projects include significant investments in Health & Safety





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Defining Modernization

Several ways to update buildings:

- Full Replacement
 - Example: Faubion
- Renovations & Additions
 - Examples: Roosevelt, Franklin, Grant



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Proposed Bond Option 1

- Prioritized Health & Safety projects
- Renovations & Additions
 - Benson
 - Madison
- Full Replacement:
 - Lincoln
 - Kellogg





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Proposed Bond Option 2

- Prioritized Health & Safety projects
- Renovations & Additions
 - Benson
 - Madison
 - Lincoln
 - Kellogg




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Proposed Bond Option 3

- Prioritized Health & Safety projects
- Renovations & Additions
 - Benson
 - Madison
- Full Replacement:
 - Lincoln

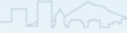




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Proposed Bond Option 4

- Prioritized Health & Safety projects
- Renovations & Additions
 - Benson
 - Madison
 - Lincoln



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Milestones Met





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Master Plan Committees

Posted to the District Web Site

- Benson - 11/3/16, ~~12/8/16~~, ~~12/15/16~~
~~1/5/17~~
- Madison - 11/15/16, 12/12/16, 1/9/17
- Lincoln - 12/7/16, 1/11/17, TBD
- Kellogg - 11/15/16, 11/16/16 (5 more)




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Due Diligence

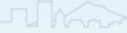
- Pre-Design Meetings/Discussions
- Pre-Design Scenarios
- Site Walks/Surveys
- City Permitting Assistance
- Cost Estimating




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Due Diligence

<p>Benson:</p> <ul style="list-style-type: none">• Cost estimate from estimating firm to PPS and A/E the week of 1/16/17	<p>Madison:</p> <ul style="list-style-type: none">• Cost estimate from estimating firm to PPS and A/E the week of 12/28/17
<p>Lincoln:</p> <ul style="list-style-type: none">• Cost estimate from estimating firm to PPS and A/E the week of 1/1/17	<p>Kellogg:</p> <ul style="list-style-type: none">• Cost estimate from estimating firm to PPS and A/E the week of 1/10/17




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Proposed Bond Timeline & Stakeholder + Community Engagement





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Proposed Bond Options Next Steps

- Staff to detail all options, including project specifics and cost estimates
- **January 24:** Detailed options presented to Board of Education and public
- **February 7:** Public hearing on bond options
- Additional engagement opportunities
 - Proposed Bond Town Hall Meetings, presentations to community groups, online survey



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Stakeholder + Community Engagement

- Convening Stakeholder Advisory Group
 - Group will meet three times to evaluate proposed bond options and provide input to the Board of Education
- Proposed Bond “Road Tour”
 - Visit 30+ community groups to share details of the bond and solicit input
 - Neighborhood & Business Associations, Community Organizations, PTAs, Site Councils, et al





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Stakeholder + Community Engagement

- Proposed Bond Town Hall Meetings
 - January 25 to February 6 (specific dates TBD)
 - Benson
 - Lincoln
 - Madison
 - Roosevelt
- Districtwide Public Opinion Survey




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Proposed Bond Options Next Steps

- **February 7:** Public hearing on proposed bond options
- Refine options based on stakeholder and community feedback
- Finalize proposed bond package project list
- Finalize ballot title and explanatory statement
- **February 21:** Board votes on bond package referral
- **February 22 – May 16:** External Campaign







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Bond Work Session #2


December 19, 2016



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School Modernization Overview

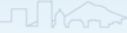



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Kellogg Middle School Diligence To Date

Pre-Design Meetings/Discussions:

- 2 meetings held with A/E team and Office of Teaching and Learning to discuss the Middle School Master Plan Concept and how to revise the current Middle School Ed Specs to apply to the new Kellogg Middle School pre-design scenarios
- 2 meetings held with A/E team and OSM/FAM Staff to review overall site/civil plans, building program layouts, mechanical/electrical/plumbing system options, and overall structural/seismic requirements
- 1 meeting with PPS Land Use staff to confirm all outstanding issues with the pre-design scenarios relative to City zoning and land use requirements
- 1 discussion with PPS Mechanical Maintenance staff to review their preference among the mechanical system options presented by A/E team
- 1 discussion with Engineer-Of-Record on prior traffic study to determine the potential issues to be addressed as part of new pre-design scenario development



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Kellogg Middle School Diligence To Date


Pre-Design Scenarios:

- 4 modernization options and 4 replacement options presented to OSM/FAM Staff for review and discussion, weighing pros and cons of each
- 1 preferred modernization scenario and 1 preferred replacement option selected by OSM/FAM Staff for further development by A/E team

Site Walks/Surveys:

- 4 site survey walks by civil, mechanical, structural, and hazmat engineering teams to confirm existing conditions
- 2 geotechnical borings performed at site, with both water infiltration and structural soil conditions evaluated and recommendations made
- 1 site survey performed to confirm and document all physical features of the site



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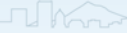
Kellogg Middle School Diligence To Date


City Permitting Assistance:

- Applied with City Bureau of Development Services for an Early Assistance Meeting, including PPS A/E team and City land use and building permitting staff, to review Kellogg pre-design modernization and replacement scenarios

Cost Estimating:

- Draft cost estimating package for pre-design modernization and replacement scenarios forwarded from A/E to PPS cost estimating firm for review prior to delivery of final submittal, 12/23/16
- Cost estimate from estimating firm to PPS and A/E the week of 1/10/17.



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Benson Polytechnic High School Diligence To Date


Pre-Design Meetings/Discussions:

- Attended staff meeting to introduce new project managers (district & architect)
- Project team met with 25 Staff & stakeholder representatives to learn about programs: Digital Media CTE, Radio CTE, Electrical CTE, Engineering CTE, World Language/Spanish/Leadership, Counseling, computer Engineering CTE, Architecture CTE, Geometry Tech, Language Arts/English, Construction CTE, Science, Robotics, Math, PE/Health, Athletics, Library, Automotive CTE, Applied Art CTE, Social Studies, Special Education, Manufacturing CTE, afterschool programs
- CTE adjacency diagrams & notes have been circulated with staff; multiple iterations are being reviewed
- Preliminary Draft Program Summary is being revised & coordinated
- Project team meeting with Alumni Assoc. leadership/ MPC Sub-committee
- New project team review of large volume of record documents

Pre-Design Scenarios:

- Preliminary massing & cost studies in review
- Master plan revision schemes are under development



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Benson Polytechnic High School Diligence To Date

Site Walks/Surveys:

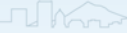
- Multiple site visits by Architect and Engineer consultant team members including Historic Preservation Architects, Landscape Architects, Civil Engineers, Mechanical/Engineering/Plumbing Engineers, Structural Engineers, Kitchen consultants, Theater consultants, Acoustic consultants
- Phase 1 Environmental Site Assessment beginning week of 12/19/16


Cost Estimating:

- Draft cost estimating package for pre-design modernization and replacement scenarios forwarded from A/E to PPS cost estimating firm for review prior to delivery of final submittal, 12/22/16
- Cost estimate from estimating firm to PPS and A/E the week of 1/16/17

Master Planning Committee:

- Benson Tech steering committee review meeting on 12/6/16
- MPC #8: 12/8/16 (& rescheduled 12/15/16) cancelled due to weather
- Survey sent out to MPC for feedback over winter break
- Next meeting January 5th



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Lincoln High School Diligence To Date


Pre-Design Meetings/Discussions:

- Meeting with LHS administration to discuss classroom utilization and program
- Steering committee meeting to kick off current phase of work and to establish and confirm the overall project schedule, deliverables and expectations
- Steering committee meeting to review the Ed. Spec. and finalize adjustments to building program area based on utilization discussion.
- Steering committee meeting to review master plan options with decision to move forward with three scenarios to consider
- Master Plan Committee meeting to review the three scenarios moving forward in this phase. Group exercise about communication for the upcoming bond measure

Pre-Design Scenarios:

- Three scenarios are moving forward in the diligence phase. One scenario looks at renovations and additions to the existing building while two other scenarios look at options to demolish the existing school and build a new facility on the western portion of the site



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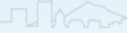
Lincoln High School Diligence To Date


Site Walks/Surveys:

- Site walk with geotechnical engineer in preparation of soils investigation
- Site walk with A&E team to tour existing facility and to investigate existing conditions

Cost Estimating:

- Draft cost estimating package for pre-design modernization and replacement scenarios forwarded from A/E to PPS cost estimating firm for review prior to delivery of final submittal, 1/4/17
- Cost estimate from estimating firm to PPS and A/E the week of 1/19/17



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Madison High School Diligence To Date


Pre-Design Meetings/Discussions:

- Master Planning Committee
 - November 15th ; December 12th; January 9th
 - Winter break “homework” to identify optional priorities
- Space allocation/program summary with available teachers December 1st
- Safety and security consultant met with campus monitors and School Resource Officer on December 1st

Pre-Design Scenarios:

- Based on concept plan completed last spring
 - Cost estimate of “must dos”: Safety & security; hazardous material abatement; seismic; code compliance; energy conservation; learning environment upgrades; infrastructure upgrades; wrap around/ community service provisions
 - Optional priorities: building and site improvements based on functional and emotional value



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Madison High School Diligence To Date

City Permitting Assistance:

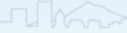
- Early Assistance meeting conducted with Bureau of Development Services in spring of 2016

Site Walks/Surveys:

- Walk through of building and site with architect and sub-consultants: historic preservation; landscape architecture; structural engineering; mechanical engineering; electrical engineering; environmental consultant
- Other sub-consultant engaged outside of contract with architect: preliminary traffic impact analysis (for 1,700 students); preliminary geotechnical analysis; site survey

Cost Estimating:

- Draft cost estimating package for pre-design modernization and replacement scenarios forwarded from A/E to PPS cost estimating firm for review prior to delivery of final submittal, 12/13/16
- Cost estimate from estimating firm to PPS and A/E the week of 12/28/16



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Master Plan Committees

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1/5/17
- Madison – 11/15/16, 12/12/16, **1/9/17**
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