Bond Accountability Committee

October 16, 2013

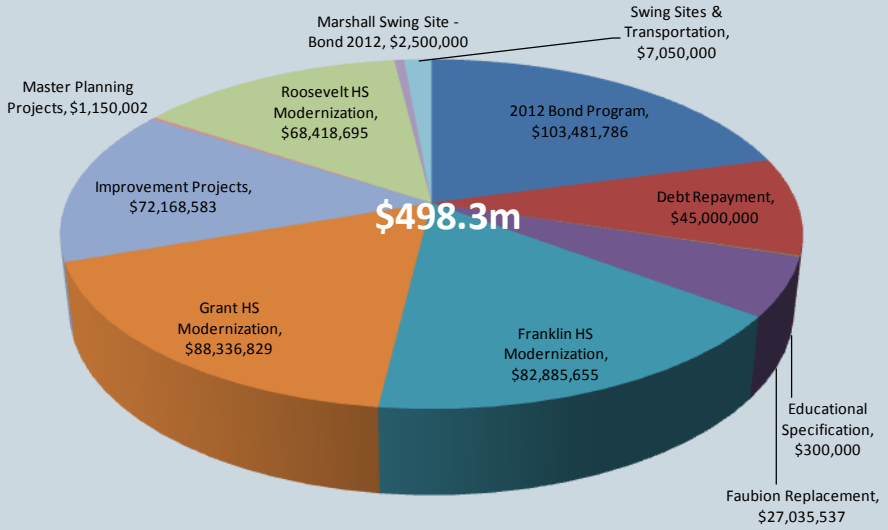
Agenda

- Welcome & Introductions 3:00pm
- Public Comments 3:05pm
- Program Update 3:15pm
  - Master Events
  - Solar Evaluation
  - Balanced Scorecard
  - Project Updates
- BAC Discussion 4:00pm
- Wrap-Up & Adjourn 4:50pm

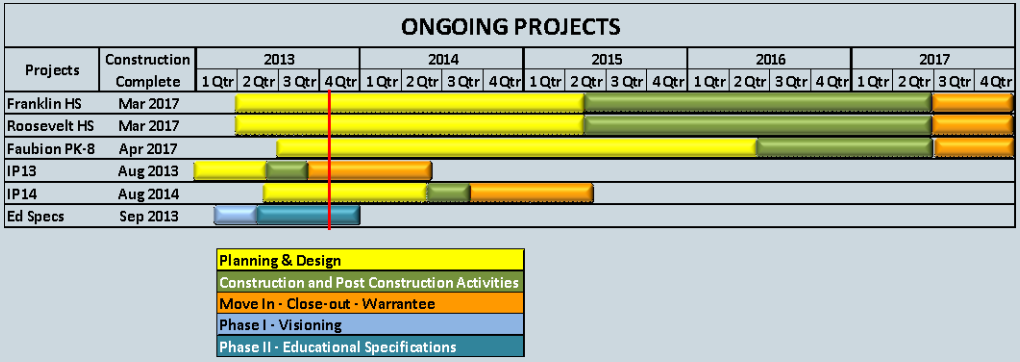
Public Comments

Program Update October 2013

Program Budget Break-down



Schedule



Balanced Scorecard Program Status

Perspective	Last Month	Current
Overall	Green	Green
Budget	Green	Green
Schedule	Green	Green
Stakeholder	Green	Green
Equity	Green	Green

Comments

1. Master Planning is ongoing for Franklin HS, Roosevelt HS, and Faubion PK-8
2. IP13 Substantially Complete
3. IP14 in Master Planning
4. Education Specifications in Phase II Development
5. Faubion PK-8 portables complete

Anticipated Progress Next Period

1. Master Planning Complete and Schematic Design Begun for Franklin HS and Roosevelt HS
2. Master Planning Complete for Faubion PK-8
3. IP13 Closed out
4. Education Specifications Complete

Program Update

Balanced Scorecard – Overall Perspective

NARRATIVE COMMENTS:

1. Improvement Project 2013 is substantially complete with the exception of the ramp at Wilson. Final completion expected by end of November.

2. Design work (building assessment) has begun on Improvement Project 2014.

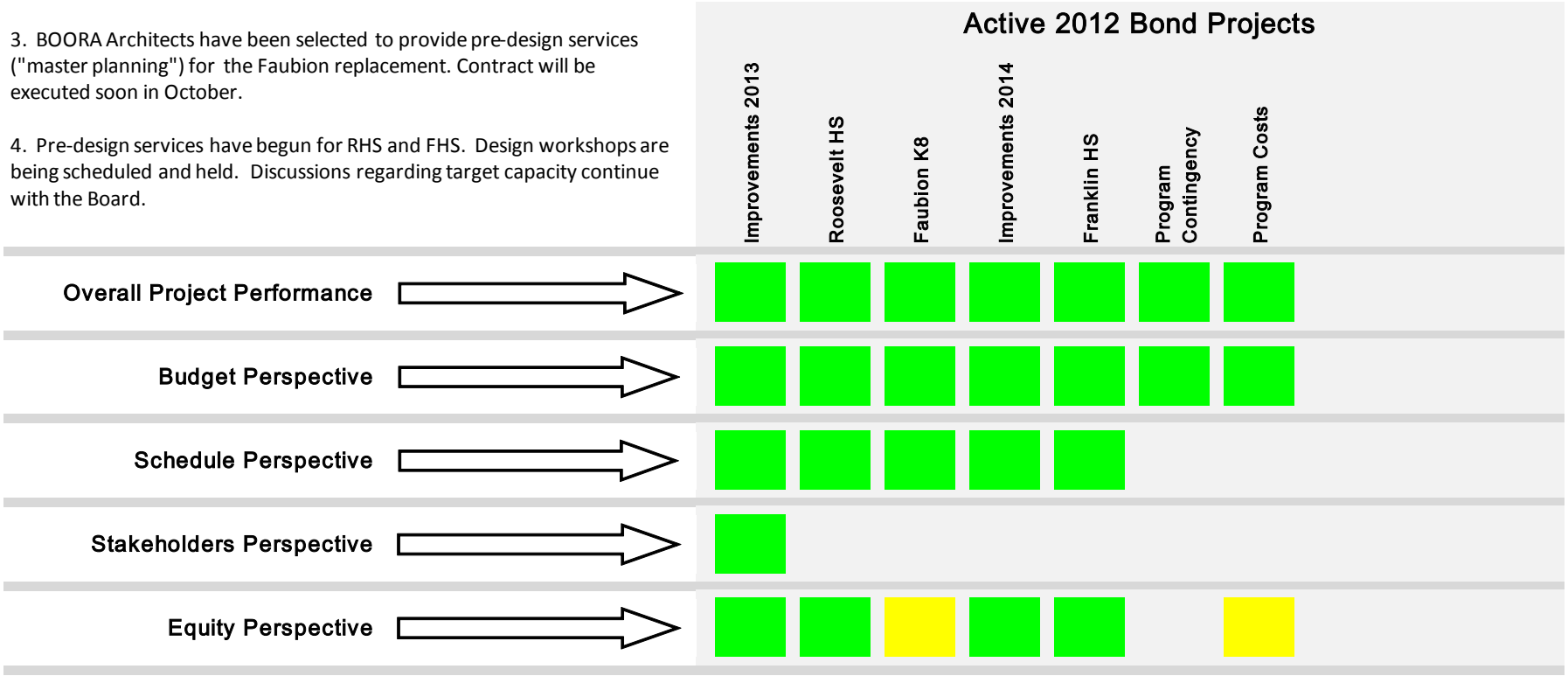
3. BOORA Architects have been selected to provide pre-design services ("master planning") for the Faubion replacement. Contract will be executed soon in October.

4. Pre-design services have begun for RHS and FHS. Design workshops are being scheduled and held. Discussions regarding target capacity continue with the Board.

Color Key
good
concerns
trouble

Overall Perspective

Perspective	Status
Budget	
Schedule	
Stakeholders	
Equity	
Average	



Program Update

Balanced Scorecard – Budget Perspective

NARRATIVE COMMENTS:

1. Escalation funding has been transferred to Improvement Project 2014 per the approved methodology. Escalatoin will be trasferred to FHS & RHS per the approved methodology shortly.

2. Total program funding has increased slightly due to cost savings from the dept repayment fund (Fund 405). Note: the bond premium increased the total program funding by ~$13m the previous month.

3. $1.3m has been transferred from Contingency-COO to FHS to cover the cost of the artificial turf field.

4. Project Management Cost report for October is attached.

Color Key
good
concerns
trouble

Budget Perspective

Strategic Obj.	Status
A	
B	
C	
D	
Average	

Active 2012 Bond Projects

Strategic Objectives		Performance Measures	Performance Targets	Improvements 2013	Roosevelt HS	Faubion K8	Improvements 2014	Franklin HS	Program Contingency	Program Costs
Objective A Budget and Scope Aligned	1	Initial Cost Estimate of Approved Scope	≥ 15% Contingency Available							
	2	Master Plan	Within Budgeted Amount							
Objective B Planning & Design Costs within Budget	3	Projected Total P & D Costs	Within Budgeted Amount							
Objective C Construction Costs within Budget	4	Construction Cost Award Price or GMP	< 90% of Construction Budget							
	5	Construction Cost Current Estimate	Per Schedule							
Objective D Project within Budget	6	Total Project Costs Within Budgeted Amount	Per Schedule							

Program Update

OSM Project Management Cost Report

Project Cost Summary Report for 2012 Capital Improvement Bond Program

Capital Program Start Date: Nov 2012
Capital Program End Date: Nov 2020
Report Run Date: 10/1/2013

Project Name	Original Project Budget	Project Budget Changes		Current Budget	Project Estimate At Completion	Forecasted Over/(Under)	Invoices Approved
Franklin HS Modernization	81,585,655	1,300,000	a	82,885,655	72,233,762	(10,651,893)	12,346
Grant HS Modernization	88,336,829	0		88,336,829	76,827,255	(11,509,574)	0
Roosevelt HS Modernization	68,418,695	0		68,418,695	59,530,177	(8,888,518)	2,141
Faubion Replacement	27,035,537	0		27,035,537	24,697,595	(2,337,942)	391,434
Improvement Project 2013	9,467,471	3,981,344	b	13,448,815	13,329,149	(670,924)	7,005,139
Improvement Project 2014	13,620,121	1,940,998	c	15,561,119	13,168,042	(2,393,077)	0
Improvement Project 2015	13,521,066	366,337	d	13,887,403	11,949,981	(1,937,422)	0
Improvement Project 2016	15,274,437	(7,791,052)	e	7,483,385	6,439,383	(1,044,002)	0
Improvement Project 2017	6,796,707	6,985,759	f	13,782,466	11,859,683	(1,922,783)	0
Improvement Project 2018	9,062,119	(1,056,723)	g	8,005,396	6,888,569	(1,116,827)	0
Master Planning - Benson HS	191,667	0		191,667	191,667	0	0
Master Planning - Cleveland HS	191,667	0		191,667	191,667	0	0
Master Planning - Jefferson HS	191,667	0		191,667	191,667	0	0
Master Planning - Lincoln HS	191,667	0		191,667	191,667	0	0
Master Planning - Madison HS	191,667	0		191,667	191,667	0	0
Master Planning - Wilson HS	191,667	0		191,667	191,667	0	0
Swing Sites & Transportation	9,550,000	(2,500,000)	h	7,050,000	7,050,000	0	0
Marshall Swing Site - Bond 2012	0	2,500,000	i	2,500,000	2,500,000	0	0
Educational Specification	0	300,000	j	300,000	252,729	(47,271)	98,443
Debt Repayment	45,000,000	0		45,000,000	45,000,000	0	45,000,000
2012 Bond Program	93,181,361	10,300,425		103,481,786	67,706,711	(35,775,074)	2,139,010
	482,000,000	**16,327,087**		**498,327,087**	**420,583,038**	**(78,295,306)**	**54,648,513**

Program Update

OSM Project Management Cost Report

2012 Bond Program	Original Project Budget	Project Budget Changes	Current Budget	Project Estimate At Completion	Forecasted Over/(Under)	Invoices Approved
Program Admin	15,117,563	0	15,117,563	15,200,173	82,610	1,702,683
Bond Issuance Costs	3,000,000	0	3,000,000	3,000,000	0	436,326
PBOT Allowance	5,000,000	0	5,000,000	5,000,000	0	0
Contingency - Escalation	45,000,000	(493,462)	44,506,538	44,506,538	0	0
Contingecy - COO	5,063,798	(3,076,232)	1,987,566	0	(1,987,566)	0
Bond Premium	0	13,870,119	13,870,119	0	(13,870,119)	0
Contingency - BOE Reserves	20,000,000	0	20,000,000	0	(20,000,000)	0
	93,181,361	**10,300,425**	**103,481,786**	**67,706,711**	**(35,775,074)**	**2,139,010**

2012 CIP Resources	
GO Bond	482,000,000
SRGP Funds	1,500,000
SRGP Contribution	85,068
Ed Specs	300,000
FAM Capital Funds	4,010
FAM Capital Funds	448
SB 1149	21,000
Debt savings	546,443
Bond Premium	13,870,119
Total	**498,327,087**

Program Update

Balanced Scorecard – Schedule Perspective

NARRATIVE COMMENTS

1. Contractors are completing 'punchlist' work at Wilson for ADA ramp and minor defects at other Improvement Project 2013 sites. Expect to complete all work by end of November.

2. Improvement Project 2014 design teams have begun site assessments and are refining scope and budget details.

3. FHS & RHS projects are on schedule in master planning. Expect to develop alternatives and present to the Board in mid-November.

Color Key
good
concerns
trouble

Schedule Perspective

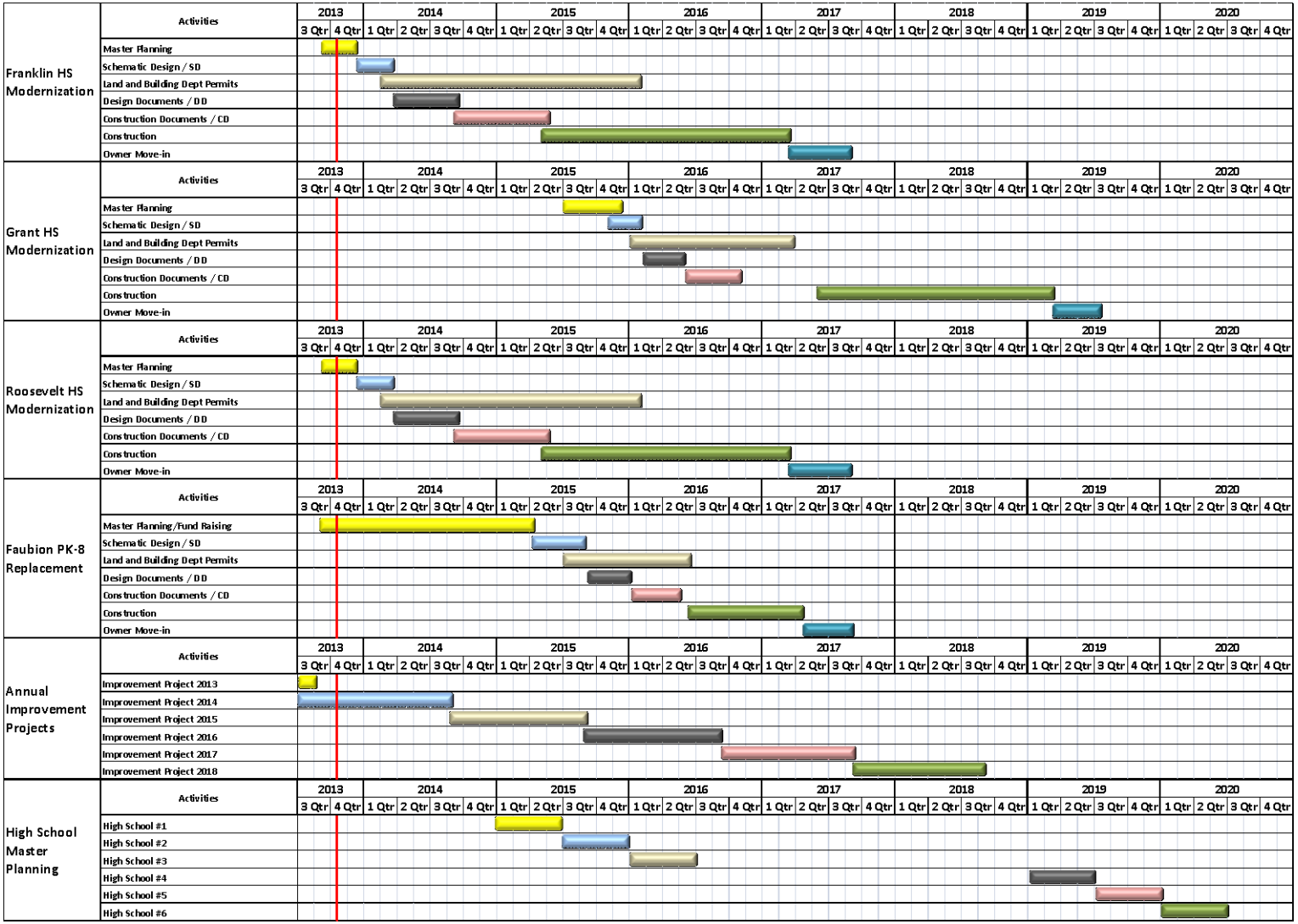
Strategic Obj.	Status
A	
B	
C	
D	
Average	

Active 2012 Bond Projects

Strategic Objectives		Performance Measures	Performance Targets	Improvements 2013	Roosevelt HS	Faubion K8	Improvements 2014	Franklin HS	Improvments 2015	Grant HS	Improvements 2016	Improvements 2017	Improvements 2018
Objective A Establish Schedule Target & Strategy	1	Occupancy Date Goal Established											
	2	Project Execution Strategy Developed											
	3	Overall Project Schedule Established											
Objective B Planning, Permitting & Design Phases on Schedule	4	Design Contract Award	Green = < 0 weeks impact on scheduled design completion date. Yellow = 0 - 4 weeks; Red > 4 weeks										
	5	Schematic Design Completed											
	6	Design Development Completed											
	7	Land Use Permit Approved											
	8	Construction Contract Documents											
	9	Building Permit Approved											
Objective C Construction on Schedule	10	Prime Contract Notice to Proceed	Green = < 0 weeks impact on construction completion date. Yellow = 0 - 4 weeks; Red > 4 weeks										
	11	Construction Started											
	12	Substantial Completion Date											
Objective D Meet Occupancy / Completion Schedule Target	13	FF&E Ordered	Same as Objective C										
	14	FF&E Delivered and Installed											
	15	Projected Occupancy Date	Green = < 0 weeks impact on scheduled date. Yellow = 0 - 4 weeks; Red > 4 weeks										
				Projected Occupancy Dates									
				09/13	09/17	09/17	09/14	09/17	09/15	09/19	09/16	09/17	09/18

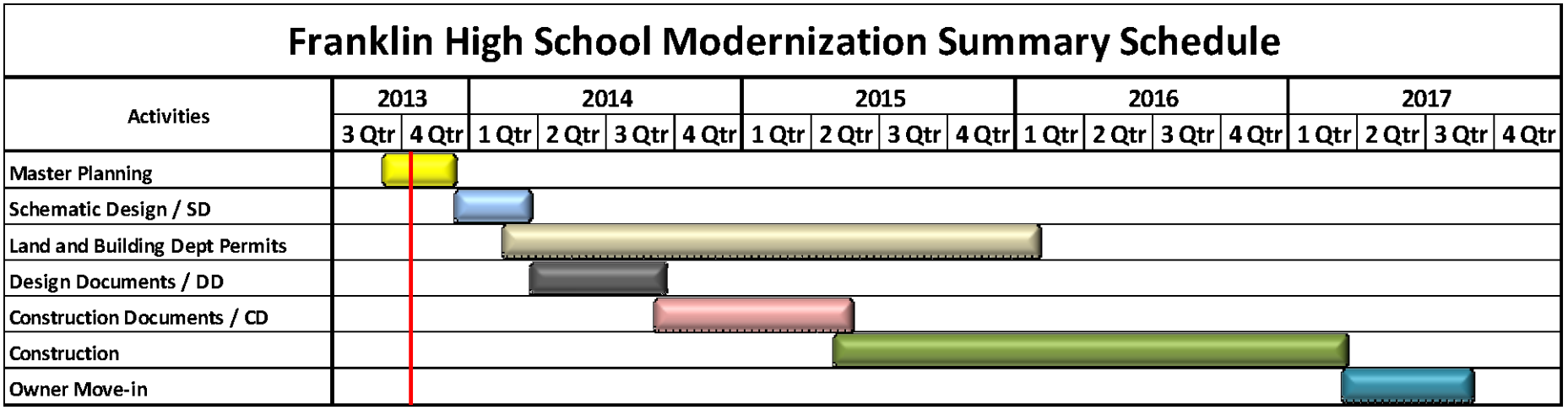
Program Update October 2013

Program Summary Schedule

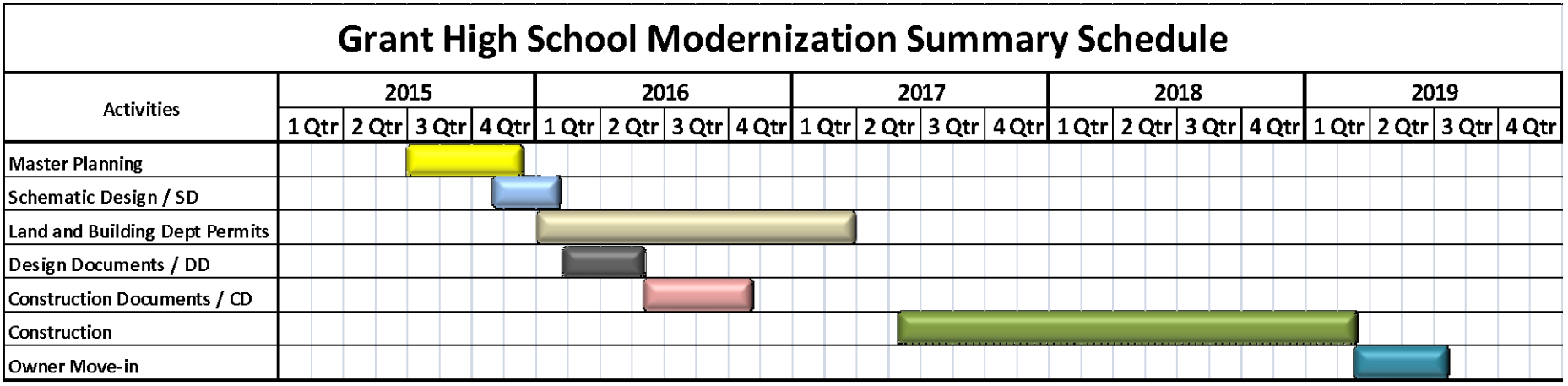


Summary Project Schedules

Franklin High School Modernization Summary Schedule

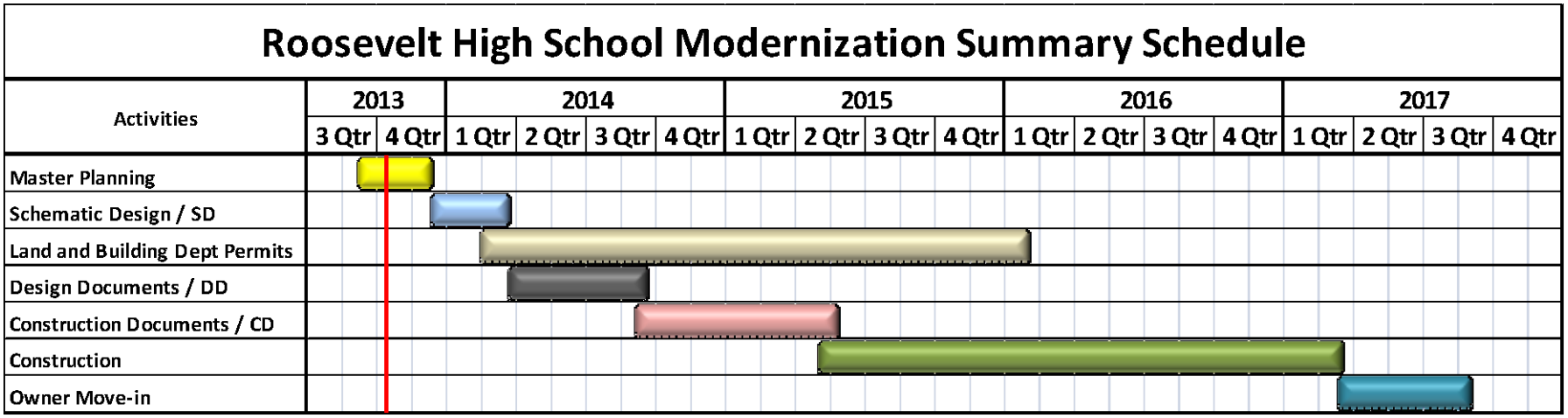


Grant High School Modernization Summary Schedule

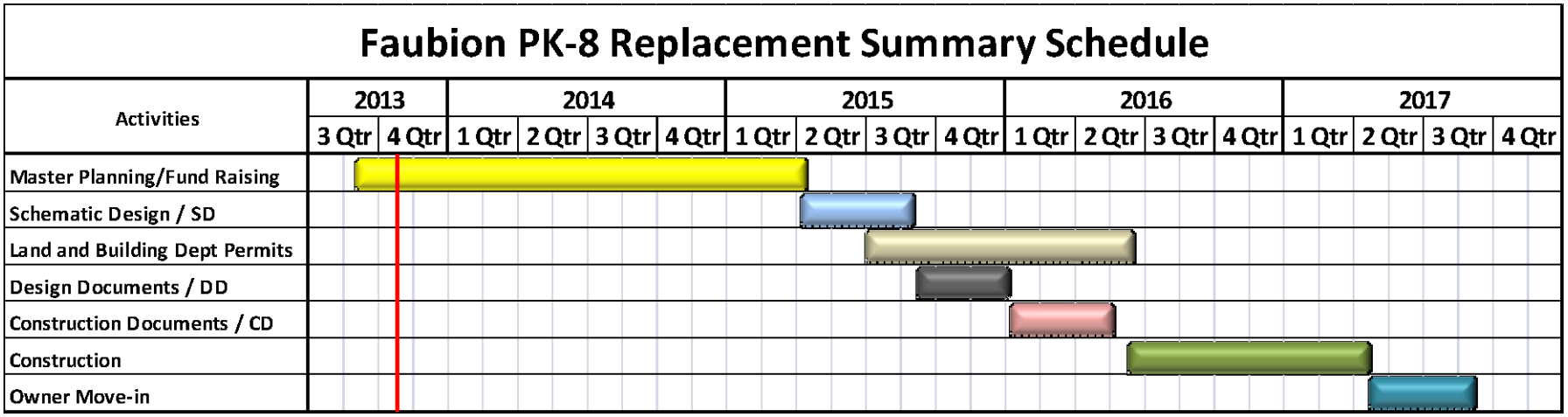


Summary Project Schedules

Roosevelt High School Modernization Summary Schedule

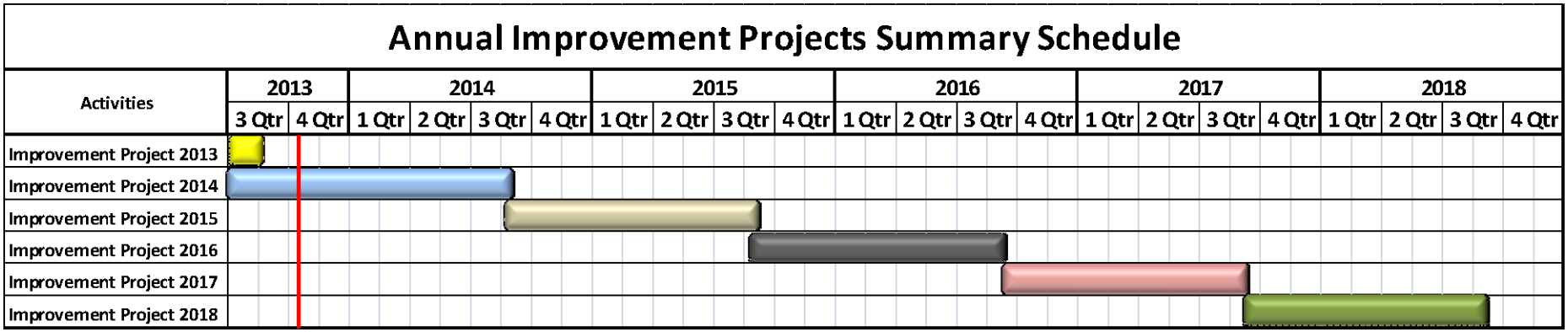


Faubion PK-8 Replacement Summary Schedule

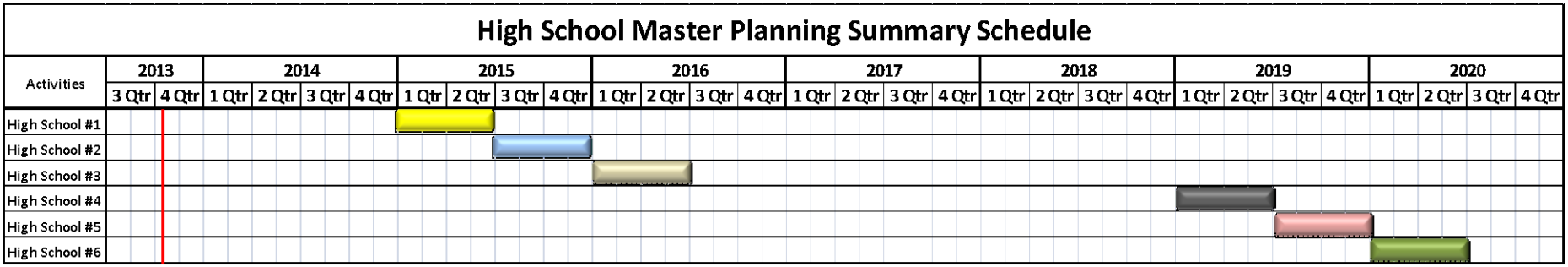


Summary Project Schedules

Annual Improvement Projects Summary Schedule



High School Master Planning Summary Schedule



Program Update

Balanced Scorecard – Stakeholder Perspective

NARRATIVE COMMENTS

1. Surveys for construction phase will be forwarded at the end of construction.

Color Key
good
concerns
trouble

Stakeholder Perspective

Strategic Obj.	Status
A	
B	
C	
Average	

Active 2012 Bond Projects

Strategic Objectives		Performance Measures	Performance Targets	Improvements 2013	Roosevelt HS	Faubion K8	Improvements 2014	Franklin HS
Objective A Meets Educational Needs	1	Project Scope Meets Educational Needs	Green: Rating of ≥ 4.0 (1 - 5 scale) Yellow: 3.0 - 4.0; Red: < 3.0					
	2	Design Meets Educational Needs						
	3	Construction Meets Educational Needs						
Objective B Meets Maintenance / Facility Needs	4	Project Scope Meets Maint. / Facility Needs	Green: Rating of ≥ 4.0 (1 - 5 scale) Yellow: 3.0 - 4.0; Red: < 3.0					
	5	Design Meets Maint. / Facility Needs						
	6	Construction Meets Maint. / Facility Needs						
Objective C Design Advisory Group (DAG) Needs	7	Project Scope Meets DAG Needs	Green: Rating of ≥ 4.0 (1 - 5 scale) Yellow: 3.0 - 4.0; Red: < 3.0					
	8	Design Meets DAG Needs						
	9	Construction Meets DAG Needs						

Program Update

Balanced Scorecard – Equity Perspective

NARRATIVE COMMENTS

1. The Administrative Directives for Business Equity and Contractor Workforce Equity have been signed. The Business Equity AD identifies an aspirational goal of 18% for public improvement consultants and contractors.

2. Staff plans to meet with City of Portland staff on workforce equity.

3. Currently the Bond Program is at 26% for consultants and 8% for contractors. The total program is at about 10.4%.

4. Consultants continue to register in BizConnect as the primary source for achieving student participation goals.

Color Key
good
concerns
trouble

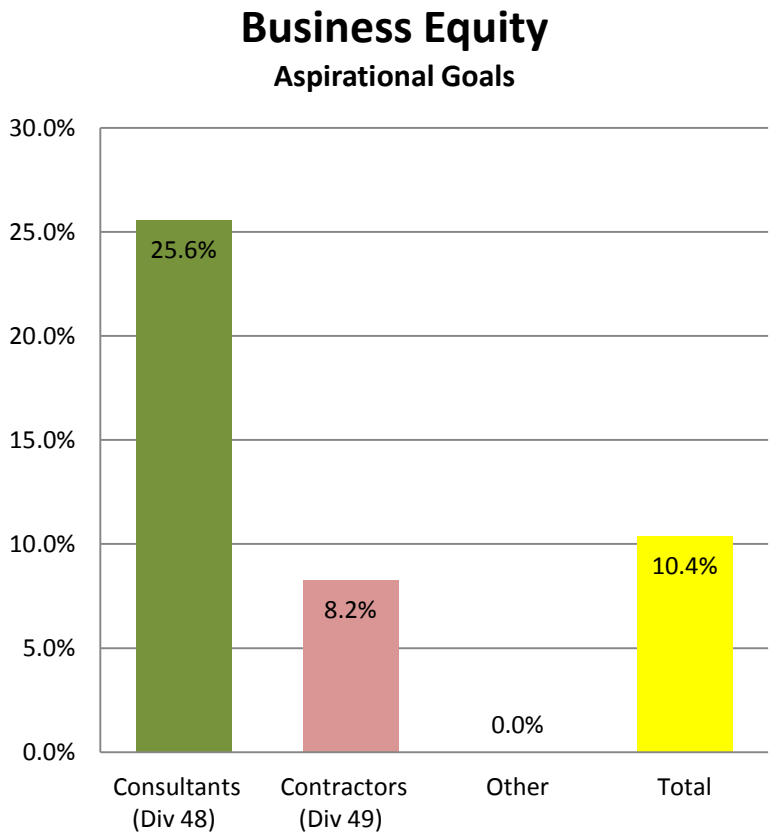
Equity Perspective

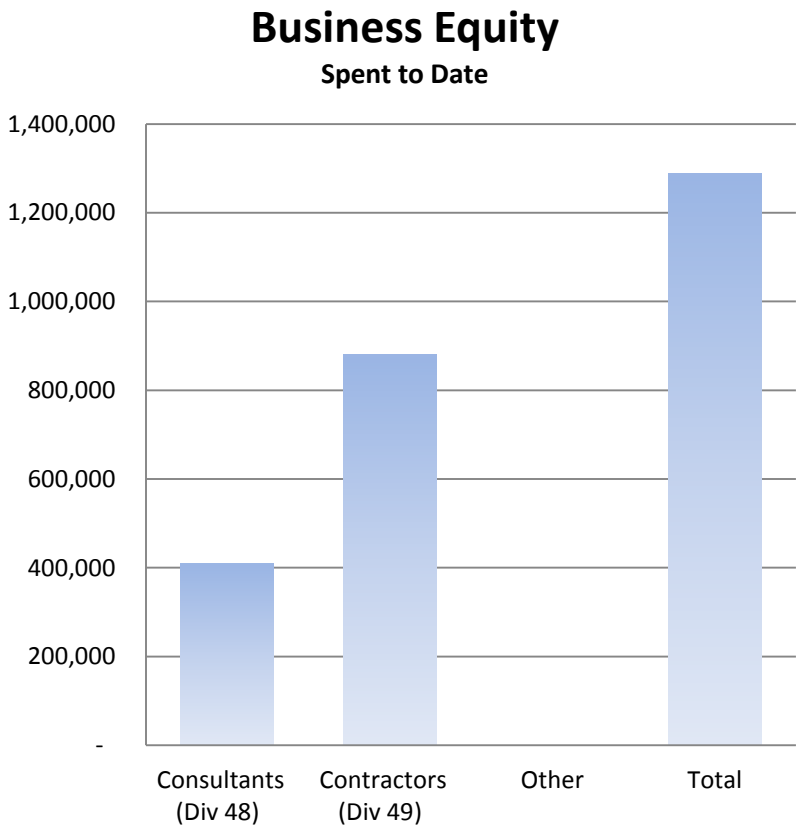
Strategic Obj.	Status
A	
B	
C	
Average	

Active 2012 Bond Projects

Strategic Objectives		Performance Measures	Performance Targets	Improvements 2013	Roosevelt HS	Faubion	Improvements 2014	Franklin HS	Program Costs
Objective A Meets Aspirational MWESB	1	Project objectives established	Green: MWESB >18% Yellow: MWESB >10%; Red: MWESB <10%						
	2	Consultants - % of payments made to MWESB owned							
	3	Contractors - % of payments made to MWESB owned							
Objective B apprenticable trade participation	4	Project objectives established >$200k contracts	Green: participation >20% Yellow: participation >10%; Red: participation <10%						
	5	Contractors % of labor hours/apprenticable trade							
Objective C Meets student participation	6	Project objectives established >$200k contracts	Green: 100% registered in BizConnect Yellow: >80% firms registered in BizConnect; Red: <80% firms registered in BizConnect						
	7	Consultants student participation							
	8	Contractors student participation							

Program Update





Program Update

Career Learning Contract Forecast

Firm Name	Project	Scope of Work	Contract Awarded	Est Date of Contract Award	Est Contract Expiration	Est Length of Contract	# of CL Opps
tbd	Franklin HS	Commissioning		January, 2014	October, 2017	4 years	2
tbd	Franklin HS	Special Inspection		March, 2013	June, 2017	4 years	2
n/a	Franklin HS	Geotechnical		March, 2013	June, 2017	4 years	2
tbd	Franklin HS	CMGC		February, 2014	December, 2017	4 years	4
tbd	Roosevelt HS	Commissioning		November, 2013	October, 2017	4 years	2
tbd	Roosevelt HS	Special Inspection		November, 2013	June, 2017	4 years	2
tbd	Roosevelt HS	Geotechnical		November, 2013	June, 2017	4 years	2
tbd	Roosevelt HS	CMGC		February, 2014	December, 2017	4 years	4
BOORA Architects	Faubion K8 - Master Planning	A&E		October, 2013	January, 2014	3 months	2
tbd	Improvement Project 2014	HazMat Design		December, 2013	September, 2014	8 months	2
tbd	Improvement Project 2014	Construction (PI)		June, 2014	September, 2014	3 months	4
tbd	Improvement Project 2014	Construction (PI)		June, 2014	September, 2014	3 months	4
tbd	Improvement Project 2014	Construction (PI)		June, 2014	September, 2014	3 months	4
tbd	Marshall HS	Construction (PI)		March, 2014	December, 2014	9 months	2
Active Contracts							
Heery International	All Projects	Related Service	**YES**	December, 2012	December, 2016	4 years	2
DOWA - IBI Group	Franklin HS	A&E	**YES**	September, 2013	December, 2017	4 years	4
Bassetti Architects	Roosevelt HS	A&E	**YES**	September, 2013	December, 2017	4 years	4
Oh Planning + Design	Improvement Project 2014	A&E	**YES**	August, 2013	September, 2014	1 years	2
BLRB Architects	Improvement Project 2015	A&E	**YES**	August, 2013	September, 2014	1 years	2

Program Update

Project Updates

- Franklin & Marshall Swing Site
- Roosevelt
- Faubion
- IP 2013
- IP 2014
- Ed Specs

SCHOOL BUILDING IMPROVEMENT BOND

Franklin HS Modernization

Project Description

Brief Project Description: Full campus modernization based on a master planning process that includes stakeholder input. All campus functions are to be relocated to the former Marshall HS during construction.

Construction Duration: 24.5 Months

Scheduled Completion: Summer of 2017

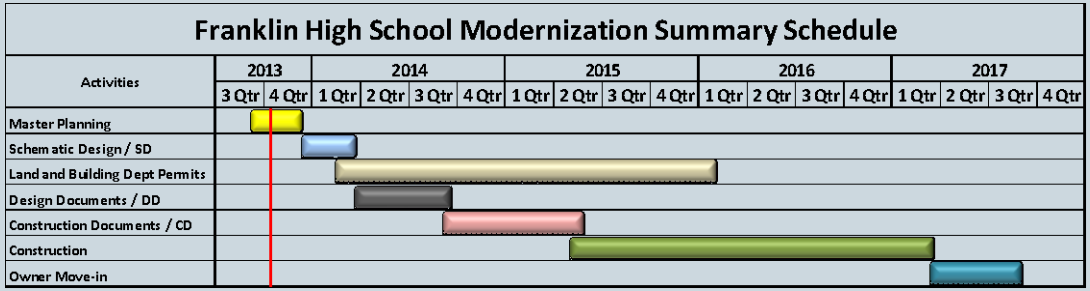
Site Size: 214,000 SF of learning space on approximately 17 acre site

Current Student Enrollment: Just over 1500 students

Comments

1. **Current total Project Budget is $81.6 million and will become $87.4 million when escalation is applied**
2. **Master Planning is underway**
3. **The DAG has been meeting regularly**
4. **Use of CM/GC as alternative contracting method for construction has been approved by the Board of Education**
5. **Marshall HS upgrades are being planned**

Schedule



Photos

PROJECT SCHEDULE DETAILS	
Project Duration, Days	1,598
Project Calendar Days Elapsed	185
Project Calendar Days Remaining	1,413
Percent Project Completed	12%
Project To Complete On Schedule	Yes

PERCENTAGE OF WORK PERFORMED	
Pre-Design	100%
Master Planning	43%
Design	0%
Construction Bid/Award	0%
Construction	0%

SCHOOL BUILDING IMPROVEMENT BOND

Roosevelt HS Modernization

Project Description

Brief Project Description: Full campus modernization based on a master planning process that includes stakeholder input. All campus functions are to remain on site during construction.

Construction Duration: 24.5 Months

Scheduled Completion: Summer of 2017

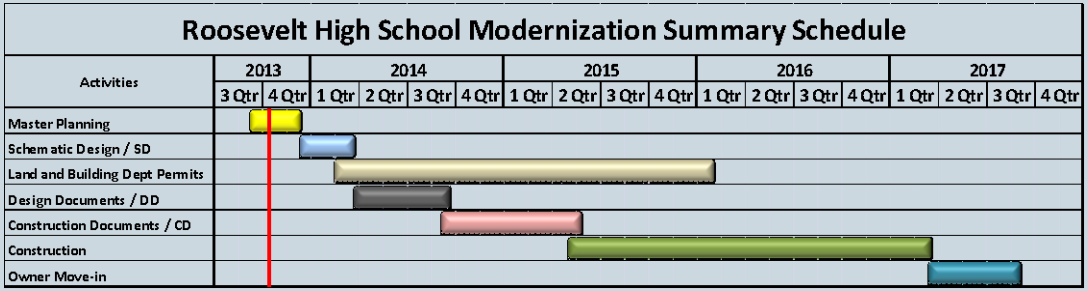
Site Size: 230,000 SF of learning space on approximately 17 acre site

Current Student Enrollment: Just over 900 students

Comments

1. **Current total Project Budget is $68.4 million and will become $73.0 million when escalation is applied**
2. **Master Planning is underway**
3. **The DAG has been meeting regularly**
4. **Use of CM/GC as alternative contracting method for construction has been approved by the Board of Education**

Schedule



Photos

PROJECT SCHEDULE DETAILS	
Project Duration, Days	1,605
Project Calendar Days Elapsed	192
Project Calendar Days Remaining	1,413
Percent Project Completed	12%
Project To Complete On Schedule	Yes

PERCENTAGE OF WORK PERFORMED	
Pre-Design	100%
Master Planning	43%
Design	0%
Construction Bid/Award	0%
Construction	0%

SCHOOL BUILDING IMPROVEMENT BOND

Faubion PK-8 School Replacement

Project Description

Brief Project Description: In direct partnership with Concordia University for a full campus replacement, this project will be constructed based on a master planning process that includes stakeholder input. All campus functions are to be relocated during construction.

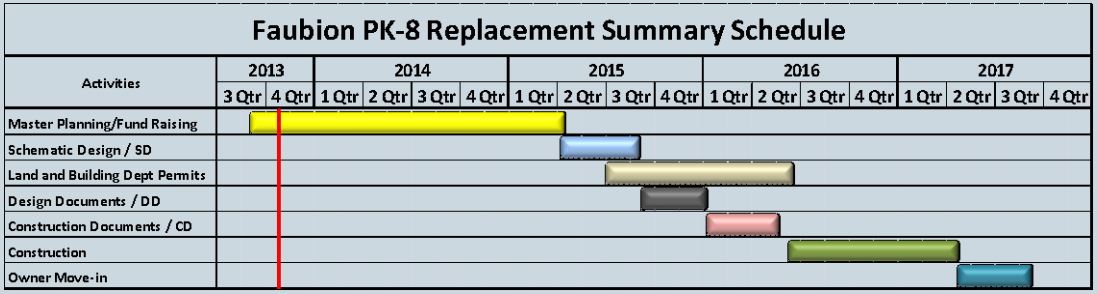
Construction Duration: 10.6 Months

Scheduled Completion: Summer of 2017

Comments

1. **Current Project Budget is $27.0 million**
2. **Master Planning is underway**
3. **The DAG has been meeting regularly**
4. **Modular classrooms were completed and ready before school began in September 2013**

Schedule



Photos

PROJECT SCHEDULE DETAILS	
Project Duration, Days	1,519
Project Calendar Days Elapsed	106
Project Calendar Days Remaining	1,413
Percent Project Completed	7%
Project To Complete On Schedule	Yes

PERCENTAGE OF WORK PERFORMED	
Pre-Design	100%
Master Planning / Fund Raising	6%
Design	0%
Construction Bid/Award	0%
Construction	0%

SCHOOL BUILDING IMPROVEMENT BOND

Improvement Project 2013

Project Description

Project Description: A multiple site project with multiple construction areas

Substantial Completion: August 2013

Construction Duration: 72 Calendar Days

School	Improvement Project 2013				
	Roof Replacement/ Seismic Bracing	Roof Replacement	Seismic Improvement	Accessibility	Science Classroom Improvements
Alameda K-5	X		X		
Bridlemile K-5		X			
Laurelhurst K-8		X			X
Lewis K-5		X			
Ockley Green K-8					X
Wilson HS		X		X	

Comments

1. **Current Project Budget is $13.4 million**
2. **Construction is substantially complete on all sites**
   - **Some exterior painting remains to be done**
   - **Completing the ADA ramp at Wilson HS**
3. **Remaining change orders are being finalized**
4. **Project Close out no later than 29 November 2013**

Schedule

IP13 Summary Schedule

Major Activity	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13
Planning										
Design and Permits										
Construction and Move in										

SCHEDULE UPDATE	
Project Duration	302 Days
Project Calendar Days Elapsed	302 Days
Project Calendar Days Remaining	0 Days
Percent Project Completed	99%
Project To Complete On Schedule	Yes

PERCENTAGE OF WORK PERFORMED	
Pre-Design	100%
Design	100%
Construction Bid/Award	100%
Construction	99%

Photos

Alameda Seismic Improvement

Laurelhurst Roof Replacement

Wilson Roof Replacement

Bridlemile Roof Replacement

SCHOOL BUILDING IMPROVEMENT BOND

Improvement Project 2014

Project Description

Project Description: A multiple site project with multiple construction areas

Scheduled Completion: August 2014

Construction Duration: 77 Calendar Days

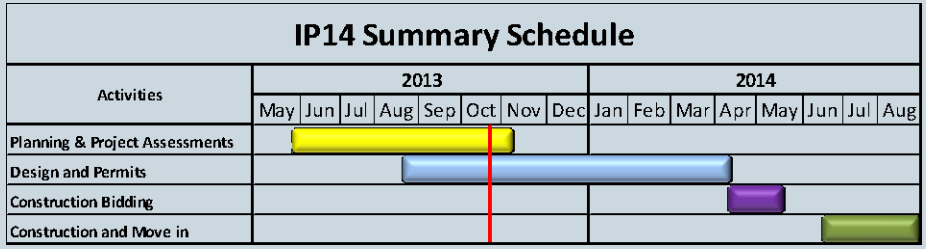
School	Improvement Project 2014 - Planned Bond Work				
	Roof Replacement/ Seismic Bracing	Roof Replacement	Seismic Improvements	Accessibility	Science Classroom Improvements
Arleta (K-8)	x		x	x	x
Beach (K-8)			x	x	x
Boise-Eliot/Humboldt (PK-8)	x		x		x
Chief Joseph (PK-5)			x		
Creston (K-8)	x		x		x
Grout (K-5)			x		
Hosford (6-8)	x		x	x*	x
James John (K-5)	x		x	x*	
King (PK-8)					x
Lane (6-8)			x		x
Vernon (PK-8)					x
Woodlawn (PK-8)			x	x	x

X* = Includes Elevator

Comments

1. Current Project Budget is $15.6 million.
2. Twelve schools in total
3. Three design firms are under contract
   - Oh Planning
   - FFA
   - BLRB
4. Project Assessment & Schematic Design is ongoing with three design firms for the twelve schools

Schedule



PROJECT SCHEDULE DETAILS	
Project Duration, Days	460
Project Calendar Days Elapsed	139
Project Calendar Days Remaining	321
Percent Project Completed	30%
Project To Complete On Schedule	Yes

PERCENTAGE OF WORK PERFORMED	
Planning	100%
Project Assessment	70%
Design	5%
Construction Bid/Award	0%
Construction	0%

Educational Specifications

Project Description

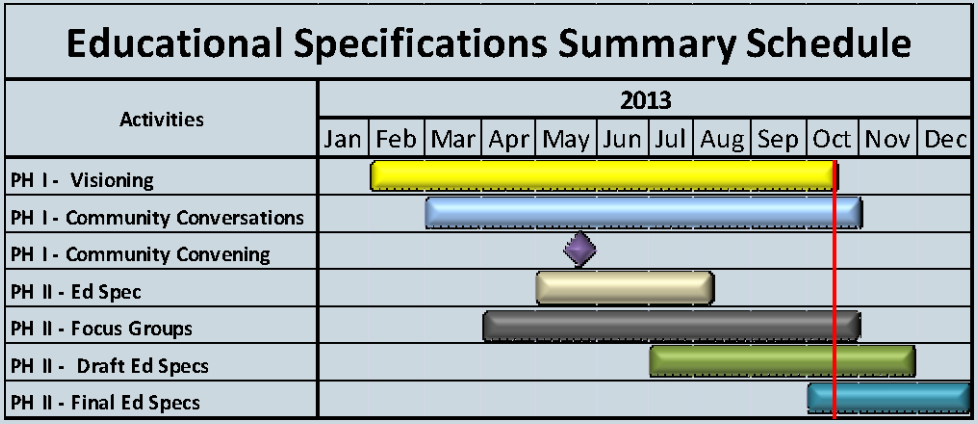
Brief Project Description:

- Phase I engaged internal and external stakeholders in community conversations that listened to and reflected stakeholders' interests and process desires for the development of Ed Specs.
- Phase II of the process will, through organized stakeholder engagement, produce a set of facilities recommendations that follow from the Phase I visioning work, and are suitable for district-wide application.

Project Duration: 7.5 Months

Scheduled Completion: December 2013

Schedule



PROJECT SCHEDULE DETAILS	
Project Duration, Days	333
Project Calendar Days Elapsed	255
Project Calendar Days Remaining	78
Percent Project Completed	77%
Project To Complete On Schedule	Yes

Comments

1. Current Project Budget is $300,000
2. Phase II focus group sessions were completed with high school and PK-8 teachers in June and July
3. Additional community conversations with middle school teachers are to be done this month
4. A draft version of the Ed Specs for comprehensive high schools was presented to the Board on Sept 23, 2013
5. Ed Specs for middle and PK-5 schools will be completed upon conclusion of focus group discussions, likely in October
6. Ed Spec efforts are scheduled to be completed in December 2013 with the approval process conducted in January 2014

BAC Discussion

- Next Board Presentation
  - Monday, November 4

Wrap-Up

- Next BAC Meeting

  Day: Wednesday, January 15

  Location: TBD

- Scheduled BAC Meetings

  April 16

  July 16

  October 15