

## **MEMORANDUM**

**Date:** August 7, 2013  
**To:** Members of the Board of Education  
**From:** Bond Accountability Committee (BAC)  
**Subject:** 2nd BAC Report to the Board

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### **Background**

In the November 2012 election, voters approved a \$482M capital improvement bond for Portland Public Schools. The PPS Board appointed a Citizen Bond Accountability Committee to monitor the planning and progress of the bond program relative to voter-approved work scope, schedule and budget objectives.

### **Activities to Date**

The BAC met on July 17. As is the case with all meetings, it was publicly noticed and was open to the public.

The BAC has made progress on gaining a complete understanding of the bond program, and continues to work with staff on the methodologies for reporting against key metrics going forward. PPS staff has continued to be very helpful and supportive of the process, and demonstrates a consistent commitment to transparency and clarity in all dealings with the BAC.

As the Board is fully aware, the pace of bond activity has quickened substantially since our last report. Construction work on the Summer 2013 projects is well underway and, at this point, all schools appear to be on schedule for a timely opening. The EdSpecs work is nearing conclusion, and design teams for Roosevelt and Franklin High Schools have been solicited, rated, interviewed, and contracted. Design Advisory Groups for both schools have been formed and have commenced their meetings. A similar process is underway for Faubion.

In order to keep up with these activities, we have organized ourselves by forming two-member teams to focus on each of the four current major projects (Roosevelt, Franklin, Faubion, and Summer '13 & '14 work). The BAC as a whole will continue its monitoring obligation on each of the projects, of course, as well as on the program as a whole. However, this focused approach will, we believe, give us a greater ability to be in touch with issues as they arise.

## **Current Issues**

The BAC wishes to follow up on the issues raised during our previous report, and also address one fresh current matter.

*Schedule.* As noted above, the Summer work at six schools currently appears to be on schedule for timely openings. We wish to commend staff for this work – these smaller projects have been somewhat overshadowed by the bigger picture, but it is no trivial task to bring in this work at a pace of about \$125,000/day in on time and on budget.

The larger projects are also on track. Design teams are working with DAGs and that work will really accelerate when the EdSpecs process is complete.

We reported last time that the BAC planned to take a closer look at the schedule for Roosevelt HS. Briefly, we concurred with staff that, at this stage of the process, the baseline schedule is prudent. More creative phasing options can and should be explored by the design and construction team as it comes together, and we fully expect that significant parts of the school will be complete and occupied by 2016. A copy of our report is attached

*Budget.* We expressed concern last time over the reporting format of the program budget in that we thought it confusing and lacking in transparency. This has improved substantially, and we were pleased with the revised presentation of the budget by OSM. Further refinements will undoubtedly be necessary as the program proceeds, but we commend staff for being responsive to our concerns.

*Equity.* The BAC reported last time that the 18% aspirational goal for Minority/Women-Owned/Emerging Small Business (MWESB) would likely be a stretch, at least in terms of the design/bid/build summer Improvement Projects, which require only a “Good Faith Effort” from prime contractors. That has proved to be the case, with preliminary reports showing about 5% for the builders’ contracts, although the projects are currently at 14% overall. Note that this likely exceeds the District’s experience with building contracts in the past; nonetheless, we must look forward to expanding opportunities on the four larger projects.

*Construction Manager/General Contractor (CM/GC) Draft Findings.* The Committee has reviewed the draft Findings for Roosevelt and Franklin that will shortly come before the Board. We wish to express our concurrence with the draft Findings and our full support of this alternative delivery system for Roosevelt and Franklin. We believe that the CM/GC method is best suited to address the various challenges (including schedule, budget, equity, etc.) that these projects present. Please note in particular that the baseline schedules for these schools are predicated on the use of the CM/GC method; they would have to be reworked if we were to revert to the traditional design/bid/build method.

**Summary**

The BAC thanks the Board for this opportunity to serve and play a part in what we all expect will be a very successful bond program. The pace of activity will continue to be aggressive between now and our next report, and we look forward to continued engagement and, where possible, to being supportive and helpful.