



## RHS Modernization Project Director Newsletter #8

February 2015

The countdown to Spring has officially begun and, with it, the excitement and flurry of pre-construction activity to get Roosevelt ready for the Modernization Groundbreaking. Work has always been bustling on Roosevelt High School (RHS) modernization project, but the coming months will be some of the busiest as things mobilize to bring the past 18 months of planning, design, and collaboration to life. Please read on for more details on what to expect and upcoming project milestones:

### Getting Ready for Construction

Roosevelt High School is already a thriving hub of the community—occupied nearly every day of the week with classes, extracurriculars, and community activities. We know that that upcoming construction will only add to the frenzy of activity. To help prepare students, families, and community members for what is to come, we will be hosting two community forums at Roosevelt to share:

- How the construction work will unfold on campus over the next 2½ years—*what buildings will be impacted first and where temporary facilities will be located;*
- What opportunities and impacts the construction will have on students, families and the surrounding community—*how students will learn about the construction process, site parking limitations, accommodations for extracurricular activities and athletics, and community program adjustments;*
- How academic programs and electives at Roosevelt are being developed and will expand with the construction of new facilities.

The two opportunities to attend are:

- **Roosevelt-Cluster PTSA Meeting – February 18 at 6:00 p.m. in the Roosevelt Cafeteria**
- **Community Construction Forum – March 5 at 6:00 p.m. in the Roosevelt Cafeteria**

While the same topics will be covered at both meetings, the PTSA meeting will be focused on current and rising students and their families with the logistics of how the school will operate during construction. The Community Forum will expand more on neighborhood construction logistics, noise, and truck routing. Please feel welcome to attend either with your questions, light refreshments and translators for Spanish and Somali will be provided.

### Groundbreaking on the Horizon

As we near construction, excitement is building for Groundbreaking and the work that it will initiate. The date of this Spring celebration and ceremony Saturday, May 2. We will announce more details soon through the project website: <http://RooseveltBond.pps.net> and future newsletters and community-posted flyers. Please stay tuned.

## **The Nuts and Bolts of Construction: Permitting & Setting a Guaranteed Maximum Price (GMP)**

Getting a construction project off the ground requires a lot more than the planning, design and production of stacks of drawings. It also requires ensuring that both the design itself and the construction process will fall within budget and be permitted by the City.

One major milestone ahead includes beginning the permitting process to get the proposed design and construction work approved by the City. This process requires numerous meetings and discussions to ensure work is being done to City specifications and code. The Project Team, including Bassetti Architects and Lease Crutcher Lewis (our Contractor), has been working hard to refine their work to receive the required approvals ensuring that the project can move forward on schedule.

Some may be familiar with the “Low Bid” method of hiring a Contractor to perform public construction work, where a design is produced, submitted for bids, and then awarded to the lowest bidder for construction. On Roosevelt (and the other Portland Public Schools modernizations), we are using a different process called “Construction Management/General Contractor” (CM/GC) to complete the work.

The CM/GC process allowed us to hire a Contractor, Lease Crutcher Lewis, through a competitive process based on qualifications and experience. This process is beneficial for making sure a technically tricky phased construction project can be built on time and on budget. It facilitates by bringing the contractor on early as partner in the design process. This has provided many benefits including regular reviews of schedule, construction pricing, and design collaboration.

Two components go into reaching a price for CM/GC work, or a Guaranteed Maximum Price (GMP). The first component is the expertise that the Contractor lends through pricing the work as it has been designed. The second component is comprised of construction packages that are still competitively bid through a low-bid process. When a GMP is reached, PPS receives the benefit of competitive pricing with a highly coordinated set of documents.

While it requires a lot of work upfront, it will save the project considerable time and effort in the future.

### **Until the Next Update...**

We appreciate all of the comments and participation that we have seen from so many over these past year and half and look forward to seeing both familiar and new faces as we move forward with the development of our school. A quick reminder that project documents and previous newsletters can be found on our website: <http://RooseveltBond.pps.net>. As always, please be in touch with any questions you may have by contacting us at [rhsmod@pps.net](mailto:rhsmod@pps.net).

*Michelle R. M. Platter*

*Capital Project Director – Roosevelt High School  
“Go Riders!”*