



School building investment and maintenance

Fall 2012

How is PPS maintaining current buildings? While state funding for K-12 has declined, PPS has enhanced school maintenance through greater flexibility and prioritization of resources, while minimizing the impact of budget cuts on the classroom.

- For 2012-13, PPS increased the maintenance budget by 3.5 percent and added 8 custodians through internal reorganization.
- Over the past 2 years, roof replacements (funded through partnerships and federal loans) have prevented building deterioration at 9 schools.
- Natural gas boiler conversions at 47 schools – will reduce costs and allow custodians to devote as much as 15 percent more time to other maintenance issues at their schools.
- PPS partnered with trade unions to reorganize maintenance operations and provide greater flexibility in responding to work orders, improving response time and efficiency.

What is PPS' plan to manage school buildings in the future? The Portland School Board adopted a Long Range Facility Plan in May 2012. Guided by a 36-member citizen-led committee that reviewed enrollment projections and building conditions, the plan defines guiding principles and recommends strategies to provide adequate educational facilities for Portland's students and teachers. The recommendations include:

- The replacement/renovation of all PPS schools over a 24-40 year timeframe to reduce the school district's \$165 million deferred maintenance backlog. Deferred maintenance accounts for 10 percent of PPS' building deficiency needs (capital renewal and code compliance, in areas such as seismic upgrades, are the largest categories).
- The committee agreed that capital bonds would be required to renovate/replace facilities and meet enrollment requirements over the next 10 years.
- The school district should prioritize fixing the "worst" building conditions to prevent further deterioration of physical structures and making improvements that provide operational savings.

How does Portland Public Schools plan to implement the Long-range Facility Plan? On average, PPS schools are more than 65 years old. Ballot Measure 26-144, a proposed \$482 million school construction bond, is the first phase in a long-term capital improvement effort to upgrade and replace PPS schools (see reverse for a timeline for how all schools could be upgraded within 32 years, pending voter approval of a series of school construction bonds). Measure 26-144 would:

- Replace leaking, worn or deteriorating school roofs.
- Renovate Franklin, Grant and Roosevelt high schools, and replace Faubion PreK-8 school. (It would also begin planning for all high schools to be upgraded in coming years.)
- Reinforce schools against earthquakes.
- Repay loans for 9 roof replacements, 47 boiler conversions, and the Rosa Parks School.
- Increase access to schools for students, teachers and visitors with disabilities.
- Upgrade science classrooms at middle grade schools.

The cost of the proposed school construction bond for the first eight years is estimated at \$1.10 per \$1,000 of assessed property value — dropping to about thirty cents per \$1,000 for an additional 12 years. For this measure, the cost for a house assessed at \$150,000 for property tax purposes would be about \$165 a year for eight years, then dropping to about \$45 per year for the remaining 12 years.

How would PPS maintain renovated buildings as they are completed? The school board adopted a "Capital Asset Renewal Funds and Plans" (CAR Plan) in January 2012 to set up a fund to maintain Rosa Parks and Forest Park schools (the only 2 schools built in PPS in the past 30 years), and any schools replaced or renovated in the future.

CAR Plan revenue would include savings from energy efficiency projects (once debt is retired); leases and surplus property sales; renting/leasing of district athletic fields and construction excise taxes.