



Board of Education Informational Report

MEMORANDUM

Date: March 17, 2016

To: Members of the Board of Education

From: Jerry Vincent, Chief, School Modernization

Subject: Bond Program Status – March 2016

In the November 2012 election, the voters approved a \$482M capital improvement bond for Portland Public Schools. The District's Office of School Modernization Staff has developed a set of performance measures to provide management information for the staff and reporting tools for the Bond Accountability Committee and the Board's oversight role. Performance metrics for the 2012 bond program are based on the Balanced Scorecard (BSC).

Attachment 1: Balanced Scorecard Report – March 2016
Attachment 2: Project Management Cost Report – March 2016

Narrative Comments:

1. Roosevelt and Franklin continue with construction activity both inside and outside of the buildings. Budgets and schedules are being closely monitored.
2. Faubion School construction is proceeding on schedule. The higher than expected contract award and some unforeseen underground conditions have challenged the budget.
3. Master Planning efforts at Benson, Lincoln and Madison continue with multiple Master Planning Committee meetings and public workshops.
4. Grant has moved into schematic design.
5. The IP2015 elevator at Ainsworth is planned for completion no later than April while all other sites are in close-out.
6. The IP2016 invitations for bid for construction are being advertised as well as the IP2017 RFP to obtain a design firm.

Color Key	
	Good
	Concerns
	Difficulty

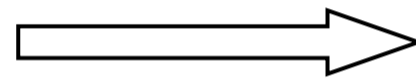
Overall Perspective

Perspective	Perform
Budget	
Schedule	
Stakeholders	
Equity	
Average	

2012 Bond Projects

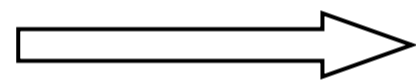
Improvements 2016	Roosevelt HS	Faubion K8	Improvements 2014	Franklin HS	Improvements 2015	Improvements 2015-SCI	Grant HS	Marshall Campus	Improvements 2015-Maple	Tubman	Program Contingency	Program Mgmt
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Overall Project Performance



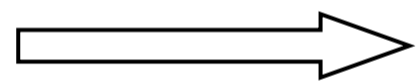
Perspective

Budget



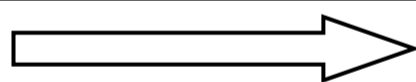
Perspective

Schedule



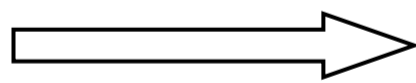
Perspective

Stakeholders



Perspective

Equity



Narrative Comments:

1. The bond program has expended Approximately 30% of the overall budget. Approximately 65% has been encumbered.
2. The 2015 Improvement Projects and Swing Site projects are in the project closeout phase and will be returning budget savings to the program. IP2016 is in the bidding phase.
3. The 2014 Improvement Projects are in the project closeout phase and will be returning budget savings to the program.
4. Both Franklin and Roosevelt have encountered expected conditions on site that have resulted in a number of changes. Project contingencies are becoming tight on both projects. OSM is monitoring progress and evaluation options for adding additional budget to the projects.
5. Faubion is complete with demolition and beginning vertical construction. The project team is keeping a close eye on the budget.

Color Key	
	Good
	Concerns
	Difficulty



Strategic Obj.	Perform
A	
B	
C	
D	
Average	

2012 Bond Projects

Improvements 2016	Roosevelt HS	Faubion K8	Improvements 2014	Franklin HS	Improvements 2015	Improvements 2015-SCI	Grant HS	Marshall Campus	Improvements 2015-Maple	Tubman	Program Contingency	Program Mgmt
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Strategic Objectives	Performance Measures	Performance Targets
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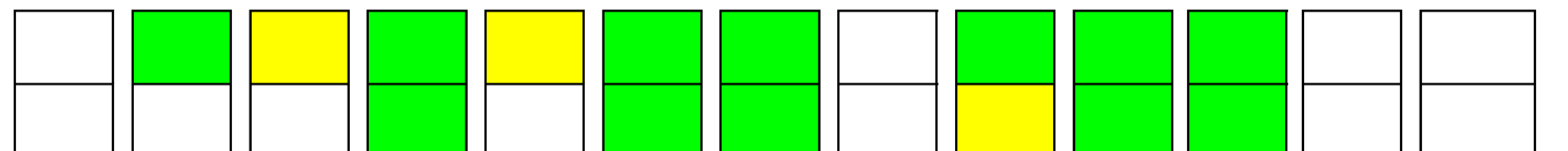
Objective A Project Budget and Scope Aligned	1	Initial Cost Estimate of Approved Scope	≥ 10% Contingency Available
	2	Master Plan	Within Budgeted Amount



Objective B Planning & Design Costs within Budget	3	Projected Total P & D Costs	Within Budgeted Amount
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Objective C Construction Costs within Budget	4	Construction Cost Award Price or GMP	Within Budgeted Amount
	5	Construction Cost Current Estimate thru 50% complete	>5% project level contingency



Objective D Project within Budget	6	Total Project Costs Within Budgeted Amount	Within Budgeted Amount
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Narrative Comments:

1. Construction on Roosevelt has experienced some weather delays but is on schedule.
2. Franklin High School has experienced weather and unforeseen condition delays but is expected to be back on schedule this summer.
3. Faubion demolition is complete and the project is on schedule.
4. Grant HS Master Planning continues toward completion in mid December.
5. The IP2015 Ainsworth Elevator is still expected to be turned over in April.
6. IP2016 Invitations to Bid for 6 construction contract are in the process of being advertised.
7. The RFP to obtain a design firm for IP2017 is now advertised.

Color Key	
	Good
	Concerns
	Difficulty

Schedule Perspective

Strategic Obj.	Perform
A	
B	
C	
D	
Average	

2012 Bond Projects

Improvements 2016	Roosevelt HS	Faubion K8	Improvements 2014	Franklin HS	Improvements 2015	Improvements 2015-SCI	Grant HS	Marshall Campus	Improvements 2015-Maple	Tubman		

Strategic Objectives	Performance Measures	Performance Targets
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Objective A Establish Schedule Target & Strategy	1	Occupancy Date Goal Established	
	2	Project Execution Strategy Developed	
	3	Overall Project Schedule Established	

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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		

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Objective C Construction on Schedule	10	Prime Contract Notice to Proceed	Green = < 0 weeks impact on scheduled construction completion date. Yellow = 0 - 4 weeks; Red > 4 weeks
	11	Construction Started	
	12	Substantial Completion Date	

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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												
09/16	09/17	09/17	09/14	09/17	09/15	09/15	09/19	12/14	09/15	08/15		

Narrative Comments:

1. PPS has recently updated the District's business equity goals to Minority Business Enterprises (MBE), Women Business Enterprises (WBE), Emerging Small Businesses (ESB) and Service Disabled Veterans (SDV) certified in California, Oregon Washington, and federally. PPS's certified business tracking system (B2G Now) has been updated to accommodate this change. OSM will transfer reporting from the current limited MWESB tracking system currently in place to B2G in the near future. To date the bond program has approve invoices exceeding \$8M to MWESB certified firms.

2. Workforce equity continues to be a positive story. The program is tracking at 23% overall.

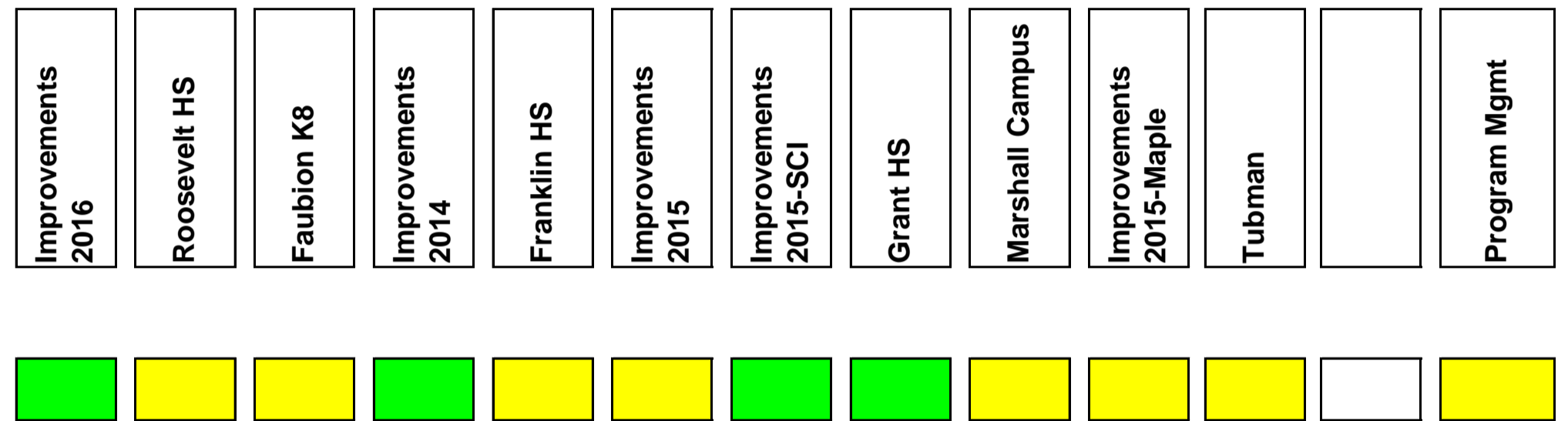
3. We have started out 2016 very strong with student engagement activities. The Portland Youth Expo was a well attended event by both OSM staff and project team members.

Color Key	
	Good
	Concerns
	Difficulty

Equity Perspective

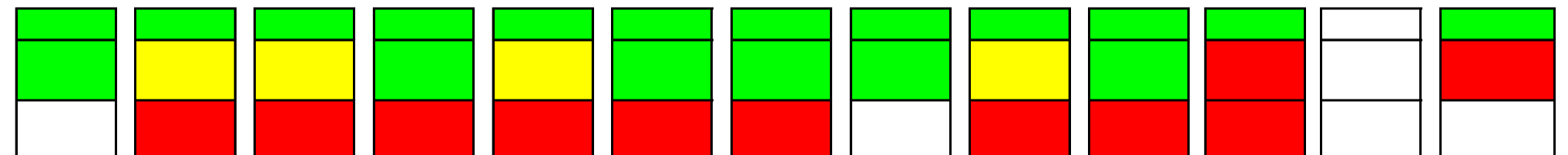
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2012 Bond Projects

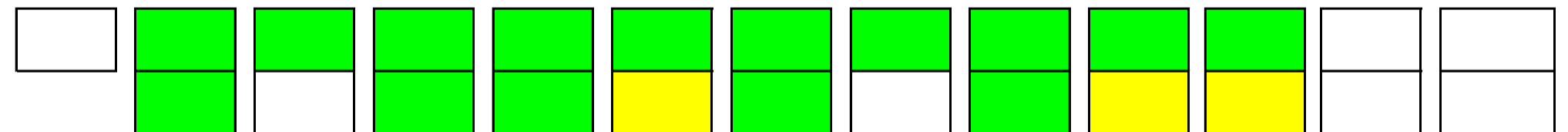


Strategic Objectives	Performance Measures	Performance Targets
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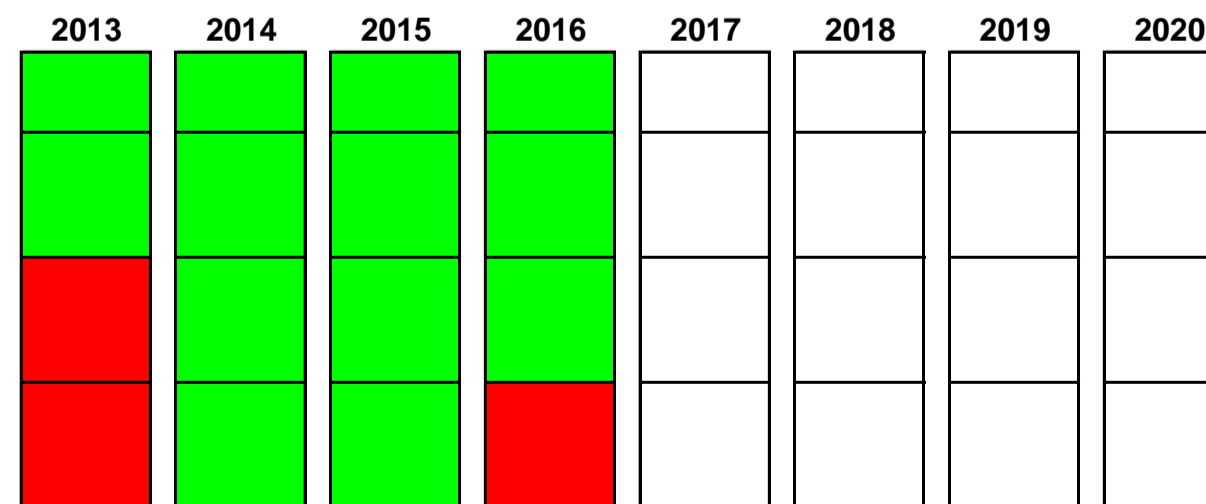
Objective A Meets Aspirational MWESB	1	Project objectives established	Green: MWESB >18% Yellow: MWESB >10% Red: MWESB <10%
	2	Consultants - % of payments made to MWESB owned	
	3	Contractors - % of payments made to MWESB owned	



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 >\$100k contracts	Per AD
	7	Tier 1 - Group Activities EG: career fairs, guest speakers	
	8	Tier 2 - 1-on-1, Short-Term Activities EG: job shadows, mock interviews	
	9	Tier 3 - 1-on-1, Long-Term Activities EG: internships	



Project Management Cost Report

Project Cost Summary Report for 2012 Capital Improvement Bond Program

Capital Program Start Date: Nov 2012

Report Run Date: 03.01.2016

Capital Program End Date: Nov 2020

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	24,985,204	106,570,859	102,680,207	(3,890,652)	27,957,885
Grant HS Modernization	88,336,829	23,554,752	111,891,581	100,191,946	(11,699,635)	1,061,656
Faubion Replacement	27,035,537	21,834,591	48,870,128	46,249,677	(2,620,451)	4,208,272
Roosevelt HS Modernization	68,418,695	28,198,736	96,617,431	92,112,975	(4,504,456)	21,376,078
Improvement Project 2013	9,467,471	2,501,829	11,969,300	11,963,139	(6,161)	11,963,139
Improvement Project 2014	13,620,121	4,486,678	18,106,799	17,811,069	(295,730)	17,811,132
Improvement Project 2015	13,521,066	102,076	13,623,142	13,667,187	44,045	13,221,008
Improvement Project 2015 - Maplewood	-	522,477	1,644,527	1,531,361	(113,166)	1,518,698
Improvement Project 2015 - SCI	-	2,542,153	2,542,153	2,139,851	(402,302)	2,056,842
Improvement Project 2016	15,274,437	(1,533,654)	13,740,783	14,464,896	724,113	757,239
Improvement Project 2017	6,796,707	3,429,227	10,225,934	8,692,044	(1,533,890)	-
Improvement Project 2018	9,062,119	(8,419,808)	642,311	545,964	(96,347)	-
Improvement Project 2019	-	273,995	273,995	232,896	(41,099)	-
Master Planning - Benson HS	191,667	308,333	500,000	500,000	-	124,290
Master Planning - Cleveland HS	191,667	(191,667)	-	-	-	-
Master Planning - Jefferson HS	191,667	(191,667)	-	-	-	-
Master Planning - Lincoln HS	191,667	208,333	400,000	400,000	-	84,153
Master Planning - Madison HS	191,667	208,333	400,000	400,000	-	-
Master Planning - Wilson HS	191,667	(191,667)	-	-	-	-
Marshall Swing Site - Bond 2012	-	4,609,080	4,609,080	4,476,744	(132,336)	4,023,116
Tubman Swing Site - Bond 2012	-	2,335,000	2,335,000	2,109,863	(225,137)	1,005,751
Swing Sites & Transportation	9,550,000	(9,550,000)	-	-	-	-
Educational Specification	-	300,000	300,000	287,768	(12,232)	275,168
Debt Repayment	45,000,000	-	45,000,000	45,000,000	-	45,000,000
2012 Bond Program	93,181,361	(31,783,367)	60,275,944	39,124,054	(21,151,890)	14,293,492
	482,000,000	68,538,968	550,538,968	504,581,642	(45,957,326)	166,737,917