



PORTLAND PUBLIC SCHOOLS

FACILITY ASSESSMENT SERVICES

PRESENTATION TO THE SCHOOL IMPROVEMENT BOND
COMMITTEE BY AECOM TECHNICAL SERVICES, INC.

FEBRUARY 2020

Introductions



Brian Holmes
Project Manager



Richard Kaselow, AIA, RA, NCARB
Capital Planning & ADA
Assessment Lead



Pre-planning & Project Collaboration

- Planning began in summer of 2018.
- Held multiple Planning Workshops.
- Interviewed academic leadership and each Facility Operations Manager.
- Referenced work order data dating from 2017.

PPS Staff Interviewed:

Marshall Haskins, PPS Athletics
Robert Cantwell, PPS Special Education
Mary Mertz, PPS Special Education
Whitney Ellersick, PPS Nutrition Services
Mark Lancaster, PPS IT Infrastructure
Steven Simonson, PPS
Stetson James, Grant & Jefferson Clusters
Mark Posey, Franklin Cluster
Tim Carman, Cleveland Cluster
Antonye Harris, Lincoln & Wilson Clusters
Bryon Booze, Madison & Roosevelt Clusters



FCA Program Overview

- What do I own and what is the current state of my physical assets?
- Which assets are critical to academic sustainment?
- Are my assets being maintained to the appropriate level?
- What are the vulnerabilities to my assets that will impact operations?
- Where do I prioritize my funding?



FCA Deconstructed

WHY WE DO FCA

Provide a true and accurate picture of PPS' real estate portfolio – physical condition, ADA and educational adequacy in supporting the mission of the District.

Stewardship of real property assets in order to best support PPS students. The results are not an end in and of themselves; they are a tool that will inform the long-range facility and capital plans.

Enhance the existing asset management capabilities – improved tracking, managing, and planning using the asset database.

Update existing information for future project needs – ADA assessment update.

Develop information for long-term planning.

Project longevity – training PPS personnel on the new database/methods.

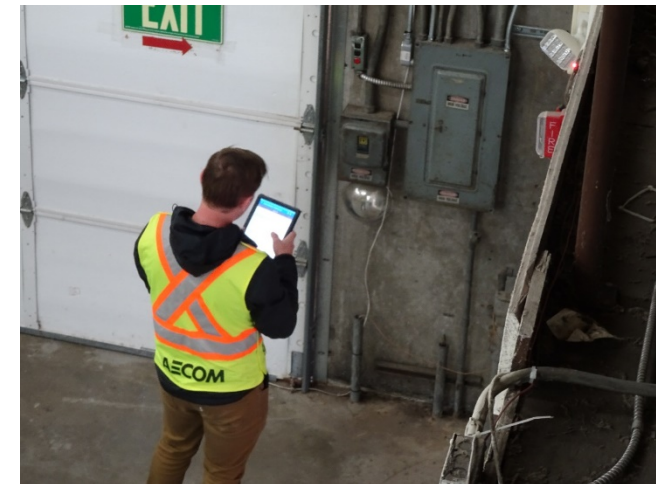
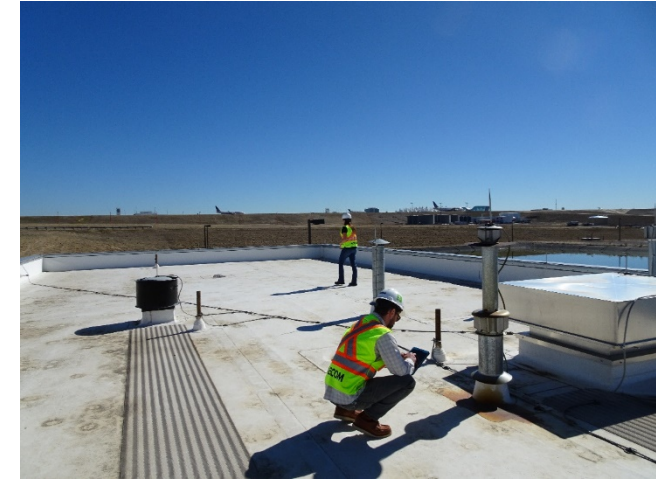
Assessment Overview

1. Facility Condition Assessment

- Visual assessment.
- Photographs, barcoding of major assets.
- Data collection for asset database.
- Identified “physical deficiencies.”
- All life-safety issues requiring immediate repair were marked and immediately communicated to PPS.
- Integration into asset database.

2. Update of 2013 ADA Facility Assessment

- Determined and documented what issues were still outstanding and provided costs.



Magnitude of Assessment

<p><u>Sites Assessed</u></p> <p>98</p>	<p><u>Square Footage Assessed</u></p> <p>10m+ SF</p>
<p><u>Collected Assets</u></p> <p>13k+</p>	<p><u>Deficiencies Costed</u></p> <p>5k+</p>





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ADA Approach

Scope of Work – ADA Assessment Update



- PPS had previous ADA assessment reports (2013) that were used as a starting point; this was not a brand new ADA assessment of facilities.
- Reviewed Facilities Operation Manager interview notes to see if any ADA upgrades had taken place since the last assessment.
- Identified and documented any outstanding ADA issues that were previously reported and noted them as a deficiency.

Cost Estimation Order-Of-Magnitude Estimates

- Typical Accuracy Range: +/- 25%.
- Does not include contingency, design, nor escalation.
- Based on limited project scope or design information.
- Includes general costs associated with removal and replacement.
- Purpose:
 - Budgeting or Construction Forecasting
 - Feasibility Studies



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Overview of ADA & FCA Findings

ADA: Overview of Findings & Common Themes

Deficiencies Addressed

32%

since 2013 ADA study

Employ Universal Design

100%

of modernized and newly constructed schools

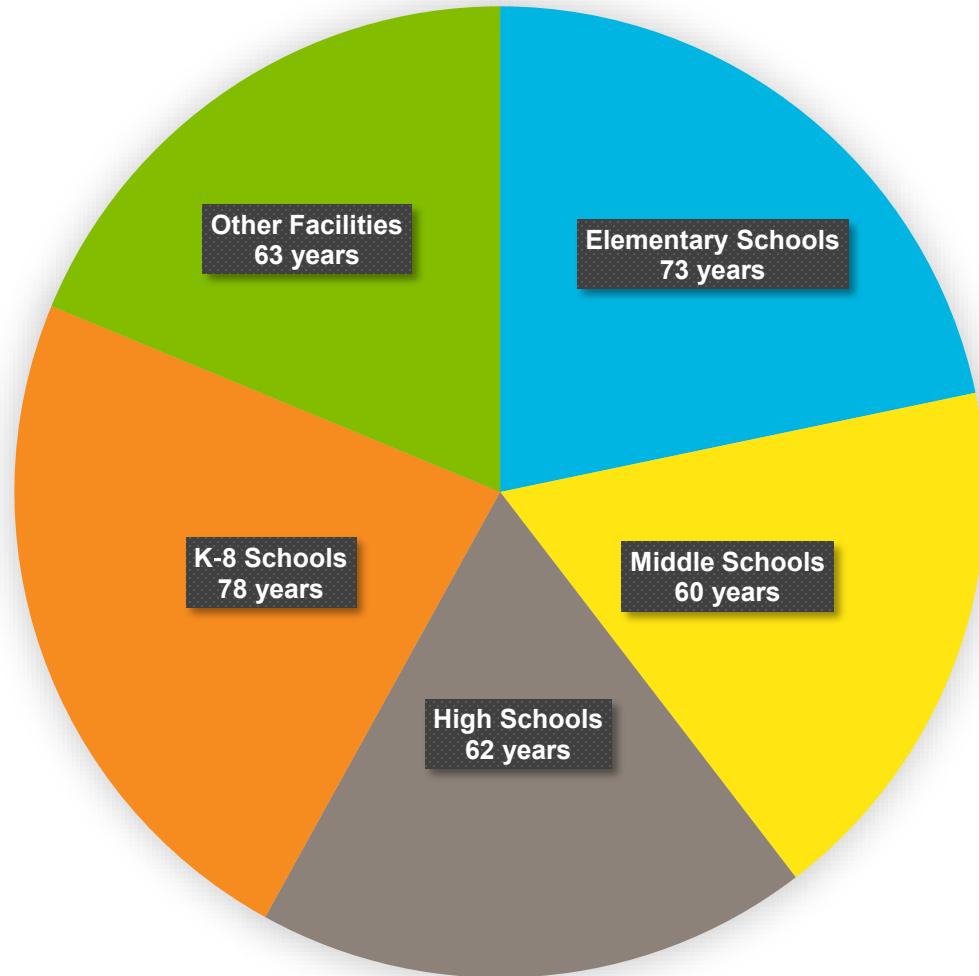
- Elevator additions may be necessary to allow accessible access to multi-floor facilities. Over half of multistory schools do not have elevator access to the second floor.
- Common use areas need accessibility adjustments for universal access (stages, etc.).
- Seating areas within the play areas need compliant elements.
- Playgrounds may need compliant soft play surfaces and universal design play equipment.
- Newly constructed schools were not included in this assessment.

FCA: Overview of Findings & Common Themes

- Many facilities have HVAC and electrical systems well past their useful lives.
- Roofing systems are nearing or past their useful lives.
- Aged plumbing and sanitary waste systems.
- PPS maintenance and custodial staff have done a commendable job in extending the useful lives of the major facility equipment well beyond the expected useful lives.
- Facility rehabilitation will be an ongoing need in future Capital Investment Plans.



Average Age of Facility



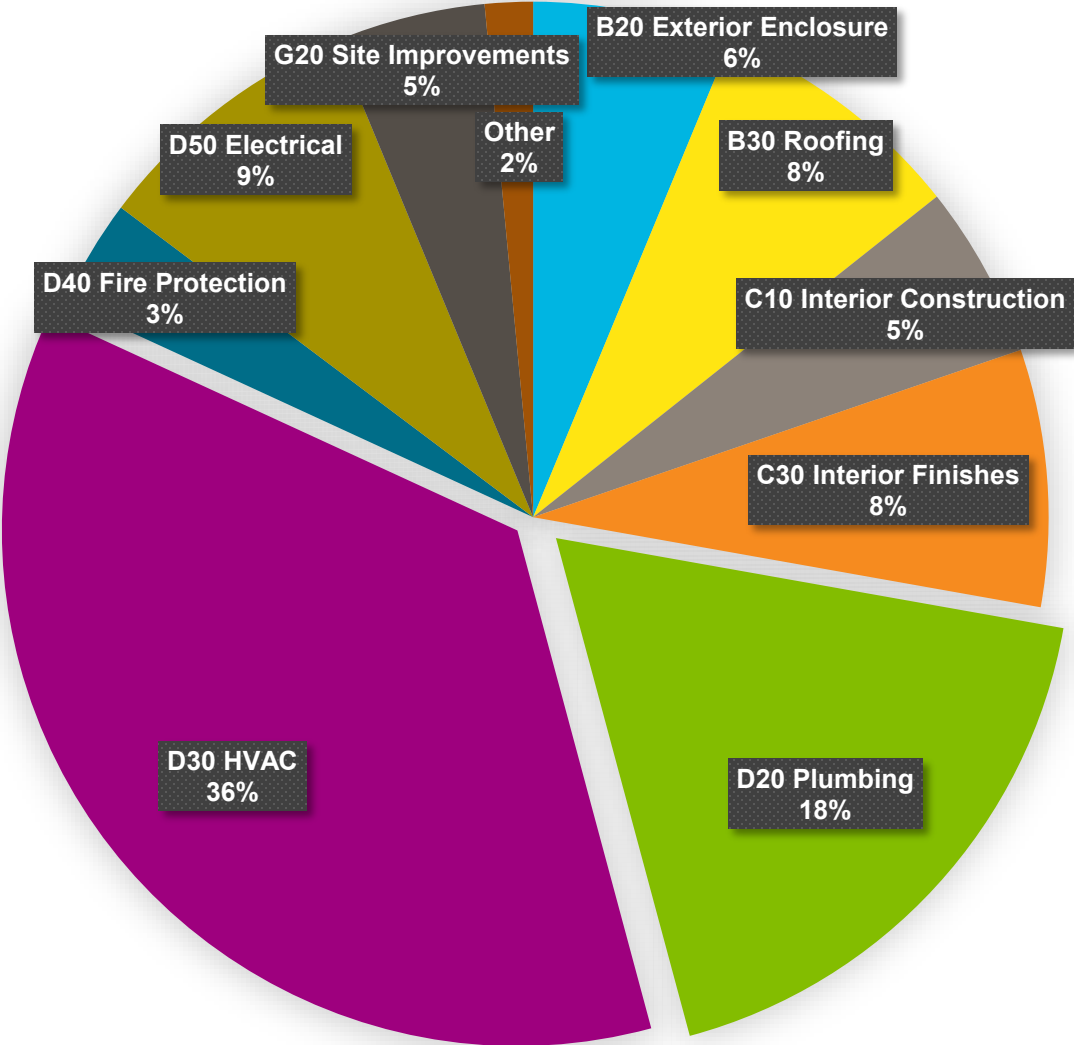
Significant Deficiencies Observed



Significant Deficiencies Observed



Deficiency Distribution by System – All Schools



Roof & Boiler Replacements



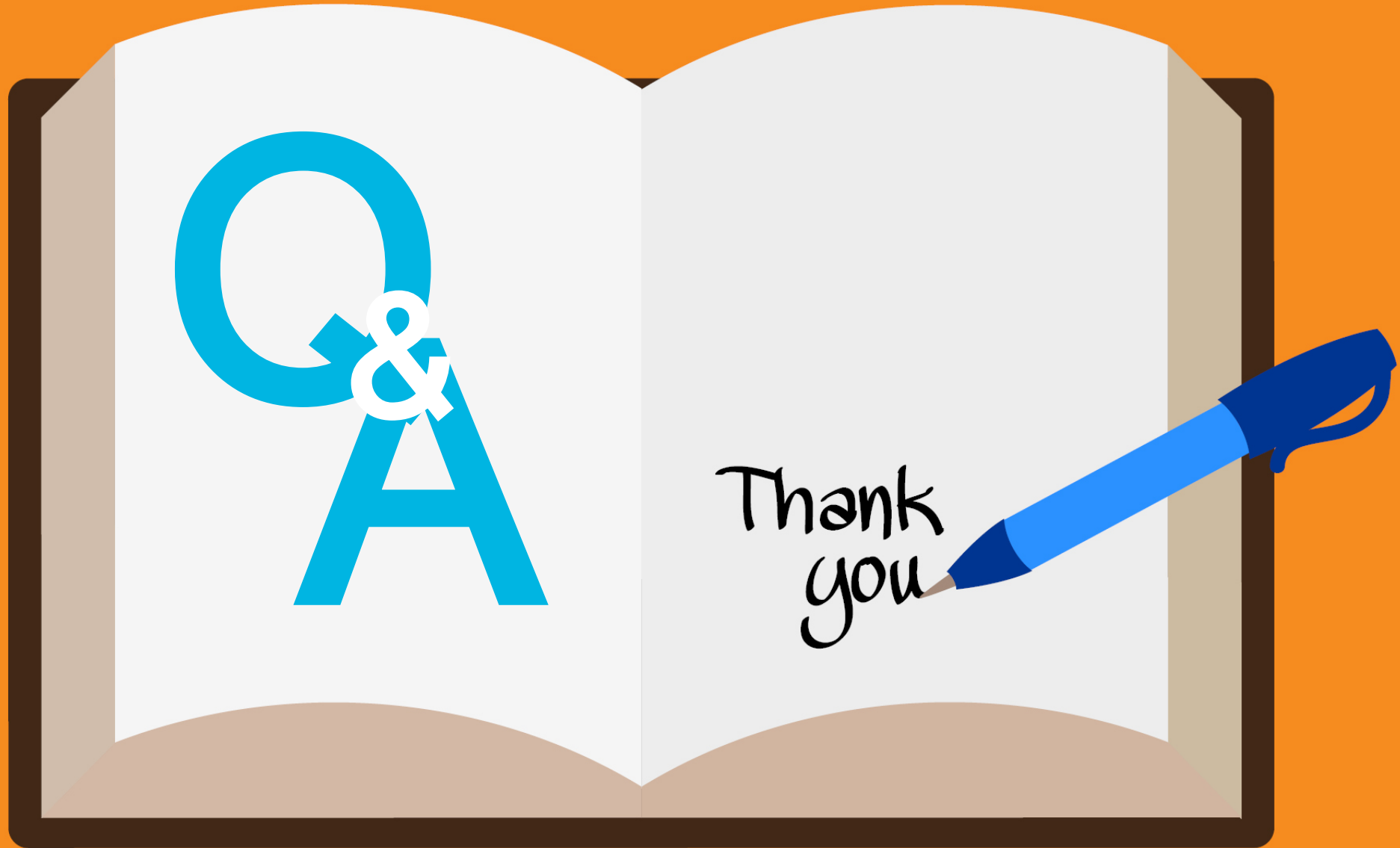
Total Roof Replacements (By Facility Type)

Facility Type	Total Roof Replacements Recommended (By Site)
Elementary Schools	45%
Middle Schools	50%
High Schools	50%
K-8 Schools	29%
Other Facilities	58%

Total Boiler Replacements (By Facility Type)

Facility Type	Total Boiler Replacements Recommended (By Site)
Elementary Schools	33%
Middle Schools	92%
High Schools	33%
K-8 Schools	63%
Other Facilities	53%

QUESTIONS & OPEN DISCUSSION



BACK-UP INFORMATION

