

Meeting Minutes | January 22nd, 2020



Portland Public Schools Bond Accountability Committee
(BAC) Location: Jefferson High School

PORTLAND PUBLIC SCHOOLS
Office of School Modernization
501 North Dixon Street • Portland, OR 97227

Members present: Karen Weylandt, Cheryl Twete, Kevin Spellman, Dick Steinbrugge, Tom Peterson, Tenzin Gonta

Board members present: Director Andrew Scott

Guests present: Ken Fisher, Michael Nash, Janna Stacey, Curtis Matthews, Grace Park, Lien Liu, Robert Esau, Sam Stadler

PPS/OSM staff present: Marina Cresswell, Darren Lee, Scott Perala, Dan Jung, Derek Henderson, Darwin Dittmar, Chad Hepner, Natasha Grannis, Bryce Gardner, Steve Effros, Jessie Steiger, Brian Oylear, Steve Simonson, Erik Gerding, Janise Hansen, Theresa Fagin, John Burnham

Next meeting: April 22nd, 2020

I. Welcome & Introductions

Kevin Spellman calls meeting to order at 5:35 pm. Introductions are made around the room.

II. Public Comment

- No public comment provided.

III. Balanced Scorecards

Balanced Scorecard: Overall

- OSM notes that Benson is showing some minor concerns with current budget, due to early feedback on swing site costs. This will be discussed in detail later in the presentation.

Balanced Scorecard: Budget; Budget Updates

- Combined Project Cost Summary:
 - OSM notes that the Franklin modernization project is holding the Estimate at Completion steady at Current Budget level, to account for the potential concrete settlement issue noted at the previous BAC, and a few spin-off projects that have been identified but not yet been created in eBuilder. Spin-off projects called Teen Parent Playgrounds and Franklin Repairs are shown in the line items below. These two eBuilder projects are a mix of scopes/sites and are being managed by FAM, with a combination of non-Bond funds and Franklin Modernization funds.

- OSM notes that the Roosevelt modernization project is in the process of being closed out. The Estimate at Completion shows utilizing the full budget but that includes roughly \$1M that will be transferred to the Roosevelt Window Replacement project once financials are complete. An additional \$750k is being held in the 2012 Program Contingency for Roosevelt Windows until projected costs have been verified by construction bids.
- OSM notes that the Roosevelt Phase IV project was approved to move forward by the Board. The current project in eBuilder does not yet show the \$4.5M funding from the 2012 Bond Program, as the funds have not yet been transferred to that project. They will likely show up in the next BAC meeting reports.
- OSM notes that the Benson Modernization project has been split into four eBuilder projects: Benson Modernization; Kenton Swing Site; Marshall Swing Site; and Multiple Pathways to Graduation. The overall budget for Benson has been reallocated to split budget to each of these projects. OSM notes that, while this is helpful for the project teams in managing the projects, it makes it more challenging to see how the numbers add up to Benson as a whole. For the next BAC meeting, OSM will subtotal the Benson projects for better clarity.
- OSM notes that a couple of the Health & Safety projects are showing forecasted under budget. The Group 4 – Asbestos project had some projects that did not receive bids last summer; the funds will be returned to the Asbestos Unallocated budget for when the projects are re-bid. Three other projects came in under budget and the remaining funds will be returned back to the appropriate Unallocated budgets for distribution to other projects.
- OSM also notes that the Estimate at Completion for the Group 2 Fire Alarm/Sprinkler projects shows using the full budget while Current Commitments are significantly less. This eBuilder project is being split into several other projects and the funds will be reallocated.
- 2012 Program Costs Summary:
 - OSM notes that there is a change to the 2012 program management costs, which now reflect a slight increase to account for the Roosevelt Phase IV project management needs.
 - OSM notes that the forecast for the PBOT IGA has been changed to reflect that, while \$5M was the agreed-upon amount, PBOT has acknowledged that \$1M of that amount has been spent by specific modernization projects. This leaves \$4M remaining to be paid to PBOT.
 - OSM notes that the audit of OCIP 1 has not yet been completed, and potential additional costs as a result of the audit are still unknown.
 - OSM notes that the 2012 Program Contingency includes the addition of \$2.18M in 2019 interest earnings in the Approved Budget Changes. In the Estimate at Completion, it includes \$4.5M set aside for Roosevelt Phase IV (to be transferred to the project shortly) and \$750k set aside for Roosevelt Windows (transfer of necessary funds to the project will occur upon construction procurement).
- 2017 Program Costs Summary:
 - OSM notes that the \$10.42M from the 2019 interest earnings has been added to the 2019 Program Contingency. The line item for Future Interest Earnings has been reduced by the same \$10.42M to show the realization of some of the projected earnings. For now these realized earnings are shown as creating a forecast under budget, in order to provide transparency to the amount. OSM will continue to review contingency forecasts to determine what is most appropriate for the program.

- OSM notes that the Corporate Receipts Tax continues to be shown at \$4.4M for now, but there will be additional discussion of this issue further into the presentation.
- Health & Safety Funding Allocation:
 - OSM notes no significant items to point out on the Health & Safety funding report, but that additional projects are being added in eBuilder for upcoming summer work and the report has grown.

OSM/BAC Discussion:

The BAC inquires about the transfer of 250K from 2012 Program Contingency to Franklin Repairs. OSM is in the process of closing out the main contract for Franklin, but there are additional funds within the project that will be used for the spin-off projects. Due to this closeout process, budget transfers can't currently take place. 2012 Program Contingency is temporarily funding the spin-off projects that need to move forward, but the Contingency budget will be paid back by a transfer from the Franklin Modernization project once the contract close-out is complete (likely within the next 30 days).

The BAC inquires about OSM's confidence regarding available funding for Roosevelt Windows being enough. OSM maintains a very high level of confidence with these numbers, due to the construction methodology and cost input of the specialized contractors that will be needed to complete this work.

The BAC inquires about the funding for the MP2G building that was an add on to the Benson project as directed by the Board of Education, and whether or not there has been any indication if this portion of the project will be part of the 2020 bond. OSM informs that conversations are happening now at the district level regarding the funding for the project, as well as the 2020 bond package and indicated ballot measure.

The BAC inquires about the \$10M shown in the Combined Project Cost Summary Report as a potential funding resource. COO Dan Jung provides a brief history, acknowledges that it is no longer relevant, and OSM will adjust the report accordingly.

The BAC inquires about whether there are any concerns regarding spend down of the Health & Safety work, as the current spend is only 50 percent of the 158 million allocated for Health and Safety. OSM notes that there are no concerns, in that some large projects, such as Security and Asbestos projects, are just starting to have construction outlays. The BAC inquires about projects that did not receive bids for last summer and if this has an effect on the overall program. OSM responds that there is flexibility in the projects, with 4 to 8 projects planned simultaneously so overall we are able to continue to work. OSM adds that some of the projects planned for summer 2020 that are in dire need of attention will be moved to an emergency declaration status if bids are not received so the work will get done.

Balanced Scorecard: Equity

- OSM notes a small rise in the cumulative percentage of certified contracts over last quarter.
- OSM also notes that the Lincoln project, while currently showing red in certified contractors, has only recently started construction. Similar to the Madison project, which showed low certification numbers early in construction but is now meeting targets, we anticipate those numbers will rise as more subcontractors come on board.

Balanced Scorecard: Schedule

- OSM notes that hard copies of the schedules have been included in packets, to make them easier to read.

OSM/BAC Discussion:

The BAC inquires about the substantial completion date for Madison being moved a month. OSM explains the reason for the slip is due to permitting, and the schedule is currently reflecting this. Madison Senior Project Manager Jessie Steiger explains this in detail later during the presentation and clarifies that the team is working on ways to make this up in the schedule and shares potential solutions to get back on schedule.

IV. Program Update

- OSM notes that turnover processes are improving. The Grant project has been successfully implementing an efficient turnover program, while testing templates and handover schedules. The Roosevelt and Franklin projects are working through financial contract closeouts.
- OSM notes that staff has been working with performance auditors Sjoberg Evashenk Consulting (SEC) to provide data for the Year 2 audit. The Audit Implementation Team has been meeting regularly, and processes for audit implementation have been set up and reviewed by SEC.
- OSM notes that, due to the focus on implementation processes, less audit recommendations have been noted as complete this time but steady progress is being made. An updated audit tracker has been included in the handouts. OSM notes to expect more completions by the next BAC meeting. OSM also notes that staff was unable to complete getting the program controls recommendations from the Franklin and Roosevelt construction audits into the audit tracker, but will have those incorporated by next time.
- OSM notes that one audit recommendation, to improve consistent data storage and sharing practices, is being partially implemented through shifting contracted staff to PPS computers (with PPS network access). This will be a gradual process, to not overwhelm staff by implementing everyone at once.
- Staffing Update
 - Director of Construction is still vacant. After market research, it was decided to increase the compensation for the position, and it will be re-posted shortly with the new pay level. Darren Lee continues as OSM's interim in this role.
 - E-Builder Tech Lead is being re-posted in a revised classification.
 - A recruitment is being opened for a Project Manager 1 to provide support to the Benson project team.
 - Recruitments are being opened for two other Project Manager 1 positions, to act as shared (allocated) resources for Kellogg, Lincoln, Madison and the H&S Consolidated project teams.
 - The new contracted Construction Manager for the Secure Schools program is starting on January 27.
- OSM notes that additional staffing is needed to address workload at both program and project levels. The recruitment for Project Manager 1 positions is intended to address project needs. Program needs are still being reviewed.

- OSM provides an update on the Corporate Activities Tax (a corporate receipts tax funding the Student Success Act). OSM's construction auditor has taken the position that, as a corporate tax, it should not be passed through to Owners. OSM is in conversation with other public Owners about how to address it. One of the major modernization contracts has it specifically negotiated in, so documentation requirements will need to be determined. Robust conversations continue regarding the tax.

OSM/BAC Discussion:

The BAC requests a copy of the final report from the Franklin construction audit. OSM agrees to provide. Additionally, the BAC approves of the new OSM Audit Tracker and thanks the team for providing the additional information that shows rationale when an audit recommendation is closed, as well as progress updates on open recommendations.

The BAC notes that many public agencies are tracking the same issues regarding the Corporate Activities Tax and have concerns. Conversations have been happening amongst stakeholders to discuss the feasibility of these taxes and explore potential easements or allowances for specific agencies.

V. Project Updates

ROOSEVELT MODERNIZATION

- Close Out Activities:
 - Final project change orders and GMPCA's have been successfully negotiated for close out of CMGC contract.
 - PPS construction auditor is working to get subcontractor documentation to allow close out of audit findings.
 - Staffing will be moving remaining project balance (roughly \$1M) off main Roosevelt HS Modernization project to Roosevelt Windows project over the next 30 days.
 - Once CMGC commitment has been closed (dependent on receipt of audit documentation) and project balance moved, project will be closed out in eBuilder.
 - Alternative Procurement analysis to be completed once CMGC commitment is closed.
- F/U Projects:
 - Window Rehabilitation to address heating issues: Project in design, with mock-up planned in early spring. Construction to start May 2020.
 - Minor projects being managed by FAM: Teen Parent playground; Tower clock repair.
 - Roosevelt Phase IV: Design modifications to construction drawings to start shortly. Project management will be undertaken by a combination of existing PPS staff and PPS contractors. Detailed schedule will be shared with BAC in April
- Opportunities:
 - New Roosevelt Phase IV will increase educational program opportunities
 - Rehabilitation of historic windows will improve heating issues from solar gain and heat loss

OSM/BAC Discussion:

OSM calls attention to the addition of “spin-off” type projects being added to the report. This will allow OSM to close the main contract, and create a number of “spin-off” projects that will be separate and run by FAM and/or OSM depending on the work. Rather than continuing to amend a main CMGC contract to complete these projects, the main contract will be closed and these projects will be contracted through smaller, independent contracts. This will allow for faster closeout of the large contracts, and faster turnaround of alternative procurement analyses at the end of contract. Funds for these projects will still come from the funds allocated to the main project. Currently, these types of projects will primarily be seen reported for Roosevelt, Franklin, and Grant.

OSM provides detail on the work that is to be done at Roosevelt for Phase 4 (additional building) and the Roosevelt Windows issue. Phase 4 is moving forward per Board resolution. There is also a planned rehabilitation of all historic windows at Roosevelt that will preserve the historic look, while addressing environmental comfort issues that have been a problem in parts of the school since Phase 2 completed. One contributor of the issues was the unforeseen need to remove diseased trees in front of the school; without the shade from the trees, temperatures in the front part of the building have been a challenge. The rehabilitation will first start with a mock-up in one office, with testing before and after to confirm that the rehabilitation is resolving the temperature issues.

The BAC inquires about the confidence level with the Roosevelt Windows and the budget for this. OSM reports that the program has a very high level of confidence with the solution and the budget for this project. It has been a lot of work to identify the best fix and it has taken some time, but now that there is a draft plan that is vetted and doable, OSM feels that the issue will be resolved.

GRANT

- Close Out Activities:
 - Minor contractor activity on site to address warranty and punch list items (21 punch list items remain). CMGC to be completely offsite by end of January.
 - Staff are negotiating final project change orders and GMPCA’s.
 - 23 remaining GMPCA’s.
 - Weekly meetings with CMGC project leadership to occur until issues resolved.
 - Late arriving requests for additional GCs and GRs are receiving detailed scrutiny.
 - 22 open close-out submittals remaining.
 - PPS construction auditor has several outstanding information requests with CMGC.
 - Project remains on budget per risk assessment of outstanding issues. Weekly closeout meetings with OSM leadership to review issues and budget.
 - Project team is meeting regularly with PPS operations and IT departments to resolve closeout and turnover issues.
- F/U Projects:
 - Confirmed projects: Gym lighting levels; Improved ventilation for kiln room; Improved cooling for computer room; Band room instrument storage.
- Challenges:
 - Paging/Bell system issues being addressed with installation of replacement equipment
 - DDC HVAC controls have been challenging to program

OSM/BAC Discussion:

OSM reports that it is tracking issues with AnCo, specifically change orders coming in to the tune of 2 million dollars that have apparently been tracked by AnCo since February of 2019, but were just

submitted. The BAC shares OSM’s frustration that this has happened at all, and looks forward to OSM procuring the facts for this situation. OSM continues to utilize lessons learned, and has been sharing this issue with all project teams for tracking and awareness.

HEALTH AND SAFETY: Consolidated Projects

- OVERVIEW TO DATE:

<p>Roofs: 7 complete, 1 ongoing, 6 upcoming</p>	<p>ADA: 6 schools; ramps, bathrooms, stage lifts, 3 elevators</p>	<p>Fire Alarm/Fire Sprinklers:</p>
<p>Complete:</p> <ul style="list-style-type: none"> ▪ King ▪ Beverly Cleary – Fernwood ▪ Tubman ▪ Holladay Center ▪ Rose City Park ▪ Rigler ▪ Sitton <p>Ongoing:</p> <ul style="list-style-type: none"> ▪ Jackson <p>Upcoming:</p> <ul style="list-style-type: none"> ▪ Chapman ▪ Harrison Park ▪ Kelly ▪ Mt. Tabor ▪ Ockley Green ▪ Woodlawn 	<p>Ramps, bathrooms, lifts:</p> <ul style="list-style-type: none"> ▪ King ▪ Beverly Cleary – Fernwood ▪ Tubman ▪ Lewis ▪ Rose City Park ▪ Rigler <p>Elevators:</p> <ul style="list-style-type: none"> ▪ King ▪ Rose City Park ▪ Rigler 	<p>Sprinklers (4 complete, 1 ongoing):</p> <ul style="list-style-type: none"> ▪ King ▪ Beverly Cleary – Fernwood ▪ Lewis ▪ Jefferson ▪ Rigler <p>Fire Alarms (8 complete, 18 upcoming):</p> <ul style="list-style-type: none"> ▪ King ▪ Rigler ▪ Maplewood ▪ Ainsworth Annex ▪ West Sylvan ▪ Green Thumb ▪ Lee ▪ Da Vinci

OSM/BAC Discussion:

Completed Bond Work: The BAC requests that OSM look at potentially creating a geographical representation of all bond work completed thus far. OSM is working on options for this, and has provided a map before but now with security, fire alarms, lead paint stabilization and water quality touching every school, OSM will need to evaluate the best way to communicate this information.

HEALTH AND SAFETY: Roofs

- Accomplishments:
 - 2019 Roofs/Seismic completed under budget: Sitton re-roof (Sitton - H&S Improvements-Bond - 5027); Hayhurst seismic retrofit – Phase 1 (Hayhurst - SRGP-Bond - 5028).
 - 2020 Roofs permits submitted and out for bid:: Chapman re-roof (Chapman - Re-Roof and Fire Sprinkler System Installation – 4671)
 - 2020 Roofs under design:

- Multiple Sites - Health & Safety Group 2 Design: Ockley Green; Harrison Park; Woodlawn
 - Multiple Sites - Health & Safety Group 1 Design: Mt. Tabor; Kelly
- Next Steps:
 - 2020 Roofs: Finish design; Permitting; Bid for construction
 - Phase 2 Construction of 2019 Projects: Jackson Roof Phase-2 (5030); Hayhurst Seismic Retrofit Phase-2 (5028);
 - Design for Jackson Roofing Phase 3 (5030): Abatement of structural fireproofing; Ceiling demo and replacement for auditorium and library
- Challenges:
 - Jackson MS will require significant abatement as part of summer 2020, which will mean it needs to continue into summer 2021.
 - Contractor and tradespeople availability remains a concern for volume of work on roofing projects.
- Opportunities:
 - An SRGP grant application has been submitted for Lent.
 - Early planning for summer 2021 roof replacements (as funding allows) has already started.

OSM/BAC Discussion:

The BAC inquires about the Group 3 contractor lawsuit and current status. OSM informs the BAC that issue is still in mediation and OSM cannot comment at this time on the matter. OSM will update the BAC as soon as possible.

HEALTH AND SAFETY: ADA

- Accomplishments:
 - Completed: Elevator at Rose City Park Middle School (Multiple Sites - 2018-2019 Middle School Conversions - 4586)
 - 60% Complete: Elevator at Rigler (part of interior and exterior ADA upgrades for Rigler - Health & Safety Improvements-Bond – 5029)
- Next Steps:
 - ADA design, construction procurement and permitting: Group 1 Roofs 5153 and Group 2 Roofs 5154
 - Ockley Green
 - Harrison Park
 - Woodlawn
 - Mt. Tabor
 - Kelly
- Challenges:
 - Rigler elevator foundation differing site conditions have delayed project final completion, due to issues with original building foundation depth and soil conditions.

HEALTH AND SAFETY: Fire Alarm/Fire Sprinkler

- Accomplishments:
 - Completed (2019)
 - Group 2 Fire Alarm / Sprinkler: Ainsworth; DaVinci; Green Thumb; Lee; Maplewood; Jefferson (Fire Sprinkler)

- Out to Bid (2020)
 - Fire Alarm Group 1 North 5211: Beaumont; Beverly Cleary Fernwood; Forest Park; Meek; Sabin
 - Fire Alarm Group 2 North 5212: Astor; Kenton; Laurelhurst; MLC; Vernon
 - Fire Alarm Group 3 South 5213: Atkinson; Grout; Robert Gray; Stephenson
- Next Steps:
 - Construction:
 - Group 2 Fire Alarm Projects: West Sylvan
 - Design and Construction Bidding
 - Rigler Fire Sprinkler Upgrade (2020)
 - Fire Alarm Group 4 South 5214: Harrison Park; Lent; Markham; Richmond
- Challenges:
 - Contractor and tradespeople availability for volume of work in fire alarm projects. Competition with security projects and fire alarm projects.
 - Rigler fire sprinkler install required by City.
- Opportunities:
 - Outreach is ongoing to schools planned to receive fire alarm upgrades.

HEALTH AND SAFETY: Asbestos

- Completed Projects:
 - Group 4 Asbestos (2018): Chapman; Jefferson
 - (Bond Funded) Asbestos Projects: Harrison Park (4664 & 4441 - FY18); Hosford (4573 – FY18); Jackson (5030 – FY18)
 - Multiple Sites 2018-19 MS Conversion (4586 – FY18): Tubman; Rose City Park; Roseway Heights
 - Multiple Sites Bond 2018-19 (4924 – FY19): Beaumont; Capitol Hill; Jefferson; Lane; Marysville; Rigler
 - Multiple Sites Floor Replacement (4565 – FY18): Sitton
 - Woodstock Floor Replacement (4738 – FY18): Woodstock
- Next Steps:
 - Asbestos Bond Projects 2019-20 (4924 – FY20) survey & design under contract: Beaumont (Phase-2); Chapman (Phase-2); Capitol Hill (Phase-2); Hosford; Lane; Rigler; Stephenson; Vernon; Woodstock; Jackson (Phase-2)
- Challenges:
 - Full scale abatement is limited to summer months
 - Availability of abatement contractors
 - Project complexity with other construction scope
 - Ability to perform work in sites already closed by other Bond work
- Opportunities:
 - Coordinating with other projects for efficiency

HEALTH AND SAFETY: Lead Paint

- Accomplishments:
 - Phase-1 Work (Priority Pre-K – 2nd Grade Interior) completed:
 - Priority 1: 7 Sites
 - Priority 2: 11 Sites
 - Priority 3: 31 Sites
 - Priority 4: 9 Sites

- Documentation: Verdant Database Lead Paint Module purchased for tracking all lead paint work.
- Next Steps:
 - Phase-1 Work (Priority Pre-K – 2nd Grade Interior):
 - Priority 4 (10 Sites) remaining
 - Phase 2 Work (Priority Pre-K – 2nd Grade Exterior):
 - Total of 62 Sites
 - Staffing: Recruitment posted for more PPS in-house painters; 2 applicants to interview; recruitment continues for additional.
 - Lead Paint IDIQ Solicitation for contractors to perform lead stabilization work: solicitation in February 2020; contracting in April 2020.
- Challenges:
 - Difficulty maintaining existing in-house painting staff due to medical leave and other issues
 - Difficulty getting IDIQ painting contractors on initial solicitation
- Opportunities:
 - Hiring additional in-house painters and getting painting contractors on board will accelerate project completion time-line

HEALTH AND SAFETY: Water Quality

- Accomplishments:
 - Fixture Replacement, Sampling, Testing and Reporting: Completed.
 - Low Lead Drinking Water Station Pilot Study: Conducted a six (6) school pilot study; test results informed the proposal to implement pilot scope district wide.
 - Schematic Design completed for: Drinking Water Stations; Head Start Programs; Nursing Rooms; Staff Areas
 - School by school detailed engineering plans started on January 15, 2020.
- Next Steps:
 - Design Surveys: detailed school site engineering surveys and Principal interviews.
 - Design: Schematic design to be completed for 15 schools for PPS review by mid-February; construction drawings and bid package to be completed for 15 schools by early March.
 - Procurement: Award a construction contract for the first 15 schools in March
 - Completion: Continue design with the delivery of one “Group” of 15 schools roughly every month.
- Challenges:
 - It will require through the academic year in 2021 to complete work in all buildings
 - A modest culture change to include students carrying water bottles is part of the solution
 - Fewer overall locations to obtain water
- Opportunities:
 - Higher quality water available within ADA guidelines and with many more bottle filling stations
 - PPS as a leader in school water quality and student safety; resolution of the Drinking Water “Crisis”

OSM/BAC Discussion:

Director Andrew Scott inquires about overall water quality being addressed by the water pilot program. OSM replies that the new filters will address more than lead, and will include sediment. Additionally, there will be funds to do pipe replacement as needed.

HEALTH AND SAFETY: Security Upgrades

- Accomplishments:
 - Security Upgrades Group 1: 26 schools under Design/Build contract
 - 13 Schools in Design
 - 3 Schools Designed and Awaiting Construction
 - 6 Schools In Construction or Commissioning
 - 4 Schools Turned Over / Punch list
 - Security Upgrades Group 2: 31 schools under Design/Build contract
 - 24 Schools in Design
 - 2 Schools Designed and Awaiting Construction
 - 3 Schools In Construction or Commissioning
 - 2 Schools Turned Over / Punch list
 - Security Upgrades Group 3: 30 schools
 - We have contracted for Design, and the Design process is underway with 3 schools in Design and more being added weekly.
- Next Steps:
 - Security Upgrades Groups:
 - Complete design/construction/commissioning for Security Upgrades Group 1
 - Complete design/construction/commissioning for Security Upgrades Group 2
 - Continue design, update bid amounts, and contract for construction for Security Upgrades Group 3
 - Fencing: Complete design for sites with supplemental fencing
 - PPS Staffing: Continue utilizing shared H&S construction managers for improved site management. Add another full-time construction manager to Secure Schools team.
 - Contractor Staffing: Continue monitoring contractor staffing levels and issuing non-compliance notifications when needed. OSM schedulers are working with Contractor to assist in forecasting impacts.
- Challenges:
 - Group 1 and Group 2: Contractor staffing levels and resulting impacts to schedule continue to be a concern. Contractor has been put on notice.
 - Group 3: Contractor availability remains a concern for procuring construction of Group 3, with resulting potential for high bid amounts.

KELLOGG

- Accomplishments:
 - Construction: Construction has reached a milestone, with completion of all slabs-on-grade, tilt-up panels, and erection of all major steel framing.
 - Mock-up: A mock-up of the building envelope, including roofing, siding and windows, is being constructed on-site.
 - FF&E: Planning for furnishings, fixtures and equipment is continuing.
- Next Steps:

- Framing/decking/roofing: Framing, decking and roofing are being installed at all building sectors. Elevated gym and music room slabs are being prepared.
- Public works (PW) permitting: With approval of final plans, payment of PW fees, and transmittal of contractor liability insurance to City, the PW permit will be issued.
- Challenges:
 - Constrained site: Project team coordinating with GC to minimize impact on neighbors.
 - Planning principal: Planning for opening of new school would benefit from selection of KMS planning principal as soon as possible/practical; with anticipated hiring of planning principal in July, 2020, OSM team has prepared draft budget and planning outline for PPS leadership to use as a starting template in anticipation of KMS opening for students in Fall, 2021
- Safety Update:
 - December Man Hours: 3,533
 - Man Hours to Date: 23,626
 - Reportable Accidents to Date: 1
 - OSHA Recordable Accidents: 0
 - Incident Rate: 0

MADISON

- Accomplishments:
 - Demolition: Gross building demo and abatement are complete.
 - Foundations and Below Grade: orchestra pit and foundations in Sectors B&F are complete; gym tieback wall complete.
 - Permits: Phase III building permits are through first round of comments.
- Next Steps:
 - Demolition: grandstand demo in March.
 - Structural: Steel erection will start in early February; structural CMU in Sectors A, B, G; structural concrete ongoing.
- Challenges:
 - Phase III building permit – tight timeline
 - A/E behind on submittals/RFI's
 - Library tiebacks are challenging
 - "Mt. Madison" logistics
 - Summer 2021 schedule
- Opportunities:
 - Grant lessons learned
- Safety Update:
 - Man Hours to Date: 128,456
 - Reportable Accidents to Date: 3
 - OSHA Recordable Incidents: 1
 - Incident Rate: 1.56
 - Recent Incidents: Worker jumped across footing excavation and didn't land well. Strained hip, treated, back to full work capacity in a few days.
- Risk:
 - Mitigated Risks: Abatement is complete (except for grandstand); structural permit and resulting ASI's; drywell decommissioning is largely complete; gym undercut reduced from 3' to 1'.

- Major Risks to be Addressed: Schedule compression / trade stacking; RFI/submittal review is lagging; permitting; CAT Tax.

OSM/BAC Discussion:

The BAC applauds OSM tracking risk mitigation and issues that may come up. This is a great tool and really demonstrates OSM incorporating lessons learned from projects.

LINCOLN

- Accomplishments:
 - Design: 100% CD milestone completed.
 - Construction: Early Work Amendment approved for footings and foundation construction; site mobilization occurred December 23, 2019; bid package issued for full scope of the GMP.
- Next Steps:
 - Permits: Building permit 1 for foundations expected by January 28, 2020; building permit 2 submittal by January 30, 2020.
 - Contract: GMP proposal expected in late February 2020.
- Challenges:
 - Potential conflict exists between PGE duct bank in 16th Avenue easement and the athletic field elevation. Additional exploratory excavations required to determine extent of issue.
- Opportunities:
 - Portland Water Bureau decided to decommission the 30" water main under the field reducing the risk of damage during construction.
 - Student engagement and career learning opportunities for Lincoln students are in development with school administration and staff.

BENSON

- Accomplishments:
 - 100% SD: Design Phase Approval package submitted.
 - 50% DD: Design Team accomplished the deadline for set.
 - Historic Landmarks Commission (HLC) DAR #2: Redesign of south wall on Building H; revised window design; updated exterior materials from metal panel to brick.
 - Building investigation work continued.
 - Buckman Field: Completed master plan concept and presented to the Steering Committee.
 - Quarterly project team partnering sessions continued.
- Next Steps:
 - 100% DD package
 - FF&E: Scope development; CTE equipment planning & consolidation.
 - Historic Landmarks Commission (HLC): Submitting design package for approval.
 - Schedule: Begin monthly schedule workshops with project team.
- Opportunities:
 - Early co-location on site to advance knowledge of the site, and be efficient in the design development process.

- Development of student engagement plan.
- Planning and messaging for relocation to swing sites for 3 year construction period.

BENSON: Multiple Pathways Building

- Accomplishments:
 - Site and Program Research: Early Geo-tech study completed. Project team conducted in depth interviews and site observations of the existing MPG programs. Site tour of Woodburn Success HS.
 - Community Engagement: Completed DAG Meetings #2, 3, and 4.
 - Master Plan: Development continued. Presented 4 conceptual design options and received DAG feedback on the preferred version.
- Next Steps:
 - Budget: Confirm projections.
 - Master Plan Approval: Review Master Plan package with the Bond Subcommittee and the BOE in February 2020.
 - Design: Once Master Plan is approved, begin work on the Schematic Design package.
 - Stakeholder Engagement: Initiate stakeholder meetings as part of Schematic Design phase, once MP is approved.
- Challenges:
 - Managing the scope of work for programs that do not fall within the current Ed Spec requirements
 - Integrating the schedule to align with the work at Benson HS.
- Opportunities:
 - Exploration of innovative materials and construction technology, i.e. CLT, pre-fabricated units, etc.

BENSON: Swing Sites

- Accomplishments:
 - Marshall:
 - Completed early Geotech and arborist field investigations
 - Completed hazardous materials study
 - Design team continued site investigations to confirm existing conditions and scope requirements
 - Design team submitted the initial SD package. Currently being reviewed and revised by the stakeholder review process.
 - TI work will be executed under CM/GC contract with Andersen Construction. New auxiliary building will be bid to the market.
 - Kenton:
 - Continued discussion with De La Salle HS to establish what work can be accomplished prior to their move out.
 - Established monthly meetings with De La Salle HS.
 - Grant:
 - Confirmed that Portland Evening and Summer Scholars will be located here.
 - Initial meeting held with program administration and Grant HS. Likely move will happen in summer 2020.
 - Madison:

- Confirmed that PISA program will be located here.
- Next Steps:
 - Marshall
 - Submit the Design Phase Approval package for SD/DD
 - Complete the 100% CD package and submit to the City of Portland
 - Solicit bid for GC
 - Kenton:
 - Complete the SD Document package and begin the stakeholder review process
 - Confirm scope of work
- Challenges:
 - Marshall:
 - Aligning the scope and budget.
 - Getting the right package ready for the TI portion to allow work to be completed in Summer 2020
 - Obtaining permit in time to start in Fall of 2020
 - Short time frame for GC selection for the new auxiliary building
 - Compressed timing of swing site build out at Marshall & move-in. 3-4 Phases anticipated
 - Kenton:
 - Development of the phasing plan due to short time periods available to complete the work.

VI. Questions

OSM/BAC Discussion

BAC to report to the BOE Bond Subcommittee on February 13th. Kevin Spellman will be out of town, so the BAC will designate an alternate attendee.

VII. Adjournment

Kevin adjourned the meeting at 8:25 PM.