



Bond Accountability Committee Meeting

July 20, 2016



Agenda

- Welcome & Introductions 5:30pm
- Public Comments 5:35pm
- Program Update 5:45pm
- BAC Discussion 7:00pm
- Wrap-Up 7:20pm
- Adjourn 7:30pm

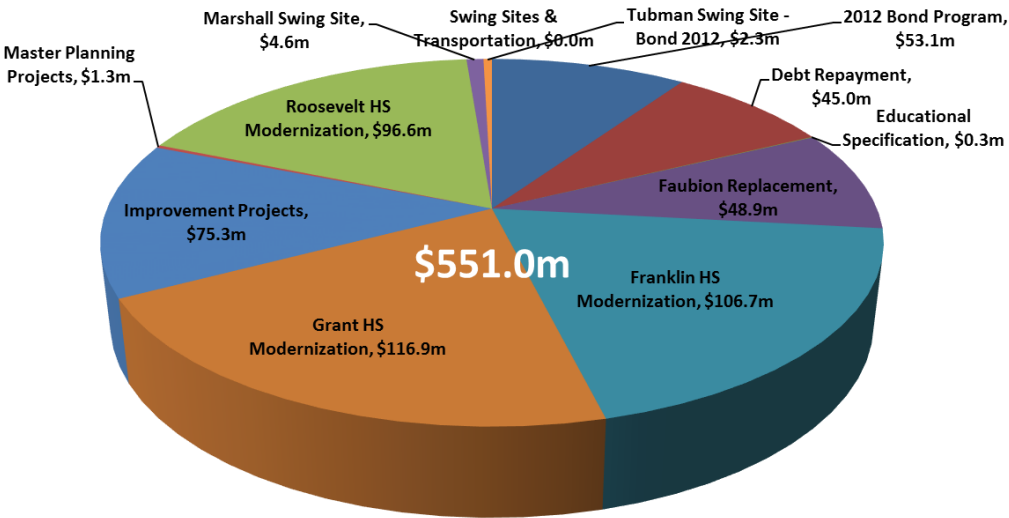


Public Comments



Program Update

Program Projected Budget Break-Down



Balanced Scorecard Program Status

Perspective	Last Meeting	Current
Overall	Green	Green
Budget	Green	Yellow
Schedule	Green	Green
Stakeholder	Green	Green
Equity	Yellow	Green

Comments

1. Franklin HS is in the Construction Phase
2. Roosevelt HS in the Construction Phases 1 & 2
3. Faubion PK-8 is in the Construction Phase
4. Grant HS is in the Design Development Phase
5. IP15 is in the Close-Out Phase
6. IP16 is in Construction
7. IP17 is in the Assessment Phase for a design

Schedule

JFM AMJ JAS OND JFM AMJ JAS OND JFM AMJ JAS OND JFM AMJ JAS OND JFM AMJ JAS OND

Projects	Construction Complete	ONGOING PROJECTS																			
		2014				2015				2016				2017				2018			
		1 Qtr	2 Qtr	3 Qtr	4 Qtr	1 Qtr	2 Qtr	3 Qtr	4 Qtr	1 Qtr	2 Qtr	3 Qtr	4 Qtr	1 Qtr	2 Qtr	3 Qtr	4 Qtr	1 Qtr	2 Qtr	3 Qtr	4 Qtr
Franklin HS	Mar 2017	[Gantt chart showing construction phases from 2014 to 2018]																			
Roosevelt HS	Nov 2017	[Gantt chart showing construction phases from 2014 to 2018]																			
Grant HS	Mar 2019	[Gantt chart showing construction phases from 2014 to 2018]																			
Faubion PK-8	Apr 2017	[Gantt chart showing construction phases from 2014 to 2018]																			
IP14	Aug 2014	[Gantt chart showing construction phases from 2014 to 2018]																			
IP15	Aug 2015	[Gantt chart showing construction phases from 2014 to 2018]																			
IP15-Science	Aug 2015	[Gantt chart showing construction phases from 2014 to 2018]																			
IP15-Maplewood	Aug 2015	[Gantt chart showing construction phases from 2014 to 2018]																			
Tubman Improve	Aug 2015	[Gantt chart showing construction phases from 2014 to 2018]																			
IP16	Aug 2016	[Gantt chart showing construction phases from 2014 to 2018]																			
IP17	Aug 2017	[Gantt chart showing construction phases from 2014 to 2018]																			

Planning & Design
Construction and Post Construction Activities
Move In - Close-out - Warranty

Anticipated Progress Next Period

1. Franklin HS will continue in the Construction Phase
2. Roosevelt HS will continue in Construction Phase 2
3. Faubion PK-8 will continue in the Construction Phase
4. Grant will be in the Design Development Phase
5. IP15 will remain in Close-Out
6. IP16 will be in Close-Out except elevators at Chavez and Scott
7. IP17 will be in Design Development



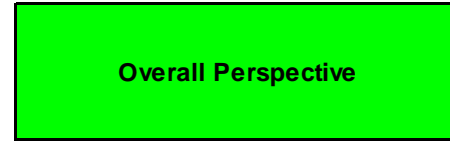
Program Update

Balanced Scorecard – Overall Perspective

Narrative Comments:

1. The Roosevelt and Franklin Modernization projects continue with construction activity both inside and outside of the buildings. Budgets and schedules continue to be 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. A board resolution is being prepared to move BOE contingency budget to replenish program reserves.
4. Master Planning efforts at Benson, Lincoln and Madison are now complete and presentations have been made to the BOE Bond Sub-committee. Final deliverable products are scheduled to be received by OSM no later than the end of July 2016.
5. The Grant Modernization Team now includes Anderson/Colas as the CM/GC who is under contract for preconstruction services.

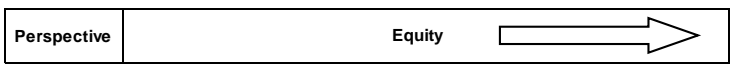
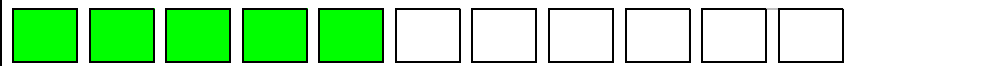
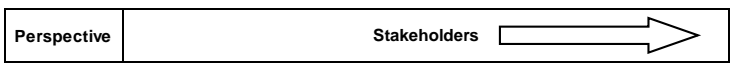
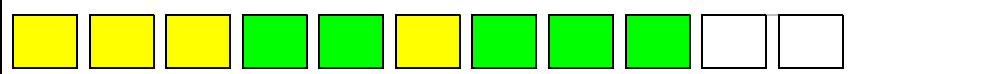
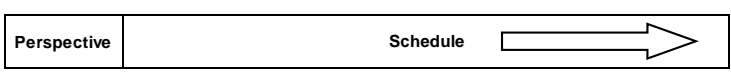
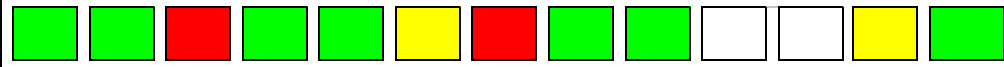
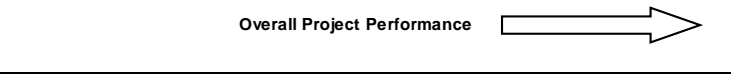
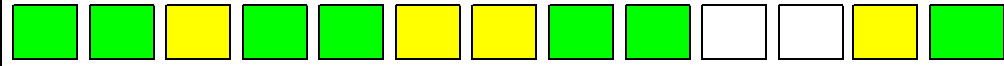
Color Key	
	Good
	Concerns
	Difficulty



Perspective	Perform
Budget	
Schedule	
Stakeholders	
Equity	
Average	

2012 Bond Projects

Grant HS	Roosevelt HS	Franklin HS	Faubion K8	Improvements 2015	Improvements 2016	Improvements 2017	Marshall Campus	Tubman			Program Contingency	Program Mgmt
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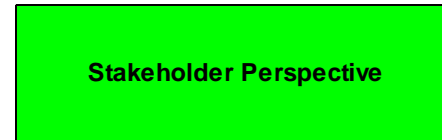
Program Update

Balanced Scorecard – Stakeholder Perspective

Narrative Comments:

1. Feedback continues to be largely positive. Towards the end of this summer we should start receiving more feedback and projects progress through design and construction phases.

Color Key	
	Good
	Concerns
	Difficulty



Strategic Obj.	Perform
A	
B	
C	
Average	

2012 Bond Projects

Grant HS	Roosevelt HS	Franklin HS	Faubion K8	Improvements 2015	Improvements 2016	Improvements 2017	Marshall Campus	Tubman				
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Strategic Objectives	Performance Measures	Performance Targets
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Objective A Meets Educational Needs	1	Project Scope Meets Educational Needs	Green: Rating of ≥ 4.0 (1 - 5 scale)
	2	Design Meets Educational Needs	Yellow: 3.0 - 4.0
	3	Construction Meets Educational Needs	Red: < 3.0

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Objective B Meets Maintenance / Facility Needs	4	Project Scope Meets Maint. / Facility Needs	Green: Rating of ≥ 4.0 (1 - 5 scale)
	5	Design Meets Maint. / Facility Needs	Yellow: 3.0 - 4.0
	6	Construction Meets Maint. / Facility Needs	Red: < 3.0

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Objective C Design Advisory Group (DAG) Needs	7	Master Planning: Scope Meets DAG Needs	Green: Rating of ≥ 4.0 (1 - 5 scale)
	8	Design Meets DAG Needs	Yellow: 3.0 - 4.0;
	9	Construction Meets DAG Needs	Red: < 3.0

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Program Update

Balanced Scorecard – Equity Perspective

Narrative Comments:

- OSM has transitioned to the district wide business equity tracking system (B2G), total certified business tracking for OSM is 12.3%.
- Workforce equity continues to be a positive story. The program is tracking at 23% overall. Should be receiving update data (including on IP2016) soon.
- OSM is well exceeding all student participation goals and only halfway through the year. Over this summer we will have 10 interns working on various projects.

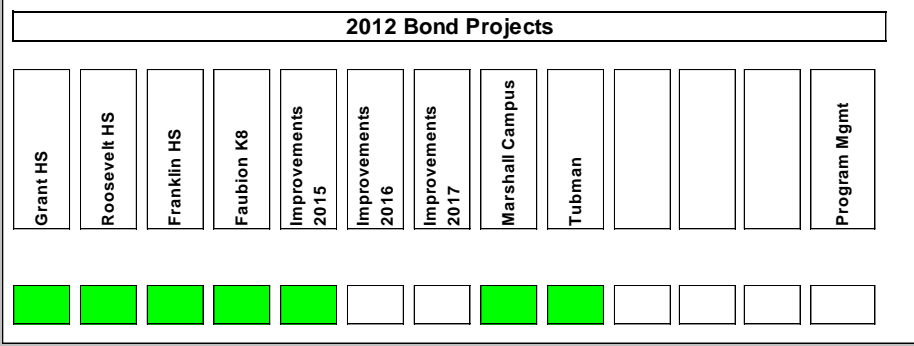
Color Key

	Good
	Concerns
	Difficulty

Equity Perspective

Strategic Obj.

	A
	B
	C
	Average

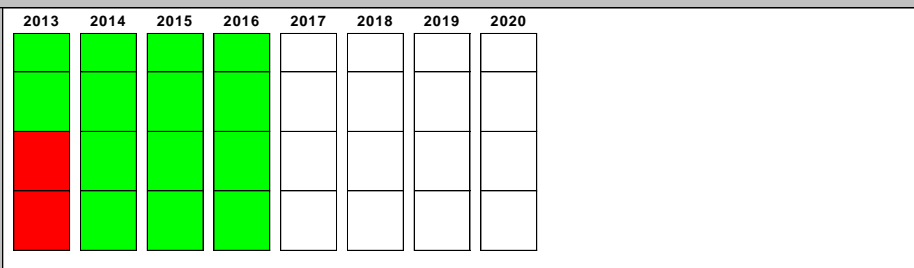


Strategic Objectives	Performance Measures	Performance Targets
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Objective A Meets Aspirational MWESB	1	Project objectives established	
	2	Consultants - % of payments made to MWESB owned	Green: MWESB >18% Yellow: MWESB >10% Red: MWESB <10%
	3	Contractors - % 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	Green: students > 500 Yellow: students > 100 Red: students < 100
	8	Tier 2 - 1-on-1, Short-Term Activities EG: job shadows, mock interviews	Green: students > 50 Yellow: students > 20 Red: students < 20
	9	Tier 3 - 1-on-1, Long-Term Activities EG: internships	Green: students > 10 Yellow: students > 5 Red: students < 5





Program Update

Balanced Scorecard – Budget Perspective

Narrative Comments:

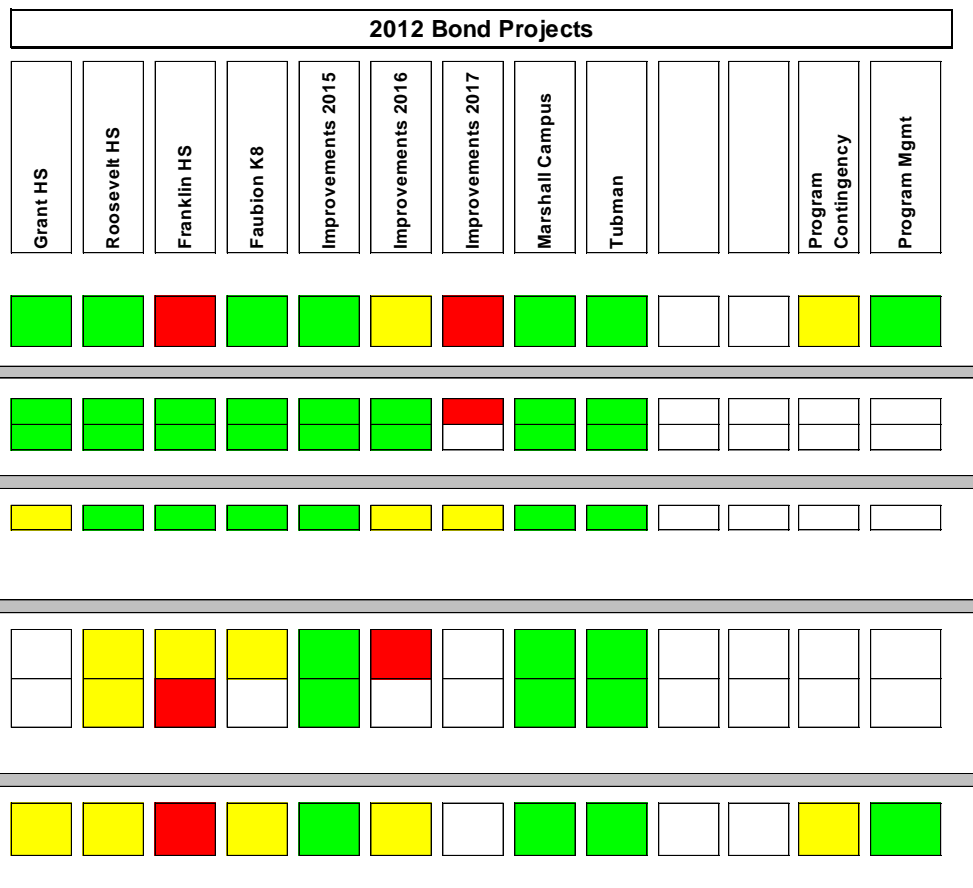
1. Faubion continues to roll through construction. The overall contingency is tight but costs have been managed well to date. No immediate cost issues are on the horizon.
2. Roosevelt is in the midst of its busiest construction phase. Crews are preparing for students in the new facilities while also beginning demolition of the interior of phase 2. Urgent needs as phase 1 completes as well as unforeseen issues caused by opening 100-year old walls makes for a challenging cost environment. The project team is keeping a close eye on all areas.
3. Franklin has encountered the most cost challenges to date. The project is still on schedule for opening in fall 2017, but the overall costs will exceed the current project budget. Program contingency will be necessary to backfill project expenses.
4. IP2017 has moved into design without the benefit of additional escalation (provided to all projects to date). Lack of escalation funding and historical cost data are causing this project to project well over budget. Scope decreases are likely necessary.

Color Key

	Good
	Concerns
	Difficulty

Budget Perspective

Strategic Obj.	Perform
A	
B	
C	
D	
Average	



Strategic Objectives	Performance Measures	Performance Targets
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Objective A Project Budget and Scope	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 complete

Objective D Project within Budget	6	Total Project Costs Within Budgeted Amount	Within Budgeted Amount
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Program Update

OSM Project Management Cost Report

Resources	April	Changes	Current
GO Bond	482,000,000		482,000,000
Bond Sale Premium	47,081,952		47,081,952
Earned Interest	310,318	295,056	605,374
Concordia University	15,539,710		15,539,710
State Rehabilitation Grant Program (SRGP)	2,832,390		2,832,390
SRGP Match (Fund 405)	85,068		85,068
Senate Bill 1149	1,606,015		1,606,015
Facilities & Asset Management (FAM)	198,057	21,760	219,817
Energy Trust	28,580	27,500	56,080
Debt Savings (Fund 405)	783,880		783,880
Verizon Roof Design	7,478		7,478
Great Field Funds	65,517		65,517
Alumni Associations		90,000	90,000
	550,538,965	434,316	550,973,281

Notable Resources Changes

- **Earned Interest**
- **FAM**
- **Energy Trust**
- **Alumni Associations**



Program Update

OSM Project Management Cost Report

Project Name	Prior Meeting Budget	Current Meeting Budget	Delta
Franklin HS Modernization	106,570,859	106,660,859	90,000
Grant HS Modernization	111,891,581	116,894,081	5,002,500
Roosevelt HS Modernization	96,617,431	96,642,431	25,000
Faubion Replacement	48,870,128	48,870,128	0
Improvement Project 2013	11,963,139	11,963,139	0
<i>Improvement Project 2014</i>	<i>17,878,809</i>	<i>18,106,799</i>	<i>227,990 pending</i>
Improvement Project 2015	13,623,142	13,623,142	0
Improvement Project 2015 - Maplewood	1,518,698	1,518,698	0
<i>Improvement Project 2015 - SCI</i>	<i>2,073,324</i>	<i>2,542,153</i>	<i>468,829 pending</i>
Improvement Project 2016	13,740,783	16,240,783	2,500,000
Improvement Project 2017	10,225,934	10,225,934	0
Improvement Project 2018	642,311	642,311	0
Improvement Project 2019	273,995	273,995	0
Master Planning - Benson HS	500,000	500,000	0
Master Planning - Cleveland HS	0	0	0
Master Planning - Jefferson HS	0	0	0
Master Planning - Lincoln HS	400,000	400,000	0
Master Planning - Madison HS	400,000	400,000	0
Master Planning - Wilson HS	0	0	0
Marshall Swing Site - Bond 2012	4,609,080	4,609,080	0
Tubman Swing Site - Bond 2012	2,335,000	2,335,000	0
Swing Sites & Transportation	0	0	0
Educational Specification	275,168	275,168	0
Debt Repayment	45,000,000	45,000,000	0
2012 Bond Program	61,129,586	53,249,583	-7,880,003
	550,538,968	550,973,284	434,316

Notable Budget Changes

- **FHS: Franklin Gym - Brick Campaign**
- **GHS: SD Budget adjustment & Energy Trust of Oregon**
- **RHS: Energy Trust of Oregon**
- **Close out budget reductions are still pending for IP14 and IP15-SCI**
- **IP16: Transfer budget to cover bids**



Program Update

OSM Project Management Cost Report

Project Cost Summary Report for 2012 Capital Improvement Bond Program

Capital Program Start Date: Nov 2012
 Capital Program End Date: Nov 2020

Report Run Date: 07.01.2016

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments (NEW)	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved	Estimated Final Project Cost (NEW)	Estimated Over/(Under) Budget (NEW)
	A	B	C (B + C)	D	E	F (E - C)	G	H	I (H-C)
Franklin HS Modernization	81,585,655	25,075,204 a	106,660,859	101,047,792	108,108,315	1,447,456	39,233,968	114,000,000	7,339,141
Grant HS Modernization	88,336,829	28,557,252 b	116,894,081	9,890,215	106,310,693	(10,583,388)	2,246,925	116,894,081	-
Roosevelt HS Modernization	68,418,695	28,223,736 c	96,642,431	91,124,187	93,921,834	(2,720,597)	47,583,651	96,617,431	(25,000)
Faubion Replacement	27,035,537	21,834,591 d	48,870,128	43,937,003	46,804,913	(2,065,215)	12,849,002	48,500,000	(370,128)
Improvement Project 2013	9,467,471	2,495,668 e	11,963,139	11,963,139	11,963,139	-	11,963,139	11,963,139	-
Improvement Project 2014	13,620,121	4,486,678 f	18,106,799	17,811,539	17,811,539	(295,260)	17,811,539	17,811,539	(295,260)
Improvement Project 2015	13,521,066	(47,924) g	13,623,142	13,631,818	13,477,070	(146,072)	13,452,023	13,477,070	(146,072)
Improvement Project 2015 - Maplewood	-	1,518,698 h	1,518,698	1,518,698	1,518,698	-	1,518,698	1,518,698	-
Improvement Project 2015 - SCI	-	2,542,153 i	2,542,153	2,057,686	2,057,686	(484,467)	2,057,686	2,057,686	(484,467)
Improvement Project 2016	15,274,437	966,346 j	16,240,783	14,116,014	14,888,437	(1,352,346)	1,567,578	15,800,000	(440,783)
Improvement Project 2017	6,796,707	3,429,227 k	10,225,934	2,420,362	16,745,092	6,519,158	-	18,264,800	8,038,866
Improvement Project 2018	9,062,119	(8,419,808) l	642,311	-	545,964	(96,347)	-	545,964	(96,347)
Improvement Project 2019	-	273,995 m	273,995	-	232,896	(41,099)	-	232,896	(41,099)
Master Planning - Benson HS	191,667	308,333 n	500,000	400,038	425,231	(74,769)	301,204	500,000	-
Master Planning - Cleveland HS	191,667	(191,667) o	-	-	-	-	-	-	-
Master Planning - Jefferson HS	191,667	(191,667) o	-	-	-	-	-	-	-
Master Planning - Lincoln HS	191,667	208,333 p	400,000	372,555	400,000	-	338,728	385,000	(15,000)
Master Planning - Madison HS	191,667	208,333 p	400,000	321,342	400,758	758	228,830	400,000	-
Master Planning - Wilson HS	191,667	(191,667) o	-	-	-	-	-	-	-
Marshall Swing Site - Bond 2012	-	4,609,080 q	4,609,080	4,159,322	4,479,940	(129,140)	4,031,762	4,609,080	-
Tubman Swing Site - Bond 2012	-	2,335,000 r	2,335,000	1,193,479	1,963,479	(371,521)	1,103,886	1,963,479	(371,521)
Swing Sites & Transportation	9,550,000	(9,550,000) s	-	-	-	-	-	-	-
Educational Specification	-	275,168 t	275,168	275,168	275,168	-	275,168	275,168	-
Debt Repayment	45,000,000	-	45,000,000	45,000,000	45,000,000	-	45,000,000	45,000,000	-
2012 Bond Program	93,181,361	(39,931,778) u	53,249,583	24,599,245	39,108,288	(14,141,295)	15,785,179	39,108,288	(14,141,295)
TOTAL	482,000,000	68,823,284	550,973,284	385,839,600	526,439,139	(24,534,145)	217,348,965	549,924,318	(1,048,965)



Program Update

Balanced Scorecard – Schedule Perspective

Narrative Comments:

- Although construction is rapidly progressing at Roosevelt High School, OSM is considering an adjustment to the phasing plan to enhance student safety.
- Franklin High School's schedule remains very challenging.
- Faubion continues to be on schedule and proceeding very well.
- Grant HS design timeline remains constant for a Design Development completion in October 2016.
- IP2016 work has begun as planned. A significant modification has already been initiated to mitigate multiple unforeseen conditions with the Cleveland HS roof. All 7 schools are still expected to open on schedule.
- Oh Planning and Design has been selected as the design firm for IP2017. The start of this design was delayed when it was pulled from the BOE consent agenda on the 14th of June.

Color Key	
	Good
	Concerns
	Difficulty

Schedule Perspective

Strategic Obj.	Perform
A	
B	
C	
D	
Average	

2012 Bond Projects

Grant HS	Roosevelt HS	Franklin HS	Faubion K8	Improvements 2015	Improvements 2016	Improvements 2017	Marshall Campus	Tubman				

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

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

Project Updates

- Franklin High School
- Roosevelt High School
- Grant High School
- Faubion PK-8
- Tubman Campus
- IP2015
- IP2016
- IP2017
- Master Planning

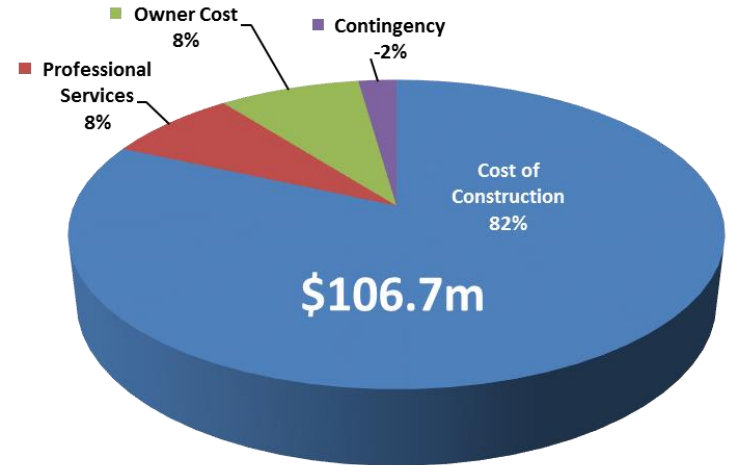


Project Description

Brief Project Description: Full campus modernization to accommodate a student capacity of 1,700 and a core capacity of 1,700 students based on a master planning process that included stakeholder input. All campus functions have been relocated to the Marshall Campus.

Current Project Phase: Construction
Construction Start: Summer of 2015
Construction Duration: 25.5 Months
Scheduled Completion: Summer of 2017
Design Firm: DOWA-IBI Group
Contractor: Skanska

Projected Budget Breakout



Comments

- Unforeseen Issues w/Abatement and Soils conditions continue to challenge the budget. Additionally, BIM coordination issues are greater than normal.**
- Project Schedule remains critical and has been impacted by unforeseen site conditions, both below grade and hazardous materials. BIM coordination has also impacted schedule.**
- All permits have been issued with the exception of Sector 8 - Concessions/Restroom Facility. This permit was expected in April. To date, it has not been issued.**
- SAFETY:**
 - Recordable Accidents: 5**
 - Reportable Accidents: 0**

Photos



Sector 4 Framing



SCHOOL BUILDING IMPROVEMENT BOND

Franklin HS Modernization



SKANSKA

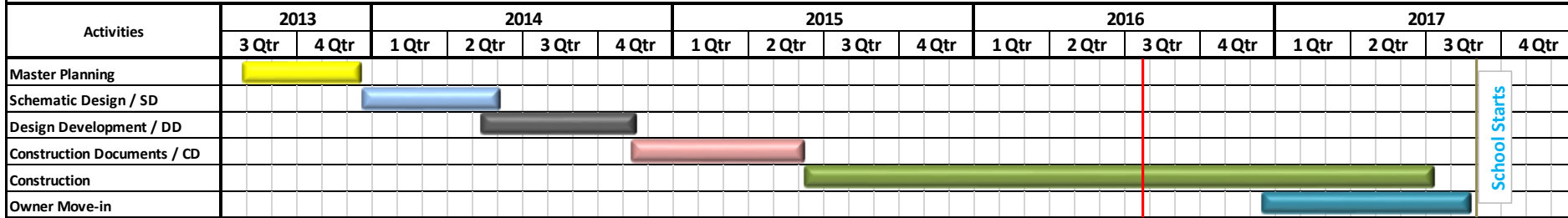
June 3, 2016





Schedule

Summary Schedule



School Starts

Significant Schedule Milestone Assessment

Significant Milestone Activity Name	Baseline		Schedule Update				Actual					
	Start	Finish	Start	Start Delta from PDB *	Finish	Finish Delta from PDB*	Start	Start Delta from PDB*	Start Delta from Update*	Finish	Finish Delta from PDB*	Finish Delta from Update*
Issue Building Permit (BP #3)	10-May-15	10-May-15	17-Aug-15	99	17-Aug-15	99	3-Sep-15	116	17	3-Sep-15	116	17
S1 - Performing Arts Center	29-Jun-15	17-Mar-17	29-Jun-15	0	25-May-17	69	29-Jun-15	0	0			
S2 - STEM/CTE	29-Jun-15	30-Nov-16	29-Jun-15	0	6-Apr-17	127	29-Jun-15	0	0			
S3 - West Wing Classroom Renovations	31-Jul-15	23-Nov-16	31-Jul-15	0	13-Feb-17	82	31-Jul-15	0	0			
S4 - Main Building Renovations	4-Sep-15	29-Dec-16	4-Sep-15	0	16-May-17	138	4-Sep-15	0	0			
S5 - Student Commons	9-Jul-15	16-Feb-17	9-Jul-15	0	5-May-17	78	9-Jul-15	0	0			
S6 - East Wing Renovations	21-Sep-15	2-Dec-16	21-Sep-15	0	5-May-17	154	19-Aug-15	-33	-33			
S7 - Athletic Bldg	22-Jul-15	3-Jan-17	22-Jul-15	0	17-Jan-17	14	22-Jul-15	0	0			
S8 - Grandstand & Concessions	28-Jul-16	2-Dec-16	28-Jun-16	-30	12-Dec-16	10						
Owner Move In	21-Mar-17	23-Aug-17	23-Dec-16	-88	24-Aug-17	1						
Substantial Completion Building	17-Mar-17	17-Mar-17	25-May-17	69	25-May-17	69						
Substantial Completion Site	19-Jul-17	19-Jul-17	11-Jul-17	-8	11-Jul-17	-8						

Changed Schedule Dates

Activity has reached some or all completion dates

* Calendar Days

Construction Status

Percent Complete Planned: 45%

Percent Complete Actual: 40%



Contingency Update

GMP Contingency				
	\$	Original	Buyout Add	
Start	\$3,787,692	\$2,798,852	\$988,840	
Used	\$2,672,495			
Subtotal	\$1,115,197			
		Submitted	Pending	Revise & Resubmit
Submitted and Pending	-\$1,165,699	-\$275,762	-\$523,572	-\$366,365
Future Projection	-\$1,200,000			
Subtotal	-\$2,365,699			
GMP Contingency Subtotal	-\$1,250,502			

Project Contingency			
	\$	Changes	Buyout
Start	\$8,152,203		
Used	-\$9,448,349	-\$4,427,094	-\$5,021,255
Subtotal	-\$1,296,146		
		Submitted	Pending
Submitted and Pending	-\$3,395,938	-\$2,237,315	-\$1,158,623
Future Projection	-\$850,000		
Subtotal	-\$4,245,938		
Project Contingency Subtotal	-\$5,542,084		

Contingency Projection	-\$6,792,586
-------------------------------	---------------------



Project Description

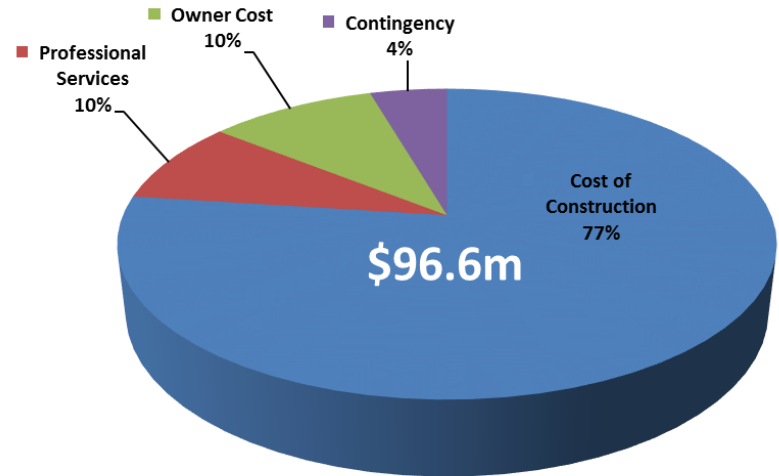
Brief Project Description: Full campus modernization to accommodate a student capacity of 1,350 and a core capacity of 1,700 based on master planning and schematic design processes that included stakeholder input. All students are to be housed on site during the phased project construction.

Current Project Phase: Construction
Construction Start: Spring of 2015
Construction Duration: 31.1 Months
Scheduled Building Completion: Summer of 2017
Design Firm: Bassetti Architects
Contractor: Lease Crutcher Lewis

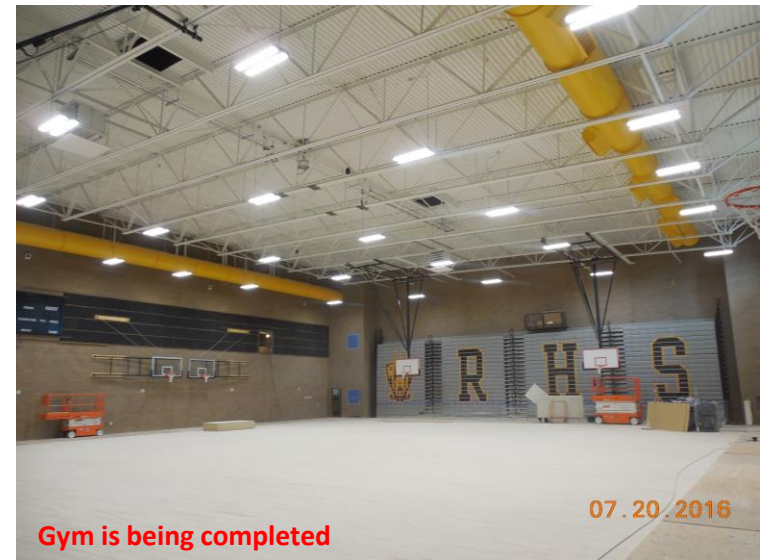
Comments

1. Construction work progressed at a brisk pace during the last 30 days.
2. The swinging of students on-site during construction continues to present challenges that were not necessarily fully understood during the planning and design phases.
3. Construction has begun in Phase 2 in the 1921 building with excavation of the courtyard and abatement and demolition fully underway, we expect to uncover additional unforeseen items that will need to be properly forecasted.
4. SAFETY:
 - Recordable Accidents: 0
 - Reportable Accidents: 0

Projected Budget Breakout



Photos





Science Classroom being completed

07.20.2016



Science Classroom being completed

07.20.2016



Restroom work

07.20.2016



Exterior Work Continues

07.20.2016



June 3, 2016

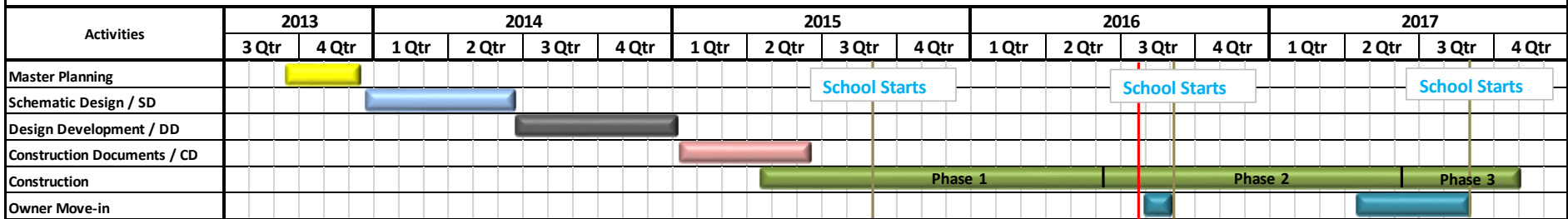


July 2016



Schedule

Summary Schedule



Significant Schedule Milestone Assessment

Significant Milestone Activity Name	PD Baseline		Schedule Update				Actual					
	Start	Finish	Start	Start Delta from PDB *	Finish	Finish Delta from PDB*	Start	Start Delta from PDB*	Start Delta from Update*	Finish	Finish Delta from PDB*	Finish Delta from Update*
P1 - North Library Demolition	26-Jun-15	27-Jul-15	30-Mar-15	-88	13-Aug-15	17	22-Jun-15	-4	84	10-Jul-15	-17	-34
P1 - Gym Demolition	10-Apr-15	17-Jul-15	30-Mar-15	-11	13-Aug-15	27	17-Apr-15	7	18	18-Aug-15	32	5
P1 - Boiler Room Demolition	16-Jul-15	13-Aug-15	30-Mar-15	-108	13-Aug-15	0	12-Aug-15	27	135	8-Sep-15	26	26
Issue Final Building Permit - BP #2	----	23-Jan-15	29-May-15	----	21-Aug-15	210	29-May-15	----	0	14-Dec-15	325	115
P1 - Media Center / Library	28-Aug-15	27-Jun-16	29-Jun-15	-60	19-Sep-16	84	2-Jul-15	-57	3			
P1 - Gym Construction	29-Jun-15	11-Aug-16	6-Jul-15	7	5-Aug-16	-6	19-Aug-15	51	44			
P1 - Performing Arts / Commons	10-Aug-15	12-Aug-16	28-Sep-15	49	19-Sep-16	38	28-Sep-15	49	0			
Owner Move In - Phase 1	21-Mar-17	----	1-Aug-16	-232	28-Aug-16	----						
P2 - 1921 Building Construction	7-Sep-16	17-Aug-17	10-Jun-16	-89	17-Aug-17	0	10-Jun-16	-89	0			
P2 - Owner Move In	----	23-Aug-17	24-Apr-17	----	5-Sep-17	13						
P3 - Sitework Construction	13-Jun-17	2-Nov-17	8-May-17	-36	3-Nov-17	1						

Changed Schedule Dates

Activity has reached some or all completion dates

* Calendar Days

Construction Status

Percent Complete Planned: 60%

Percent Complete Actual: 55%

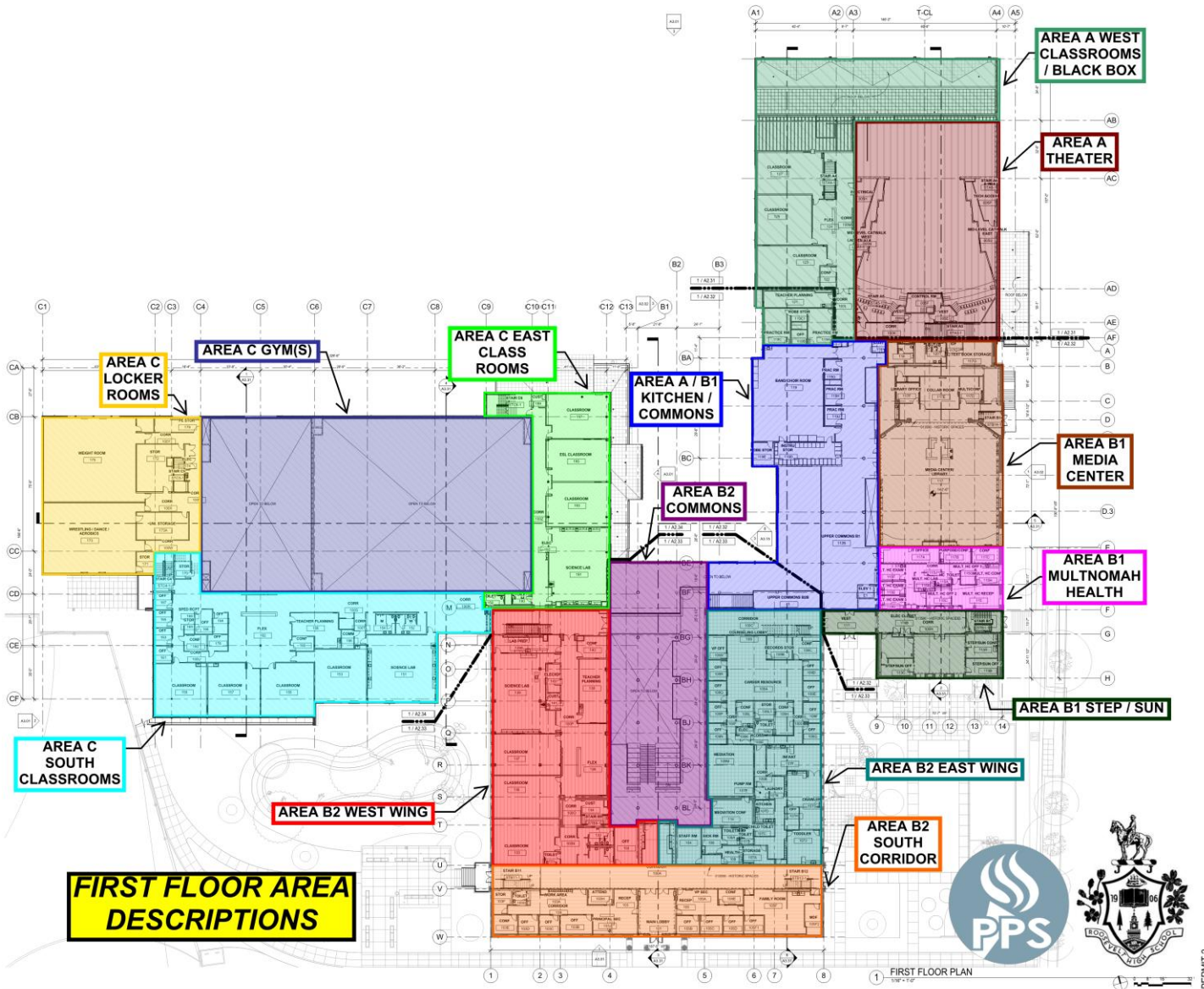
BP = Bid Package

Construction Phasing:

- Phase 1 (P1) - New Gymnasium/Classroom Wing/Theater/Renovated Building for New Arts & Media Center
- Phase 2 (P2) - Main Building Fully Renovated
- Phase 3 (P3) - Sitework/ Ball Fields/Demolition of Cafeteria, Library & Removal of Temporary Facilities



Site Area Diagram



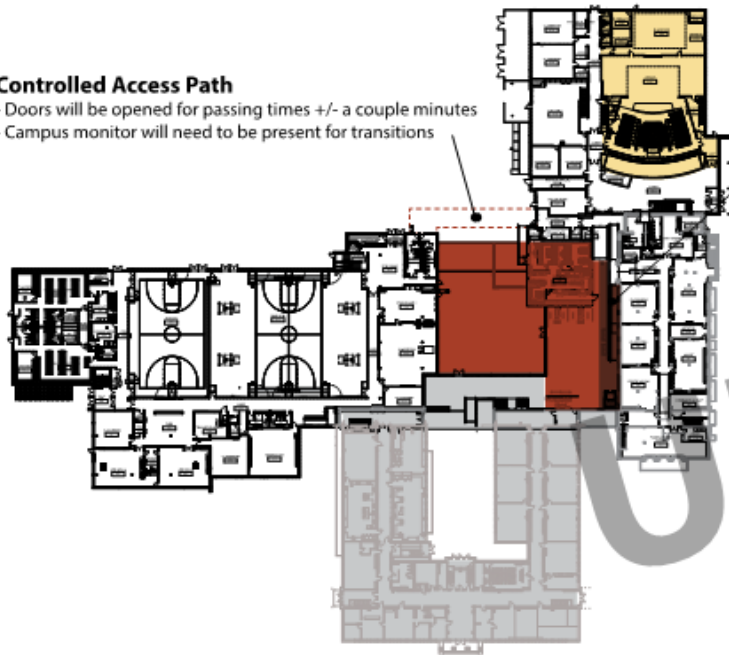


Potential Revised Phasing Plan

Lower Ground & Ground Level

Controlled Access Path

- Doors will be opened for passing times +/- a couple minutes
- Campus monitor will need to be present for transitions

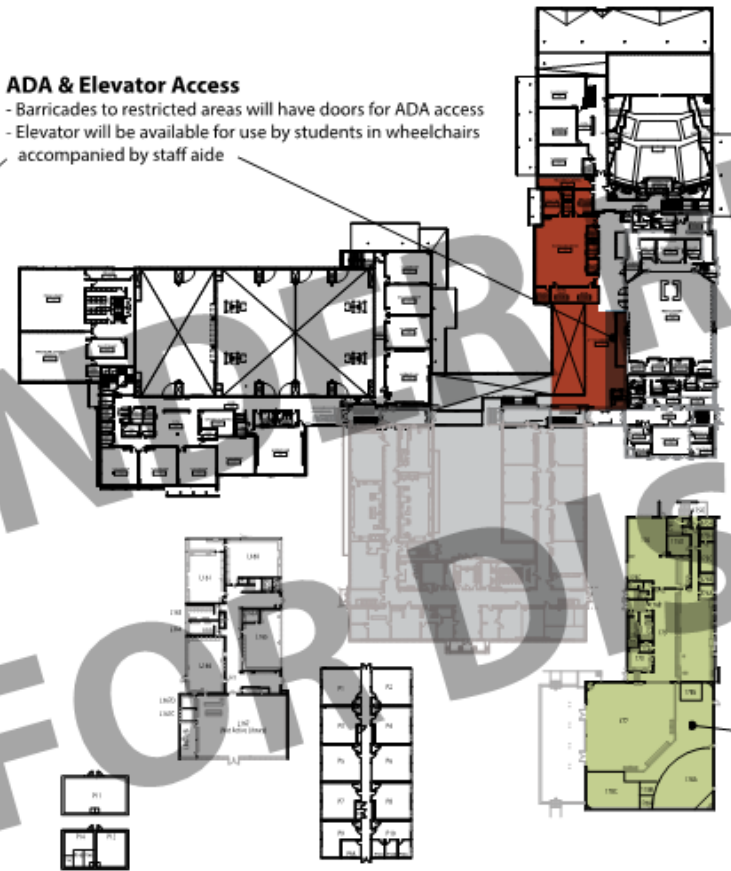


First Level

* Some building locations scaled/adjusted to fit map

ADA & Elevator Access

- Barricades to restricted areas will have doors for ADA access
- Elevator will be available for use by students in wheelchairs accompanied by staff aide



KEY

- No Access Areas for Safety**
Due to swing of high boom crane
Anticipated Turnover: December 2016
- Delayed Turnover**
Due to postponed schedule
Anticipated Turnover: November 2016
- Swing Space**
Area in-use during Fall 2016

NOT FOR DIS

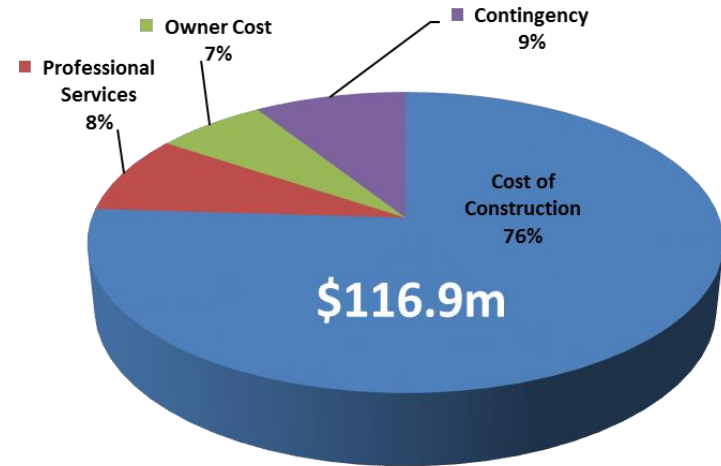


Project Description

Brief Project Description: Full campus modernization to accommodate a student capacity of 1,700 and a core capacity of 1,700 students based on a master planning process that includes stakeholder input. All campus functions are to be relocated to the Marshall Campus during construction.

Current Project Phase: Design Development
Construction Start: Summer of 2017
Construction Duration: 21.4 Months
Scheduled Completion: Summer of 2019
Design Firm: Mahlum
Contractor: Anderson - Colas

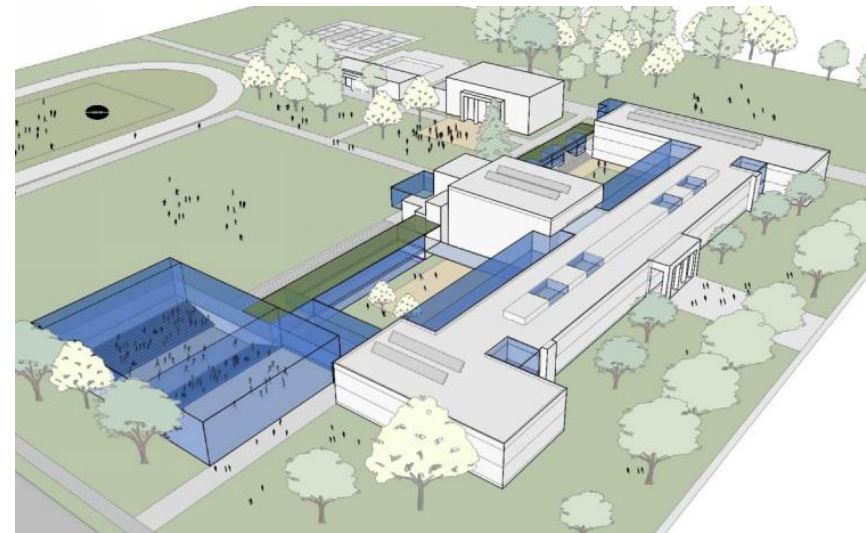
Projected Budget Breakout



Comments

1. \$5m has been added to the budget on the GHS budget discussion on the 12th of May.
2. Estimating reconcile is taking longer than expected, we are starting to effect designers time line.
3. RFP for Commissioning Services has been sent out to 5 bidders.
4. Internal Stakeholder + Outreach: on hold until all parties get back from summer break.
5. Early assist meetings with BDS and PBOT have been conducted in advance of the future Land Use application submittal.

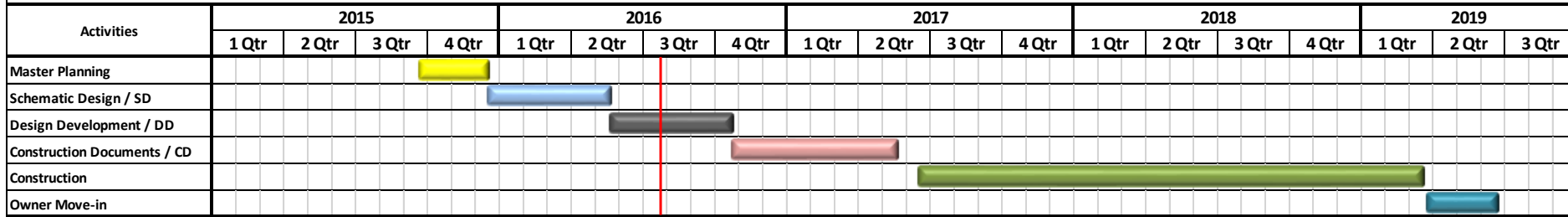
Photos





Schedule

Summary Schedule



Significant Schedule Milestone Assessment

Significant Milestone Activity Name	Project Director Baseline (PDB)		Schedule Update				Actual					
	Start	Finish	Start	Start Delta from PDB*	Finish	Finish Delta from PDB*	Start	Start Delta from PDB*	Start Delta from Update*	Finish	Finish Delta from PDB*	Finish Delta from Update*
Prepare, Release Design Firm RFP	16-Mar-15	10-Apr-15	4-Feb-15	-40	31-Mar-15	-10	28-Jan-15	-47	-7	29-Jun-15	80	90
Design Notice to Proceed	1-Jul-15	1-Jul-15	19-Aug-15	49	19-Aug-15	49	23-Sep-15	84	35	23-Sep-15	84	35
Master Planning	1-Jul-15	9-Oct-15	19-Aug-15	49	15-Dec-15	67	23-Sep-15	84	35	15-Dec-15	67	0
Master Plan Approved by PPS BOE	9-Oct-15	9-Oct-15	16-Dec-15	68	16-Dec-15	68	15-Dec-15	67	-1	15-Dec-15	67	-1
Schematic Design	10-Oct-15	4-Apr-16	16-Dec-15	67	20-May-16	46	16-Dec-15	67	0	20-May-16	46	0
Request Proposals by CM/GC	6-Nov-15	14-Dec-15	16-Feb-16	102	30-Mar-16	107	3-Mar-16	118	16	6-Apr-16	114	7
CM/GC Notice To Proceed (Precon)	4-Feb-16	4-Feb-16	3-May-16	89	3-May-16	89	26-May-16	112	23	26-May-16	112	23
Design Development	5-May-16	10-Sep-16	20-May-16	15	26-Oct-16	46	21-May-16	16	1			
Construction Documents	11-Sep-16	1-May-17	26-Oct-16	45	15-May-17	14						
Sign GMP	7-Oct-16	7-Oct-16	16-Nov-16	40	16-Nov-16	40						
Building Permit	11-Mar-17	9-Jun-17	15-May-17	65	10-Sep-17	93						
CM/GC Mobilize to site	15-Jun-17	15-Jun-17	15-Jun-17	0	15-Jun-17	0						
Substantial Completion	20-Mar-19	20-Mar-19	20-Mar-19	0	20-Mar-19	0						
Owner Move In	2-May-19	20-Jun-19	23-Apr-19	-9	20-Jun-19	0						

Changed Schedule Dates

Activity has reached some or all completion dates

* Calendar Days

July 2016

Master Plan	2.8 months
Activity Durations	
SDs	5.2 months
DDs	5.3 months
CDs	6.7 months
Total Design	17.2 months
Construction	21.4 months



Project Description

Brief Project Description: In direct partnership with Concordia University for a full campus replacement, this project will be constructed based on a master planning process that included stakeholder input. All campus functions are to be relocated during construction.

Current Project Phase: Construction

Construction Start: 1st Qtr 2015

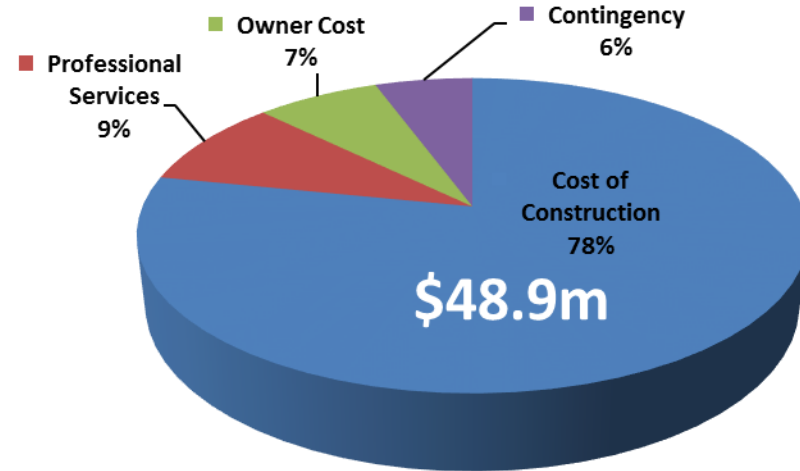
Construction Duration: 15.5 Months

Scheduled Completion: Summer of 2017

Design Firm: BORA

Contractor: Todd Construction

Projected Budget Breakout



Comments

- PBOT review of the off site improvements has continued to drag on.**
 - PBOT has changed their mind on design comments twice which has held up the submittal review and engineer's response.
 - This delay is impacting the contractor's ability to install the new water service for the project.
- There was a near miss with the CMU scaffolding hydro mobile due to operator error.**
 - The operator has been replaced.
- SAFETY:**
 - **Recordable Accidents: 0**
 - **Reportable Accidents: 0**

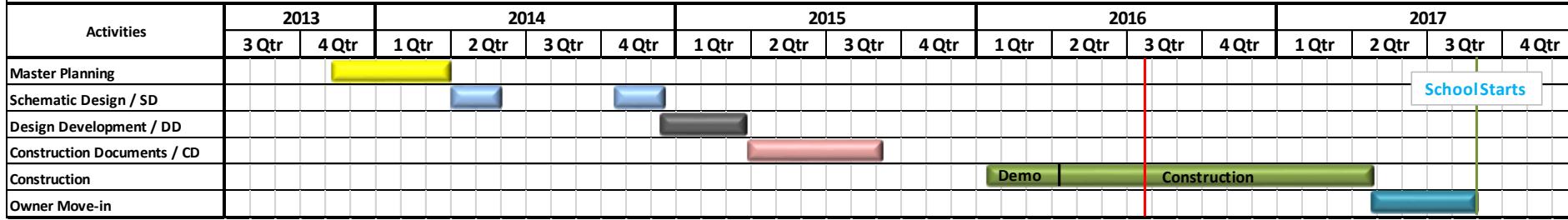
Photos





Schedule

Summary Schedule



Significant Schedule Milestone Assessment

Significant Milestone Activity Name	Baseline (BL)		Schedule Update				Actual					
	Start	Finish	Start	Start Delta from BL*	Finish	Finish Delta from BL*	Start	Start Delta from BL*	Start Delta from Update	Finish	Finish Delta from BL*	Finish Delta from Update
Land & Building Permits	6-Jan-15	25-Mar-16	27-May-14	-224	19-Feb-16	-35	27-May-14	-224	0	23-Feb-16	-31	4
GC Notice To Proceed	29-Jan-16	29-Jan-16	16-Dec-15	-44	16-Dec-15	-44	14-Jan-16	-15	29	14-Jan-16	-15	29
GC Mobilize to site	13-Jun-16	13-Jun-16	17-Dec-15	-179	17-Dec-15	-179	15-Jan-16	-150	29	15-Jan-16	-150	29
Site Preparation and Demolition	15-Jan-16	22-Mar-16	15-Jan-16	0	22-Mar-16	0	15-Jan-16	0	0	16-Mar-16	-6	-6
Underground, Foundation, SOG	26-Jan-16	6-Jun-16	26-Jan-16	0	21-Jul-16	45	25-Jan-16	-1	-1			
Structure, Roof and Exterior	13-May-16	27-Mar-17	20-May-16	7	1-May-17	35	18-Apr-16	-25	-32			
Interior Rough In and Framing	25-Jul-16	9-Dec-16	23-Sep-16	60	23-Dec-16	14						
Interior Build-out	22-Aug-16	3-Feb-17	21-Oct-16	60	2-Mar-17	27						
Area Complete, Ready for Turn over	20-Dec-16	14-Mar-17	18-Jan-17	29	27-Apr-17	44						
Substantial Completion	25-Apr-17	25-Apr-17	24-Apr-17	-1	24-Apr-17	-1						
Owner Move In	8-Jun-17	10-Aug-17	25-Apr-17	-44	26-Aug-17	16						

Changed Schedule Dates
Activity has reached some or all dates

* Calendar Days

Construction Status	
Percent Complete Planned:	21%
Percent Complete Actual:	21%



SCHOOL BUILDING IMPROVEMENT BOND

Faubion PK-8 School Replacement



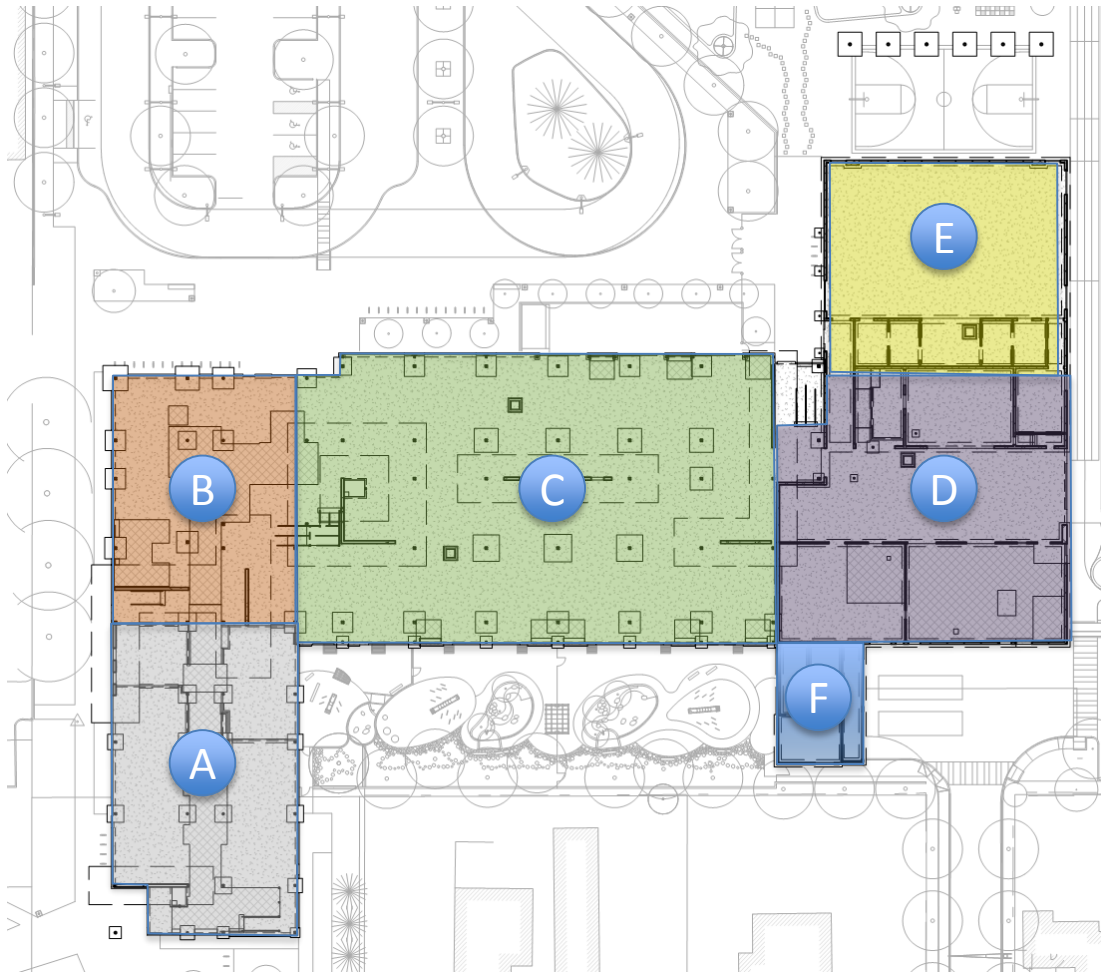
TODD Construction INC.

June 29, 2016





Site Area Diagram



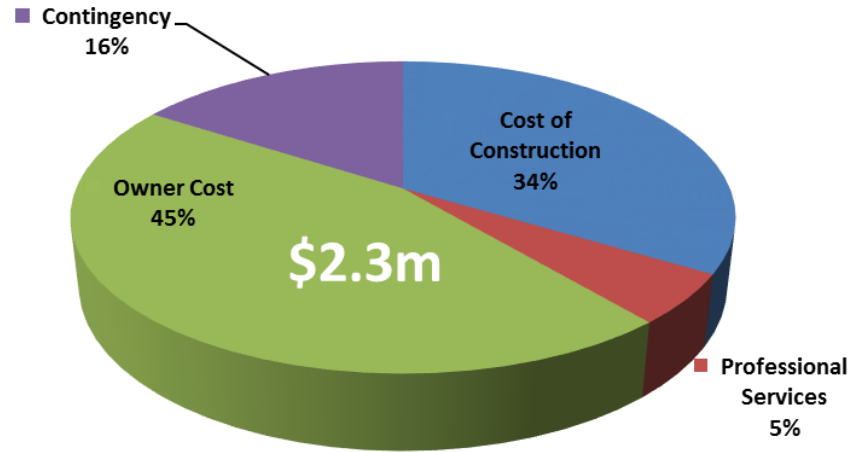


Project Description

Brief Project Description: Campus improvements to facilitate the occupancy by the Faubion PK-8 campus. Improvements are focused on accessibility, safety, and program adjustments for PK-8 users.

Current Project Phase: Closeout
Construction Start: May 2015
Construction Duration: 2.2 Months
Construction Completion: August 2015
Design Firm: BOORA Architects Inc.
Contractor: 2KG Contractors Inc.; McDonald + Wetle

Projected Budget Breakout



Comments

1. There is a pending move of \$770,000 from Owner Cost to CSM Contingency based on a decision that the Student Transportation costs were not required by the project costs.
2. The pending move of funds and decision making has delayed to closeout of this project
3. SAFETY:
 - Recordable Accidents: 0
 - Reportable Accidents: 0

Photos





Project Description

Project Description: A multiple site project with multiple construction areas

Current Project Phase: Closeout

Completion: 6 May 16

Construction Duration: 65 Calendar Days for Summer Work

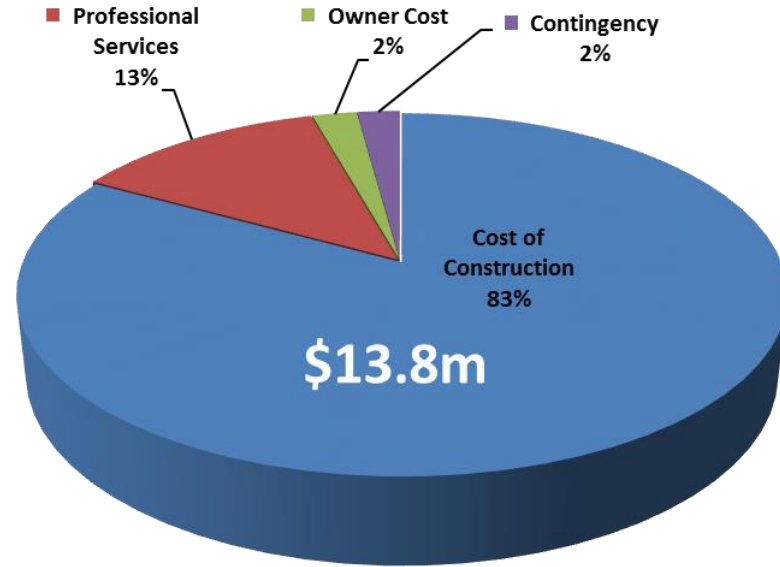
Design Firm	School	Roof Replacement / Seismic Bracing	Seismic Improvements	Accessibility	Science Classrooms Improvements	Construction Package
Oh Planning	Ainsworth (K-5)	X		X*		1
	Woodlawn (PK-8)			X*		
	Hayhurst (K-5)	X			X	2
	Stephenson (K-5)	X				
Oh Planning	Creative Science / Clark (K-8)	X			X	3
	Llewellyn (K-5)		X			
	Buckman (K-5)	X		X		4
	Sabin (PK-8)	X		X	X	

X* = Includes Elevator

Comments

- The Ainsworth elevator is turned over and fully operational.
- More than \$250,000 is expected to be returned to the program.
- All contracts are in closeout.
- SAFETY:**
 - Recordable Accidents: 1
 - Reportable Accidents: 0

Projected Budget Breakout



Photos





Project Description

Project Description: A 7 site project with multiple construction areas

Current Project Phase: Construction

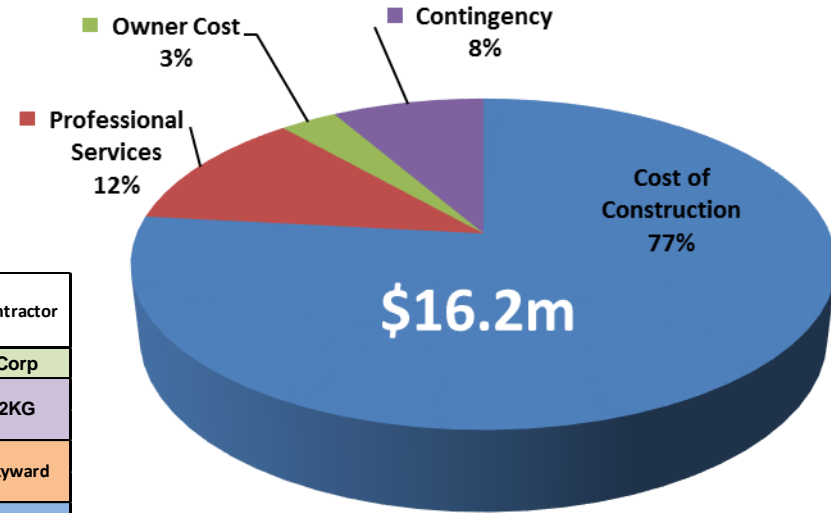
Scheduled Completion: August 2016 (Elevators Dec 2017)

Construction Duration: 72 Calendar Days for Summer Work

Design Firm: Oh Planning & BBL

Contractor: Corp, 2KG, Skyward

Projected Budget Breakout



Design Firm	School	Roof Replacement / Seismic Bracing	Seismic Improvements	Accessibility	Science Classrooms Improvements	Windows	Contractor
OHPD	Cleveland (9-12)	X		X			Corp
OHPD	Cesar Chavez (K-8)			X*	X		2KG
OHPD	Scott (K-8)			X*	X		
BBL	MLC (K-12)		X	X	X		Skyward
BBL	Sellwood (6-8)	X			X		
BBL	Abernethy (K-5)	X	X				2KG
BBL	Jefferson (9-12)		X	X			

Comments

- The Cleveland HS Roof has been most challenging to date.
- All projects are expected to open on time with elevator work at Chavez and Scott to continue.
- SAFETY:**
 - Recordable Accidents: 0
 - Reportable Accidents: 0

Photos



Cleveland HS - Deteriorated Tectum Decking Panel



Original Tectum Panel



Interior Wood Shop through Tectum Panel



New Metal Roof Decking in Metal Shop



New Metal Roof Decking in Wood Shop



Schedule

Summary Schedule

Activities	2015												2016											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planning & Project Assessments																								
Design and Permits																								
Construction Bidding																								
Construction and Move in																								

Significant Schedule Milestone Assessment

Significant Milestone Activity Name	Baseline (BL)		Schedule Update				Actual					
	Start	Finish	Start	Start Delta from BL*	Finish	Finish Delta from BL*	Start	Start Delta from BL*	Start Delta from Update	Finish	Finish Delta from BL*	Finish Delta from Update
Release Design Firm RFP	9-Feb-15	17-Mar-15	9-Feb-15	0	17-Mar-15	0	9-Feb-15	0	0	17-Mar-15	0	0
Design Notice to Proceed	15-May-15	15-May-15	12-Jun-15	28	12-Jun-15	28	23-Jun-15	39	11	23-Jun-15	39	11
Project Assessment	15-May-15	2-Jul-15	15-May-15	0	15-Sep-15	75	23-Jun-15	39	39	15-Sep-15	75	0
Schematic Design / SD	3-Jul-15	26-Aug-15	21-Jul-15	18	15-Oct-15	50	21-Jul-15	18	0	18-Nov-15	84	34
Design Development / DD	27-Aug-15	25-Oct-15	15-Sep-15	19	25-Nov-15	31	15-Sep-15	19	0	8-Jan-16	75	44
Construction Documents / CD	26-Oct-15	18-Jan-16	15-Nov-15	20	16-Feb-16	29	9-Jan-16	75	55	17-Mar-16	59	30
Permit submittal and review	30-Jan-16	29-May-16	17-Feb-16	18	31-May-16	2	14-Mar-16	44	26	15-Jun-16	17	15
Request GC ITBs	1-Feb-16	21-Feb-16	15-Mar-16	43	27-Apr-16	66	9-Mar-16	37	-6	27-Apr-16	66	0
Review GC ITBs	22-Feb-16	11-Mar-16	12-Apr-16	50	28-Apr-16	48	6-Apr-16	44	-6	19-May-16	69	21
GC Notice To Proceed	25-Mar-16	25-Mar-16	4-May-16	40	1-Jun-16	68	19-May-16	55	15	19-May-16	55	-13
Substantial Completion	25-Aug-16	25-Aug-16	20-Aug-16	-5	20-Aug-16	-5						
Elevator Substantial Completion	30-Apr-17	30-Apr-17	28-Feb-17	-61	22-Dec-17	236						

Changed Schedule Dates

Activity has reached some or all completion dates



Project Description

Project Description: A multiple site project with multiple construction areas

Current Project Phase: Assessment

Scheduled Completion: August 2017

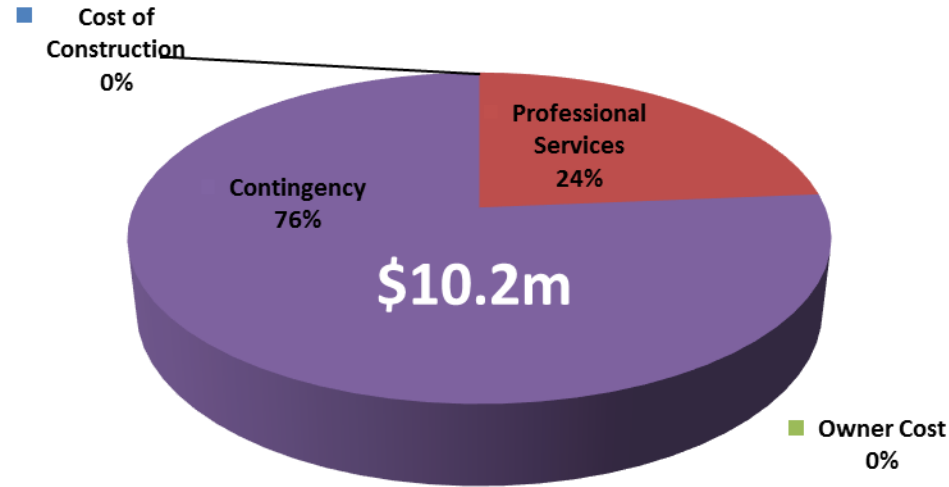
Construction Duration: 77 Calendar Days for Summer Work

Design Firm: Oh Planning & Design

Contractor: TBD

School	Roof Replacement / Seismic Bracing	Seismic Improvements	Accessibility	Science Classrooms Improvements	Roof Fall Protection	SRGP Funded Upgrades
Abernethy					X	
Ainsworth					X	
Beaumont		X		X		
Buckman					X	
Cleveland					X	
Creative Science / Clark					X	
Duniway		X				
Fernwood - Beverly Cleary	X	X			X	
Hayhurst					X	
Jackson	X	X		X	X	
King			X*			
Lewis						X
Maplewood					X	
Rigler			X*			
Sellwood					X	
Stephenson					X	

Projected Budget Breakout



Comments

1. Project budget has only allocated funding to date to cover design. Further allocations within the budget are pending.
2. Design notice to proceed was delayed a week when the BOE pulled the contract approval from the consent agenda.
3. Construction procurement strategy is being discussed.
4. The financial ability to accomplish this work continues to be assessed.

July 2016

Photos





Schedule

Summary Schedule

Activities	2016												2017													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Planning & Project Assessments																										
Design and Permits																										
Construction Bidding																										
Construction and Move in																										

Significant Schedule Milestone Assessment

Significant Milestone Activity Name	Baseline (BL)		Schedule Update				Actual					
	Start	Finish	Start	Start Delta from BL*	Finish	Finish Delta from BL*	Start	Start Delta from BL*	Start Delta from Update	Finish	Finish Delta from BL*	Finish Delta from Update
Release Design Firm RFP	14-Mar-16	25-Apr-16	14-Mar-16	0	25-Apr-16	0	14-Mar-16	0	0	26-Apr-16	1	1
Design Notice to Proceed	20-Jun-16	20-Jun-16	20-Jun-16	0	20-Jun-16	0	23-Jun-16	3	3	23-Jun-16	3	3
Project Assessment	20-Jun-16	29-Jul-16	20-Jun-16	0	29-Jul-16	0	23-Jun-16	3	3			
Schematic Design / SD	30-Jul-16	16-Sep-16	30-Jul-16	0	16-Sep-16	0						
Design Development / DD	17-Sep-16	10-Nov-16	17-Sep-16	0	10-Nov-16	0						
Construction Documents / CD	11-Nov-16	3-Feb-17	11-Nov-16	0	3-Feb-17	0						
Permit submittal and review	16-Feb-17	21-Apr-17	16-Feb-17	0	7-Apr-17	-14						
Request GC Proposals	27-Feb-17	24-Mar-17	27-Feb-17	0	24-Mar-17	0						
Review GC Proposals	27-Mar-17	21-Apr-17	27-Mar-17	0	7-Apr-17	-14						
GC Notice To Proceed	1-May-17	1-May-17	14-Apr-17	-17	14-Apr-17	-17						
Substantial Completion	25-Aug-17	25-Aug-17	25-Aug-17	0	25-Aug-17	0						
Elevator Substantial Completion	17-Aug-18	17-Aug-18	17-Aug-18	0	17-Aug-18	0						

Activity has reached some or all completion dates

July 2016

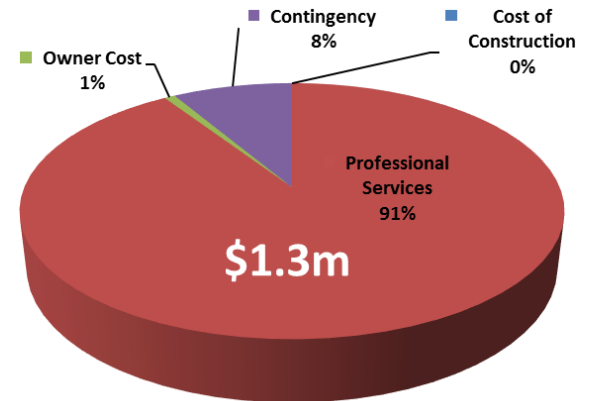
* Calendar Days



Project Description

Project Description: Master Planning for three campuses
Current Project Phase: Complete
Scheduled Completion: June 2016
Design Firms: Benson: DOWA
 Lincoln: Boora
 Madison: OPSIS Architecture

Projected Budget Breakout



Benson Campus



Lincoln High School



Madison High School

Comments

Photos

- All three master plans are complete.**
- Deliverables are to be received at the end of July.**
- DOWA now looking at phasing options for Benson.**





#	Abbreviated Recommendation	Response	Status
1	OSM should ensure that change order work occur only upon appropriately authorized change order execution	Concur	Working
2	Streamline the submittal process on e-Builder	Concur	Complete
3	Incorporate appropriate design recommendations from IP lessons learned	Concur	Complete
4	Develop plans for utilizing available contingencies and reserves	Concur with comment	Complete
5	Establish written policies and procedures in the SOP pertaining to GMP spending	Concur with comment	Complete
6	Consider increasing the funding for master planning	Concur with comment	Complete
7	Fully involve user groups and stakeholders in updating the LRFP and Ed Specs	Concur	Complete
8	Update the currently posted PMP	Concur	Complete
9	Critical elements of the PTMP should be put in place at the beginning of each project	Concur	Complete
10	Only use escalation reserve to fund scope changes when escalation will not be needed for other projects	Complete	Complete
11	OSM should continue to develop systems for uniform filing of documents in e-Builder	Concur with comment	Complete
12	Clarify where and when SOP requirements and procedures are proscribed for CM/GC and D-B-B projects	Concur	Complete
13	Revise the SOP to provide greater explanation of and requirements for value engineering, Project Safety and Security Plans, Site Safety Plans, and project quality	Concur	Working
14	Update the SOP to provide more detailed and accurate information with respect to the alternative contracting	Concur	Working
15	OSM should clarify which projects require the use of 1.5 percent for green technology	Complete	Complete
16	OSM should consider revising elements of the budget perspective reporting	Nonconcur	Complete
17	OSM should identify opportunities for savings in payroll and management support line items	Concur with comment	Complete
18	OSM should consider adding specific statutory responsibility requirements to future ITBs	Complete	Complete
19	OSM/P&C should ensure that RFPs clearly state the criteria and weighting for making a choice of one or more firms if an RFP permits one or more firms to be selected by an RFP	Complete	Complete
20	OSM and FAM should consider internal training sessions on public contract procurement law	Concur	Complete
21	Begin work only with signed and executed contracts	Concur	Complete
22	OSM should remove article 19e from existing and future CM/GC contracts	Concur	Complete
23	OSM should modify contract language to specify how early work may occur	Complete	Complete
24	Project communication plans are to be prepared at the start of new projects	Concur	Working
25	OSM and PPS academic leadership should jointly develop an involvement plan	Concur	Working
26	- Provide more flexibility in the selection of subcontractors PPS contracts - Obtain a written legal opinion about best practices and risks addressing the MWESB aspirational goal	Concur with comment	Complete

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#	Abbreviated Recommendation	Response	Status
1	OSM should ensure that all monthly project budget projections are updated on a timely basis and include rough order of magnitude (ROM) estimates of potential changes.	Concur	Working
2a	OSM should ensure that future CM/GC contracts have provisions that require proactive participation of the CM/GC with the architect during DD and CD and cost estimate updates by the CM/GC on an on-going basis.	Nonconcur	Completed
2b	Ensure that the GMPs for future CM/GC projects are negotiated and executed at the contractually proscribed point in design. No conditions should be placed on the GMP that would serve to negate or compromise its validity as a full guarantee of all costs, except those that are reasonably attributable to scope increase.	Concur with comment	Working
3	Ensure that all future GMP amendments are consistent with the letter and intent of applicable law and policy.	Completed	Completed
4	Consider increases to general conditions work for additive changes to the GMP only when time is extended.	Nonconcur	Completed
5a	Provide a workable format in e-B for processing CM/CG contract changes in a timely fashion, regardless of whether or not there is initial agreement as to whether they are changes within or outside the GMP.	Completed	Completed
5b	Ensure that change orders and draw-downs for CM/GC projects receive appropriate approvals and approval authority in accordance with established SOPs and eBuilder requirements. Ensure that the provisions within the SOP and in eBuilder are consistent with each other.	Completed	Completed
6	P&C and OSM should investigate ways to provide more complete information to help the selection committee evaluate and screen applicants	Completed	Completed
7	OSM should make by the completion of schematic design value engineering reductions, scope reductions, increase the project budget, and/or take other appropriate measures so that the projected construction costs are within budget while maintaining an ample and appropriate project contingency.	Completed	Completed
8a	OSM should modify the SOPs to provide specific targets or ranges for project contingency at key stages of design for high school renovation projects in general and for GMP high school renovation projects in specific.	Nonconcur	Completed
8b	The SOP should provide greater specificity on how the program will provide project budget oversight and the CSM should hold program management accountable for oversight compliance in fully reviewing and vetting project budgets on an on-going basis.	Nonconcur	Completed
8c	OSM program management should ensure the development of comprehensive and detailed PTMP templates for renovation projects, new construction projects, and IP work.	Concur with comment	Working
8d	OSM program management should hold project management staff accountable for producing comprehensive and functional PTMPs.	Concur with comment	Working
8e	Written lessons learned should be developed and updated regularly from information obtained from the FHS, RHS and GHS projects.	Completed	Completed
9	SOP should be updated to provide greater clarity and specific guidelines for line item budgeting for master planning.	Nonconcur	Completed
10a	OSM should assess the factors that have contributed to a pattern of IP projects bidding over budget and continue to explore ways to develop designs that bid within budget.	Completed	Completed
10b	OSM should start design of IP projects earlier and issue invitations to bid earlier.	Completed	Completed
10c	OSM should consider adding in the bid specification, minimum qualifications requirements for designated systems.	Concur	Working
11a	OSM should ensure that the program is subject to greater oversight by district program management and that performance and performance reporting requirements are diligently maintained during the transition period.	Completed	Completed
11b	OSM management should ensure that the OSM Project Management Plan and Standard Operating Procedures are complete and updated on a regular basis, and that program staff are trained in, and required to use established policy and procedures, including the Standard Operating Procedures.	Concur with comment	Working
12	OSM should re-evaluate the effectiveness of using the CM/GC alternative procurement methodology with current OSM staffing, and consider other procurement methodologies (i.e. design-bid-build) as well as CM/GC for future modernization projects.	Completed	Completed
13	OSM and P&C should procure the services of future CM/GC firm by the beginning or mid-point of schematic design.	Completed	Completed
14	Begin the process of procurement of firms to develop Ed Specs revisions and master plans with sufficient additional time or float to accommodate for delays and, protests.	Completed	Completed
15	To provide more flexibility in the selection of subcontractors, PPS CM/GC contracts should proscribe dollar limits up to which the CM/GC firms may procure subcontractors by competitive quotes, with the prior approval of the district.	Completed	Completed

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Bond Accountability Committee Meeting

July 20, 2016