

Meeting Minutes | July 26th, 2017

Portland Public Schools Bond Accountability Committee
(BAC) Location: BESC Wy'East



Members present: Kevin Spellman, Cheryl Twete, Tenzin Choephel, Charlie Johnson, Tom Peterson, Willy Paul

Not present: Louis Fontenot

PPS/OSM staff present: Dan Jung, Ken Fisher, Jerry Vincent, Derek Henderson, Darwin Dittmar, David Mayne, Aidan Gronauer, Patrick Ranspot

Board Liaisons present: None

Board Liaisons not present:

Board members present: None

Next meeting: October 25th, 2017

I. Welcome & Introductions

Kevin calls meeting to order at 5:30 pm.

II. Public Comment

- No public comment.

III. Program Overview

• Program Update - Balanced Scorecard

- The meeting begins with a briefing on the 2017 Bond and status of this effort. Patrick Ranspot and Darwin Dittmar explain tax exempt bonds vs. taxable bonds and how planning is evolving for the latest bond. They also explain what was done for the 2012 bond and the rating systems.
- Jerry Vincent provides an update on the new board members and changes in the structure of BOE sub-committees. The Health and Safety part of the 2017 bond is

now under the purview of a new Health, Safety and Accessibility Committee. It is not yet clear what committee, if any, will serve as liaison to the BAC.

Tom Peterson asks: In regards to sustainability goals, are there any impacts that have not been anticipated?

Jerry Vincent responds: This is being factored in with the architects and the budgets.

- Overall Perspective

Updates on Staffing/Moving:

- Dan Jung begins the program update with an overview of materials provided to the BAC and the financial impact and planning for the new bond.
- Now that the bond program has been operating for 5 years, OSM will be reviewing the Balance Score Card methodology.
- Grant High School is now in construction, and the GMP is being negotiated with Andersen Colas.
- The elevator at Scott is complete. The Cesar Chavez elevator has started phase 2 and will be completed by the end of 2017.
- Lewis seismic improvements (funded by the State Rehabilitation Grant Program) will begin design soon and will be constructed next summer.
- OSM is currently advertising for two positions, one for a Project Manager for the Madison Modernization, and one for a Director of Construction for the overall Bond Program.

- Stakeholder perspective:
 - OSM is still looking at ways to revise how we capture stakeholder feedback. Looking at adding a qualitative portion to the existing qualitative polling regarding opportunity and awareness.
- Equity Perspective:

Career Learning Equity

- Continues to exceed the goal. Updates will come in at the end of summer on internships and other Career Related Learning Experiences (CRLE).
- PPS is also launching a new web-based system called PPS Partner Connect. This will replace Oregon Connections and PPS will have full access to the database.

Workforce Equity

- Review of Workforce Equity. Numbers are good; OSM continues to exceed the 20% goal

Business Equity

- Trending up. Division 48 is over the goal, and Division 49 is still lower, but improving.
- Budget perspective:
 - Update
 - Dan Jung reviewed the Project Management Cost Report.
 - Significant program budget changes included adding the SRGP funding, and reallocating the majority of the IP2017 budget to Program Contingency. Faubion and Franklin are currently forecasting over current budget.
 - Roosevelt is holding and we anticipate returning some funds.
 - \$561 million is the current budget, with \$427 million in current commitments.

Discussion regarding the clarification on project contingency, program contingency and how this is reported. Dan Jung responds with clarification for current report. OSM to refine how this will be presented in the future.

- Schedule Perspective:
 - Schedule status review.

IV. Projects Update

- **Franklin High School:**
 - Ken noted 99 percent of the new furniture has been installed.
 - The school will be ready for staff and students in August, though some site work will continue past the beginning of school.
 - Move out of Marshall is complete.

Tom Peterson asks: Will this be ready on time?

Ken Fisher replies: This will be true on all our projects, but there will be some work that is still happening once school starts.

Jerry Vincent adds: We will be working with the contractors to get the late change order work done as quickly as possible.

Kevin Spellman asks: I see the project is not showing completion until November. Why is that?

Ken Fisher replies: Mainly the walkway being completed. This deadline is the absolute worst-case scenario.

Cheryl Twete asks: What is the celebration plan for this?

Jerry Vincent and Ken Fisher reply: There is a dedication and celebration of the new field on September 1st in the evening. On September 2nd, the ribbon cutting will begin at 10 am followed by tours starting at Noon.

Ken Fisher highlights that OSM will be leading building training days for all sites.

Kevin Spellman asks: What is at the status of the GMP audit for Franklin?

Dan Jung replies: Still in discovery phase. We should have the draft report for both Franklin and Roosevelt in August.

Tom Peterson recommends that this process starts 6 months prior to the end of the project.

- **Roosevelt High School:**

- Review of Roosevelt Schedule and Budget.
- Review of construction phases and what will be happening this fall and throughout the next school year.
- Phase 3 update. Scheduled for completion this fall.
- Phase 4 update. Details are still undecided on what this space will be.

Tom Peterson asks: How long do you anticipate Phase 4 will continue?

Jerry Vincent replies: We are having meetings and it is in development and the plan is to take it to the board this fall.

Tom Peterson suggests adding a moratorium. This could be deliberated indefinitely and it keeps Roosevelt from being finished.

Kevin Spellman asks: What about the tennis courts.

Dan Jung replies: Phase 4 delays that. The tennis courts would go behind the phase 4 structure and cannot be completed until that building is done due to construction.

Tenzin Choephel asks: Is the demolition of the auto shop in phase 3 or phase 4?

Jerry Vincent replies: Phase 3. Phase 4 should start June 18th, 2018.

- **Grant High School:**

- Schedule Review
- Budget Review
- GMP Review
 - Review of the history of setting the GMP and new strategies to bring this back.

Tom Peterson asks: How much is bought out?

Dan Jung replies: Roughly 50 percent, and much of that was bid early either via RFP selection or early CD sets (EG: 50% CDs).

Willy Paul asks: Are you attributing the budget difficulties to the current bid climate?

Dan Jung replies: In large part, yes. Despite considerable efforts by the project team over many months, coverage by the sub trades has been very poor.

Dan Jung adds: We feel confident that Andersen is saturating the market trying to get the bids.

Kevin Spellman suggests that Andersen should also be focused on leveraging their relationships and not just going through the phone book.

Willy Paul adds: It does feel like there is more to this than just the bid climate.

Kevin Spellman adds: The implication is, if this is the bid climate, then this is trouble for the 2017 Bond.

Dan Jung replies: I must admit I had some skepticism with Andersen in the beginning about getting bids, but I have found that they have been doing a full court press and we will be able to get to where we need to be.

OSM to set up a meeting with Andersen for the BAC.

OSM Saturday tour for July 29th to be rescheduled due to lack of availability.

- **Faubion Replacement:**
 - Schedule Review
 - Budget Review
 - Schedule slip due to roof not getting in prior to dry out due to delayed material acquisition.
 - Faubion will be a LEED gold building.

Willy Paul asks: What's the plan going forward to maintain the systems that achieve this?

Ken Fisher replies: We are still finalizing the details on this.

- **Closeout**
 - IP 15- Complete with one final payment to be made before it is all closed.
 - IP 16—Elevator project at Scott is closed. Cesar Chavez elevator project will be done in December of 2017.
 - IP 17—deferred
 - Master Plan Projects—closed.

- o 2017 Bond-still in planning. Review of sequencing for projects.

V. BAC Discussion

- The BAC requests a date for Board Presentation. Next board meeting scheduled for August 29th.

VI. Wrap-Up

- Kevin Spellman thanks everyone for coming.

VII. Adjournment

- *Kevin adjourned the meeting at 7:50 PM.*