



PORTLAND PUBLIC SCHOOLS
Bond Accountability Committee
Wednesday, April 23, 2025

Bond Accountability Committee Quarterly Meeting

Meeting Minutes

Pursuant to notice made by posting on the Board's public notices webpage and emailed to persons on the mailing list, a meeting of the Bond Accountability Committee was held virtually and streamed live at: <https://www.youtube.com/@ppsbondmodernizations>

The materials for this meeting were posted on the Committee's Webpage <https://www.pps.net/Page/466>.

Attendance

Member Norm Dowty (Substitute Chair): Present, Member Annie Kwon: Present, Member Chris Dunning: Present, Member Jessie Dunham: Present, Member Ryan Kinsella: Present, Member Travis George: Absent, Member Greg DiLoreto: Absent, Committee Chair Cara Turano: Absent, Member Jonathan Trutt: Absent

Called to Order

The meeting was called to order at 5:32pm by Committee Member Norm Dowty (substituting as chair for this meeting)

Introductions

- Committee and Staff Introductions

Public Comment

- No public comment

Bond Program Administration Update

Adoption of Q1 Meeting Minutes

Discussion:

- Based on updated public meetings guidance, written meeting minutes will be provided for BAC meetings.
- OSM will circulate minutes for Q1 and Q2 for review and approval at the Q3 meeting.
- The BAC asked about the ERP Project. OSM to provide an update at the Q3 meeting.

OSM Update on Program, 2012 Bond status, 2017 Bond status, 2020 Bond status

Discussion:

- Stormy Shanks provided the quarterly updated on the Bond Program Administration status and a summary of the program's Equity, Budget, and Schedule metrics.

Modernization Cost Reduction Update

Stormy Shanks provided a summary of the cost reduction studies that are in progress for the Jefferson, Cleveland and Wells High School modernization projects.

- OSM paused the modernization projects and engaged in a cost reduction study at the direction of the Board and Superintendent. The Board passed a resolution with a framework that directed Staff to achieve savings by reducing building square footage, aligning area program with Ed Spec requirements, and evaluating costs and benefits of LEED Gold certification and structural system alternatives.

- There was discussion about business equity.
- There was discussion about why project cost comparison is difficult to do apples-to-apples. If you compare cost per square foot of a PPS project with the Beaverton High School project, it is not apples to apples because their project did not include site athletic fields or a kitchen and cafeteria in the modernization project costs. The Cornerstone report was an attempt to get the projects to an apples-to-apples comparison and identify differences that are areas that could represent savings for board consideration. Pre-construction costs are higher for us, so we are looking at scope reduction in those services.
- Roofing is an example of PPS choosing a roofing system because its lifecycle cost is low even though its first cost is higher than the product Beaverton uses. There was discussion on some roof differences and the standards that PPS uses versus the standards that Beaverton or other school districts use.
- There was discussion of grant funding or other types of funding that come in and that they are supplemental funding to the Bond projects and help us stretch Bond funds.
- There was discussion of the Andersen Construction contract termination for the Jefferson Project.

2020 Curriculum Adoption Update

Marcus Waughfield presented a status update for curriculum adoptions funded by the 2020 Bond.

Highlights and Discussion:

- 9-12 Science
- K-12 Health (Substance Abuse Prevention and Comprehensive Sexual Education)

Harrison Park Conversion Update

Project Manager Damon Roche Provided a status update for the Harrison Park Middle School Conversion project. Highlights and Discussion:

- Damon showed photos of completed spaces.
- The project was not a typical “modernization,” but nearly every space was improved.
- The project was completed in phases in an occupied, operating school building.
- Final completion of the project is expected this summer.

2020 Infrastructure

Project Manager Ellen Cusick presented a status update for the 2020 Bond Infrastructure ADA and SPED projects.

- Savings forecasted for ADA and SPED program when all work is complete at the end of Summer 2025 (All non-modernized schools received ADA/SPED improvements as part of the program)
- Multiple contractors on projects. Some contractors had more than one project, but they are all separate projects.

Project Manager Eric Naes presented a status updated for the 2020 Bond Infrastructure Security projects

- All security projects to date are coming in under budget.
- Clarification that when the scope of the 2020 Security program is complete, the savings will go to either additional security work or funding additional health and safety projects.

Project Managers Robert Jole and Steve Simonson presented status updates for 2020 Bond Infrastructure Roof and Seismic projects.

- Marysville is over budget due to unforeseen requirements from the City of Portland’s permit review. There is still unallocated funding in the seismic category that can cover this budget increase.
- There was discussion around future seismic project selection. A structural engineering firm completed a high-level seismic assessment for all school buildings. They are currently in a prioritization phase. They are prioritizing the seismic work by risk and cost.
- OSM has also applied for state grants for seismic improvement projects (SRGP) to add value and scope to the existing budget.
- There was discussion around roof systems and the complexity and condition of PPS roofs. Most site have 5 to 25 different roofs, and we have a comprehensive assessment of each roof in the district. PPS is using the roof assessment coupled with internal data to prioritize the roofing projects.
- There was discussion of the Marshall campus as a swing site and roof considerations for that site.
- Interior water damage is not taken into account in the assessment reports.

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Project Manager Steve Simonson presented a status update on the 2020 Bond Infrastructure Mechanical projects, including HVAC upgrades at Lent, Bridger, and Kelly, and multisite controls upgrades projects.

Closing Discussion

- Next Meeting July 23rd, 2025
- Staff is awaiting direction from the Board on how BAC Reports will be presented to the Board. Staff recommended a live presentation by a BAC member to the Board in a SFIOC committee meeting, Board work session, or regular Board meeting.

Adjourn

Norm Dowty adjourned the meeting at 8:35pm.

Submitted by:

Derek Henderson
Program Coordinator, Office of School Modernization
Portland Public Schools

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