

# Meeting Minutes | January 25, 2018



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

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

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*Members present:* Kevin Spellman, Charlie Johnson, Louis Fontenot, Willy Paul, Cheryl Twete

*Not present:* Tenzin Gonta, Tom Peterson

*PPS/OSM staff present:* Jerry Vincent, Dan Jung, Scott Perala, Derek Henderson, Darwin Dittmar, Jessie Steiger, Ayana Horn, Aidan Gronauer

*Board Liaisons present:* Paul Anthony

*Public Present:* Ted Wolf, Ken Fisher

*Next meeting:* Wednesday April 18<sup>th</sup>, 2018

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## I. Welcome & Introductions

Kevin Spellman calls meeting to order at 5:32 pm.

## II. Public Comment

- Comment from Ted Wolf: Ted highlights the recent success of PPS graduation rate increase, and specifies while this is not all due to construction, but Roosevelt alone saw an 8 point increase since the new modern learning environments have been open. This was the highest increase of any school in the district. Ted also thanked the BAC for providing this forum and communicating the public comments to the Board of Education.

## III. Program Overview

- **Program Update - Balanced Scorecard**
  - Noted Activities Since Last BAC Meeting:
    - Madison CMGC alternate contracting approved.
    - BOE approved transfer of \$4M from BOE Reserve to Grant Modernization project.
    - Demolition procurement for Kellogg is active (bids due 1.25.2018)
    - CMGC contractor outreach (see packet memo from Scott Perala) efforts and modifications/considerations OSM is now implementing:

- No Holiday bids
- Better communication about projects-what is happening and when (bid opportunities).
- OSM is resuming interested consultant meetings.
- Looking for progressive design build and LEAN processes to improve PPS practices.
- Executive Level meetings with GCs are being scheduled quarterly independent of project teams.
- Staffing key people
- Change from fixed fee contract to time spent for general conditions
- Monthly pay application reconciliation process
- Alignment with GC Accounting and our auditor on language
- More detailed definition of substantial completion
- Addition of owner contingency inside the GMP
- Bi-weekly project steering meetings including the project team as well as facilities and education key players for alignment and involvement.
- Scott Perala provided information on upcoming events and milestones.

*Kevin Spellman: I have concerns about procuring CMGC services so far in advance of construction start and the CMGC's ability to commit staff. Particular concerns for Lincoln and the amount of time for that. Perhaps OSM can look at changing the criteria specific to proposed staff?*

*Dan Jung: Concur this is a challenge and will look at other possible RFP language.*

*Kevin Spellman: What is the timing of the performance auditor RFP?*

*Dan Jung: Should be on the street in the next couple of weeks. Hope to have the contract executed by the end of April*

*Kevin Spellman: Tenzin is currently unavailable but it would be good to get her input if possible on the RFP or proposals.*

**OSM to regularly report progress and findings on the lessons learned efforts.**

- Stakeholder perspective:
  - OSM has updated the Stakeholder Survey to include recent data.

- Equity Perspective:

**Career Learning Equity**

- OSM provided an overview of 2017 student engagement activities including a memo summarizing 2017 Career Learning and highlighting Bassetti's ongoing design project with Benson architecture class.

**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.
- Issues with Skanska’s lower numbers were discussed. Originally, they were negotiating a partnership with a certified business which did not come to pass after all. Additionally, one of their subcontractors has a national certification, but is not certified in Oregon. Skanska’s certified business approach focused largely on a planned partnership with Inline Construction (a certified firm). As was discussed in previous BAC meetings, ultimately Skanska and Inline were unable to come to terms on their agreement.

*Louis Fontenot: Illuminates the need for PPS to do a disparity study.*

*Jerry Vincent: Talks about the negotiation for a cooperative study with Metro are underway.*

*Louis Fontenot: How much does this cost?*

*Aidan Gronauer: About \$500,000.*

*Louis Fontenot: Notes \$500,000 is not a large sum of money in comparison to the total capital program budget.*

*Charlie Johnson: I am also concerned that the certified business data only represents business ownership and not diversity of workforce? Do we have any data on workforce diversity?*

*Aidan Gronauer: We do get some of this data through the workforce program managed by City of Portland.*

- Schedule Perspective:

The schedule perspective has been changed back to measuring from baseline but keeping the new current status cell to indicate overall schedule status.

- Budget perspective:

- Update

- Budget reporting now reflecting 2012 Bond and 2017 Bond separately.
- OSM continues to track the \$10M additional budget from outside the bond program for Grant Modernization “if and when needed”.
- Other budget updates included:
  - *OSM has updated the forecasting methodology to include expending the project contingency.*
  - *The final maker space budget has been allocated to Roosevelt.*
  - *\$4M of taxable bonds have been transferred into the program; ostensibly for Faubion Rebuild.*

- *The Grant Modernization GMP budget transfer is complete.*
- *Bond premium has been added and allocated.*

#### IV. Projects Update

- **Franklin High School:**

- In closeout

- **Roosevelt High School:**

- *OSM provided an update on Roosevelt phase 3 and 4. Highlights included:*

- Demolition of shop building is complete.
- Makerspace permitting is underway.
- Commissioning of phases 1 and 2 is underway.
- Remaining work on phase 3 is nearing completion.

- **Grant High School:**

- *OSM provided an update on Grant. Highlights included:*

- The GMP amendment has been approved and all associated budget transfers complete.
- Subcontracts are bought out.
- Mass demo is complete, project is turning primary focus to structure.
- Next steps:
  - Progress on structure.
  - FF&E and IT procurements to get underway.
- Upcoming challenges and opportunities:
  - Significant structural issues have been uncovered (columns without rebar, shallow footings, etc).
  - Unforeseen conditions have impacted schedule.
  - FFE coordination with Madison/Marshall/Grant transition summer of 2019.

*Kevin Spellman: Inquiry about the baseline schedule.*

*Scott Perala: This will be ready soon. We have had other priorities to work out before this could be finalized.*

*Willy Paul: Inquiry about any issues with the permitting and public right of way.*

*Dan Jung: Timelines for public works permits are very long, but the Grant team has been able to manage this. No issues to date.*

- **Faubion Replacement:**

- In closeout

*Kevin Spellman: Inquiry about the cost audits.*

*Dan Jung: Still working on finalizing. We've had meetings with both contractors, now are working on finalizing all identified items. The reports will be updated when the issues are resolved.*

- **2017 Projects**

- 2017 project schedule review.
- Kellogg Opening fall 2021.
- Madison Opening fall 2022.
- Madison enrollment is 1150.
- Lincoln has more flexibility due the nature of the project. Opening 2022.
- Benson will start design next year. Looking at phased model for this project.

- **2017 Project Schedule Overview:**

- OSM provided a high level overview of the Kellogg, Madison, Lincoln and Benson design and construction schedules.

*Kevin Spellman: Inquiry about this schedule going to committee.*

*Dan Jung: The schedule that we are finalizing and developing has not gone to committee, but it is based on information they have already seen so we are within established parameters.*

*Charlie Johnson: Summer of 2020 will be busy with all projects in construction.*

- **Kellogg:**

- *OSM provided an update on Kellogg. Highlights included:*
  - The Master Plan was approved by the Board of Education in December. Schematic design is underway.
  - Demolition bids were received today. The apparent low appears to be well below the budget.
  - Salvage of reusable components by PPS departments has been completed.
  - Bi weekly Steering Committee meetings have begun.
  - The DAG is in full swing.
  - **OSM to send link of Master Plan to committee members.**

- **Madison:**

- *OSM provided an update on Madison. Highlights included:*
  - The RFP for CMGC services is currently live. Proposals due early February.
  - OSM completed significant outreach efforts to the CMGC community prior to RFP issuance; hoping for significant turnout.
  - Steering committee and DAG underway.
  - **OSM to send link of preferred plan to committee members.**

*Kevin Spellman: Inquiry on Master Plan BOE approval.*

*Dan Jung: We're aiming to take the Master Plan to the BOE sometime in February. The initial budget for Madison just recently came in and is significantly over budget. The team needs to align the Master Plan and budget before we can recommend an approval to the BOE. Budget review efforts are underway.*

- **Lincoln:**
  - *OSM provided an update on Lincoln. Highlights included:*
    - Steering committee meetings have begun. The first DAG meeting is coming up.
    - The RFP for CMGC services will go out in the next 2-3 months.
    - Same as Madison, OSM has completed contractor outreach efforts.
    - Notable challenges ahead include: land use, central city site planning, and high rise building planning.
  
- **Benson:**
  - *OSM provided an update on Benson. Highlights included:*
    - Industry outreach efforts are underway.
    - The team continues to work on programming and master plan efforts.
    - Notable challenges ahead include: land use, phasing for an occupied construction, finding/building temporary space, etc.
  
- **Health and Safety:**
  - *OSM provided an update on current Health & Safety activities. Highlights included:*
  - Review of active Group projects:
    - Group 2: Fire sprinklers and alarms.
    - Group 3: Accessibility, roof, fire alarms, and fire sprinklers, seismic.
    - Group 4: asbestos.
  - Discussion on status of water fixture replacements.

## **V. BAC Discussion**

- Notifications and action items
  - BOE presentation requested for 2/13/2018
  - CMAA Notice to the BAC
  - DJC notice to the BAC
  - DAG notices/invite to the BAC
  - BOE items notice to the BAC: ongoing
  - FAO items notice to the BAC: ongoing

## **VI. Wrap-Up**

- Kevin Spellman thanks everyone for coming.

## **VII. Adjournment**

- *Kevin adjourned the meeting at 8:29 PM.*