



# **School Improvement Bond Update**

## **Bond Accountability Committee**

### **Meeting**

**April 30, 2018**



## Agenda

- **Welcome & Introductions**
- **Public Comments**
- **Budget Update**
- **Schedule Update**
- **Program Update**
- **Project Reports**
- **Questions**
- **Wrap-Up and Adjourn**



# Public Comment



# Program Update - Budget

2012 Bond Proceeds	541,504,935
2017 Bond Proceeds	791,205,755
Other	40,133,353
	<b>1,372,844,043</b>
Future Funding	10,000,000
	<b>1,382,844,043</b>

FUNDING (ALLOCATED TO PROJECTS)	
ADA	11,613,760
CET	34,831
Debt Repayment	45,789,238
Donations	188,907
ETO	526,940
Fire Alarm and Fire Sprinklers	1,000,000
Fund 438	54,878
GF - FAM	228,578
GF - Master Planning / Pre Design	1,681,775
GF - OSM	87,225
GF - Risk	13,000
Great Fields	63,017
Master Planning	1,155,736
New Construction / Modernization	963,167,703
Partnership Funds	7,478
Partnership Funds - Concordia University	15,510,000
Program Contingency	33,162,529
Program Management	85,984,523
Public ROW Improvements	5,000,000
QZAB	4,000,000
Roof	46,514,718
SB1149	1,615,095
Science Labs	3,561,698
Seismic	8,293,023
SRGP	7,332,390
	<b>1,236,587,043</b>
FUNDING (TO BE ALLOCATED)	
Accessibility	8,200,000
Asbestos	11,040,000
Fire Alarm / Fire Sprinkler	22,781,991
Lead-Based Paint	15,294,021
Radon	1,036,035
Roofs	39,092,313
Security Systems	4,600,000
Water Quality	26,212,640
OSCM Grant	8,000,000
	<b>1,372,844,043</b>
Future Funding	10,000,000
	<b>1,382,844,043</b>



# Budget Update: Path from MP to Concept

Item	Kellogg	Madison	Lincoln	Benson
<b>MASTER PLAN – “MIDDLE OF THE ROAD”</b>				
Hard & Soft Cost	\$57M	\$132M	\$156M	\$176M
Contingency	\$6M	\$20M	\$15M	\$26M
Escalation	\$6M	\$33M	\$37M	\$54M
<b>Total</b>	<b>\$69M</b>	<b>\$185M</b>	<b>\$208M</b>	<b>\$256M</b>
<b>VOTER APPROVED BOND FUNDING</b>				
Approved Funding	\$45M	\$146M	\$187M	\$202M
<b>CONCEPT BUDGETS</b>				
Hard & Soft Cost	\$42M	\$132M	\$153M	\$187M
Contingency	\$2M	\$22M	\$18M	\$22M
Escalation	\$3M	\$18M	\$25M	\$45M
<b>Total</b>	<b>\$47M</b>	<b>\$172M</b>	<b>\$196M</b>	<b>\$254M</b>



# Schedule Update:



## Portland Public Schools (PPS) Master Planning Schedule SUMMARY: Schools and Phase

Data Date: 26-Feb-18  
Run Date: 30-Apr-18

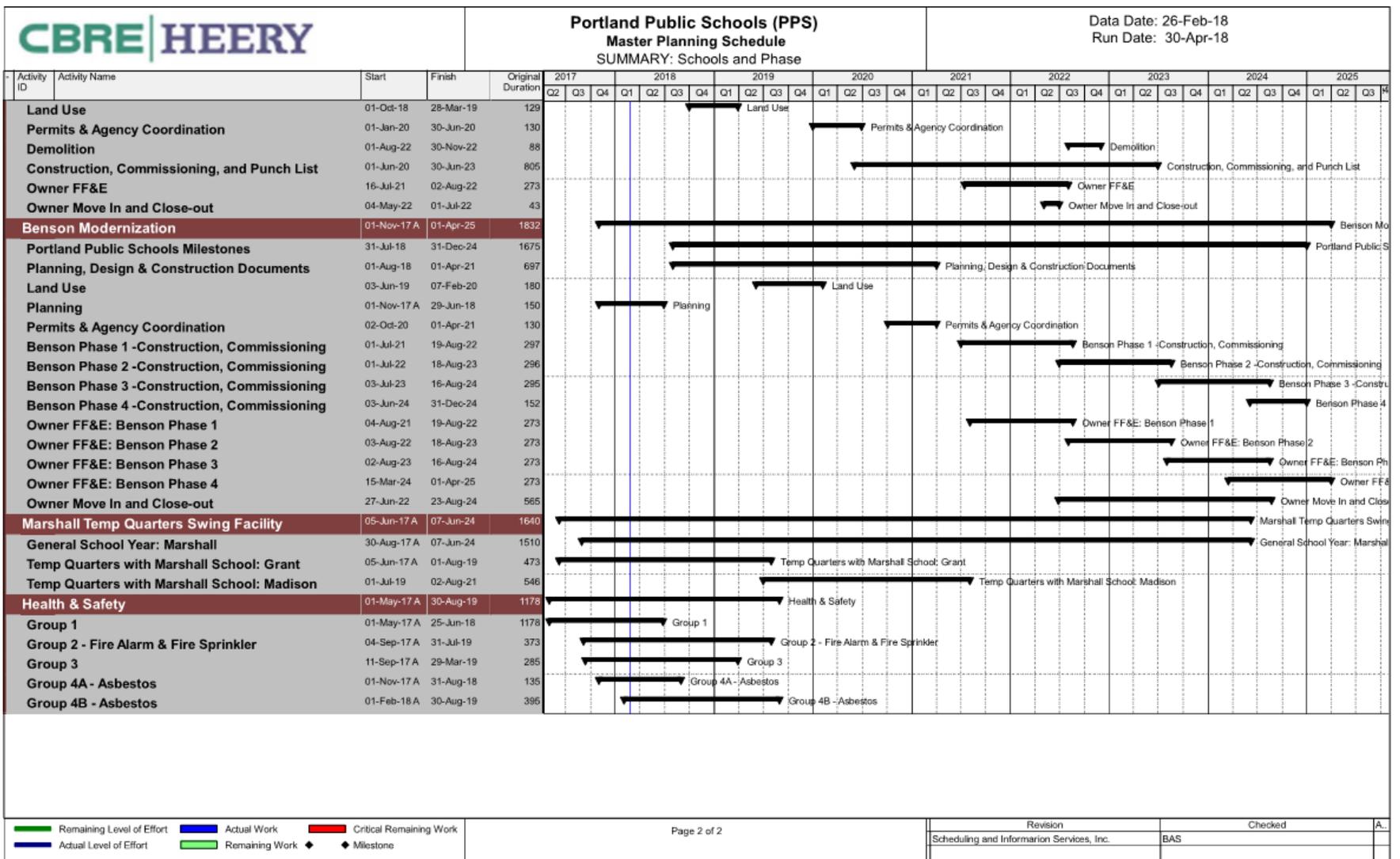
Activity ID	Activity Name	Start	Finish	Original Duration	2017				2018				2019				2020				2021				2022				2023				2024				2025			
					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
	<b>Roosevelt High School - Phase Four</b>	02-Oct-17 A	02-Sep-19	395	Roosevelt High School - Phase Four																																			
	<b>Portland Public Schools Milestones</b>	31-May-18	31-May-19	261	Portland Public Schools Milestones																																			
	<b>Planning, Design &amp; Construction Documents</b>	02-Oct-17 A	30-Mar-18	130	Planning, Design & Construction Documents																																			
	<b>Land Use</b>	01-Dec-17 A	30-Mar-18	109	Land Use																																			
	<b>Permits &amp; Agency Coordination</b>	01-Jan-18 A	30-Apr-18	130	Permits & Agency Coordination																																			
	<b>Construction, Commissioning, and Punch List</b>	01-Jun-18	30-Apr-19	238	Construction, Commissioning, and Punch List																																			
	<b>Owner FF&amp;E</b>	15-Aug-18	30-Aug-19	273	Owner FF&E																																			
	<b>Owner Move In and Close-out</b>	03-Jul-19	02-Sep-19	43	Owner Move In and Close-out																																			
	<b>Grant Modernization</b>	02-Oct-17 A	30-Aug-19	725	Grant Modernization																																			
	<b>Portland Public Schools Milestones</b>	31-Jul-19	30-Aug-19	22	Portland Public Schools Milestones																																			
	<b>Construction, Commissioning, and Punch List</b>	02-Oct-17 A	31-Jul-19	520	Construction, Commissioning, and Punch List																																			
	<b>Owner FF&amp;E</b>	15-Aug-18	30-Aug-19	273	Owner FF&E																																			
	<b>Owner Move In and Close-out</b>	03-Jun-19	30-Jul-19	42	Owner Move In and Close-out																																			
	<b>Kellogg Replacement</b>	01-May-17 A	03-Sep-21	920	Kellogg Replacement																																			
	<b>PPS</b>	01-May-17 A	30-Apr-19	307	PPS																																			
	<b>Portland Public Schools Milestones</b>	29-Dec-17 A	03-Sep-21	920	Portland Public Schools Milestones																																			
	<b>Planning, Design &amp; Construction Documents</b>	15-Nov-17 A	28-Feb-19	264	Planning, Design & Construction Documents																																			
	<b>Land Use</b>	01-Jan-18 A	30-Jul-18	111	Land Use																																			
	<b>Permits &amp; Agency Coordination</b>	01-Feb-19	28-Jun-19	106	Permits & Agency Coordination																																			
	<b>Demolition</b>	01-Aug-17 A	29-Jun-18	473	Demolition																																			
	<b>Construction, Commissioning, and Punch List</b>	31-Jul-19	30-Nov-20	349	Construction, Commissioning, and Punch List																																			
	<b>Owner FF&amp;E</b>	13-Feb-20	01-Mar-21	273	Owner FF&E																																			
	<b>Owner Move In and Close-out</b>	01-Jun-21	30-Jul-21	44	Owner Move In and Close-out																																			
	<b>Madison Modernization</b>	01-Aug-17 A	31-Aug-21	917	Madison Modernization																																			
	<b>PPS</b>	01-Aug-17 A	31-Jan-18 A	90	PPS																																			
	<b>Portland Public Schools Milestones</b>	30-Nov-17 A	31-Aug-21	917	Portland Public Schools Milestones																																			
	<b>Planning, Design &amp; Construction Documents</b>	30-Oct-17 A	30-Aug-19	395	Planning, Design & Construction Documents																																			
	<b>Land Use</b>	06-Sep-18	28-Feb-19	126	Land Use																																			
	<b>Permits &amp; Agency Coordination</b>	31-Jan-19	21-Jun-19	102	Permits & Agency Coordination																																			
	<b>Construction, Commissioning, and Punch List</b>	17-Jun-19	01-Jun-21	512	Construction, Commissioning, and Punch List																																			
	<b>Owner FF&amp;E</b>	14-Aug-20	31-Aug-21	273	Owner FF&E																																			
	<b>Owner Move In and Close-out</b>	02-Jun-21	27-Jul-21	40	Owner Move In and Close-out																																			
	<b>Lincoln Replacement</b>	01-Nov-17 A	30-Jun-23	1395	Lincoln Replacement																																			
	<b>PPS</b>	01-Nov-17 A	28-Feb-18	90	PPS																																			
	<b>Portland Public Schools Milestones</b>	31-Jan-18 A	30-Jun-23	1395	Portland Public Schools Milestones																																			
	<b>Planning, Design &amp; Construction Documents</b>	01-Dec-17 A	28-Feb-20	522	Planning, Design & Construction Documents																																			

█ Remaining Level of Effort   
 █ Actual Work   
 █ Critical Remaining Work  
█ Actual Level of Effort   
 █ Remaining Work   
 ◆ ◆ Milestone

Revision	Checked	A.
Scheduling and Information Services, Inc.	BAS	



# Schedule Update:





## Accomplishments

- FOA/BOE approvals – Lincoln CM/GC
- Number of procurements underway/in development
  - Lincoln CM/GC, Performance Auditing Services RFP, 2018 Health & Safety ITBs
- Faubion ES and Franklin HS entering final closeout
- Master Program Schedule Baseline Developed
- Master Plan budget/schedule validation
- CMAA Event
- DJC Project of the Year finalist – Faubion ES and Franklin HS
- Portland Workforce Alliance event





## Accomplishments

- H&S program – 2 focus teams developed
- H&S 2018 projects bidding
- Scoping exercises for 2019 work
- Bidding Asbestos projects
- Lead paint stabilization work migrated to OSM, scoping started
- Securing additional staffing resources
  - 1 PM-1 – On-board now
  - 1 PM-2 in final offer stages
  - 1 PM-1 hiring process underway
  - 3 additional CMs
  - 1 additional CM





## Upcoming Events/Milestones



- Migration of water lead mitigation program, ADA and Security in coming months
- Finalization of H&S 2019 scope packages – start A/E procurements
- Overall H&S program update – refinement with additional scopes being added and after guidance on budget allocations received
- Finalization of Madison and Lincoln budget/scope/schedule alignments with BOE
- Further refinement of Kellogg MS design – confirmation of DD scope/budget alignment
- Launch of summer 2018 construction phases for H&S
- Continued work on Kellogg MS demolition project
- Final closeouts of Faubion ES and Franklin HS projects
- Wrap of phases 1-3 of Roosevelt HS (more info in Challenges and Opportunities)



## Challenges & Opportunities

- Kellogg MS DD design submittal pricing is due shortly
- OSM & FAM working to develop/write Operational Protocol
  - Hand off to PPS maintenance and operations staff – new territory for OSM and FAM
- Budget impacts of MHS/LHS/BHS and cost allocations not originally anticipated
  - Draw on budget resources
  - Draw on OSM staff
  - Clarity needed on which funding strings are to be impacted



## Program Challenges – Cost Allocation:

### Unanticipated Allocations against 2017 Bond Funds:

- Middle School Conversion – Initial funding allocation - \$7.4M
- Middle School Conversion – Phase 1 cost overrun funding - \$11.9M
- Possible Grant HS additional funding commitment - \$10.0M
- Possible Middle School Conversation – Phase 2 contingency planning - TBD



## Accomplishments since last BAC meeting

- Wrapping up Ph 3 – mechanical systems being last system to complete
- Playing fields completed and handed over for use including backstops
- Direction on how to proceed for Ph - 4

## Upcoming Events/Milestones

- System-wide balancing and commissioning efforts
- School wide punch-list/close-out follow up
- Hand over of full operation to FAM/O&M departments
- Design remaining elements to wrap up Phases 1-3 in compliance with out land use conditions



## Challenges & Opportunities

- Significant turn over in project-wide staff
- Solar gain issue on south façade
- Water pressure issues from City for irrigation purposes – insufficient pressure to run rotors
- Dirty power issue from PGE grid – causing mechanical and FLS system trips
- Mechanical systems semi-operational – finding short-circuits in design of TCU loops
- School still operating under temporary occupancy certificate
- Change in fire marshal inspectors – room 117G rework being requested by FM office
- Late finish of phase 3 fields not in time for spring athletics

## Areas of BAC Assistance

- None



## Accomplishments since last BAC meeting

- Structural frame out continues
- Wrapping up issues associated with equipment fire
- Student engagement using drones to document site
  - <https://www.youtube.com/watch?v=h3lJalX2Nho>
- Wrapping up issues associated with equipment fire
- Senior management team sessions between ANCO and PPS...adding A/E next meeting

## Upcoming Events/Milestones

- Continued progress on structural elements
- Resolution to Grant HS fields – Grant Bowl
- Planning for Marshal->Grant transition, coordination with Madison HS
- FF&E selection getting underway



## Challenges & Opportunities

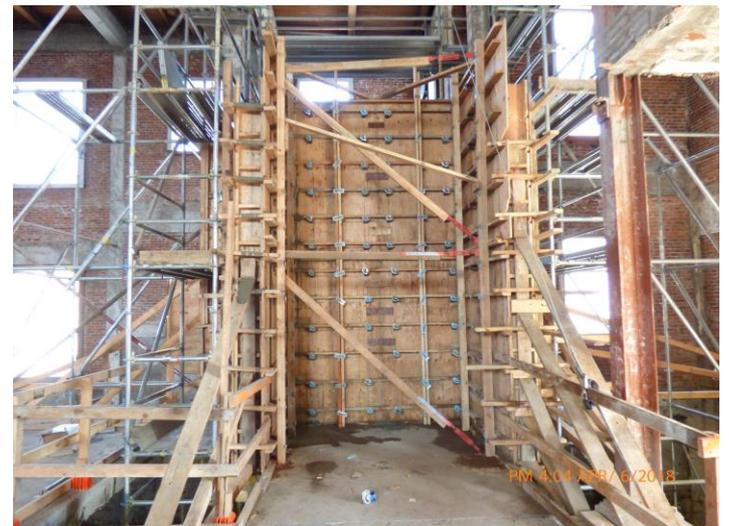
- Grant fields – PP&R complications vs. Grant Bowl
- Continued unforeseen conditions within the original structure
  - Thin/sagging concrete slabs in some areas
- Delays starting to impact schedule – weather, equipment fire, subcontractor resources

## Areas of BAC Assistance

- None









## Accomplishments

- Designs complete for: Lewis, Fernwood, King & Rigler
- Bids received for 2 of the 4 projects
  - Lewis (3A)
  - Fernwood (3C)

## Next Steps

- Remainder of bids to be submitted
  - King bid date: Tues 5/1
  - Rigler bid date: Thurs 5/3
- Building Permits Secured
- Finalize contracts

## Challenges & Opportunities

- Reconciliation of bids with budgets
  - Estimated that overall projects will be within budget if cost trending holds constant
- Coordination with schools within the cluster and other work – Asbestos program



## 2018 Scopes of Work

### Lewis

- Interior Seismic Upgrades
- ADA improvements
- Fire Sprinklers

### Fernwood

- Roof (Seismic Upgrades)
- Fire Sprinklers
- ADA improvements

### King

- Roof (Seismic Upgrades)
- Fire Sprinklers & Fire Alarms
- ADA improvements
- Elevator

### Rigler

- Roof (Seismic Upgrades)
- Fire Sprinklers & Fire Alarms
- ADA improvements
- Elevator



## Accomplishments

- Demolition bid received – under budget
- Negotiation of Demolition contract
- Continued development of DD phase design

## Next Steps

- Demolition underway
- DD submittal review
- DD scope/cost alignment efforts – early July
- Conditional Land Use Submittal

## Challenges & Opportunities

- Outcomes of Conditional Land Use process
- DD design phase submittal – potential for cost overruns
  - Potential for schedule impacts if misaligned scope and budget



## Accomplishments

- MP options completed for BOE review
- CM/GC contract under negotiation
- Area program comparisons completed with other HS projects

## Next Steps

- Finalize Master Plan revisions based on BOE guidance of priorities
- Align scope/schedule/budget

## Challenges & Opportunities

- Cost estimates exceed project budget
- Alignment of BOE priorities with current Master Plan options.
  - Significant risk of schedule impacts depending on BOE prioritization of program elements



## Accomplishments

- MP options completed for BOE review
- CM/GC exemption approved
- Area program comparisons completed with other HS projects

## Next Steps

- CM/GC selection process
- Finalize Master Plan revisions based on BOE guidance of priorities
- Align scope/schedule/budget

## Challenges & Opportunities

- Cost estimates exceed project budget
- Alignment of BOE priorities with current Master Plan options.
  - Significant risk of schedule impacts depending on BOE prioritization of program elements



## Accomplishments

- Several options explored given current status of budget

## Next Steps

- Finalize Master Plan revisions based on BOE guidance of priorities
- Align scope/schedule/budget

## Challenges & Opportunities

- Cost estimates exceed project budget
- Alignment of BOE priorities with current Master Plan options.
  - Significant risk of schedule impacts depending on BOE prioritization of program elements



## BAC Discussion

## Questions

## Next Board Presentation

Tuesday, May 8, 2018 (TBC)

## Next BAC Meeting

Date: TBD

Place: TBD