



School Improvement Bond Update

Bond Accountability Committee

Meeting

January 23, 2019



Agenda

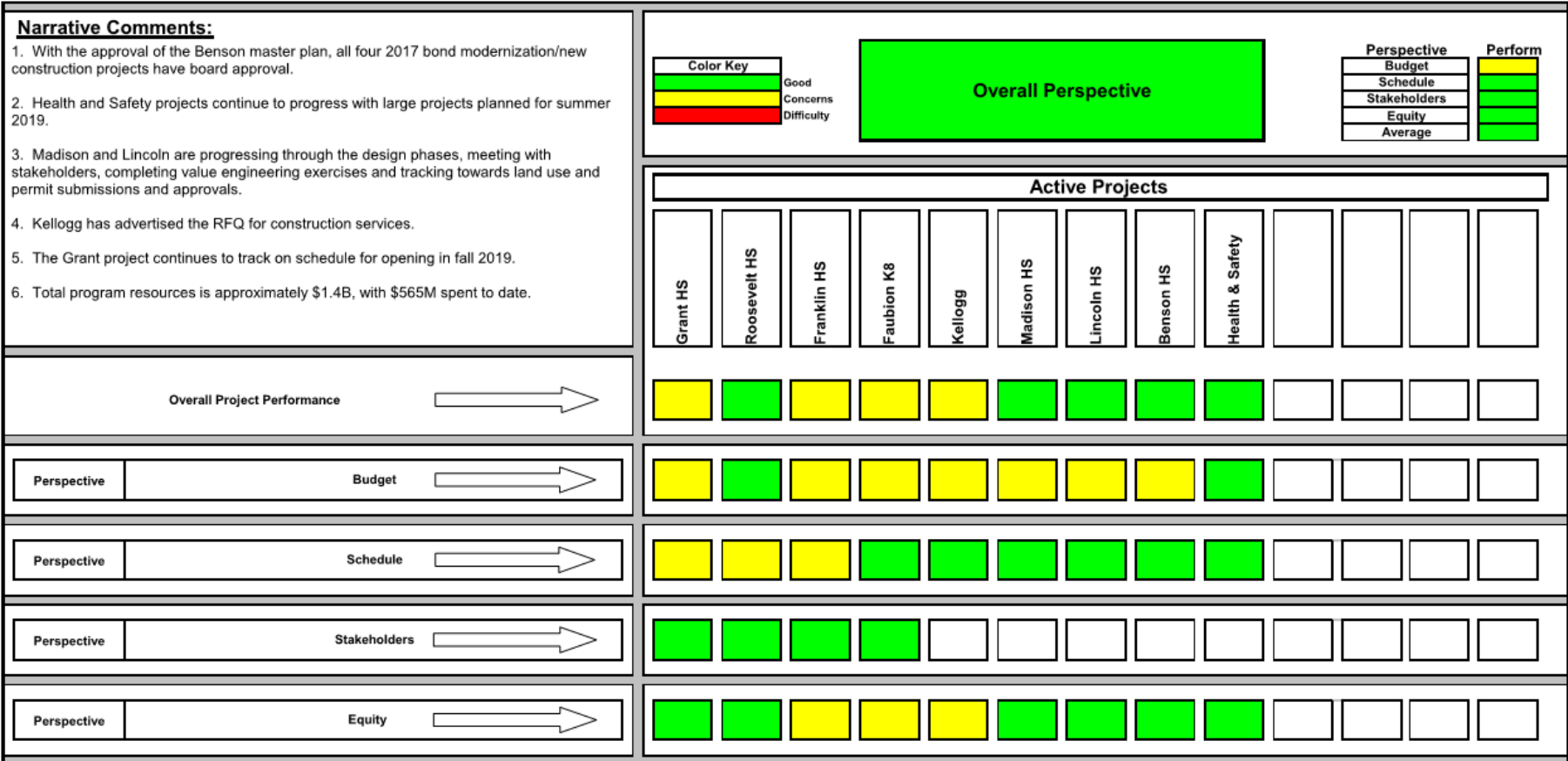
- **Welcome & Introductions**
- **Public Comments**
- **Balanced Scorecard**
- **Program Update**
- **Grant HS Presentation**
- **Project Reports**
- **Questions**
- **Wrap-Up and Adjourn**



Public Comment



Program Update – Balanced Scorecard





Program Update – Balanced Scorecard

<p>Narrative Comments:</p> <ol style="list-style-type: none"> Grant HS Modernization costs are forecasted over budget. As reflected last quarter, the program contingency has been anticipating an overage and accounted for the costs in the program forecast. The total program continues to track under budget. The unspent RHS Maker Space funds have been transferred back to the program level. The Kellogg's 50% CD cost estimate came in right on target. The Madison and Lincoln 100% SD estimates were above the previous cost estimates. Value engineering exercises completed by the teams have brought the project back into budget with some design modifications. Modifications will be designed into the DD set and repriced. The Benson Master Plan has been approved with a total project budget of \$296,000,000. The board resolution approving the master plan notes the additional funding necessary to complete the project is intended to come into the form of an approved future bond in 2020, or full faith and credit obligation. 			<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px;"> <p>Color Key</p> <table border="1"> <tr><td style="background-color: green; width: 15px; height: 10px;"></td><td>Good</td></tr> <tr><td style="background-color: yellow; width: 15px; height: 10px;"></td><td>Concerns</td></tr> <tr><td style="background-color: red; width: 15px; height: 10px;"></td><td>Difficulty</td></tr> </table> </div> <div style="text-align: center; border: 2px solid black; padding: 10px; background-color: yellow;"> <p>Budget Perspective</p> </div> <div style="border: 1px solid black; padding: 5px;"> <table border="1"> <tr><th>Strategic Obj.</th><th>Perform</th></tr> <tr><td>A</td><td style="background-color: yellow;"></td></tr> <tr><td>B</td><td style="background-color: yellow;"></td></tr> <tr><td>C</td><td style="background-color: yellow;"></td></tr> <tr><td>D</td><td style="background-color: yellow;"></td></tr> <tr><td>Average</td><td style="background-color: yellow;"></td></tr> </table> </div> </div>													Good		Concerns		Difficulty	Strategic Obj.	Perform	A		B		C		D		Average																
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Budget Update:

Combined Project Cost Summary Report for Capital Improvement Bond Program

Report Run Date:

01.01.2018

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved
2012 BOND							
Franklin HS Modernization	81,585,655	31,899,040 ¹	113,484,695	113,446,246	113,484,695	-	112,279,672
Grant HS Modernization	88,336,829	63,350,681 ²	151,687,510	146,834,509	157,191,329	5,503,820	92,259,748
Grant - GHS Grant Bowl Improvements - 4919 - FY19	-	250,000 ³	250,000	-	250,000	-	-
Roosevelt HS Modernization	68,418,695	33,467,919 ⁴	101,886,614	99,298,865	101,250,000	(636,614)	97,023,774
Roosevelt - Modulars-relocated and store - 4435 - FY17	-	186,749 ⁵	186,749	186,749	186,749	-	186,749
Faubion Add-Ons - 4918 - DA004 - FY19	-	100,000 ⁶	100,000	24,834	100,000	-	6,197
Faubion Replacement	27,035,537	22,900,014 ⁷	49,935,551	49,743,565	50,433,098	497,547	49,697,026
Improvement Project 2013	9,467,471	2,495,668 ⁸	11,963,139	11,963,139	11,963,139	-	11,963,139
Improvement Project 2014	13,620,121	4,191,667 ⁹	17,811,788	17,811,788	17,811,788	-	17,811,788
Improvement Project 2015	13,521,066	102,076 ¹⁰	13,623,142	13,497,438	13,497,438	(125,704)	13,497,438
Improvement Project 2015 - Maplewood	-	1,518,698 ¹¹	1,518,698	1,518,698	1,518,698	-	1,518,698
Improvement Project 2015 - SCI	-	2,057,687 ¹²	2,057,687	2,057,686	2,057,686	(1)	2,057,686
Improvement Project 2016	15,274,437	1,386,346 ¹³	16,660,783	16,468,882	16,660,783	-	16,404,180
GROUP 3 (IP 2017)	6,796,707	34,670,986 ¹⁴	41,467,693	20,628,640	41,467,693	-	18,831,185
Improvement Project 2018	9,062,119	(9,062,119) ¹⁵	-	-	-	-	-
Improvement Project 2019	-	- ¹⁶	-	-	-	-	-
Master Planning - Benson HS	191,667	206,975 ¹⁷	398,642	398,642	398,642	-	398,642
Master Planning - Cleveland HS	191,667	(191,667) ¹⁸	-	-	-	-	-
Master Planning - Jefferson HS	191,667	(191,667) ¹⁹	-	-	-	-	-
Master Planning - Lincoln HS	191,667	165,427 ²⁰	357,094	357,094	357,094	-	357,094
Master Planning - Madison HS	191,667	208,333 ²¹	400,000	324,080	324,080	(75,920)	324,070
Master Planning - Wilson HS	191,667	(191,667) ²²	-	-	-	-	-
Marshall Swing Site - Bond 2012	-	4,070,103 ²³	4,070,103	4,070,103	4,070,103	-	4,070,103
Tubman Swing Site - Bond 2012	-	1,164,776 ²⁴	1,164,776	1,164,776	1,164,776	-	1,164,776
Swing Sites & Transportation	9,550,000	(9,550,000) ²⁵	-	-	-	-	-
Educational Specification	-	275,168 ²⁶	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
2012 Bond Program	93,181,361	(50,998,515) ²⁷	42,182,846	30,525,549	36,820,229	(5,362,617)	24,546,179
	482,000,000	134,482,678	616,482,678	575,596,449	616,283,188	(199,490)	509,673,313
Additional Funding Resource (If/When Needed)	-	10,000,000 [*]	10,000,000	-	-	(10,000,000)	-
	482,000,000	144,482,678	626,482,678	575,596,449	616,283,188	(10,199,490)	509,673,313



Budget Update:

2017 BOND									
Benson HS Modernization	202,000,000	(134,677,429)	28	67,322,571	*	3,585,596	296,000,000	228,677,429	506,812
Kellogg Replacement	45,000,000	14,800,000	29	59,800,000		5,996,993	59,800,000	-	4,012,327
Lincoln HS Replacement	187,000,000	55,500,000	30	242,500,000		12,629,563	242,500,000	-	2,284,335
Madison HS Modernization	146,000,000	53,000,000	31	199,000,000		14,110,974	199,000,000	-	5,627,781
	580,000,000	(11,377,429)		568,622,571		36,323,126	797,300,000	228,677,429	12,431,254
Benson HS Modernization: Pre-Design - Pre-Bond	-	561,725	32	561,725		561,725	561,725	-	561,725
Kellogg Replacement: Pre-Design - Pre-Bond	-	385,873	33	385,873		385,873	385,873	-	385,873
Lincoln HS Modernization: Pre-Design - Pre-Bond	-	378,557	34	378,557		378,557	378,557	-	378,557
Madison HS Modernization: Pre-Design - Pre-Bond	-	274,297	35	274,297		274,297	274,297	-	274,297
Cleveland HS Modernization-Pre-Design - Pre-Bond - 4964 - FY19	-	100,000	36	100,000		-	100,000	-	-
Jefferson HS Modernization-Pre-Design - Pre-Bond - 4965 - FY19	-	100,000	37	100,000		-	100,000	-	-
Wilson HS Modernization-Pre Design - Pre-Bond - 4966 - FY19	-	100,000	38	100,000		-	100,000	-	-
2017 Bond Program: Pre-Design - Pre-Bond	-	81,323	39	81,323		81,323	81,323	-	81,323
2017 Bond Program	210,000,000	(74,884,319)	40	135,115,681		15,282,647	102,997,287	(32,118,394)	5,902,240
	210,000,000	(72,902,544)		137,097,456		16,964,422	104,979,062	(32,118,394)	7,584,015
Chapman - Re-Roof and Fire Sprinkler System Installation - Bond Funded - 4671 - FY18	-	2,842,000	41	2,842,000		526,382	2,842,000	-	86,359
GROUP 2 - Fire Alarm / Sprinkler	-	8,533,136	42	8,533,136		1,006,420	8,533,136	-	496,823
GROUP 4 - ASBESTOS	-	3,033,661	43	3,033,661		1,410,616	3,033,661	-	1,233,869
Harrison Park - Copy Room-Abate Asbestos Tile - 4664 - FY18	-	10,185	44	10,185		10,185	10,185	-	10,185
Harrison Park - K Classrooms-Abate Asbestos from floor tiles - 4441 - FY18	-	24,009	45	24,009		24,009	24,009	-	24,009
Hayhurst SRGP	-	2,500,000	46	2,500,000		399,990	2,899,990	399,990	-
Hosford - Wood Shop Floor-Asbestos - 4573 - FY18	-	41,523	47	41,523		41,523	41,523	-	41,523
Jefferson - Camera-Pull Stations - 4528 - FY17	-	30,859	48	30,859		30,859	30,859	-	30,859
Lee - Roof Repair - 4497 - FY18	-	97,000	49	97,000		97,000	97,000	-	97,000
Lent - Radon Mitigation - 4344 - FY17	-	59,512	50	59,512		59,512	59,512	-	59,512
Multi-2018-4675-Bond-Security FY18-19	-	4,265,727	51	4,265,727		13,000	4,265,727	-	13,000
Multiple Site - Lead Paint Remediation	-	-		-		-	-	-	-
Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY18	-	32,540,735	52	32,540,735		31,173,995	32,540,735	-	29,128,430
Multiple Sites - Asbestos Bond Projects-2018-19 - 4923 - FY19	-	500,000	53	500,000		298,426	500,000	-	17,819
Multiple Sites - Asbestos Bond Projects-2019-20 - 4924 - FY20	-	-		-		-	-	-	-
Multiple Sites - Asbestos Bond Projects-2020-21 - 4925 - FY21	-	-		-		-	-	-	-
Multiple Sites - Day CPM Management Services - 4610 - FY18	-	1,977,243	54	1,977,243		1,975,804	1,977,243	-	981,209
Multiple Sites - Fire Alarm Equipment Purchase - FY15/16/17/18 - X0114	-	507,151	55	507,151		383,606	507,151	-	383,606
Multiple Sites - Floor Replacement-Bond Compensible - 4565 - FY18	-	281,044	56	281,044		125,331	281,044	-	124,841
Multiple Sites - Lead in Water Repairs - 4517 -Fund 424 - FY17	-	7,129,460	57	7,129,460		2,003,488	7,129,460	-	1,379,436
Multiple Sites - Lead Paint Abatement - BOND	-	10,050,000	58	10,050,000		30,853	10,050,000	-	12,003
Multiple Sites - Lead Paint Abatement - Emergency Declaration - 4284 - FY17	-	1,273,500	59	1,273,500		1,273,500	1,273,500	-	1,273,500
Multiple Sites - Lead Paint Abatement - Fund 423 - 4493 -FY17	-	577,003	60	577,003		577,003	577,003	-	577,003
Multiple Sites - Radon Mitigation - 4609 - FY18	-	230,915	61	230,915		113,354	230,915	-	113,354
Sitton - Health & Safety Improvements	-	1,000,000	62	1,000,000		497,114	1,000,000	-	-
Woodstock - Hallway-Abate and replace floor tiles - 4738 - FY18	-	8,614	63	8,614		8,614	8,614	-	8,614
Multiple Sites - Moving Services Contracts - 3851 - FY15/16/17	-	-		-		-	-	-	-
	-	77,513,277		77,513,277		42,080,584	77,913,267	399,990	36,092,953
	-	790,000,000		783,233,304		95,368,132	980,192,329	196,959,025	56,108,223
	-	1,272,000,000		1,409,715,982		670,964,581	1,596,475,516	186,759,535	565,781,535



Budget Update:

2012 Program Costs Summary

1/1/2019

	Original Budget	Approved Budget Changes		Current Budget	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved
Bond Management	15,117,563	14,336,683	1	29,454,246	24,491,628	(4,962,617)	20,157,340
Bond Issuance Costs	3,000,000	(521,346)	2	2,478,654	2,478,654	-	2,056,501
PBOT IGA	5,000,000	-		5,000,000	5,000,000	-	-
OCIP	-	2,857,473	3	2,857,473	2,857,473	-	2,332,338
Escalation	45,000,000	(45,000,000)	4	-	-	-	-
Fund 424	-	-	5	-	-	-	-
Bond Premium	-	-	6	-	-	-	-
Contingency - OSM	5,063,798	(2,671,325)	7	2,392,474	2,392,474	-	-
Contingency - BOE Reserves	20,000,000	(20,000,000)	8	-	-	-	-
Additional Criteria Financing (FHS/RHS)	-	-	9	-	-	-	-
Interest Revenue (Projected)	-	-		-	(400,000)	(400,000)	-
	93,181,361	(50,998,515)		42,182,846	36,820,229	(5,362,617)	24,546,179



Budget Update:

2017 Program Costs Summary

1/1/2019

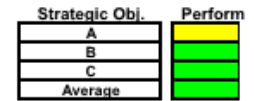
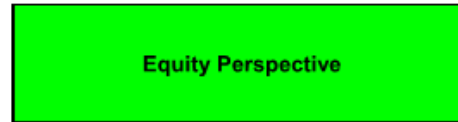
	Original Budget	Approved Budget Changes		Current Budget	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved
Bond Management	40,000,000	12,005,610	1	52,005,610	51,046,970	(958,640)	3,742,487
Bond Issuance Costs	-	2,159,753	2	2,159,753	5,000,000	2,840,247	2,159,753
OCIP	-	-		-	-	-	-
Escalation	-	-		-	-	-	-
Contingency - OSM	20,000,000	(1,319,396)	3	18,680,604	18,680,604	-	-
Bond Premium	-	-	4	-	-	-	-
Contingency - BOE Reserves	-	-		-	-	-	-
Projected Earned Interest	-	-		-	(34,000,000)	(34,000,000)	-
	60,000,000	12,845,967		72,845,967	40,727,574	(32,118,393)	5,902,240
ACCESSIBILITY - UNALLOCATED BUDGET	10,000,000	(9,510,443)	5	489,557	489,557	-	-
ASBESTOS - UNALLOCATED BUDGET	12,000,000	(5,337,546)	6	6,662,454	6,662,454	-	-
FIRE ALARM/SPRINKLER - UNALLOCATED BUDGET	25,849,990	(19,871,332)	7	5,978,658	5,978,658	-	-
LEAD PAINT - UNALLOCATED BUDGET	16,623,936	(12,933,321)	8	3,690,615	3,690,615	-	-
RADON- UNALLOCATED BUDGET	1,126,125	(239,902)	9	886,223	886,223	-	-
ROOFS - UNALLOCATED BUDGET	50,907,949	(36,482,449)	10	14,425,500	14,425,500	-	-
SECURITY - UNALLOCATED BUDGET	5,000,000	(5,000,000)	11	-	-	-	-
WATER FIXTURES/PIPES - UNALLOCATED BUDGET	28,492,000	(10,608,021)	12	17,883,979	17,883,979	-	-
OSCIM GRANT- UNALLOCATED BUDGET	-	8,000,000	13	8,000,000	8,000,000	-	-
	150,000,000	(91,983,013)		58,016,987	58,016,987	0	0
	210,000,000	(79,137,046)		130,862,954	98,744,560	(32,118,393)	5,902,240



Program Update – Balanced Scorecard

Narrative Comments:

- Overall OSM is tracking at 25% and 14% for consultants and contractors respectively for certified business participation, for a cumulative of 17%. A 1% increase since last quarter. Qualifying costs breakdown as:
 MBE: 31%
 WBE: 52%
 SDVBE: 0.1%
 ESB: 16%
- OSM continues to exceed the 20% apprenticeship trade hours goal (currently 26% overall). Kellogg is the only active project not currently exceeding the goal, however this data is on demolition only. Demolition has traditionally been a challenging trade to procure apprentices. We anticipate the goal will be met at Kellogg.
- OSM met all student engagement goals in 2019. The team is planning for even more engagement in 2020.



Strategic Objectives	Performance Measures	Performance Targets
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Active Projects

Grant HS	Roosevelt HS	Franklin HS	Faubion K8	Kellogg	Madison HS	Lincoln HS	Benson HS	Health & Safety				
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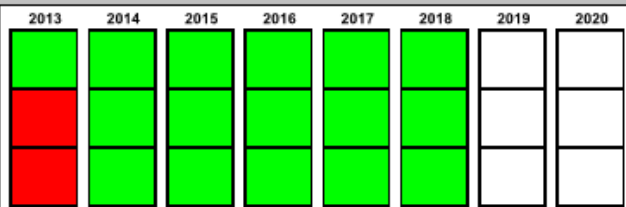
Objective A Meets Aspirational Certified	1	Consultants - % of payments made to Certified owned	Green: Certified >18% Yellow: Certified >10% Red: Certified <10%
	2	Contractors - % of payments made to Certified owned	
	3	Project Overall - % of payments made to Certified owned	



Objective B apprenticeable trade participation	4	Contractors % of labor hours/apprenticeable trade	Green: participation >20% Yellow: participation >10% Red: participation <10%
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Objective C Meets student participation	5	Tier 1 - Group Activities EG: career fairs, guest speakers	Green: students > 500 Yellow: students > 100 Red: students < 100
	6	Tier 2 - 1-on-1, Short-Term Activities EG: job shadows, mock interviews	Green: students > 50 Yellow: students > 20 Red: students < 20
	7	Tier 3 - 1-on-1, Long-Term Activities EG: internships	Green: students > 10 Yellow: students > 5 Red: students < 5





Program Update – Balanced Scorecard

Narrative Comments:

The use of electronic surveys to gauge stakeholder feedback has become less valuable in receiving input on current and past project outcomes. OSM has moved to a more qualitative approach of feedback gathering with one-on-one interviews. For example, currently a "after action review" process is underway that includes discussions with school staff, administrators, maintenance staff and other departments to identify successful outcomes of the summer 2019 projects and opportunities for improvement. OSM aims to revise the stakeholder engagement perspective to focus more specifically on stakeholders engaged in the project development and construction process, and gather information in person, versus via electronic surveys. We anticipate having updated data to share by April.

Color Key	
	Good
	Concerns
	Difficulty

Stakeholder Perspective

Strategic Obj.	Perform
A	
B	
C	
Average	

Active Projects

Grant HS	Roosevelt HS	Franklin HS	Faubion K8	Kellogg	Madison HS	Lincoln HS	Benson HS	Health & Safety				
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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

Narrative Comments:

- Grant continues to track on overall schedule. The recovery schedule to make up lost days in winter has made great progress. Transition planning heavily underway for summer 2019
- Roosevelt is nearing completion of Phase 3 in Feb 2019. Asphalt paving for tennis courts may hold pending weather until April.
- Kellogg MS abatement is complete. RFP for select bidders is current active in market. Bidding planned for March/April
- Madison HS is proceeding with construction documents. Sub packages 1 & 2 are live in construction market.
- Lincoln DDs complete and VE workshop completed. CM/GC on board and started select destructive testing

Color Key Good Concerns Difficulty	Schedule Perspective	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Strategic Obj.</th> <th style="text-align: left;">Perform</th> </tr> <tr> <td>A</td> <td></td> </tr> <tr> <td>B</td> <td></td> </tr> <tr> <td>C</td> <td></td> </tr> <tr> <td>D</td> <td></td> </tr> <tr> <td>Average</td> <td></td> </tr> </table>	Strategic Obj.	Perform	A		B		C		D		Average	
Strategic Obj.	Perform													
A														
B														
C														
D														
Average														

Active Projects

Grant HS	Roosevelt HS	Franklin HS	Faubion K8	Kellogg	Madison HS	Lincoln HS	Benson HS	Health & Safety				

Objective A Establish Schedule Target & Strategy	1	Baseline Schedule Established	Green = completed

Objective B Planning, Permitting & Design Phases on Schedule	2	Design Contract Award	Green = < 0 weeks impact Yellow = 0 - 4 weeks Red > 4 weeks (measured from baseline schedule)									
	3	Schematic Design Completed										
	4	Design Development Completed										
	5	Construction Contract Documents										
	6	Land Use Permit Approved										
	7	Building Permit Approved										

Objective C Construction on Schedule	8	Construction Started	Green = < 0 weeks impact Yellow = 0 - 4 weeks Red > 4 weeks (measured from baseline schedule)									
	9	Substantial Completion										
	10	Final Completion										

Objective D Meet Occupancy / Completion Schedule Target	11	Current Project Schedule	On target for school opening



Schedule Update:

CBRE HEERY		Portland Public Schools (PPS) Master Planning Schedule PPS - R2.1 BL Variance Summary							Data Date: 15-Oct-18 Run Date: 18-Jan-19									
Activity ID	Activity Name	At Completion Duration	Start	Finish	BL Project Duration	BL Project Start	BL Project Finish	Total Float	17	2018	2019	2020	2021	2022	2023	2024	2025	
									Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Roosevelt High School																		
167	07-Aug-18 A	05-Apr-19	142	07-Aug-18	01-Mar-19	-25												
Portland Public Schools Milestones																		
167	07-Aug-18 A	05-Apr-19	142	07-Aug-18	01-Mar-19	-25												
Construction																		
Close-Out																		
Grant Modernization																		
517	02-Oct-17 A	08-Oct-19	520	02-Oct-17	11-Oct-19	1614												
Portland Public Schools Milestones																		
472	02-Oct-17 A	05-Aug-19	472	02-Oct-17	05-Aug-19	-2												
Construction, FF&E																		
35	01-Jul-19	19-Aug-19	35	03-Jul-19	21-Aug-19	38												
Owner Move In																		
91	31-May-19	08-Oct-19	91	05-Jun-19	11-Oct-19	3												
Close-Out																		
Kellogg Replacement																		
1104	01-May-17 A	23-Aug-21	1104	01-May-17	23-Aug-21	0												
Portland Public Schools Milestones																		
564	01-May-17 A	10-Jul-19	562	01-May-17	08-Jul-19	35												
Planning, Design & Construction Documents																		
938	01-Aug-17 A	05-Apr-21	936	01-Aug-17	01-Apr-21	35												
Construction, FF&E																		
65	06-Apr-21	05-Jul-21	65	02-Apr-21	01-Jul-21	35												
Owner Move In																		
130	05-Jan-21	05-Jul-21	130	31-Dec-20	01-Jul-21	35												
Close-Out																		
Madison Modernization																		
1046	31-Aug-17 A	04-Oct-21	1046	31-Aug-17	04-Oct-21	-26												
Portland Public Schools Milestones																		
532	01-Aug-17 A	27-Aug-19	532	01-Aug-17	27-Aug-19	-21												
Planning, Design & Construction Documents																		
540	11-Jun-19	23-Jul-21	540	11-Jun-19	23-Jul-21	0												
Construction, FF&E																		
25	12-Jul-21	13-Aug-21	25	12-Jul-21	13-Aug-21	0												
Owner Move In																		
91	31-May-21	04-Oct-21	91	31-May-21	04-Oct-21	-26												
Close-Out																		
Lincoln Replacement																		
1505	01-Nov-17 A	07-Sep-23	1505	01-Nov-17	07-Sep-23	0												
Portland Public Schools Milestones																		
669	01-Nov-17 A	17-Jun-20	669	01-Nov-17	17-Jun-20	85												
Planning, Design & Construction Documents																		
540	18-Jun-20	20-Jul-22	540	18-Jun-20	20-Jul-22	22												
Phase 1 - Construction, FF&E																		
30	16-Jun-22	27-Jul-22	30	16-Jun-22	27-Jul-22	22												
Phase 1 - Owner Move In																		
61	02-Jun-22	25-Aug-22	61	02-Jun-22	25-Aug-22	1												
Phase 1 - Close-out																		
265	21-Jul-22	26-Jul-23	265	21-Jul-22	26-Jul-23	11												
Phase 2 - Construction, FF&E																		
20	27-Jul-23	23-Aug-23	20	27-Jul-23	23-Aug-23	11												
Phase 2 - Owner Move In																		
56	22-Jun-23	07-Sep-23	56	22-Jun-23	07-Sep-23	0												
Phase 2 - Close-out																		
Benson Modernization																		
1899	01-Nov-17 A	12-Mar-25	1899	01-Nov-17	12-Mar-25	210												
Portland Public Schools Milestones																		
1899	01-Nov-17 A	12-Mar-25	1899	01-Nov-17	12-Mar-25	210												

■ Remaining Level of Effort
 ■ Baseline
 ■ Actual Work
 ■ Critical Remaining ...
■ Actual Level of Effort
 ■ Primary Baseline
 ■ Remaining Work
 ◆ Milestone



Schedule Update:

CBRE HEERY		Portland Public Schools (PPS) Master Planning Schedule PPS - R2.1 BL Variance Summary							Data Date: 15-Oct-18 Run Date: 18-Jan-19											
Activity ID	Activity Name	At Completion Duration	Start	Finish	BL Project Duration	BL Project Start	BL Project Finish	Total Float	17 2018 2019 2020 2021 2022 2023 2024 2025											
									Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
	Planning, Design & Construction Documents	961	01-Nov-17 A	06-Aug-21	961	01-Nov-17	06-Aug-21	1148	Planning, Design & Construction Documents											
	Phase 1 - Construction, FF&E	305	14-Jun-21	12-Aug-22	305	14-Jun-21	12-Aug-22	1	Phase 1 - Construction, FF&E											
	Phase 1 - Owner Move In	50	13-Jun-22	19-Aug-22	50	13-Jun-22	19-Aug-22	1	Phase 1 - Owner Move In											
	Phase 1 - Close-out	96	16-May-22	26-Sep-22	96	16-May-22	26-Sep-22	642	Phase 1 - Close-out											
	Phase 2 - Construction, FF&E	305	13-Jun-22	11-Aug-23	305	13-Jun-22	11-Aug-23	5	Phase 2 - Construction, FF&E											
	Phase 2 - Owner Move In	50	12-Jun-23	18-Aug-23	50	12-Jun-23	18-Aug-23	5	Phase 2 - Owner Move In											
	Phase 2 - Close-out	96	15-May-23	25-Sep-23	96	15-May-23	25-Sep-23	382	Phase 2 - Close-out											
	Phase 3 - Construction, FF&E	310	12-Jun-23	16-Aug-24	310	12-Jun-23	16-Aug-24	0	Phase 3 - Construction, FF&E											
	Phase 3 - Owner Move In	70	20-May-24	23-Aug-24	70	20-May-24	23-Aug-24	0	Phase 3 - Owner Move In											
	Phase 3 - Close-out	96	20-May-24	30-Sep-24	96	20-May-24	30-Sep-24	117	Phase 3 - Close-out											
	Phase 4 - Construction	147	10-Jun-24	31-Dec-24	147	10-Jun-24	31-Dec-24	0	Phase 4 - Construction											
	Phase 4 - Owner Move In	20	01-Jan-25	28-Jan-25	20	01-Jan-25	28-Jan-25	31	Phase 4 - Owner Move In											
	Phase 4 - Close-out	71	04-Dec-24	12-Mar-25	71	04-Dec-24	12-Mar-25	0	Phase 4 - Close-out											
	Health & Safety - Group 3	443	11-Sep-17 A	03-Jun-19	422	11-Sep-17	02-May-19	-22	Health & Safety - Group 3											
	Portland Public Schools Milestones	443	11-Sep-17 A	03-Jun-19	422	11-Sep-17	02-May-19	-22	Portland Public Schools Milestones											
	Planning, Design & Construction Documents	204	11-Sep-17 A	21-Jun-18 A	204	11-Sep-17	21-Jun-18		Planning, Design & Construction Documents											
	Construction	201	13-Jun-18 A	29-Mar-19	180	13-Jun-18	28-Feb-19	-22	Construction											
	Close-Out	96	17-Jan-19 A	03-Jun-19	86	02-Jan-19	02-May-19	-22	Close-Out											
	Health & Safety - Asb/Fire/Lead/Water	1314	04-Sep-17 A	17-Oct-22	1314	04-Sep-17	17-Oct-22	9	Health & Safety - Asb/Fire/Lead/Water											
	Portland Public Schools Milestones	1314	04-Sep-17 A	17-Oct-22	1314	04-Sep-17	17-Oct-22	9	Portland Public Schools Milestones											
	Water Fixtures	255	02-Jan-18 A	31-Dec-18 A	255	02-Jan-18	31-Dec-18		Water Fixtures											
	Group 2 - Fire Alarm & Fire Sprinkler	569	04-Sep-17 A	25-Nov-19	539	04-Sep-17	10-Oct-19	24	Group 2 - Fire Alarm & Fire Sprinkler											
	Lead Paint	741	02-Jan-18 A	01-Dec-20	678	02-Jan-18	31-Aug-20	-63	Lead Paint											
	Asbestos: 2017-2018	289	01-Nov-17 A	14-Dec-18 A	247	01-Nov-17	15-Oct-18		Asbestos: 2017-2018											
	Asbestos: 2018-2019	434	01-Feb-18 A	16-Oct-19	434	01-Feb-18	16-Oct-19	780	Asbestos: 2018-2019											
	Asbestos: 2019-2020	404	12-Mar-19	13-Oct-20	403	13-Mar-19	13-Oct-20	529	Asbestos: 2019-2020											
	Asbestos: 2020-2021	404	16-Mar-20	08-Oct-21	403	17-Mar-20	08-Oct-21	274	Asbestos: 2020-2021											
	Asbestos: 2021-2022	419	09-Mar-21	14-Oct-22	418	10-Mar-21	14-Oct-22	9	Asbestos: 2021-2022											

■ Remaining Level of Effort
 ■ Baseline
 ■ Actual Work
 ■ Critical Remaining ...
■ Actual Level of Effort
 ■ Primary Baseline
■ Remaining Work
 ◆ Milestone



Accomplishments

- Continued collaboration with peer organizations
- Contracted with RLB to address cost/sf equivalency study
- On-site visits with performance auditors
- Coming back up to speed after the holidays
- A/R/R study of Summer 2018 projects
 - Fernwood/Lewis/King

Next Steps

- Performance auditors report out – 2017 Bond Amount Analysis
- RLB cost comparison
- Overhaul to OSM approval processes to incorporate DoC
- OCIP renewal
- VE process report out

Challenges & Opportunities

- New Chief Operating Officer – Dan Jung and New Director of Construction – Dave Ruth
 - OSM bond management approach moving forward
- Market conditions – subcontractor attitudes towards work
- Seeing indicators for market slow down...primarily in multi-family housing
- Communications program
- 2012 Performance Audit Tracking
- On-call service contracts
 - Legal, moving, cleaning



Grant HS Presentation



Progress Update:





Progress Update:



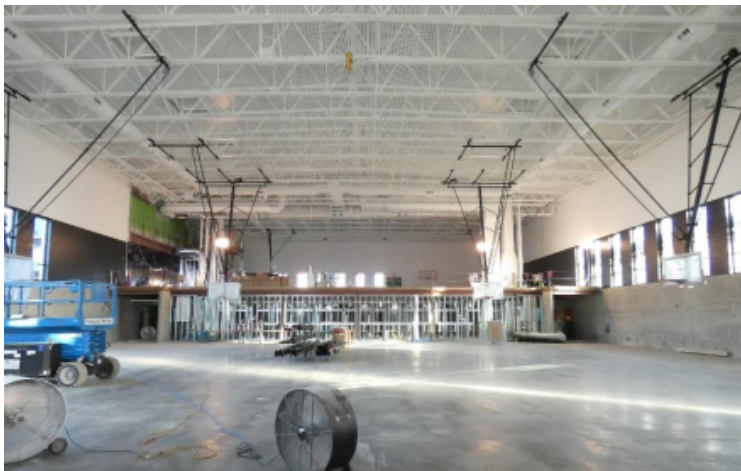
Exterior



Mechanical Room



Mock Up Classroom



New Gym



Main Commons

January 2019



Budget Update:

Grant High School Modernization
Budget Update
January 2019

		<u>Post GMP Budget</u>		<u>Projected Budget</u>	<u>Delta</u>
		<u>(December 2018)</u>	<u>Current Budget</u>		
01	Cost of Construction	112,648,602	130,745,731	136,764,503	6,018,772
02	Professional Services	11,825,723	11,969,417	12,256,993	287,576
03	Owner Costs	7,868,218	8,677,066	7,970,081	-706,985
04	Contingency	18,444,261	295,295	295,295	0
Total Budget		150,786,804	151,687,509	157,286,872	5,599,363

- Additional Risks Include:
 - Additional General Requirements and General Conditions (.75M)
 - Limited recovery of funds from Auditorium Fire (.5M)
 - Subcontractor Claims Adjustments (.5M)
 - Future RFI's (1.2M)
 - Buyout Allowance Overruns (2M)

- Due diligence for items with ANCO and subcontractors will need to be completed including verification of cost validation, and are compensable
- Projected values for potential claims, GC's and GR's are not included at face value. We anticipate final costs will be at reduced value
- Projected value of future RFI's are based on historical trends
- Buyout packages are nearly complete. A few minor scopes remain i.e. signage, final cleaning.



Schedule Update:

**Grant High School Modernization
Schedule Update
January 2019**

	<u>Planned Schedule</u>	<u>Current Schedule</u>
Furniture Installation Begins	5/20/19	5/20/19
IT Set Up Begins	7/15/19	7/15/19
Substantial Completion	7/26/19	7/26/19
Administration Returns to GHS	8/6/19	8/6/19
Staff Training for New Building Systems	8/12/19 - 8/16/19	8/12/19 - 8/16/19
School Begins	8/26/19	8/26/19

- Project continues to be on schedule
- Project team has overcome over 120 days of critical path schedule impacts
- Challenges this past quarter have been:
 - AHU Delivery
 - Existing Structure
 - Abatement
 - Waterproofing existing conditions
- Project team has completed detailed plan for installation of FF&E and Move-In
- Commissioning process has begun and is on track
- Detailed schedule for training PPS and GHS Administrative Staff will be developed this quarter



Accomplishments

- Rapid progress towards completing the project
 - \$6M+ billing last month
- Master planning work continuing for “Bowl”
- GHS Community and FAM Connections
- Positive outcome with Grant Bowl
- SIS schedule oversight
- Updated Pay App Review Process
- Overcoming all of the structural and haz mat issues

Next Steps

- Continuing progress towards TCO
- On-going move logistics planning
- Assessing budget status as claims are finalized
- Preparing GHS for the move back

Challenges & Opportunities

- Subcontractor claims
- Neighbor claims



Accomplishments

- Continued progress to addressing outstanding issues
- Progressing with Ph 3 work
 - Stormwater planters
 - Subgrades/site improvements
- Cx efforts on-going

Next Steps

- Wrap up of Ph 3
 - Some work will carry over
- Address outstanding mechanical issues to bring the entire system online
- Fields adjustments/corrections as weather dries out

Challenges & Opportunities

- Mechanical system continues to be challenging
- On-going challenges with Preventive and Deferred Maintenance support
- OSM considering new approach to address mechanical system issues
- South façade heat gain issues



Accomplishments

- A/A/R Study field work
- Design work continues for summer 2019 work
 - Tabled Chapman roof till summer 2020
- Planning efforts for Asbestos and Painting projects
- New approach for water fixture replacement
- Security improvements coordination

Next Steps

- A/A/R report out
- Finishing designs
- ITBs
- Complete design and procurement for first round of security projects
- Coordinating building closures for Asbestos Abatement and Lead Paint Stabilization projects

Challenges & Opportunities

- Prep for Summer 2019 projects
- Termination of Fernwood contractor
 - Addressing Fernwood leak potentials
 - Addressing self perform work with possible M/W/ESB contractor
- A/R/R interviews
- New water fixture requirements from State...significant uptick in number of “taps” we have to address



Accomplishments

- Reviews of contract, Div 0 & 1 and GCs
- Building permit documentation
- On-going design efforts wrapping up
- Addressed outstanding issues with demolition contractor and erosion issues
- 50% CD estimate on budget

Next Steps

- RFP process to shortlist bidders
- Building permit submission
- Finalization of design for bidding

Challenges & Opportunities

- Latest estimates show KMS on track for meeting budget
- CoP permitting timeline/resources
- Bid market



Accomplishments

- 50% CD estimate shows MHS within budget target by approx. \$2M
- Bid packages 1 & 2 active in subcontracting market
- Destructive testing on-going...rounds 2 & 3
- On-going design efforts
- Transition planning

Next Steps

- Bid package #3 on the streets
- Land use approval
- Building permit processing
- Finalization of design
- Transportation Plan communications

Challenges & Opportunities

- CoP permitting – requirements of staff, turn around times and multiple “incompletes”
- ODOT right-of-way acquisition from neighbor



Accomplishments

- SDs completed, DDs underway
- Pathway to budget
- TVD process
- VE process
- CM/GC procurement complete
- Phasing of permit to allow for early start

Next Steps

- Continuing Design and Destructive Testing
- Constructability review
- TVD process w/ Hoffman
- DAG #7
- 75% DD Cost Estimate
- Review of VE process with BAC

Challenges & Opportunities

- VE process – over \$30M savings through process
- Coordinating athletic swing space
- Land use process and CoP
- Follow up tour?



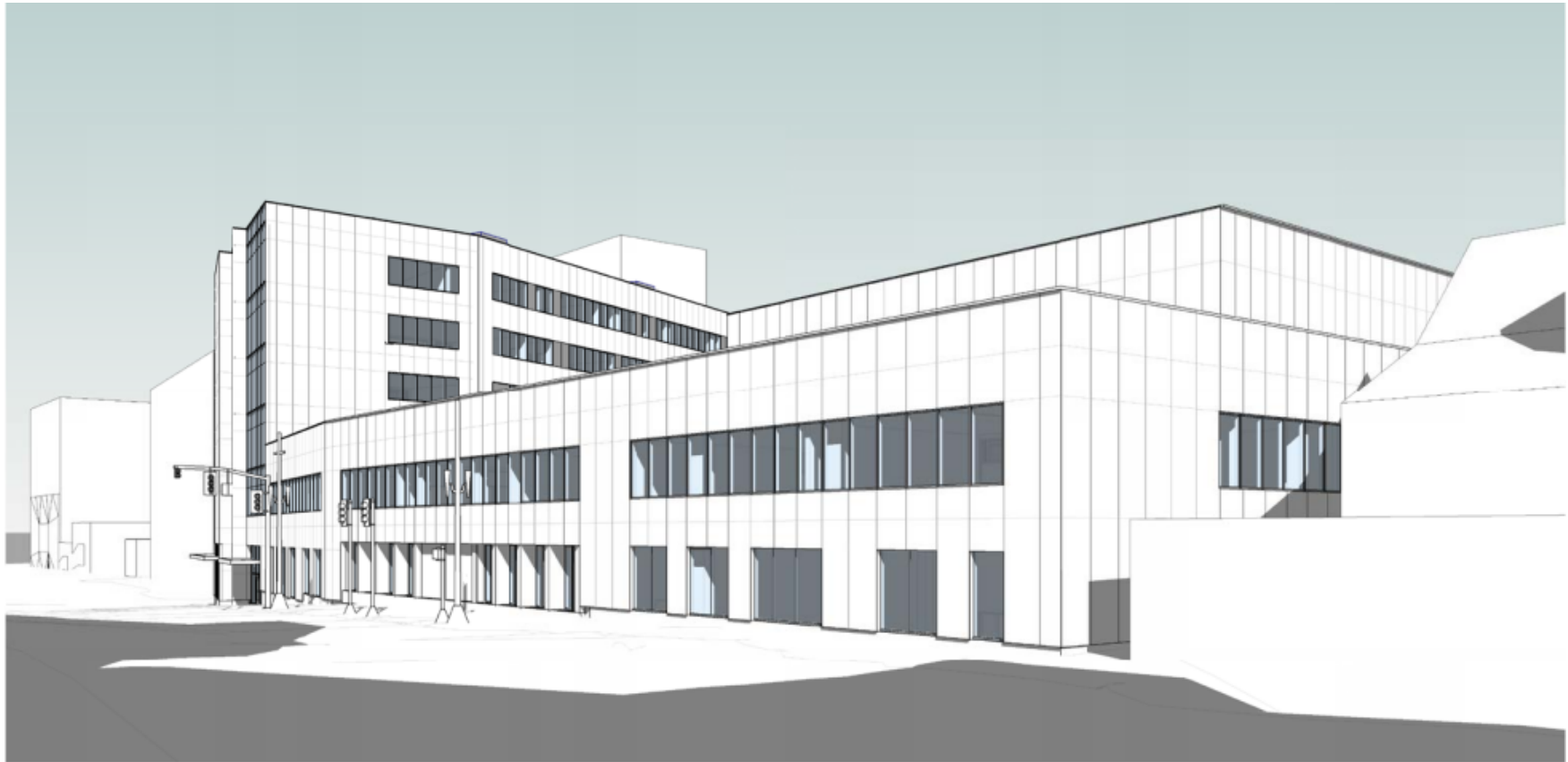


Lincoln HS Modernization



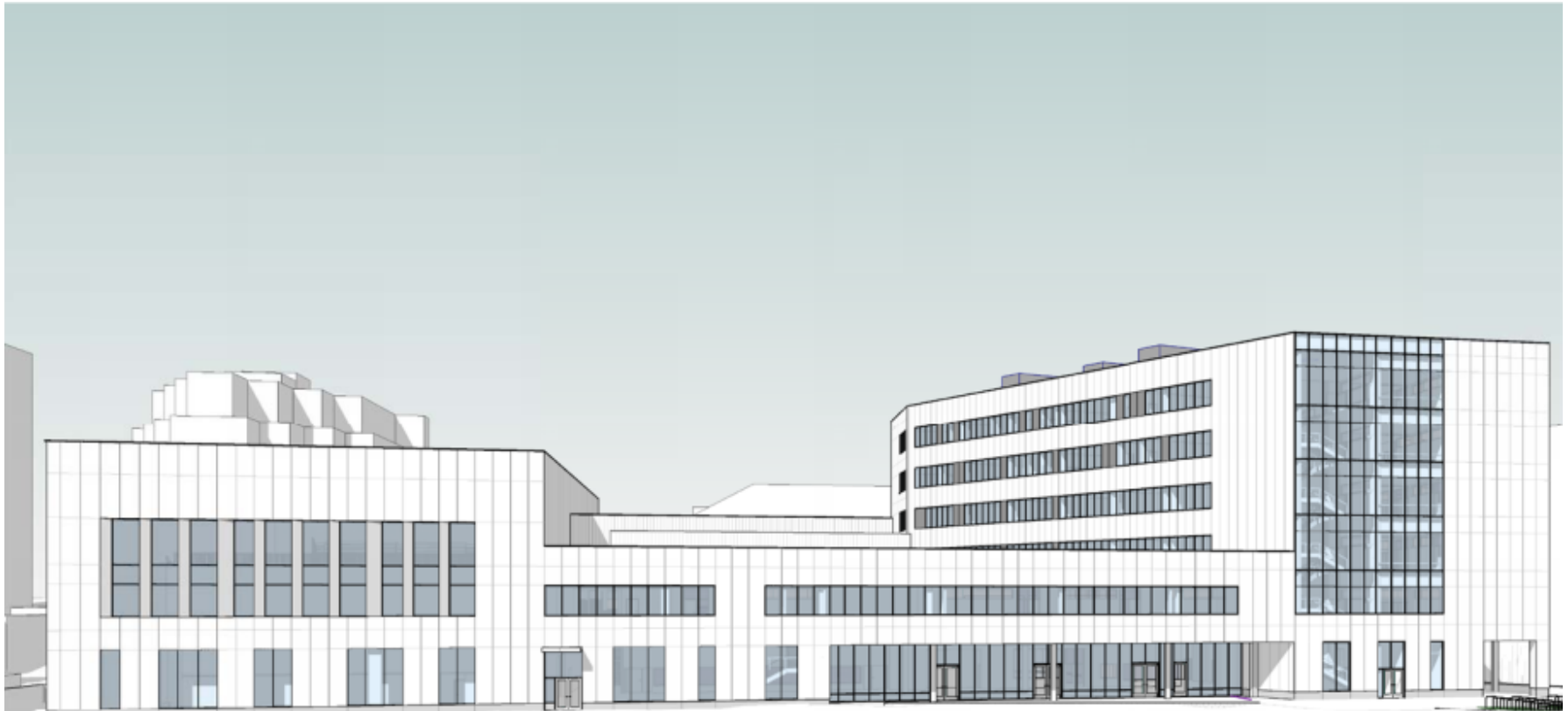


Lincoln HS Modernization



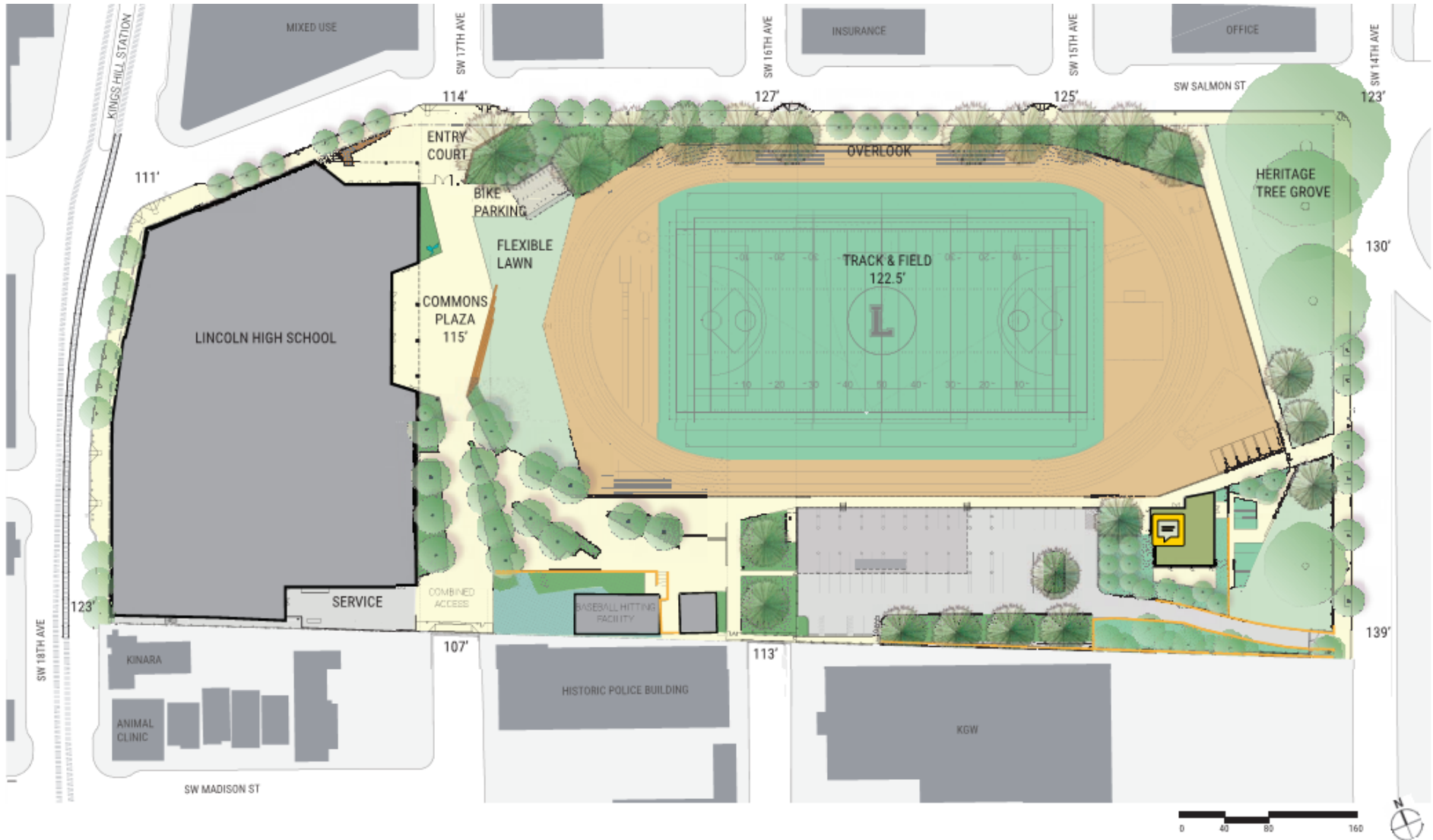


Lincoln HS Modernization





Lincoln HS Modernization





Accomplishments

- Design Advisory Group (DAG) pre-design work sessions
- Programming & Site Specific Ed Spec & Master Plan completion
- Board Work sessions & Meetings for approval
- Additional geotechnical testing
- AIA Historic Resources Panel project review

Next Steps

- Schematic stakeholder engagement
- Continued DAG work sessions and DAG tours of GHS, RHS, FHS
- Coordination with PPR regarding south driveway/Buckman field connection
- CMGC RFP and selection
- Master plan revisions for Board by end of March

Challenges & Opportunities

- Occupied site planning & considerations
- Determine feasibility & impacts of off-site swing to Marshall
- Multiple Pathways to Graduation schools & program placement
- Value Engineering Charrette & Study



BAC Discussion

Questions

Next Board Presentation

TBC

Next BAC Meeting

Date: TBD

Place: TBD