

School Improvement Bond Update

Bond Accountability Committee Meeting

September 29, 2021



Wrap-Up and Adjourn



Agenda

•	Welcome & Introductions	5:30 -	5:40 pm
•	Program Updates	5:40 –	6:00 pm
•	Modernization Project Updates	6:00 –	6:45 pm
•	BAC Charter Review	6:45 –	7:10 pm
•	Meeting Format Review	7:10 -	7:30 pm



Public Comment

(public comments received via email prior to the meeting will be read aloud)



Program Update



Office of School Modernization - Program September 2021

STATUS AT A GLANCE

Legend: As planned: no concerns Caution: requires attention Impacts: impacts occurring

Prior Report

3.64%

7.05%

	As Planned	Caution	Impacts
Budget	Х		
Equity		Х	
Overall	Х		

EQUITY BUSINESS EQUITY WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Cumulative	Current	4.94%	7.55%	0.06%	2.51%	0.61%	15.67%	18%	27%	25%	5%	14%	24%	20%
	Prior Report	5.00%	7.39%	0.06%	2.56%	0.64%	15.65%		26%		4%		25%	
12 14 - 114	Current	4.02%	7.91%	0.00%	2.48%	0.24%	14.65%	18%						

0.19%

14.19%

3.31% Percent of payments made to Certified owned businesses, cumulative and 12-month rolling; Percent of labor hours of apprenticeable trades, cumulative

0.00%

BUDGET

2012 PROGRAM	Original Budget			Forecasted Over/(Under)
Bond Administration	68,117,563	31,375,293	31,136,104	(239,189)
Contingency	25,063,798	2,180,614	2,180,614	-
Projects	388,818,639	549,269,821	548,963,627	(306,194)
2012 Program Totals	482,000,000	582,825,728	582,280,345	(545,383)

	Percent
Actuals Approved	Spent
31,005,775	99%
545,798,597	99%
576,804,373	99%







Office of School Modernization - Program September 2021

2017 PROGRAM	Original Budget	Current Budget		Forecasted Over/(Under)
Bond Administration	40,000,000	59,891,512	55,811,467	(4,080,046)
Contingency	20,000,000	23,137,932	26,931,899	3,793,968
Unallocated H&S Funds	150,000,000	25,130,773	25,130,773	
Projects	580,000,000	804,467,761	1,017,671,192	213,203,431
2017 Program Totals	790,000,000	912,627,978	1,125,545,331	212,917,353

Actuals Approved	Percent Spent
2121222	E 100 /
34,248,325	57%
505,241,937	63%
539,490,262	59%



2020 PROGRAM	Original Budget	Current Budget		Forecasted Over/(Under)
Bond Administration	63,098,640	63,104,808	63,104,808	
Contingency - OSM	93,257,360	,,	,,	-
Unallocated Project Funds	422,644,000	,,	,,	-
Projects 2020 Program Totals	629,000,000 1,208,000,000	- · · · , · · · · · · · ·	,	

Actuals Approved	Percent Spent
4,785,835	8%
44,228,590	5%
49,014,424	4%







Office of School Modernization - Program September 2021

			Estimate At	Forecasted
OVERALL BOND PROGRAM	Original Budget	Current Budget	Completion	Over/(Under)
TOTAL	2,480,000,000	2,719,000,619	2,931,372,590	212,371,970

	Percent
Actuals Approved	Spent
1,165,309,059	43%

PROGRAM NOTES

Staffing:

- OSM's Senior Accountant Darwin Dittmar is retiring in November. In addition to a replacement for his position, OSM determined it would need an additional Senior Accountant to address added workload from the 2020 Bond. Two new Senior Accountants, Marissa Burnett and Jimmy DuSablon, have been hired prior to Darwin's departure to allow for training. Marissa will report to OSM Senior Manager of Business Operations, Lauren Poling, and work primarily in eBuilder. Jimmy DuSablon will reside within PPS Finance and manage bond-funded work in PeopleSoft. Finance has also hired an additional, bond-funded staff person in Accounts Payable to address added invoice payment workload from the 2020 Bond.
- OSM is working with PPS Human Resources to post the recruitment for a Certified Business Program Manager shortly.
- OSM is currently interviewing candidates for a Business Operations Analyst I position to assist with data collection, analysis, visualization and reporting specific to the Bond programs.

Pandemic Impacts:

- Significant pandemic-related impacts are causing a market distortion that is now being seen across all projects in OSM. Specific impacts include material delays, material shortages, material cost increases, labor shortages due to infections, and labor shortages or scheduling delays due to PPS vaccination requirements.
- As reported last time, the 2017 Program transferred \$2M to the McDaniel project for COVID-related costs to ensure cashflow in the final push before the opening of the school. The project team is still reviewing potential close-out costs, but believes they will be able to return that funding to the 2017 Program.
- With the rise of the Delta variant, the Lincoln project has recently dealt with an infection cluster that shut down interior work. This creates cost and schedule concerns that OSM leadership is watching closely.

Additional Project Notes:

- Design work for next summer's construction projects is beginning. Staff are looking to get advertisements out sooner in the spring to ensure better bid coverage. Staff are also working to identify additional avenues for letting contractors know about the work, particularly certified business contractors, and are making a more organized effort to actively participate in several local organizations to build those relationships. Staff will be participating in the Oregon Association of Minority Enterpreneurs (OAME) Virtual Trade Show in October to highlight coming projects.



Contingency:

 Contingency is a "bucket" of money within the project budget that has been set aside for unanticipated needs

Project Budget – 4 main cost categories within budget:

- Cost of Construction hard construction costs, where the construction contract sits
- Professional Services consultants, where the design contract sits
- Owner Cost District costs, such as permits, furniture/fixtures/equipment, Builders Risk insurance
- Contingency project contingency (see next slide)



Contingency:

- The "bucket" of Contingency can be split up into smaller buckets
- Contingency can include:
 - Project Contingency
 - Covers unanticipated needs for the project as a whole, not specific to construction
 - The only source of contingency in a hard-bid project
 - The only source of contingency prior to a GMP amendment in a CM/GC project
 - Owner (Design) Contingency
 - Exists only in CM/GC projects, and only once the GMP amendment has been executed
 - Sits within the contractor's contracted amount, but is only available to use with owner's permission
 - Can be used for: design errors/omissions, unforeseen conditions, changed conditions, code- or permit-related changes, allowance overruns and savings, acceleration due to delays not caused by CM/GC, weather delay impacts not covered in the GMP
 - Contractor Contingency -
 - Exists only in CM/GC projects, and only once the GMP amendment has been executed
 - Sits within the contractor's contracted amount, but is only available to use with owner's permission
 - Can be used for: buy-out overruns scope gaps, overruns in T&M work, routing issues for mech/elec/plumbing/fire, acceleration/schedule recovery (not caused by Owner or weather delay), overtime/trade-staffing, sub replacement, trade damage



Contingency:

- Project Contingency within eBuilder cannot have any commitments (contracts) or expenses put against it
- In order to use Project Contingency within eBuilder, the money must be moved to one of the other project budget categories

Project Budget – 4 main cost categories within budget:

- Cost of Construction hard construction costs, where the construction contract sits
- Professional Services consultants, where the design contract sits
- Owner Cost District costs, such as permits, furniture/fixtures/equipment, Builders Risk insurance
- Contingency project contingency (see next slide)
- Moving Project Contingency budget to another budget category requires approval from OSM leadership



Contingency:

- Reported Contingency currently includes all "buckets" of contingency, whether project contingency, owner contingency or contractor contingency
- Reported Contingency is not a forecast; it is a report of the money available in Contingency "buckets" at the time the data was pulled from eBuilder
- Reported Contingency does not include:
 - Pending commitments (submitted in eBuilder but not fully approved yet)
 - Anticipated commitments (contractor has indicated costs associated with an ASI or RFI but no cost change requests have been submitted yet)
 - Risk items (project team has identified risks but is still working through potential mitigation or abatement strategies)



Estimate At Completion:

- Estimate At Completion (EAC) is a forecast of the project's final cost
- The EAC is completed within eBuilder and forecasts all four cost categories of the project budget (including Contingency)

Project Budget – 4 main cost categories within budget:

- Cost of Construction hard construction costs, where the construction contract sits
- Professional Services consultants, where the design contract sits
- Owner Cost District costs, such as permits, furniture/fixtures/equipment, Builders Risk insurance
- Contingency project contingency (see next slide)
- The EAC includes forecasting:
 - Pending commitments (submitted in eBuilder but not fully approved yet)
 - Anticipated commitments (contractor has indicated costs associated with an ASI or RFI but no cost change requests have been submitted yet)
 - Risk items (project team has identified risks but is still working through potential mitigation or abatement strategies)

September 2021



Estimate At Completion:

- Project teams will typically forecast conservatively to use all budget, including contingency, until construction is complete
- After school opening, project team will review potential additional project-related costs and "follow-up" small projects based on use of space
- Any EAC forecasting under budget (i.e., anticipating return of funds to program) will not typically occur until after school opening
- Design Phase Approval processes are in place to address projected cost overruns at checkpoints of a project
- Any need for a project to increase its budget requires significant internal review of conditions, risk mitigation strategies, potential funding sources, District leadership approval, and ultimately Board approval for significant changes
- While the above internal review is occurring, OSM will notify the BAC that there are budget concerns but will not change the project EAC to forecast over budget until there is adequate substantiation of the forecasted costs



Modernization Project Updates



Definitions

STATUS DEFINITIONS

	As Planned	Caution	Impacts
Rudget	Pre-50% const: > 10% Project Contingency	Pre-50% const: 0% - 10% Project Contingency	Pre-50% const: < 0% Project Contingency
Budget	Post-50% const: > 5% Project Contingency	Post-50% const: 0% - 5% Project Contingency	Post-50% const: < 0% Project Contingency
Equity	certified business participation > 18% and workforce equity > 20%	certified business participation 10% - 18% or workforce equity 10% - 20%	certified business participation < 10% or workforce equity < 10%
Schedule	0 or less weeks delay to SC	0+ up to 4 weeks delay to SC	greater than 4 weeks delay to SC
Overall	budget, equity and schedule are all green	at least one category is yellow	at least one category is red

EQUITY CATEGORIES

MBE = Minority-owned Business Enterprise

WBE = Woman-owned Business Enterprise

SDVBE = Service Disabled Veteran-owned Business Enterprise

ESB = Emerging Small Business

N-C = Non-Certified, counted for credit from a Certified Business that "graduated" out or did not reapply for certification





Kellogg Middle School

September 2021

PPS Team Lead: Steve Effros Design: Oh Planning + Design Construction: Todd Construction

STATUS AT A GLANCE

Legend:	
	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

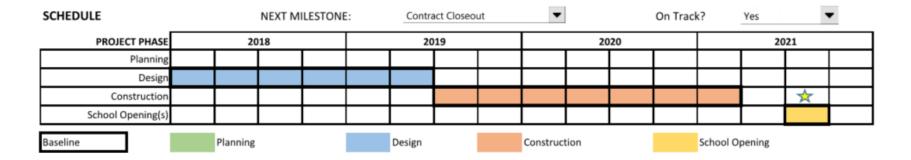
	As Planned	Caution	Impacts
Budget	x		
Equity		х	
Schedule	х		
Overall		х	

BUDGET

BUD	BUDGET FUNDI		DING	PROC	GRESS	FORE	CAST	CONTINGENCY IN CONTEXT		
Original Budget	Current Budget	Bond Funds	ond Funds Other Funds			Estimate At Completion			Contingency Remain / %	
59,800,000	60,025,585	59,797,500	228,086	56,852,529	623,786	58,022,365	(2,003,220)	100	3.73%	

EQUITY Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	93.71%	0.00%	0.36%	0.00%	94.07%	18%						
Contractors	3.09%	1.35%	0.00%	0.38%	0.00%	4.82%	18%						
Overall	2.57%	10.59%	0.00%	0.35%	0.00%	13.52%	18%						
Workforce								30%	25%	3%	14%	23%	20%

































McDaniel HS Modernization

McDaniel HS Modernization

September 2021

PPS Team Lead: Jessie Steiger
Design: Opsis Architecture
Construction: Fortis Construction

STATUS AT A GLANCE

Legend:	_
	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

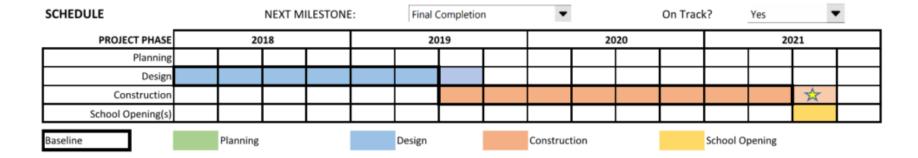
	As Planned	Caution	Impacts
Budget	х		
Equity		x	
Schedule	х		
Overall		x	

BUDGET

BUD	BUDGET FU		DING	111001110			CONTINGENC	CONTINGENCY IN CONTEXT		
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date		Estimate At Completion	Over/Under		Contingency Remain / %	
199,000,000	204,101,997	201,000,000	3,101,997	188,997,823	10,539,760	204,101,997	-	99%	1.85%	

EQUITY Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	7.04%	7.24%	0.00%	10.72%	0.00%	25.00%	18%						
Contractors	5.24%	4.88%	0.32%	1.28%	0.00%	11.72%	18%						
Overall	5.37%	5.06%	0.30%	2.00%	0.28%	13.01%	18%						
Workforce								31%	25%	6%	14%	20%	20%





McDaniel HS Modernization





Aerial photo – July 26, 2021

September 2021



McDaniel HS Modernization



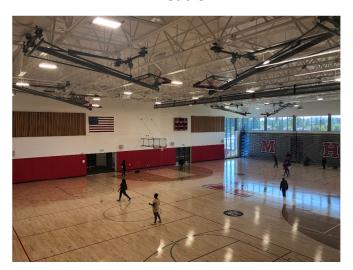
East Courtyard



Commons



Theatre



Main Gym



McDaniel HS Modernization





Commons Flag Display



Weight Room



Stadium Stair



Community Partners



Lincoln HS Replacement



25

Lincoln HS Modernization

September 2021

PPS Team Lead: Erik Gerding
Design: Bora Architects
Construction: Hoffman Pacificmark

STATUS AT A GLANCE

Legend:	
	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

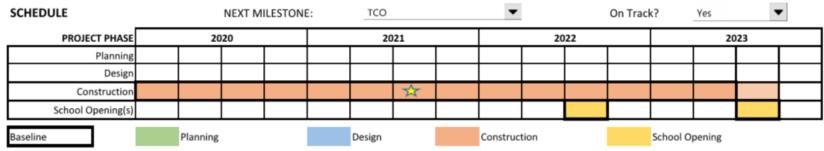
	As Planned	Caution	Impacts
Budget		X	
Equity		х	
Schedule		х	
Overall		Х	

BUDGET

BUD	BUDGET		DING	PROC	GRESS	FORE	CAST	CONTINGENC	Y IN CONTEXT
					Additional	Estimate At		Work	Contingency
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Encumbered	Completion	Over/Under	Complete / %	Remain / %
242,500,000	242,500,000	242,500,000	-	110,588,147	107,501,675	242,500,000	-	47	8.05%

EQUITY Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	1.23%	6.60%	0.00%	2.80%	0.00%	10.63%	18%						
Contractors	1.90%	11.97%	0.00%	0.59%	0.00%	14.45%	18%						
Overall	1.80%	11.21%	0.00%	0.90%	0.40%	14.32%	18%						
Workforce								38%	25%	4%	14%	25%	20%

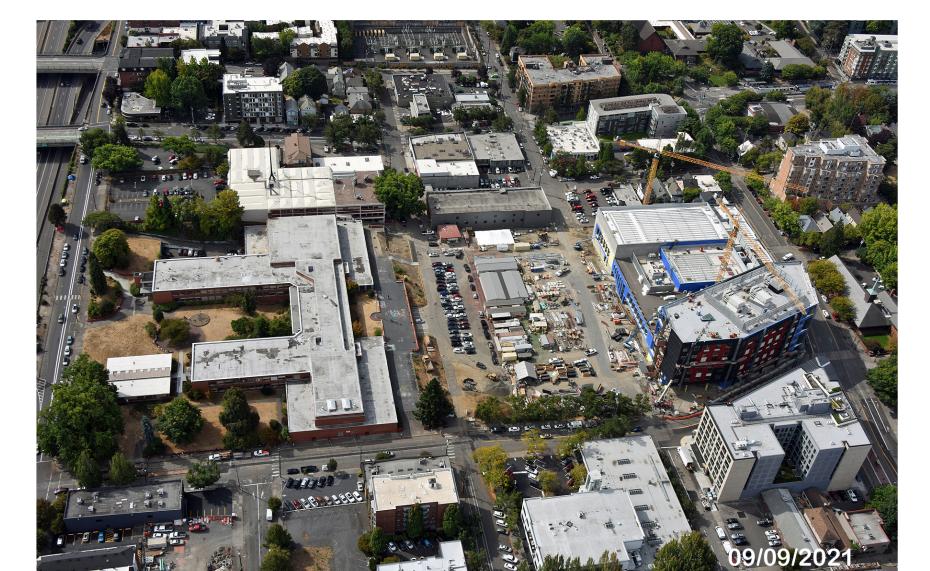






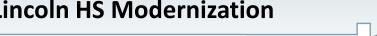






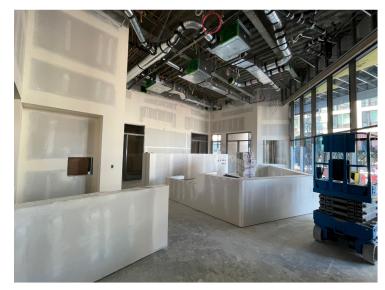
Aerial photo – September 9, 2021







Model Classroom



Admin Office



Theater



Classroom Hallway

September 2021 28



SCHOOL BUILDING IMPROVEMENT BOND



Choir Classroom



Exterior Panels



Ceramics Classroom



Science Classroom

September 2021 29



Grant Upper Field Improvements

Grant Upper Field Improvements

September 2021

PPS Team Lead: Clark Ide
Design: Bora Architects

Construction: TBD

STATUS AT A GLANCE

Legend:	_
	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget			х
Equity*			х
Schedule	X		
Overall			х

^{*} Please see note below in Progress.

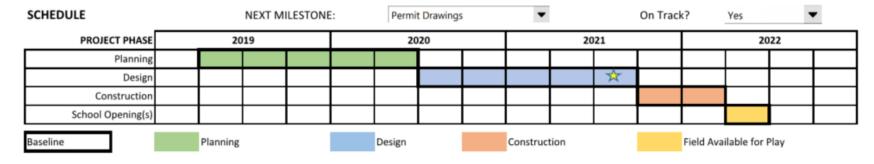
BUDGET

BUD	DGET	FUNDING		PROC	GRESS	FORE	CAST	CONTINGENCY IN CONTEXT		
						Estimate At		Work	Contingency	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Encumbered	Completion	Over/Under	Complete / %	Remain / %	
1,901,600	1,901,600	1,901,600	-	337,343	85,096	2,618,938	717,338		10.25%	

EQUITY Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

^{*} Construction has not started yet.





Grant Upper Field Improvements



Site Plan



Grant Upper Field Improvements



Architectural rendering of field upgrades



Roosevelt Phase IV

September 2021

PPS Team Lead: Rolando Aquilizan
Design: Bassetti Architects
Construction: Todd Construction

STATUS AT A GLANCE

Legend:	_
	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

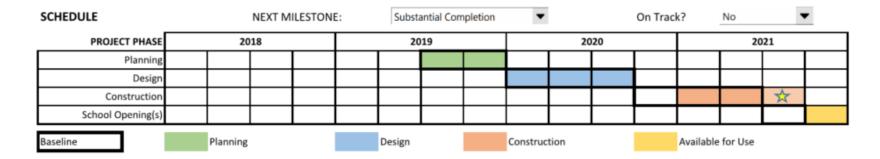
	As Planned	Caution	Impacts
Budget		x	
Equity			x
Schedule			x
Overall			x

BUDGET

	BUDGET FUNDING		DING	PROC	GRESS	FORE	CAST	CONTINGENCY IN CONTEXT		
Orig	ginal Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date		Estimate At Completion	Over/Under		Contingency Remain / %
	4,615,000	6,362,016	6,362,016	-	3,890,258	2,152,844	6,362,016	-	69%	3.55%

EQUITY Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	1.71%	0.00%	0.00%	0.00%	1.71%	18%						
Contractors	0.00%	0.00%	0.00%	0.34%	0.00%	0.34%	18%						
Overall	0.00%	0.58%	0.00%	0.22%	0.00%	0.81%	18%						
Workforce								20%	25%	7%	14%	17%	20%







East side of RHS P4 addition along N Ida Ave.



North side of RHS P4 addition.

September 2021 34



SCHOOL BUILDING IMPROVEMENT BOND



West side of RHS P4 addition showing CTE overhead door opening and dust collection equipment.



Looking inside CTE space under construction, from the west.





Build-out of teaching wall inside CTE space.



Build-out of RHS P4 addition all-user restroom.



Roosevelt HS Phase IV





New classroom on 1st floor of RHS P4 addition.



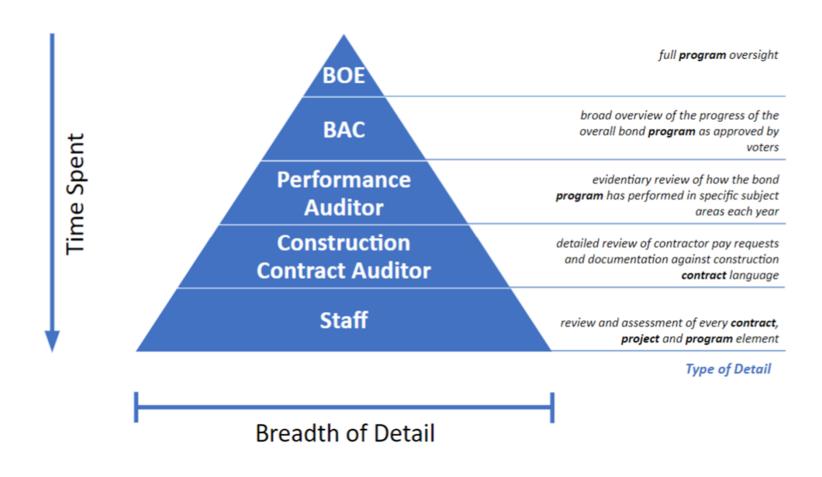
New classroom on 1st floor of RHS P4 addition, will receive an operable partition wall.



BAC Charter Review

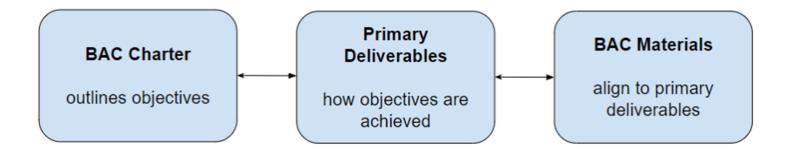






39







BAC Charge:

Monitor the planning and progress of the bond programs relative to scope, schedule and budget.

Committee Charge



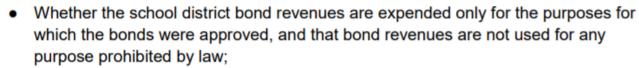
The Portland Public Schools Board of Education (Board) has appointed a citizen Bond Accountability Committee ("Committee") whose charge is to monitor the planning and progress of the bond programs relative to voter-approved work scope, schedule and budget objectives.



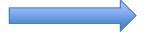
Primary Objectives (Duties):

- Review bond progress against approved bond
- Report progress to the Board

The Committee will regularly review and provide updates to the Board on:



- Whether the bond budget is sufficient to complete the scope of work as outlined in the voter-approved bonds;
- Whether the projects planned, in progress, and completed will meet the scope of work specified in the voter-approved bonds; and
- Whether the projects are being delivered on schedule relative to the voter-approved bonds;



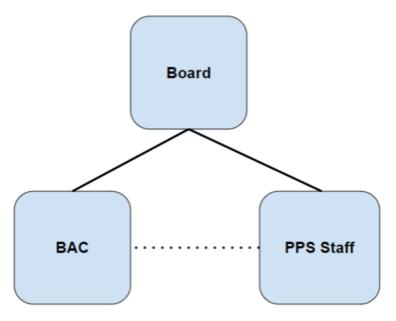


43

Role of BAC

BAC Deliverables:

- 1. Regular Updates to the Board
- 2. Recommendations to the Board
- 3. Recommendations to Staff





The Committee will report regularly to the Board or Board committee as requested by the Board.



Additionally, the Committee may provide feedback and/or advice to the Board on one or more of the following topics:



The Committee may request additional documents and provide advice to PPS staff on topics agreed upon by the Committee and PPS staff.

September 2021



BAC Deliverables:

1. Regular Updates to the Board

- The BAC provides regular bond progress updates to the Board of Education.
- The reports align with the objectives of the BAC charter.
- The reports are based on the materials provided by staff at the regular BAC meetings.



The Committee will review regular reports produced by the District each year the bond proceeds are being spent. The Committee will use these documents to verify general compliance with the purposes set forth in the capital improvement programs as approved by the voters.



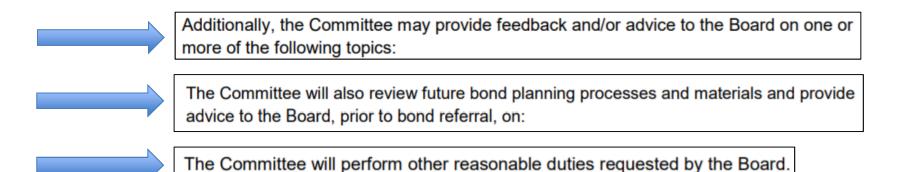
September 2021 44



BAC Deliverables:

2. Recommendations to the Board

- The board may request BAC opinions on specific topics, or the BAC may suggest topics to the board.
- These topics often require additional time and effort of BAC members and often require specialized information/reporting be provided by staff.
- These topics are to be agreed upon by the Board and BAC.





BAC Deliverables:

3. Recommendations to Staff

- Staff may request BAC opinions on specific topics, or the BAC may suggest topics for discussion to staff.
- These topics often require additional time and effort by both staff and BAC members.
- These topics are to be agreed upon by the BAC and staff.



The Committee may request additional documents and provide advice to PPS staff on topics agreed upon by the Committee and PPS staff.

2021 Work Plan & Schedule

	Project Updates	Special Topics - to be confirmed
March	2012 / 2017 / 2020 Modernizations	
May	2017 Health & Safety 2020 Infrastructure	Performance Audit Year 4 Draft Workplan
July	2020 Technology 2020 Curriculum 2020 Capacity	Business Equity Update
September	2012 / 2017 / 2020 Modernizations	Performance Audit Presentation (if not combined with Board Bond/Audit Committee presentations)
November	2017 Health & Safety 2020 Infrastructure	Financial Audit Presentation



Meeting Format Review



Adjourn

Next meeting: November 22, 2021, 5:30pm