



School Improvement Bond Update

Bond Accountability Committee

Meeting

April 17, 2019



Agenda

- **Welcome & Introductions** 5:30 pm
- **Public Comments** 5:35 – 5:45 pm
- **Balanced Scorecard** 5:45 – 6:00 pm
- **Program Update** 6:00 – 6:15 pm
- **2017 Bond Performance Audit** 6:15 – 6:45 pm
- **Spotlight: Health & Safety Program** 6:45 – 7:30 pm
- **Project Reports** 7:30 – 8:15 pm
- **Questions** 8:15 – 8:30 pm
- **Wrap-Up and Adjourn**



Public Comment



Program Update – Balanced Scorecard

Narrative Comments:

1. With the approval of the Benson master plan, all four 2017 bond modernization/new construction projects have board approval.
2. Health and Safety projects continue to progress with large projects planned for summer 2019.
3. Madison and Lincoln are progressing through the design phases, meeting with stakeholders, completing value engineering exercises and tracking towards land use and permit submissions and approvals.
4. Kellogg has advertised the RFQ for construction services.
5. The Grant project continues to track on schedule for opening in fall 2019.
6. Total program resources is approximately \$1.4B, with \$565M spent to date.

Color Key	
	Good
	Concerns
	Difficulty



Perspective	Perform
Budget	
Schedule	
Stakeholders	
Equity	
Average	

Active Projects

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

Overall Project Performance

Perspective Budget

Perspective Schedule

Perspective Equity



Program Update – Balanced Scorecard

Narrative Comments:

- 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.
- Kellogg bidding is underway. Final bid number anticipated week of 4/15. Kellogg 50% CD estimates showed project was on-budget at that time.
- Madison 50% CD GMP came in \$27M over budget on initial comparisons. Reconciliation efforts brought budget overruns down to \$12M. Team current working on value engineering options to address variance and will bring possible solutions to steering committee for guidance.
- Lincoln 100% DD estimates underway.
- Benson Master Plan continues to evolve at the direction of the BOE. Current program now includes swinging BHS to Marshall. Alliance program to Kenton and night school to Grant. MP now calls for new and separate building (100 ksf+) for Alliance and MPG program on the Benson campus. Costs are continuing to be evaluated with follow up presentation to BOE in May.

Color Key	Budget Perspective	Strategic Obj.	Perform
Green	Budget Perspective	A	Green
Yellow		B	Yellow
Orange		C	Orange
Red		D	Red
		Average	Yellow

Active Projects												
Grant HS	Roosevelt HS	Franklin HS	Faubion K8	Kellogg	Madison HS	Lincoln HS	Benson HS	Health & Safety				
Yellow	Green	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Green				

Strategic Objectives	Performance Measures	Performance Targets
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Objective A Project Budget and Scope Aligned	1	Initial Project Budget and Scope Identified	Green > 10% Project Contingency Yellow 0% - 10% Project Contingency Red < 0% Project Contingency
	2	Master Plan Budget and Scope Aligned	

Green	Green	Green	Green	Green	Green	Green	Green	Green				
Green	Green	Green	Green	Yellow	Green	Green	Red	Green				

Objective B Planning & Design Costs within Budget	3	Schematic Design Budget and Scope Aligned	Green > 10% Project Contingency Yellow 0% - 10% Project Contingency Red < 0% Project Contingency
	4	Design Deve Budget and Scope Aligned	
	5	Construct Docs Budget and Scope Aligned	

Yellow	Green	Green	Green	Red	Green	Green	Red					
Red	Green	Green	Green	Yellow	Red	Yellow						

Objective C Construction Costs within Budget	6	Project Budget and Scope Aligned at Construction Award / GMP	Green > 10% Project Contingency Yellow 0% - 10% Project Contingency Red < 0% Project Contingency
	7	Project Budget and Scope Aligned at 50% Complete	Green > 5% Project Contingency Yellow 0% - 5% Project Contingency Red < 0% Project Contingency

Yellow	Yellow	Yellow	Yellow		Red							
Yellow	Green	Red	Red									

Objective D Project within Budget	8	Current Project Budget	Within Budgeted Amount
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Red	Green	Green	Red	Yellow	Red	Yellow	Red	Green				
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Budget Update:

2012 Bond Program BAC Summary

2012 Bond Program Project Summary	Original Budget	Approved Budget Changes		Current Budget	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved
Bond Management	15,117,563	11,978,406	1	27,095,969	24,720,263	(2,375,705)	20,426,583
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	3,357,473	500,000	2,332,338
<i>Escalation</i>	<i>45,000,000</i>	<i>(45,000,000)</i>	4	-	-	-	-
Fund 424		-	5	-	-	-	-
Bond Premium		-	6	-	-	-	-
Contingency - OSM	5,063,798	(3,776,449)	7	1,287,349	<i>1,287,349</i>	-	-
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	(54,461,917)		38,719,444	36,443,739	(2,275,705)	24,815,423



Budget Update:

2017 Program Costs Summary

4/15/2019

	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	56,742,413	(263,197)	5,129,762
Bond Issuance Costs	-	2,159,753	2	2,159,753	5,000,000	2,840,247	2,159,753
OCIP	-	-		-	5,000,000	5,000,000	-
Escalation	-	-		-	-	-	-
Contingency - OSM	20,000,000	(6,400,951)	3	13,599,049	13,599,049	-	-
Bond Premium	-	-	4	-	-	-	-
Contingency - BOE Reserves	-	-		-	-	-	-
Projected Earned Interest	-	-		-	(34,000,000)	(34,000,000)	-
	60,000,000	7,764,412		67,764,412	46,341,463	(26,422,949)	7,289,515
ACCESSIBILITY - UNALLOCATED BUDGET	10,000,000	(8,808,440)	5	1,191,560	1,191,560	-	-
ASBESTOS - UNALLOCATED BUDGET	12,000,000	(6,147,546)	6	5,852,454	5,852,454	-	-
FIRE ALARM/SPRINKLER - UNALLOCATED BUDGET	25,849,990	(14,910,443)	7	10,939,547	10,939,547	-	-
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	(28,398,456)	10	22,509,493	22,509,493	-	-
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	(79,046,129)		70,953,871	70,953,871	0	0
	210,000,000	(71,281,717)		138,718,283	117,295,334	(26,422,949)	7,289,515



Budget Update:

2012 and 2017 Bond Summary

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	113,484,695	113,483,313	112,863,970	(620,725)	112,302,648
Grant HS Modernization	88,336,829	66,650,681	154,987,510	153,114,432	158,660,801	3,673,292	122,424,327
Grant - GHS Grant Bowl Improvements - 4919 - FY19	-	250,000	250,000	-	250,000	-	-
Roosevelt HS Modernization	68,418,695	33,467,919	101,886,614	99,521,389	100,444,817	(1,441,797)	98,043,373
Roosevelt - Modulars-relocated and store - 4435 - FY17	-	186,749	186,749	186,749	186,749	-	186,749
Faubion Add-Ons - 4918 - DA004 - FY19	-	100,000	100,000	24,834	124,834	24,834	23,519
Faubion Replacement	27,035,537	22,900,014	49,935,551	49,743,565	49,938,926	3,375	49,697,026
Improvement Project 2013	9,467,471	2,495,668	11,963,139	11,963,139	11,963,139	-	11,963,139
Improvement Project 2014	13,620,121	4,191,667	17,811,788	17,811,788	17,811,788	-	17,811,788
Improvement Project 2015	13,521,066	102,076	13,623,142	13,497,438	13,497,438	(125,704)	13,497,438
Improvement Project 2015 - Maplewood	-	1,518,698	1,518,698	1,518,698	1,518,698	-	1,518,698
Improvement Project 2015 - SCI	-	2,057,687	2,057,687	2,057,686	2,057,686	(1)	2,057,686
Improvement Project 2016	15,274,437	1,386,346	16,660,783	16,468,882	16,468,977	(191,806)	16,404,180
GROUP 3 (IP 2017)	6,796,707	14,762,435	21,559,142	21,203,411	21,866,179	307,037	20,283,776
Improvement Project 2018	9,062,119	(9,062,119)	-	-	-	-	-
Improvement Project 2019	-	-	-	-	-	-	-
Master Planning - Benson HS	191,667	206,975	398,642	398,642	398,642	-	398,642
Master Planning - Cleveland HS	191,667	(191,667)	-	-	-	-	-
Master Planning - Jefferson HS	191,667	(191,667)	-	-	-	-	-
Master Planning - Lincoln HS	191,667	165,427	357,094	357,094	357,094	-	357,094
Master Planning - Madison HS	191,667	208,333	400,000	324,080	324,080	(75,911)	324,070
Master Planning - Wilson HS	191,667	(191,667)	-	-	-	-	-
Marshall Swing Site - Bond 2012	-	4,070,103	4,070,103	4,070,103	4,070,103	-	4,070,103
Tubman Swing Site - Bond 2012	-	1,164,776	1,164,776	1,164,776	1,164,776	-	1,164,776
Swing Sites & Transportation	9,550,000	(9,550,000)	-	-	-	-	-
Educational Specification	-	275,168	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	(54,461,917)	38,719,444	30,722,123	36,443,739	(2,275,705)	24,815,423
Total 2012 Bond	482,000,000	114,410,725	596,410,725	582,907,308	595,687,603	(723,113)	542,619,623
Additional Funding Resource (If/When Needed)	-	10,000,000	10,000,000	-	-	(10,000,000)	-
Total 2012 Bond	482,000,000	124,410,725	606,410,725	582,907,308	595,687,603	(10,723,113)	542,619,623

* In February 2017 OSM was directed to proceed with design and construction of Grant HS under the direction an additional \$10M would be made available to OSM if/when needed



SCHOOL BUILDING IMPROVEMENT BOND



Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved
2017 Bond							
Benson HS Modernization	202,000,000	(123,297,700)	78,702,300 *	3,615,205	330,000,000	251,297,700	598,166
Kellogg Replacement	45,000,000	14,800,000	59,800,000	6,617,956	59,800,000	-	5,171,936
Lincoln HS Replacement	187,000,000	55,500,000	242,500,000	14,055,194	242,500,000	-	3,648,057
Madison HS Modernization	146,000,000	53,000,000	199,000,000	16,169,318	199,000,000	-	9,104,631
	580,000,000	2,300	580,002,300	40,457,673	831,300,000	251,297,700	18,522,791
Benson HS Modernization: Pre-Design - Pre-Bond	-	561,725	561,725	561,725	561,725	-	561,725
Kellogg Replacement: Pre-Design - Pre-Bond	-	385,873	385,873	385,873	385,873	-	385,873
Lincoln HS Modernization: Pre-Design - Pre-Bond	-	378,557	378,557	378,557	378,557	-	378,557
Madison HS Modernization: Pre-Design - Pre-Bond	-	274,297	274,297	274,297	274,297	-	274,297
Cleveland HS Modernization-Pre-Design - Pre-Bond - 4964 - FY1	-	100,000	100,000	-	100,000	-	-
Jefferson HS Modernization-Pre-Design - Pre-Bond - 4965 - FY1	-	100,000	100,000	-	100,000	-	-
Wilson HS Modernization-Pre Design - Pre-Bond - 4966 - FY19	-	100,000	100,000	-	100,000	-	-
2017 Bond Program: Pre-Design - Pre-Bond	-	81,323	81,323	81,323	81,323	-	81,323
2017 Bond Program	210,000,000	(71,281,717)	138,718,283	15,704,971	112,296,184	(26,422,099)	7,289,515
	210,000,000	(69,299,941)	140,700,059	17,386,747	114,277,959	(26,422,099)	8,971,290
Chapman - Re-Roof and Fire Sprinkler System Installation - Bond	-	2,842,000	2,842,000	531,042	2,846,660	-	236,191
GROUP 2 - Fire Alarm / Sprinkler	-	8,533,136	8,533,136	1,006,420	9,418,151	-	720,413
GROUP 4 - ASBESTOS	-	3,033,661	3,033,661	1,486,081	3,133,467	-	1,401,120
Harrison Park - Copy Room-Abate Asbestos Tile - 4664 - FY18	-	10,185	10,185	10,185	10,185	-	10,185
Harrison Park - K Classrooms-Abate Asbestos from floor tiles - 4	-	24,009	24,009	24,009	24,009	-	24,009
Hayhurst - SRGP-Bond - 5028 - FY19	-	2,500,000	2,500,000	410,322	2,500,000	-	-
Hosford - Wood Shop Floor-Asbestos - 4573 - FY18	-	41,523	41,523	41,523	41,523	-	41,523
Jackson - Health & Safety Improvements-Bond - 5030 - FY19	-	6,521,000	6,521,000	-	6,521,000	-	-
Jefferson - Camera-Pull Stations - 4528 - FY17	-	30,859	30,859	30,859	30,859	-	30,859
Lee - Roof Repair - 4497 - FY18	-	97,000	97,000	97,000	97,000	-	97,000
Lent - Radon Mitigation - 4344 - FY17	-	59,512	59,512	59,512	59,512	-	59,512
Multi-2018-4675-Bond-Security-PKG1 FY18-19	-	3,062,749	3,062,749	15,040	3,062,749	-	13,000
Multi-2018-5025-Bond-Security-PKG2-FY19	-	2,962,599	2,962,599	-	2,962,599	-	-
Multi-2018-5026-Bond-Security-PKG3-FY19	-	2,962,600	2,962,600	-	2,962,600	-	-
Multiple Site - Lead Paint Remediation	-	-	-	-	-	-	-
Multiple Sites - 2018-2019 Middle School Conversions - 4586-FY	-	32,540,735	32,540,735	31,673,686	32,540,735	-	29,520,590
Multiple Sites - Asbestos Bond Projects-2018-19 - 4923 - FY19	-	1,310,000	1,310,000	298,426	1,310,000	-	123,999
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	1,977,243	1,975,804	1,977,243	-	1,112,675
Multiple Sites - Fire Alarm Equipment Purchase - FY15/16/17/18	-	507,151	507,151	383,606	738,980	-	383,606
Multiple Sites - Floor Replacement-Bond Compensible - 4565 - F	-	281,044	281,044	124,841	367,041	-	124,841
Multiple Sites - Lead in Water Repairs - 4517 -Fund 424 - FY17	-	7,129,460	7,129,460	2,165,551	8,036,672	-	1,737,382
Multiple Sites - Lead Paint Abatement - BOND	-	10,050,000	10,050,000	34,380	10,084,380	-	16,163
Multiple Sites - Lead Paint Abatement - Emergency Declaration -	-	1,273,500	1,273,500	1,273,500	1,273,534	-	1,273,500
Multiple Sites - Lead Paint Abatement - Fund 423 - 4493 -FY17	-	577,003	577,003	577,003	577,003	-	577,003
Multiple Sites - Moving Services Contracts - 3851 - FY15/16/17	-	-	-	-	-	-	-
Multiple Sites - Radon Mitigation - 4609 - FY18	-	113,354	113,354	113,354	113,354	-	113,354



Budget Update:

Project Name	Original Budget	Approved Budget Changes	Current Budget	Current Commitments	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved
Sitton - Health & Safety Improvements-Bond - 5027 - FY19	-	1,000,000	1,000,000	500,501	1,000,000	-	-
Woodstock - Hallway-Abate and replace floor tiles - 4738 - FY18	-	8,614	8,614	8,614	8,614	-	8,614
	-	89,448,937	89,448,937	42,841,259	91,697,869	-	37,625,540
Total 2017 Bond	790,000,000	20,151,296	810,151,296	100,685,678	1,037,275,829	224,875,601	65,119,621
Total Bond	1,272,000,000	144,562,021	1,416,562,021	683,592,987	1,632,963,431	214,152,488	607,739,244

* Includes \$11.4M of a pending budget change



Program Update – Balanced Scorecard

Narrative Comments:

1. Overall OSM is tracking at 27.5% (up from 25%) and 15.34% (up from 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: 32.98% (up from 31%)
 WBE: 50.93% (down from 52%)
 SDVBE: 0.13% (up from 0.1%)
 ESB: 15.96% (down from 16%)

2. OSM continues to exceed the 20% apprenticeship trade hours goal (currently 24% overall (down from 26%)). 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, as well as the other projects.

3. OSM met all student engagement goals in 2019. The team is planning for even more engagement in 2020.

Color Key

	Good
	Concerns
	Difficulty

Equity Perspective

Strategic Obj.

A	
B	
C	
Average	

Active Projects

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

Strategic Objectives	Performance Measures	Performance Targets
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%
	5 Tier 1 - Group Activities EG: career fairs, guest speakers	Green: students > 500 Yellow: students > 100 Red: students < 100
Objective C Meets student participation	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

	2013	2014	2015	2016	2017	2018	2019	2020



Program Update – Balanced Scorecard

Narrative Comments:

- Grant continues to track on overall schedule and 7/30 substantial completion. Punchlist to begin end April. Transition planning underway for summer 2019.
- Roosevelt Phase 3 is substantially complete. Tennis courts and surrounding work will begin in May.
- Kellogg MS abatement and demolition is complete. Construction bids due 4/16.
- Madison HS 50% CD's issued and estimated. CMGC and A/E are working to achieve path to budget. Demolition drawings submitted for permit.
- Lincoln 75% DDs complete and issued to CMGC and 3rd party for estimating. Land use permit application submitted.
- Benson SD completion delayed to accommodate BOE determination of future MPG location and completion of Benson HS programming.

Color Key		Strategic Obj.	Perform
	Good	A	
	Concerns	B	
	Difficulty	C	
		D	
		Average	

Schedule Perspective

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				

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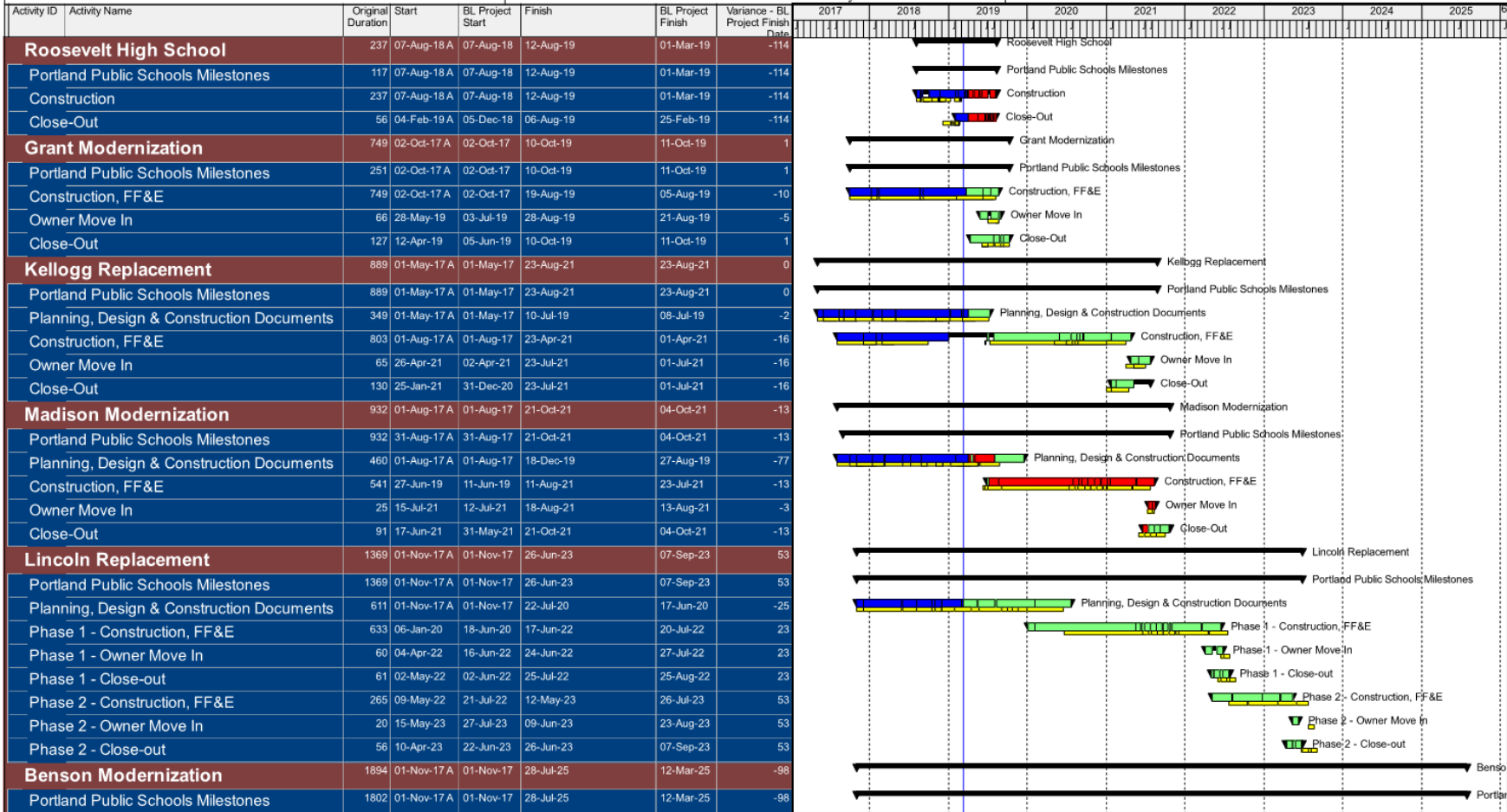


Schedule Update: Modernization Projects



Portland Public Schools (PPS) Master Planning Schedule - Baseline Variance Summary

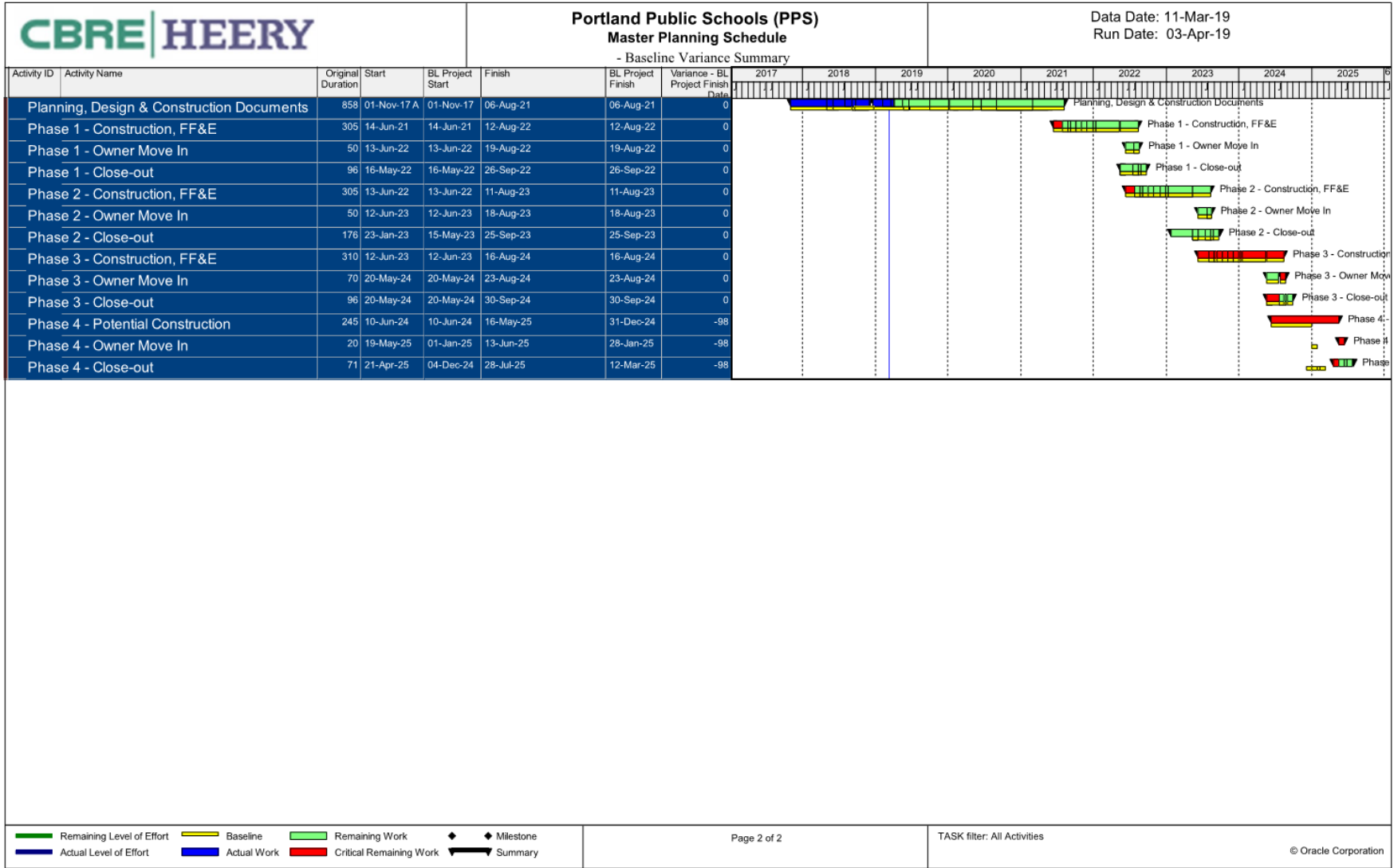
Data Date: 11-Mar-19
Run Date: 03-Apr-19



█ Remaining Level of Effort
 █ Baseline
 █ Remaining Work
 ◆ Milestone
█ Actual Level of Effort
 █ Actual Work
█ Critical Remaining Work
 ⇨ Summary

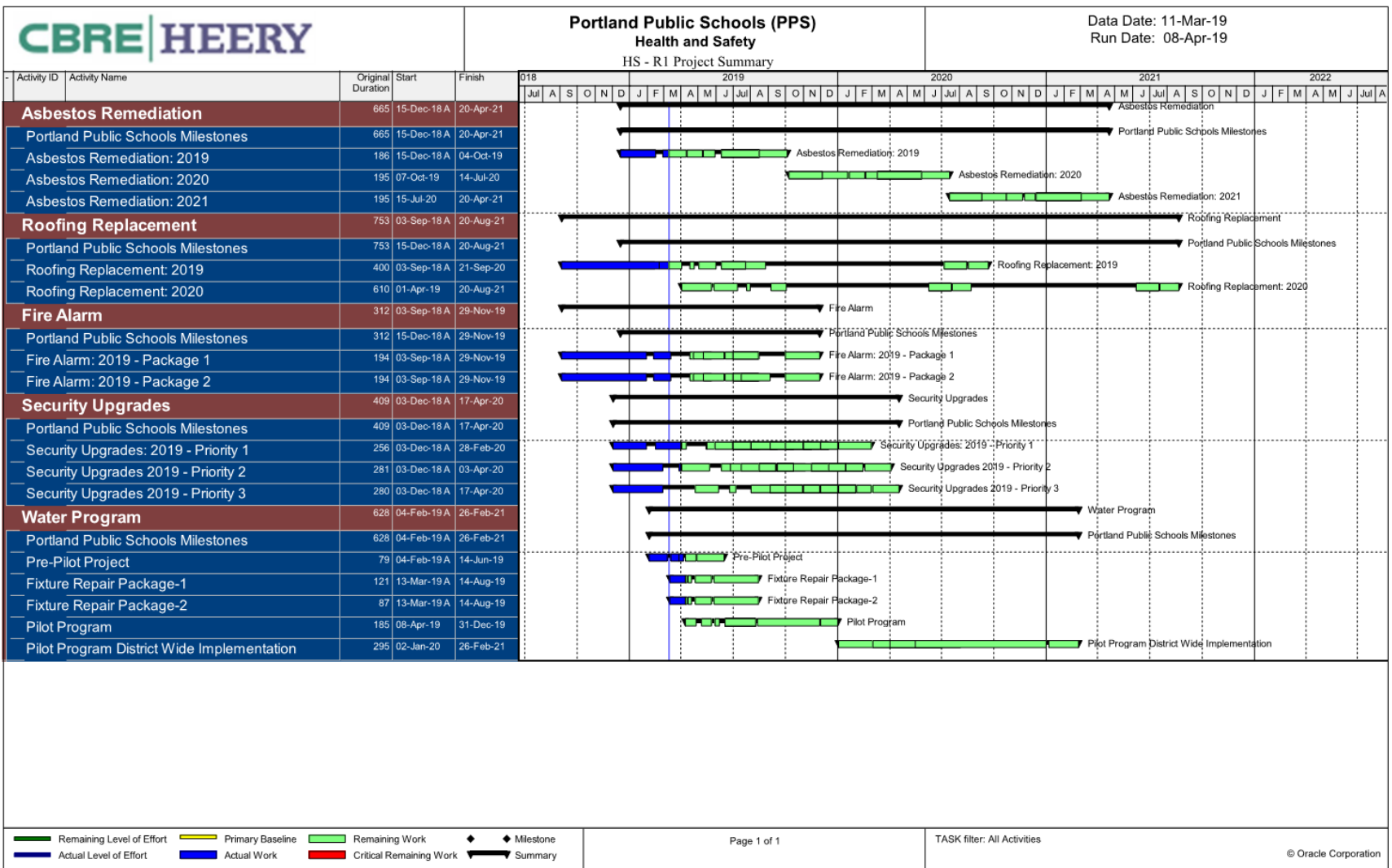


Schedule Update: Modernization Projects





Schedule Update: Health & Safety



█ Remaining Level of Effort █ Primary Baseline █ Remaining Work ◆ Milestone
█ Actual Level of Effort █ Actual Work █ Critical Remaining Work ▼ Summary



Accomplishments

- VE process report out and SOP
- 2017 Bond performance audit report out
- eBuilder processes overhauled to incorporate DoC
- CM onboard for Lincoln & Security Improvements

Next Steps

- RLB cost comparison
- 2017 Bond performance audit – Ph 2
- OCIP II
- CM's for Benson & Summer 2019 Projects
- On-call service contracts
 - Testing & inspection, locksmith, cleaning, moving, legal

Challenges & Opportunities

- Staffing
 - Sr. Director of OSM
 - Projects
- Market conditions – subcontractor attitudes towards work and pricing
- Communications program for Summer projects
- Re-evaluate contract templates
- ODOT, PBOT and TriMet coordination



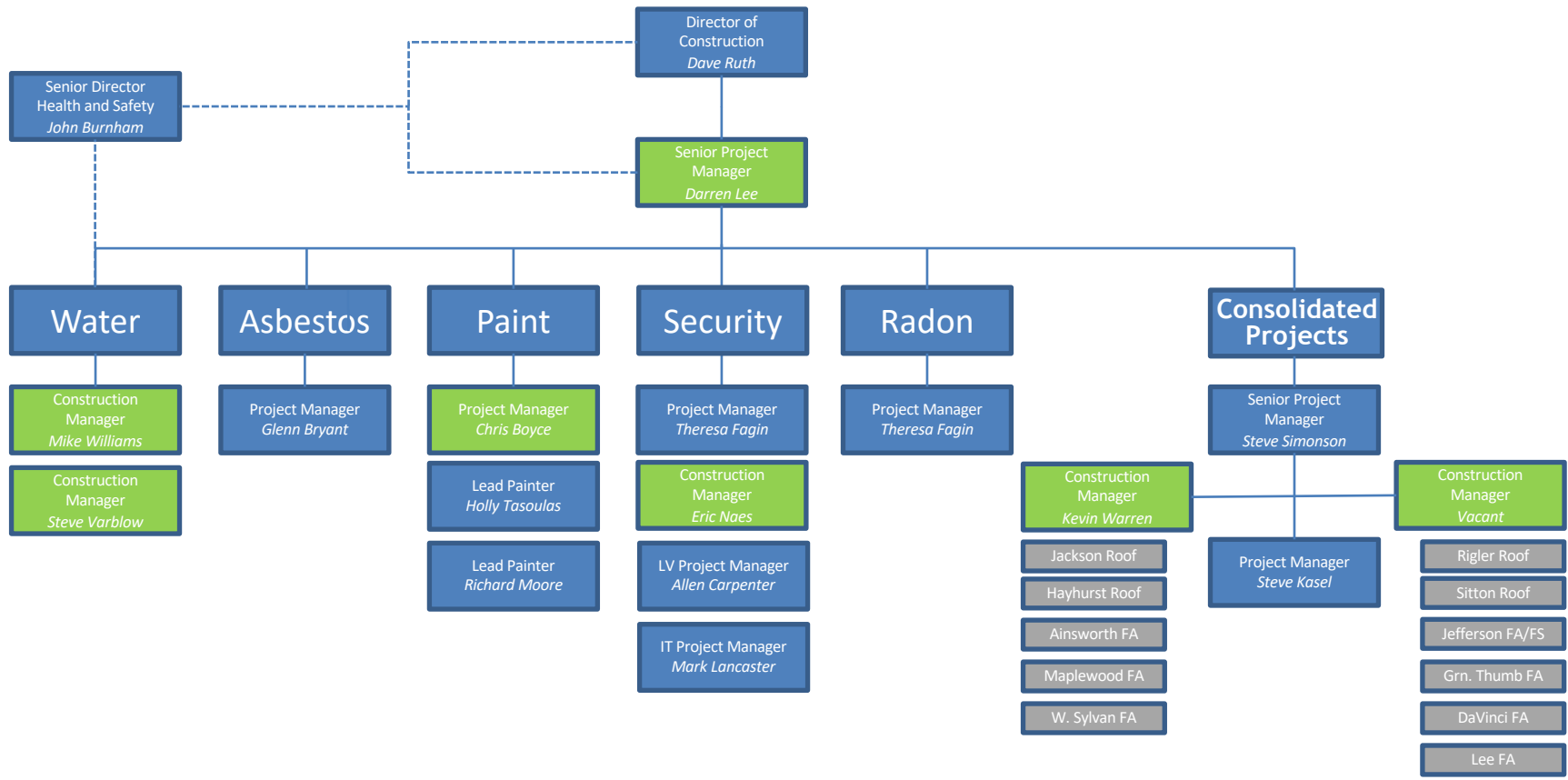
2017 Bond Program Performance Audit Presentation



Health & Safety Program Presentation



H&S Operational Chart





Health & Safety Program	Current Bond Budget		Commitments (Actual / Projected)	Estimate at Completion	Remaining Funds
Accessibility	\$ 9,200,000	1	\$ 8,757,525	\$ 8,565,221	\$ 634,779
Asbestos	\$ 11,040,000	1	\$ 5,367,546	\$ 5,553,349	\$ 5,486,651
Fire Alarms & Sprinklers	\$ 23,781,991	1	\$ 13,565,760	\$ 14,344,466	\$ 9,437,525
Lead Paint Stabilization	\$ 15,294,021	1	\$ 12,000,475	\$ 12,034,889	\$ 3,259,132
Radon Mitigation	\$ 1,036,035	1	\$ 172,866	\$ 172,866	\$ 863,169
Roofing & Seismic	\$ 58,835,313	1, 2, 3	\$ 46,206,121	\$ 45,584,157	\$ 13,251,156
Security Improvements	\$ 4,600,000	1, 4	\$ 9,023,438	\$ 9,023,438	\$ (4,423,438)
Water Quality Improvements	\$ 26,212,640	1	\$ 9,913,943	\$ 9,913,943	\$ 16,298,697
TOTALS	\$ 150,000,000		\$ 105,007,675	\$ 105,192,330	\$ 44,807,670

Budget Footnotes					
1	8% of Original Bond Budget transferred to Bond MGMT				
2	Includes \$8,000,000 OSM grant for roofing				
3	Includes \$4,000,000 SRGP grants for Lewis and Hayhurst				
4	Projected overrun requires offset from within H&S (reflected) or 2017 Bond Contingency				





Accomplishments

- Replaced Fernwood GC
- Bid packages for 2019 work on the street
 - Fire Alarm – 7 schools
 - Roof / Seismic – 4 schools
 - Asbestos – 7 schools
 - Security Group 1 – 26 schools
 - DWS repairs – 500 fixtures

Next Steps

- Procurement for Group 2 & 3 Security projects
 - 61 schools
- Design RFP's for Summer 2020 & FA projects
- Coordinating building closures for Asbestos Abatement and Lead Paint Stabilization projects
- Implement DWS pilot program - 6 schools
- IDIQ for Lead Paint Stabilization

Challenges & Opportunities

- Termination of Fernwood contractor
 - Mediation scheduled for May 30
- Preparation and communication for Summer 2019 projects
- Stakeholder Engagement
- Drinking Water Station (DWS) pilot program & communications
- New water fixture requirements from State...significant uptick in number of “taps” we have to address



- 2020**
 - Complete Security Improvements**
 - Complete Fire Alarm upgrades – 19 schools**
 - Implement DWS replacement (pending successful pilot program)**
 - Roofs / Seismic - Tentative: Chapman, Ockley-Green, Kelly, Phase 2 Hayhurst & Jackson**
 - Asbestos – Tentative: Jackson, Ockley-Green, DaVinci, Lent, Sitton, Jefferson**
 - Lead Paint Stabilization**

- 2021 & Beyond**
 - Lead Paint Stabilization: potentially through 2026**
 - Roofs / Seismic: 4 – 6 schools per year through 2022 or 2023**
 - Tentative 2021: Duniway, Glencoe, Irvington, Richmond, W. Sylvan**
 - Asbestos: 6 – 7 schools per year through 2022 or 2023**



Project Updates



Accomplishments

- Revised piping for mechanical system mixing stations completed. TAB and commissioning underway.
- Continued progress to addressing MEP system punchlist issues (reduced from 488 items to 40 items).
- Progressing with Phase 3 work
 - Subgrade work and storm water planters complete.
 - Site paving complete
 - Landscape 50% complete

Next Steps

- Complete Phase 3
 - Landscape planting
 - Tennis Court area and immediate surroundings scheduled for May / June completion
- Complete TAB and commissioning of revised mechanical piping.

Challenges & Opportunities

- Façade heat gain issues and air intrusion issues in the 1929 building classrooms & Admin offices
- Preventive and deferred maintenance support



Accomplishments

- Construction is on-schedule! (zero float)
- Most major equipment deliveries are complete.
- RFI's are slowing down and is the quantity of new unknown issues each week.
- Finishes are going in throughout the building.
- Landscaping and the turf field are underway.
- Architect selected for Grant Bowl master plan

Next Steps

- Focusing on commissioning and close-out.
- Zone A punchlist scheduled for end April
- FF&E deliveries begin on June 3rd.
- Grant will be moved out of Marshall by June 21st.
- Substantial Completion of Grant is on July 30th.
- Athletics start at Grant on August 5th.
- Teachers return on August 21st.

Challenges

- Subcontractor default
- Critical path scopes
- Below grade water intrusion @ existing walls
- Transition from Marshall

Safety Update

- 12 recordable incidents and 0 reportables.
- 570,000 manhours to date. Incident Rate is 4.2.
- Recent Incidents:
 - 2/2/19 steel worker falls 7' from ladder and hurts his back.
 - 3/7/19 Sheetmetal worker cuts his hand on sharp edge requiring 6 stiches.



Budget Update:

	January 20, 2019 Budget	April 17, 2019 Projection	Delta
1. CONSTRUCTION	\$130,745,731	\$137,885,126	\$7,139,395
2. PROFESSIONAL SERVICES	\$11,969,417	\$12,311,323	\$341,906
3. OWNER COSTS	\$8,677,066	\$8,464,351	(\$212,715)
4. CONTINGENCY	\$295,295	\$0	(\$295,295)
TOTAL BUDGET:	\$151,687,509	\$158,660,801	\$6,937,292

- Budget Projection Notes:
 - After adjustment to include \$584k Builder’s Risk reimbursement for fire related costs, projected cost has increased \$790k from last BAC update.
 - Reasons for the increases:
 - Raimore Claim (\$150k)
 - Potential Contractor Contingency Increase (\$540k)
 - District Policy Changes Regarding Compensable I.T. Costs (\$300k)
- Additional Risks Include:
 - Overages in General Conditions & General Requirements
 - Overages/Savings in Concrete and Concrete Floor Finishing (T&M scopes)



Accomplishments

- City conditional use and adjustment approval
- 100% permit/bid document set completed
- Permit set/application submitted to City as part of Fast-Track, Portland Online Permitting System (POPS)
- 2-step procurement process underway, with Request for Quotes (RFQ) step complete and Invitation to Bid (ITB) step in progress, bids due April 16

Next Steps

- Review of bids and contracting with selected low bid General Contractor (GC)
- Submittals and selection of bid alternates
- Community outreach & “open house” prior to construction start
- Building permit and NTP

Challenges & Opportunities

- While 10 GCs expressed interest at the RFQ step, only 2 GCs submitted proposals and were selected to participate in the ITB step
- Planning for opening of new school would benefit from selection of KMS planning principal as soon as possible/practical
- Planning Principal role vacant until Fall 2020 (lack input on FF&E and administrative items)
- OSM team outlining Kellogg Middle School (KMS) staff budgeting and planning effort for 2021 / 2022 school year
- Staff / Operations budget



Accomplishments

- Land use permit approved.
- Demo permit submitted
- 50% CD set completed & estimated
- Approx. 70% of design / assist subs on-board
- Transition planning for Marshall move-in
- Awarded SRGP Grant - \$2.5M

Next Steps

- Budget reconciliation and VE
- Submit foundation / structure permit set
- Issue 95% CD's
- Finalize GMP
- Mobilize and start abatement at the end of June

Challenges & Opportunities

- 50% CD estimate was @ \$12 M over budget. Reconciliation and value engineering efforts for path to budget currently underway. Findings may impact foundation / structure design and permit submission.
- Permit schedule for foundation / structure design leaves little schedule float
- ODOT right of way / offsite improvements



Accomplishments

- Stakeholder Engagement on final program organization.
- DAG input on exterior design
- Total Value Design (TVD) process ongoing
- 75% DD Completed
- Design process on schedule

Next Steps

- 75% DD Estimates by the CM/GC and ACC due May 3
- PPS Internal Design Review of DD drawings and Specifications
- RFP for early trade partners on MEP scope.

Challenges & Opportunities

- Early site mobilization scheduled for January 2020 creating a 4 month early start.
- Coordinating athletic swing space
- Alternate method to meet CoP green roof requirement
- Potential partnership for track and field upgrades with PSU
- Potential partnership with Multnomah Athletic Club (MAC) for tennis courts
- Site Constraints – site tour



Accomplishments

- Stakeholder engagement for Schematic Design
- DAG tours of GHS, RHS, FHS
- Board Work sessions & Meetings for approval
- CMGC RFP and selection
- Started discussions with PPR about Buckman field use and renovations

Next Steps

- Continued DAG work sessions and DAG tours of GHS, RHS, FHS
- Continue discussions with PPR regarding south driveway/Buckman field connection
- CMGC contract approval
- Schematic Design review
- Master plan revisions for Board by end of May

Challenges & Opportunities

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



BAC Discussion

Questions

Next Board Presentation

May 14, 2019

Next BAC Meeting

Date: July 24, 2019

Place: TBD