



# **School Improvement Bond Update**

## **Bond Accountability Committee**

### **Meeting**

**July 23, 2025**



## Agenda

- **Welcome & Introduction** 5:30 – 5:35 pm
- **Public Comment** 5:35 – 5:40 pm
- **Appointing a BAC Committee Chairperson** 5:40 – 5:50 pm
- **Year 6 Performance Audit Presentation** 5:50 – 6:10 pm
- **Program Administration Updates** 6:10 – 6:20 pm
- **2017 Modernizations (Benson)** 6:20 – 6:35 pm
- **2020 Modernizations (MPG, Jefferson, Cleveland, IBW)** 6:35 – 7:35 pm
- **2025 Bond Summary** 7:35 – 7:55 pm
- **Past Audit Recommendation Implementation Status** 7:55 – 8:20 pm
- **Adjourn** 8:20
- **Harrison Park Tour Following the Meeting**



# Public Comment

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



# Year 6 Performance Audit Presentation



## Business Equity Utilization Data Constraints

Business equity utilization data from the B2GNow software system represents a point in time and may not fully represent actual payments received by Certified Businesses. The accuracy of the utilization data is contingent on several factors:

- PPS's payment data from PeopleSoft is uploaded into B2GNow monthly and reflects all payments from PPS to prime contractors during the prior month.
- Accurate data on payments to subcontractors is contingent on prime contractors or upper tier subs entering their subcontractors in B2GNow and subsequently self-reporting their monthly payments to each subcontractor in a timely and accurate manner.
- If prime contractors (or first tier subs) enter payments to first tier or subsequent tier subs in a timely manner, the total equity utilization calculation can be expected to accurately reflect contract expenditures as of approximately one to two months prior to the report date.
- If prime contractors (or first tier subs) do not enter payments to first tier or subsequent tier subs in a timely manner, accurate equity utilization data will be delayed, at times significantly. Even closed contracts may be updated later if PPS learns of new subcontractor payments that were made months or even years prior.



# Program Administration Updates



## Office of School Modernization - Program

July 2025

## STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Budget		X	
Equity		X	
Overall		X	

## EQUITY

## BUSINESS EQUITY

## WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Cumulative	Current	4.95%	8.19%	0.04%	2.14%	1.10%	16.42%	18%	32%	25%	6%	14%	23%	20%
	Prior Report	4.97%	8.21%	0.04%	2.15%	1.10%	16.47%		32%		6%		23%	
12 Month	Current	4.65%	7.79%	0.00%	0.99%	0.62%	14.05%	18%						
	Prior Report	7.00%	6.56%	0.00%	0.63%	1.56%	15.75%							

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

## BUDGET

2012 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Franklin HS Mod	81,585,655	113,005,020	111,023,365	1,981,656	112,932,069	-	113,005,020	-
Grant HS Mod	88,336,829	158,520,962	155,300,188	3,220,774	158,520,962	-	158,520,962	-
Roosevelt HS Mod	68,418,695	101,631,162	97,128,043	4,503,119	101,631,162	-	101,631,162	-
Faubion Replace	27,035,537	50,028,171	30,653,663	19,374,508	50,028,171	-	50,028,171	-
Grant Upper Field	-	3,170,988	3,170,988	-	3,170,988	-	3,170,988	-
RHS Phase IV	-	6,157,969	6,153,741	4,228	6,157,969	-	6,157,969	-
Other Projects	123,441,923	118,307,692	112,741,617	5,566,075	118,273,603	-	118,307,692	-
2012 Project Subtotals								-
Administration	68,117,563	31,484,306	31,280,823	203,482	31,484,306	-	31,484,306	-
Contingency	25,063,798	379,820	379,820	-	-	-	-	(379,820)
2012 Program Subtotals								(379,820)
<b>Totals</b>	<b>482,000,000</b>	<b>582,686,090</b>	<b>547,832,248</b>	<b>34,853,842</b>	<b>582,199,229</b>	<b>-</b>	<b>-</b>	<b>(379,820)</b>

## 2012 Budget Notes

99.9% Spent

- Remaining 2012 Bond Funds will be used for compensable projects by the end of FY 25-26 so that 2012 Bond Program can be closed out.



## Office of School Modernization - Program

July 2025

2017 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson HS Mod	202,000,000	160,693,647	146,614,560	14,079,087	155,375,159	1,772,358	165,025,835	4,332,187
Benson Swings	-	12,205,396	12,199,595	5,801	12,205,396	-	12,205,396	-
Lincoln HS Repl	187,000,000	240,956,006	240,836,448	119,558	224,280,353	5,959,612	224,657,456	(16,298,550)
Kellogg MS Replace	45,000,000	57,892,617	57,648,703	243,914	57,892,617	-	57,892,617	-
McDaniel Mod	146,000,000	200,717,847	197,000,000	3,717,847	200,471,058	26,359	200,715,697	(2,150)
Health & Safety	-	184,365,352	154,928,881	29,436,471	145,934,194	4,216,070	183,688,981	(676,372)
Athletics	-	5,013,412	4,895,489	117,923	2,307,032	30,928	5,013,412	-
							2017 Project Subtotals	(12,644,884)
Administration	40,000,000	61,876,409	60,114,005	1,762,403	59,654,176	941,212	61,000,000	(876,409)
Contingency	20,000,000	11,660,637	11,660,637	-	-	-	-	(11,660,637)
Unallocated H&S	150,000,000	6,740,357	6,740,357	-	-	-	-	(6,740,357)
Unalloc Athletics	-	104,511	104,511	-	-	-	-	(104,511)
							2017 Program Subtotals	(19,277,402)
<b>Totals</b>	<b>790,000,000</b>	<b>942,226,190</b>	<b>892,743,186</b>	<b>49,483,004</b>	<b>858,119,986</b>	<b>12,946,539</b>	<b>910,199,393</b>	<b>(31,922,286)</b>

## 2017 Budget Notes

91% Spent

- Benson HS Modernization funding is split between 2017 and 2020. The 2017 Benson HS Modernization information shown above reflects 2017 funding + Other funding, budget, and actuals. 2020 Bond funding is not reported in this table.
- The Lincoln Modernization project is forecasting roughly \$16.3M under budget. These funds will ultimately be returned to 2017 Program contingency when contracts are closed out.
- New Health and Safety projects prioritized and funded in FY 24-25 include 10 new Asbestos projects (\$4.27MM), Fire Sprinkler (\$63k), Radon (\$322k), 5 Roof projects (\$31MM). The Board originally directed that the H&S Program would be \$150 million. The PAT contract in 2023 committed to adding \$10MM more in bond H&S investments, bringing the total program to \$160MM.
- Program Contingency is a program-level risk management tool. If the program scope is completed without spending the contingency on risks that come to pass, it will be allocated to additional project scope that is bond compensable. The Benson project team is managing a claim with the CM/GC contractor, and program contingency will be held until that process is finalized. Contingency funds may be allocated to additional project scope after the magnitude of risk on the Benson project are understood.





## Office of School Modernization - Program

July 2025

2020 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson 2020 funds	-	164,903,890	164,903,890	-	161,715,906	1,373,038	164,903,890	-
Jefferson HS Mod	311,000,000	366,007,500	366,000,000	7,500	21,114,458	23,023,001	463,791,998	97,784,498
CBSE	60,000,000	60,000,000	60,000,000	-	-	-	60,000,000	-
Cleveland HS Design	20,000,000	20,000,000	20,000,000	-	6,849,740	7,922,778	20,000,000	-
Wells HS Design	20,000,000	20,000,000	20,000,000	-	7,745,046	10,265,519	20,000,000	-
Roosevelt PhV Design	2,000,000	2,000,000	2,000,000	-	97,625	1,035	2,000,000	-
MPG Building	64,000,000	80,515,523	80,447,075	68,448	77,648,607	290,086	80,527,616	12,093
Curriculum	53,444,000	63,319,191	63,319,191	-	49,998,545	3,438,061	63,319,191	-
Technology	128,200,000	152,551,710	136,100,000	16,451,710	95,214,076	13,117,756	153,224,569	672,859
Infra Projects	-	274,542,140	266,969,692	7,572,447	218,984,647	26,203,826	266,207,102	(8,335,038)
							2020 Project Subtotals	90,134,412
Administration	63,098,640	63,124,758	63,098,640	26,118	25,149,353	3,392,433	63,124,758	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	59,931,214	59,931,214	-	-	-	-	(59,931,214)
Unalloc Proj Funds	241,000,000	11,034,524	11,034,524	-	-	-	-	(11,034,524)
	-	-	-	-	-	-	2020 Project Subtotals	(70,965,738)
<b>Totals</b>	<b>1,208,000,000</b>	<b>1,337,930,450</b>	<b>1,313,804,226</b>	<b>24,126,224</b>	<b>664,518,002</b>	<b>89,027,534</b>	<b>1,357,099,124</b>	<b>19,168,674</b>

## 2020 Budget Notes

50% Spent

- Estimate at Completion for Jefferson HS Modernization has been updated to the cost estimate presented to the Board during the Cost Reduction Study phase in April, 2025. Additional funds for Jefferson are available in the 2025 GO Bond passed in May 2025. Budget in excess of 2020 Bond Funding will be Funded by 2025 Bond funds. The CM/GC procurement is in process, contract expected in Aug.
- Encumbrances shown for Cleveland HS and for Ida B Wells High School are for design fees through the Design Development phase. The CM/GC contracts have been executed. The project budgets will be reset when the
- As the District's CBSE team continues to review potential options for CBSE-related construction or asset acquisition, no CBSE bond funds have been spent to date. Bond funds may only be spent on capitalizable assets; once such assets have been further defined, funds will be able to be used for planning, design, acquisition, and construction.
- Curriculum reporting in the Bond Programs Report shows Bond funds only. Non-bond funds related to planned bond scope were tracked in eBuilder for a short period of time only.
- The Board of Education delayed the next Bond Measure from November, 2024, to May, 2025. The delay caused a funding gap for Curriculum and Technology for the ERP Replacement project. \$9.9 mil was allocated from 2020 Contingency to Curriculum, and \$7.9 mil was allocated from 2020 Contingency to Technology to cover the gap in funding created by the Bond Measure Delay.



## Office of School Modernization - Program

July 2025

OVERALL BOND PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
<b>Totals</b>	2,480,000,000	2,862,842,730	2,754,379,660	108,463,070	2,104,837,218	101,974,073	2,862,842,730	-

## PROGRAM NOTES

## Approved Usage of Bond Funds

- OSM continues to work closely with PPS Finance to ensure individual bond expenditures meet bond compensability requirements. A Bond Compensability Committee meets regularly to review compensability questions.
- All bond-funded projects are reported to the Bond Accountability Committee. Criteria for selection of projects to be funded by the 2017 Health & Safety allocation have been previously presented to the Board and are available on OSM's webpages. Criteria for long-term selection of projects to be funded by 2020 Infrastructure allocations were shared with the Facilities & Operations Committee in October 2022.

## Bond Scope

- 2012 Bond scope is complete. Remaining funds will be spent on compensable projects. The 2012 Bond program will be closed out by the end of FY 25-26.
- 2017 Bond scope is nearing completion. The remaining Health and Safety program funding is currently being allocated to priority projects to be completed in the summer of 2025.

## Bond Schedule

- 2012 Bond projects will be complete by the end of Summer 2026. 2012 Program will be closed out by the end of FY 25-26.
- 2017 Bond projects anticipated to complete at the end of Summer 2027. Any remaining contingency will be spent on compensable work with the goal of closing the 2017 Bond program by the end of FY 26-27.
- 2020 Bond: Designs for Jefferson HS, Cleveland HS, and Ida B Wells HS modernizations are in the Schematic Design and Design Development phases.
- 2020 Bond: Infrastructure and Capacity projects continue to move forward as quickly as possible. Harrison Park Middle School is anticipating final completion this summer. 2020 ADA/SPED scope is completing this summer. Security, Roofing, Seismic, and Mechanical projects will continue for a few more summers.



# Modernization Project Updates



# Definitions

## STATUS DEFINITIONS

	As Planned	Caution	Impacts
Budget	Pre-50% const: > 10% Project Contingency	Pre-50% const: 0% - 10% Project Contingency	Pre-50% const: < 0% Project Contingency
	Post-50% const: > 5% Project Contingency	Post-50% const: 0% - 5% Project Contingency	Post-50% const: < 0% Project Contingency
Equity	certified business participation > 18% <b>and</b> workforce equity > 20%	certified business participation 10% - 18% <b>or</b> 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



## Benson HS / Benson Swing Sites / MPG

July 2025

PPS Team Lead: Scott Johnson

Design Bassetti Architects

Construction Andersen Construction Co.

### 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		PROGRESS		FORECAST		CONTINGENCY	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Encumbered	Completion	Over/Under	Compl	Remain
Benson HS	202,000,000	325,597,537	311,518,450	14,079,087	317,091,065	3,115,285	329,883,058	4,285,521	99%	2.2%
Swing Sites	-	12,205,396	12,199,595	5,801	12,205,396	-	12,205,396	-	100%	0.0%
MPG Building	-	80,515,523	80,447,075	68,448	77,648,607	290,086	80,527,616	12,093	99%	2.5%
<b>Benson Totals</b>	<b>202,000,000</b>	<b>418,318,456</b>	<b>404,165,120</b>	<b>14,153,336</b>	<b>406,945,069</b>	<b>3,405,371</b>	<b>422,616,071</b>	<b>4,297,615</b>		

### 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	2.54%	7.65%	0.00%	1.55%	0.00%	11.74%	18%						
Contractors	7.96%	5.53%	0.00%	1.72%	1.61%	16.82%	18%						
Overall	7.47%	5.72%	0.00%	1.71%	1.46%	16.36%	18%						
Workforce								36%	25%	9%	14%	23%	20%

### SCHEDULE

NEXT MILESTONE:

Final Completion



On Track?

No



PROJECT	2022				2023				2024				2025			
Benson HS Modernization															★	
Benson Swing Sites															★	
MPG Building															★	

Baseline

Planning

Design

Construction

School Opening

**PROJECT NOTES****Progress:**

**BPHS Report:** The school has successfully opened and educated students for the 2024-25 school year. The overall construction at Benson is currently 99+% complete. Final completion has been extended to December 2025. The G2 work to repair water damage from a failed pump is now 99% complete, leaving a small amount of low voltage phone recabling to perform for permit closeout and slated to begin 7/18/25. Andersen's more recent 2025 progressive schedule has been showing and correcting most non-conforming work; some elements remain in dispute and are being worked out by the project team. The contractor has continued to miss some schedule milestones and push out completion dates on a weekly basis, while still accomplishing work with continual PPS team collaboration. The project team is working closely with the contractor on near daily basis to coordinate the schedule and prioritize work, having finally been able to establish Substantial Completion May 12th, 2025. The project is progressing through closeout, and punchlist is ongoing with approximately 80 items to be completed by end of August pending mutual agreement by both parties.

**MPG Report:** MPG was able to open on time for the 2024-2025 school year with some limitations on the use of the facilities and equipment. Andersen achieved substantial completion on November 21, 2024, making the contractual Project Final Closeout date January 20, 2025. System commissioning and issue resolution continue. The contractor is not on schedule to meet the closeout date as they have punch-list corrections and several non-conforming work corrections to complete.

**Accomplishments:**

**BPHS:** Benson was able to open on time for the 2024-2025 school year. The construction at Benson is currently 99+% complete. The majority of construction activities are complete, and the contractor is working on punch-list, repairs to the G2 building after a water pump failure, and commissioning, among other close-out activities. The main gym opened in January for occupancy. Final recabling work is soon to begin and will close-out G2 in July 2025. Substantial Completion was established May 12, 2025.

**MPG:** MPG was able to open on time for the 2024-2025 school year. Andersen achieved substantial completion on November 21, 2024, making the contractual Project Final Closeout date January 20, 2025.

**Risks:**

**BPHS:** The Benson project continues to have budget and schedule risks that are continuously being quantified. Requested contractor change orders exceed remaining contract contingency funds. OSM negotiated a contract amendment with Andersen that provided separate funding to conditionally pay for change orders with postponed documentation requirements (Amendment #47). These funds will be subject to claw-back. Schedule risks are being assessed almost daily. The contractor schedule has not included some items that are known to be required to meet project closeout, contractor continues to update schedule for accuracy.

**MPG:** None identified.

**Safety (all numbers are To Date):**

Labor Hours (BPHS):		Labor Hours (MPG):		226,793
OSHA Reportable Accidents (BPHS):	1	OSHA Reportable Accidents (MPG):		0
Recordable Incidents (BPHS):	38	Recordable Incidents (MPG):		5
Total Recordable Incident Rate (BPHS):		Total Recordable Incident Rate (MPG):		5.21



## Jefferson HS Modernization

July 2025

PPS Team Leads: Steve Effros, Kiesha Locklear, Ayana Horn

Design: BORA Architects, Lever Architecture

Construction: In Procurement

## 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		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
366,007,500	366,007,500	366,000,000	7,500	21,114,458	23,640,773	463,791,998	97,784,498	3%	9%

## 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	5.00%	7.11%	0.00%	0.18%	1.25%	13.54%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	5.07%	6.33%	0.00%	0.16%	1.11%	12.67%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

\* Construction trade payments have not yet been made.

## SCHEDULE

NEXT MILESTONE:

100% SD

On Track?

No

PROJECT PHASE	2024				2025				2026				2027			
Planning																
Design																
Construction																
School Opening(s)																

Baseline

Planning

Design

Construction

School Opening



## **JANUARY – APRIL 2025**

### **Cost Reduction Study**

Project team completed Cost Reduction Study, incorporating Board Framework requirements. Owner & A/E team generated a revised design that included these requirements and met cost reduction targets. Project team presented revised design, budget and schedule to District leadership.

Project team completed Cost Reduction Study and transitioned to new Schematic Design Phase.

## **MAY 2025 - PRESENT**

### **Coordination with City**

Project team working directly with City staff to coordinate the land use approach, as well as participated in the City's Major Projects Group (MPG) process in preparation for permitting.

### **Community Engagement**

Community engagement has continued, with tabling at summer events and a new Community Open House at the start of school.





## **MAY 2025 – PRESENT (CONT'D)**

### **Project Team Work**

- Schematic Design reached 50% SD milestone, with regular weekly design sessions and consultant coordination meetings.
- Revised design presented to internal PPS stakeholders for their review and feedback.
- Three high school modernization project teams coordinating with each other and with PPS Facilities & Maintenance teams in order to maintain consistency and maintainability of systems across projects.
- New Jefferson project CM/GC RFP with revised contract was issued, pre-proposal meeting took place, and evaluation process is underway.



## COST REDUCTION STUDY – ADJUSTMENTS TO BUILDING SIZE

### Ed Spec Minimum

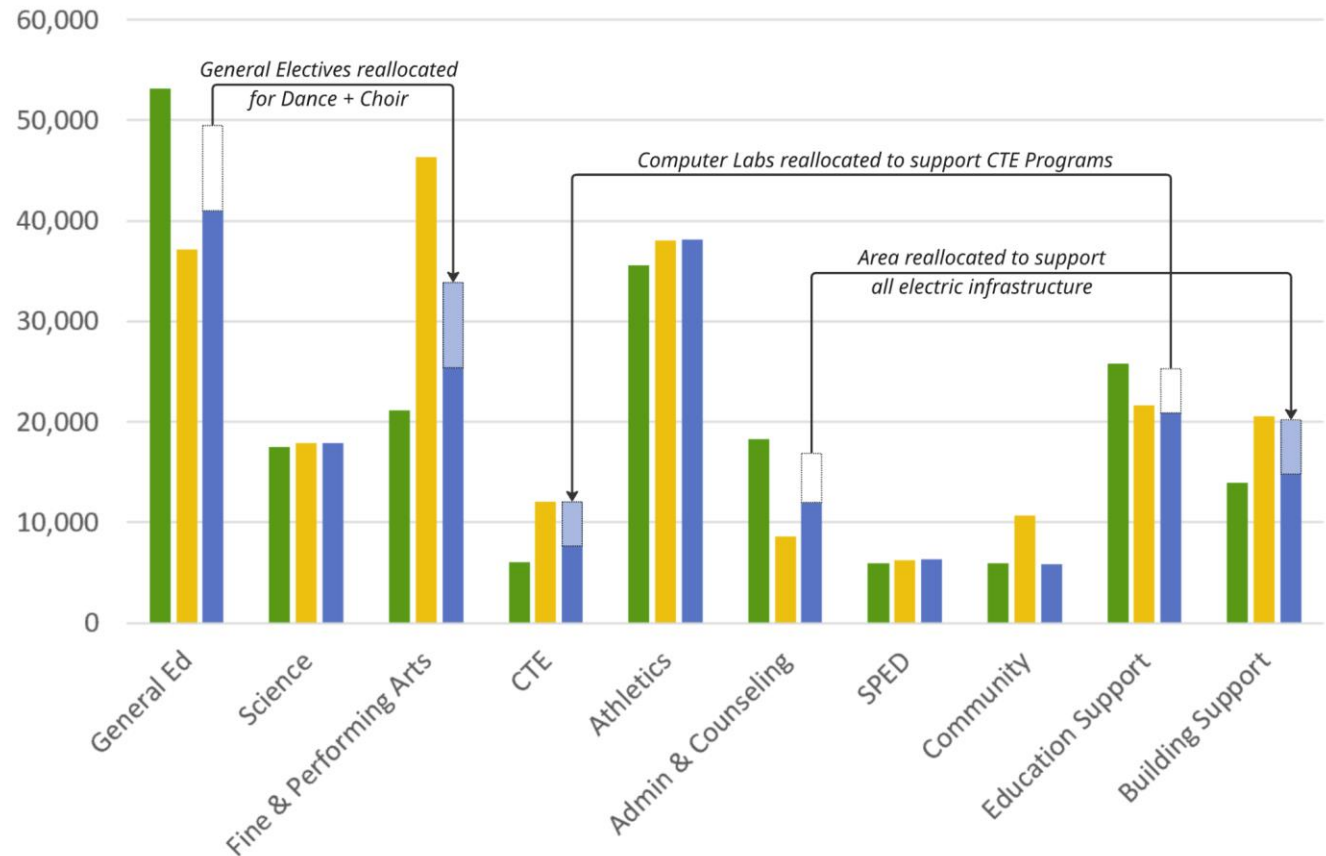
**Building Area**  
281,098 GSF

### Previous Design

**Building Area**  
311,139 GSF

### Jefferson High School Cost Reduction Study

**Building Area**  
295,716 GSF





## COST REDUCTION STUDY – BUILDING SIZE COMPARISON

### Ed Spec Minimum

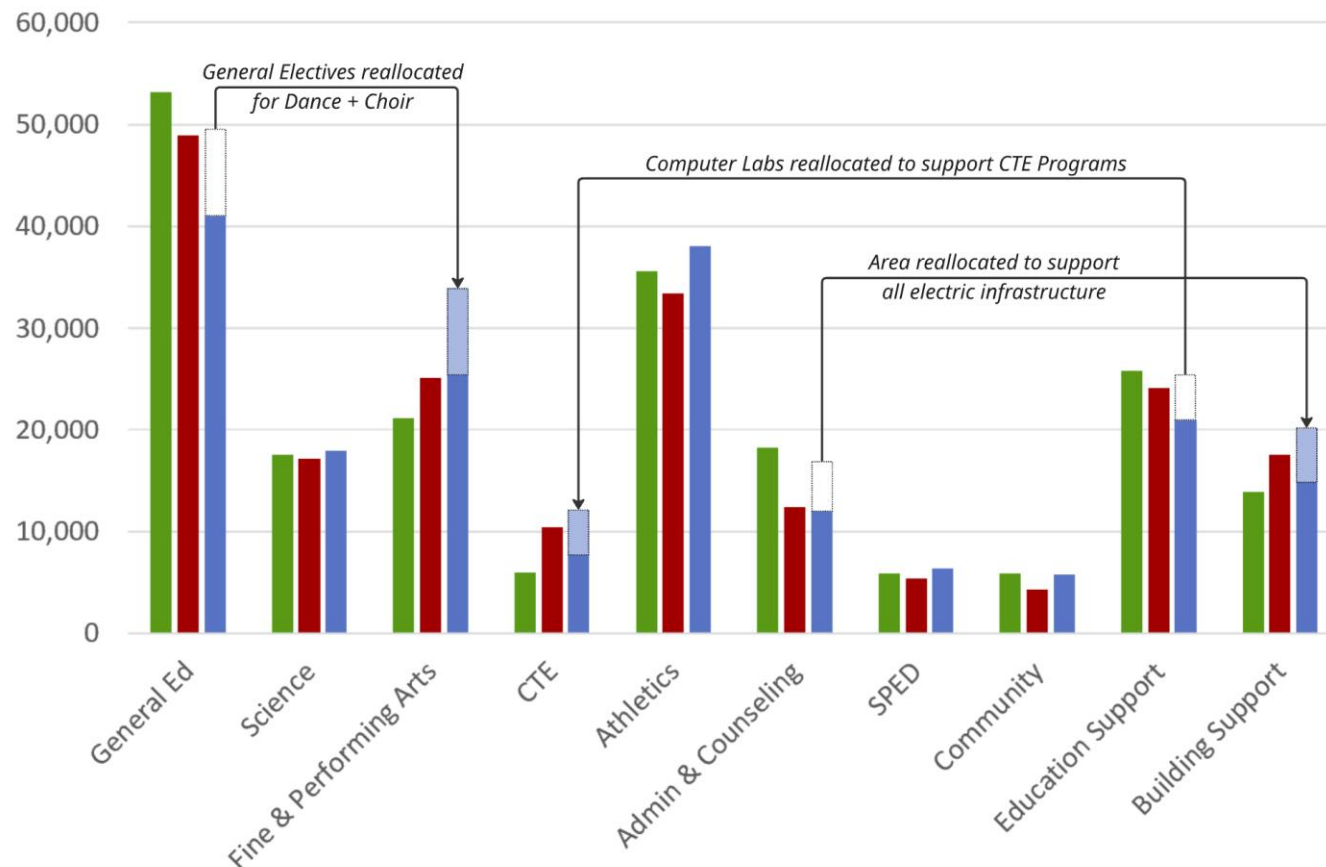
**Building Area**  
281,098 GSF

### Lincoln High School

**Building Area**  
295,749 GSF

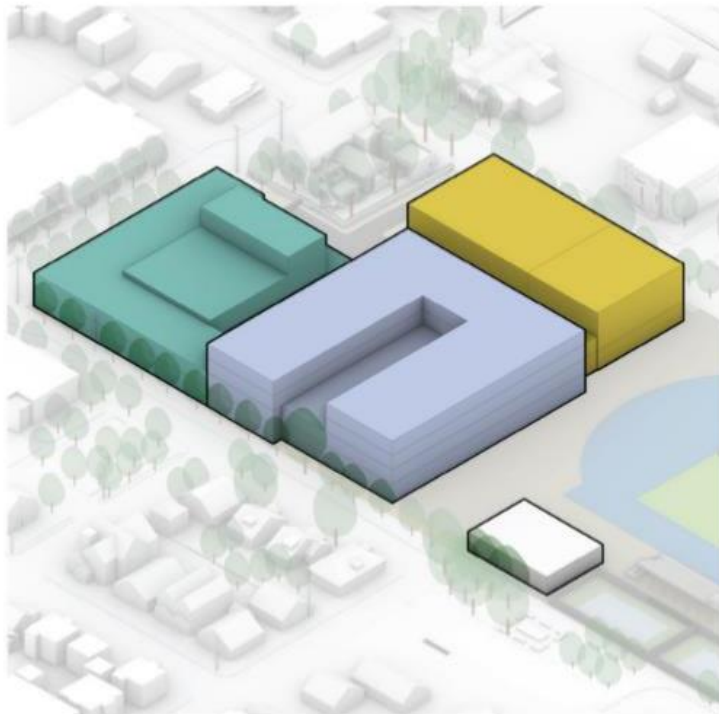
### Jefferson High School Cost Reduction Study

**Building Area**  
295,716 GSF



## COST REDUCTION STUDY UPDATE

### Cost Reduction Study Design Strategy



#### Project will maintain:

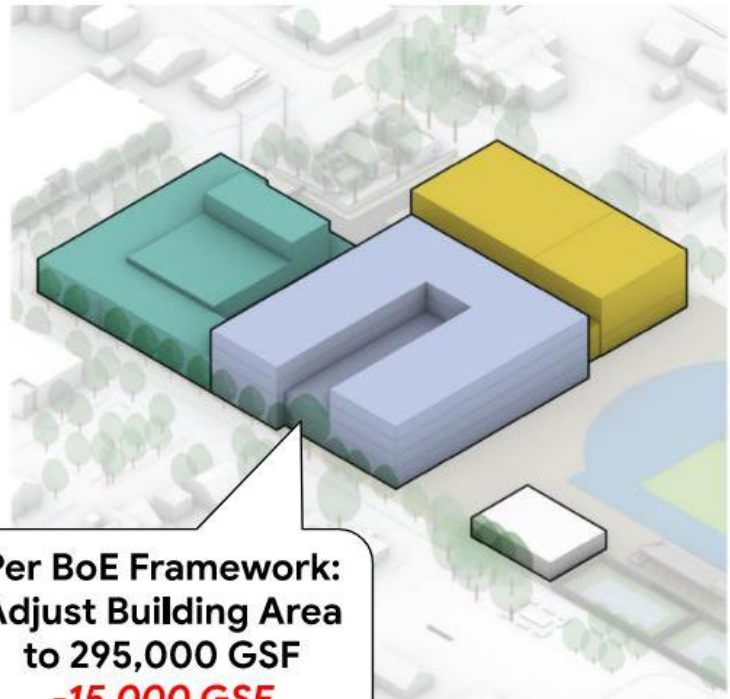
- Students will stay on-site during construction
- 1700-student capacity
- Building stays on the North
- Main entry stays on Kerby
- Athletic Fields remains as designed
- Maintain relationship of Athletics/Gyms next to fields on Commercial
- Activating Killingsworth
- Crossblock connection required
- Alignment with community priorities



COST REDUCTION STUDY UPDATE

Revised Building Design

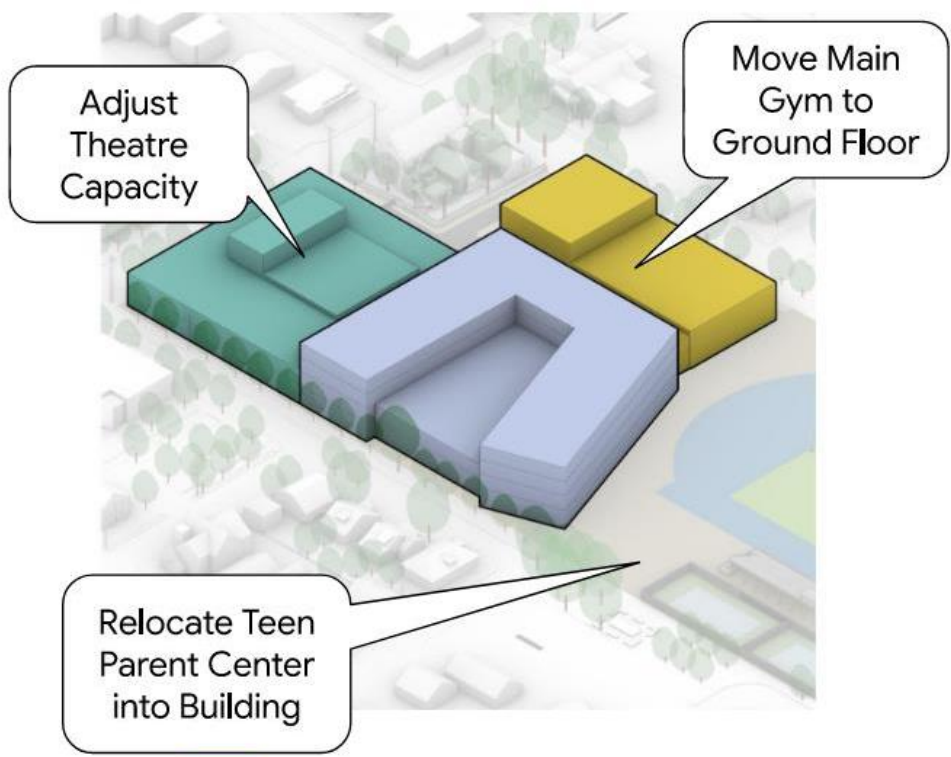
Previous Design



Per BoE Framework:  
Adjust Building Area  
to 295,000 GSF  
**-15,000 GSF**

- ACADEMICS
- PERFORMING ARTS
- ATHLETICS

Updated Design



Adjust  
Theatre  
Capacity

Move Main  
Gym to  
Ground Floor

Relocate Teen  
Parent Center  
into Building



**COST REDUCTION STUDY - BUDGET SUMMARY**

DRAFT

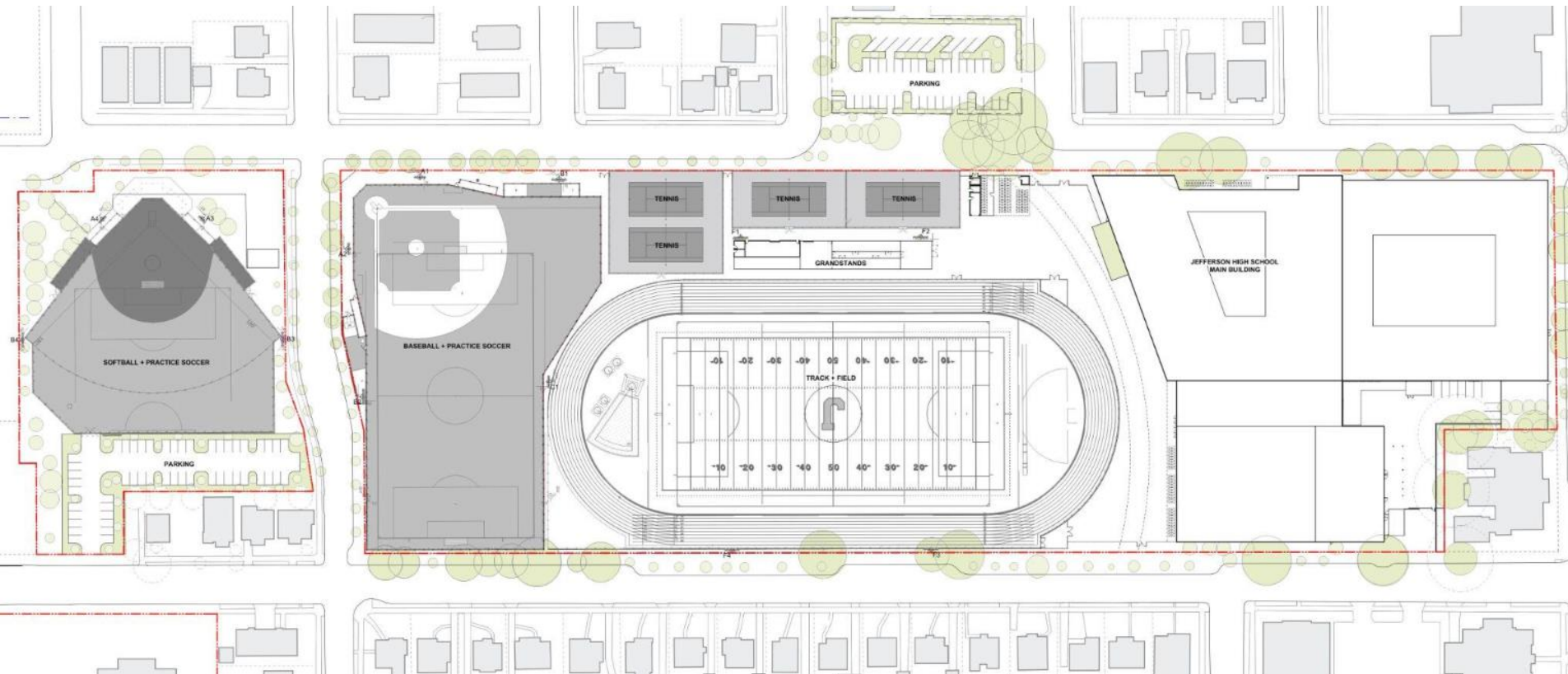
**JHS Modernization Budget**

COMPONENT	2022	2023	2025	
	BOE APPROVED COMPREHENSIVE PLAN	BOE APPROVED PROJECT PIVOT	COST REDUCTION STUDY RANGE	
			LOW	HIGH
TOTAL PROJECT BUDGET	\$ 366,000,000	\$ 490,752,797	\$ 463,841,753	\$ 469,341,753
Savings Range			\$ 26,911,044	\$ 21,411,044
Additional Budget Required			\$ (97,841,753)	\$ (103,341,753)





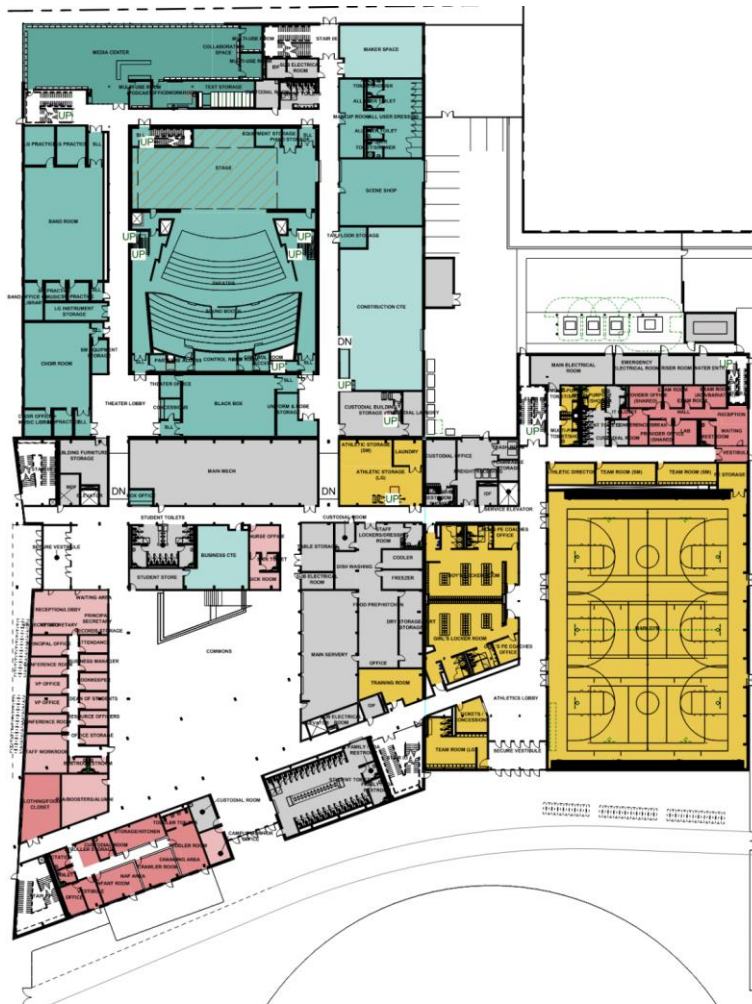
## OVERALL SITE PLAN



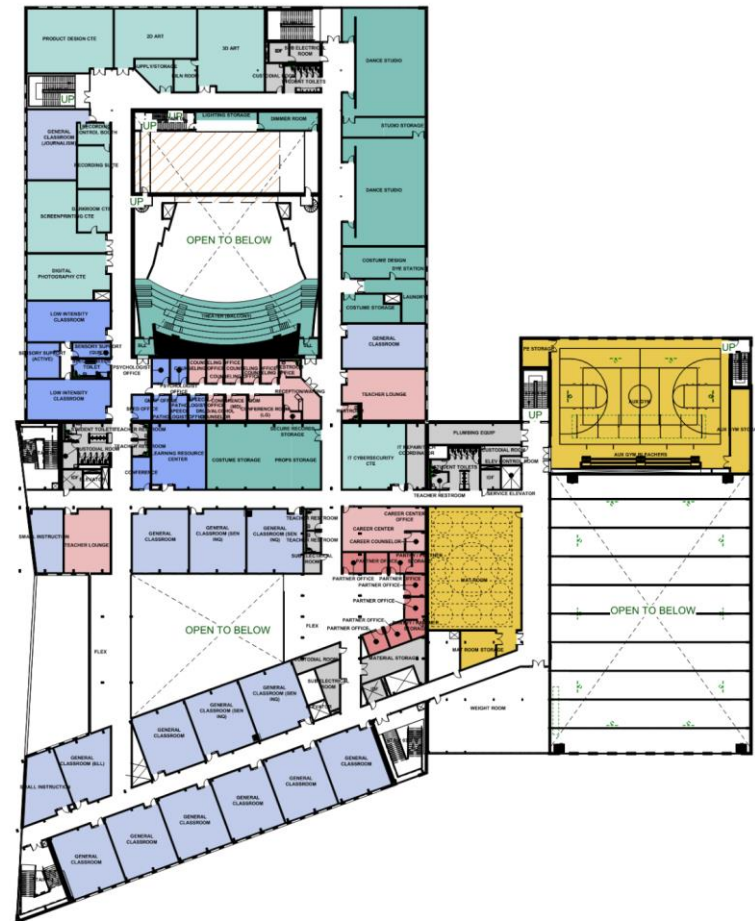


## FLOOR PLANS

LEVEL 1



LEVEL 2





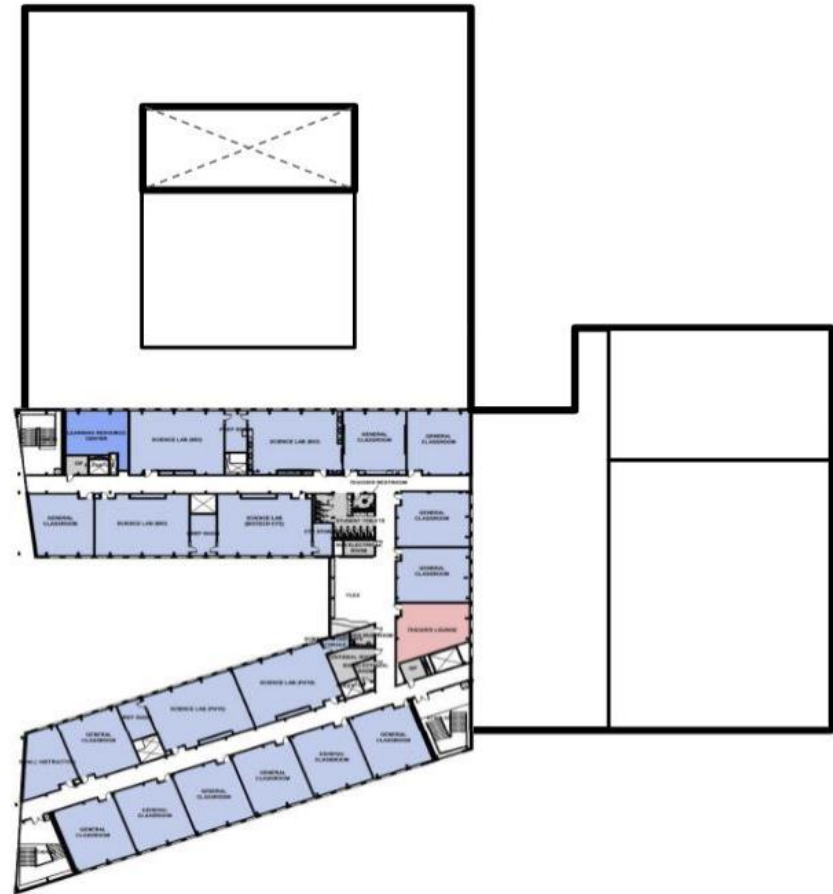


## FLOOR PLANS

LEVEL 3



LEVEL 4





## SW VIEW







## NW VIEW





## NEXT STEPS

- Contracting & onboarding of new CM/GC as part of Owner/Architect/Contractor team.
- Project will complete Schematic Design and begin Design Phase Approval process, including cost estimate & reconciliation.
- Project team will finalize land use/permitting approach in order to expedite the start of early construction in 2026.
- Community engagement will continue, with a Community Open House at the start of school, and continued engagement throughout the year.



## Ida B Wells HS Modernization Planning & Design

July 2025

PPS Team Lead: Donna Bezio

Design: Bora Architecture

Construction: Hoffman

### 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		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
20,000,000	20,000,000	20,000,000	-	7,745,046	10,265,519	20,000,000	-	14%	0%

### 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	4.71%	10.08%	0.00%	2.82%	0.25%	17.85%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	4.71%	10.08%	0.00%	2.82%	0.25%	17.85%	18%						
Workforce								0%	25%	0%	14%	0%	20%

\* No construction in this design/planning project.

### SCHEDULE

NEXT MILESTONE:

100% SD

On Track?

Yes

PROJECT PHASE	2024				2025				2026				2027			
Planning																
Design																
Construction																
School Opening(s)																

Baseline

Planning

Design

Construction

School Opening



## Project Update

### JANUARY - APRIL 2025

#### **Cost Reduction Study**

Project team completed Cost Reduction Study, incorporating Board Framework. Project team revised the design of the building and site, and met the cost reduction target.

### MAY 2025 - PRESENT

#### **Coordination with City**

Project team resumed working with City staff to coordinate the land use approach, as well as participating in the City's Major Projects Group (MPG) process in preparation for permitting.

#### **Community Engagement**

Community engagement has continued, including an Open House with a school tour, an information table at the Hillsdale Farmer's Market and Design Advisory Group Meetings.

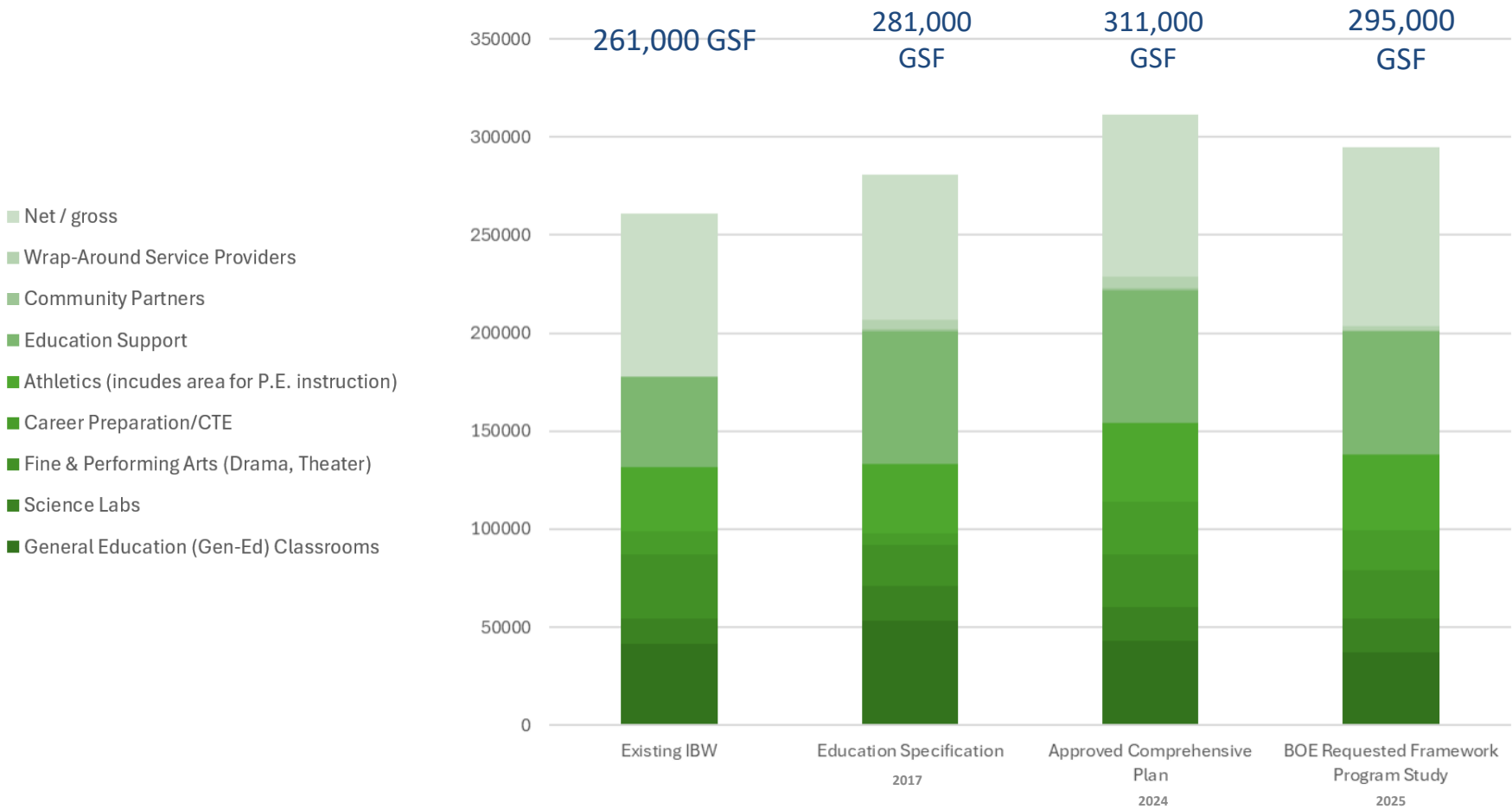
#### **Project Team Work**

- Owner/Architect/Contractor group met on a regular basis with the Architects/Engineers. The revised design has been presented to internal stakeholders for feedback.
- 50% Schematic Design milestone met. Pricing Set will be issued on Aug 15 for CM/GC and third party cost estimates.



## SCHOOL BOARD FRAMEWORK

***“REDUCE BUILDING AREA TO  
APPROXIMATELY 295,000 sf”***







## SITE PLAN







## BUILDING MASSING

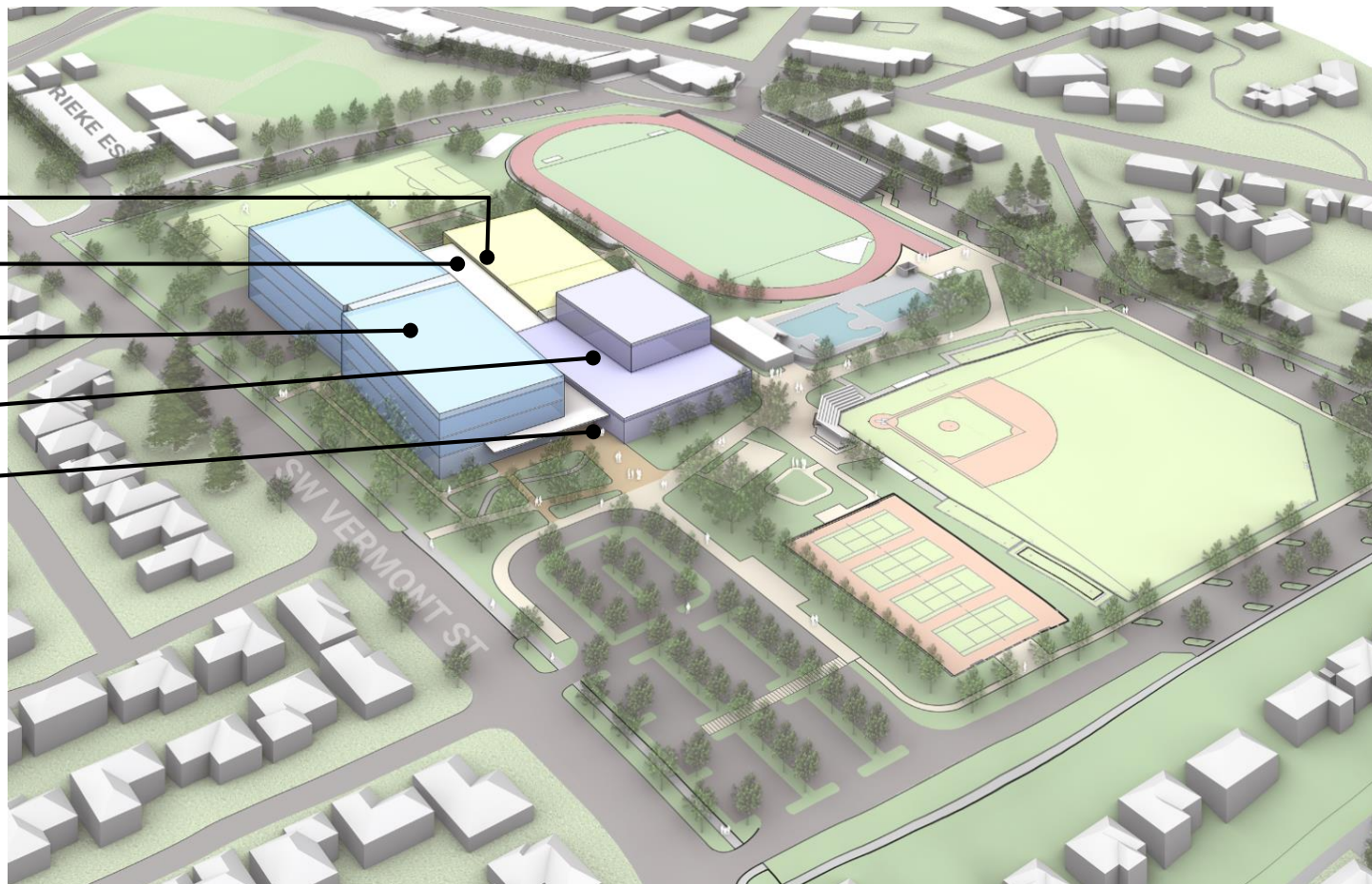
ATHLETICS

COMMONS

ACADEMICS

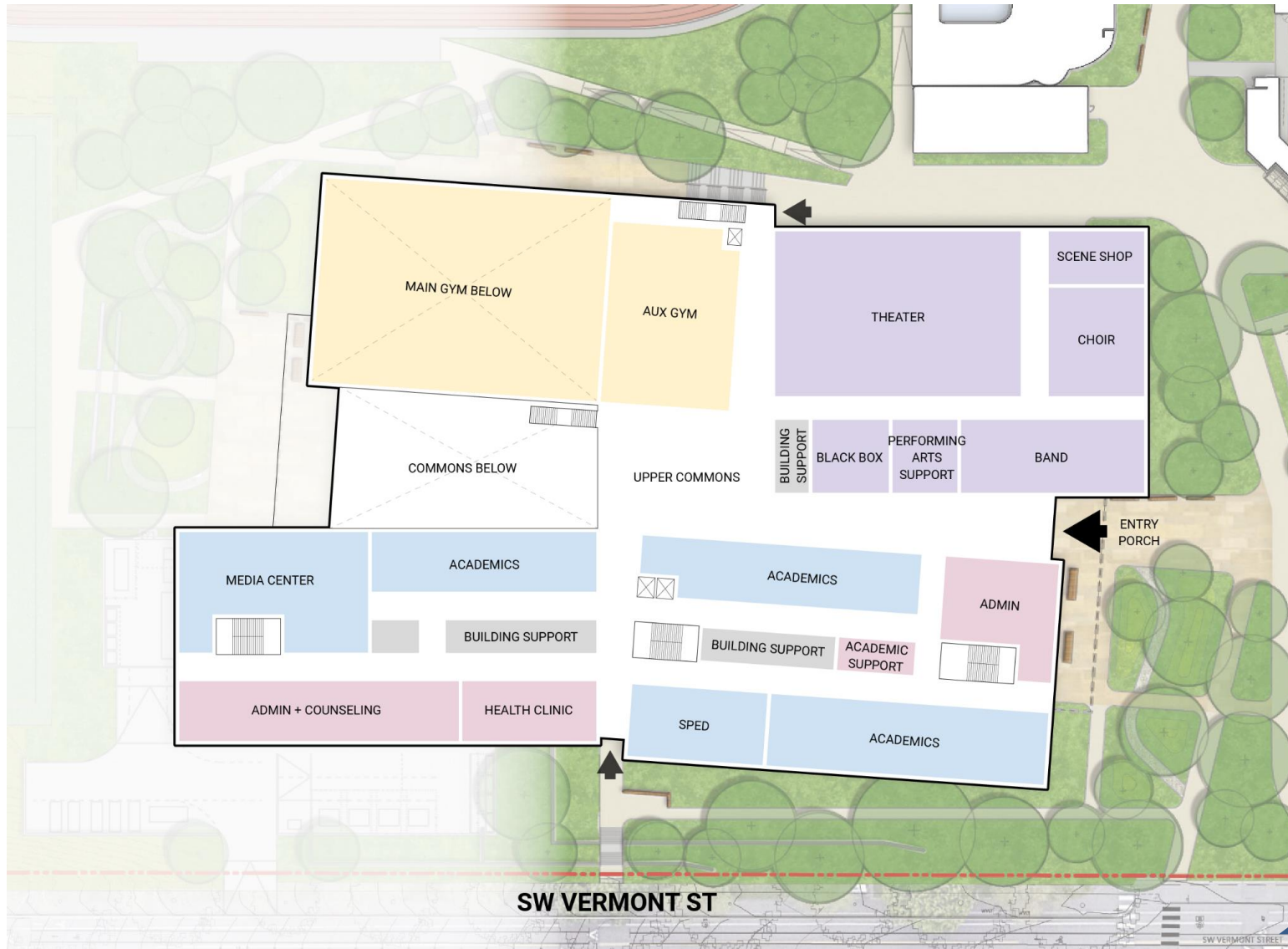
PERFORMING ARTS

MAIN ENTRY





## LEVEL 1 FLOOR PLAN (MAIN ENTRANCE)

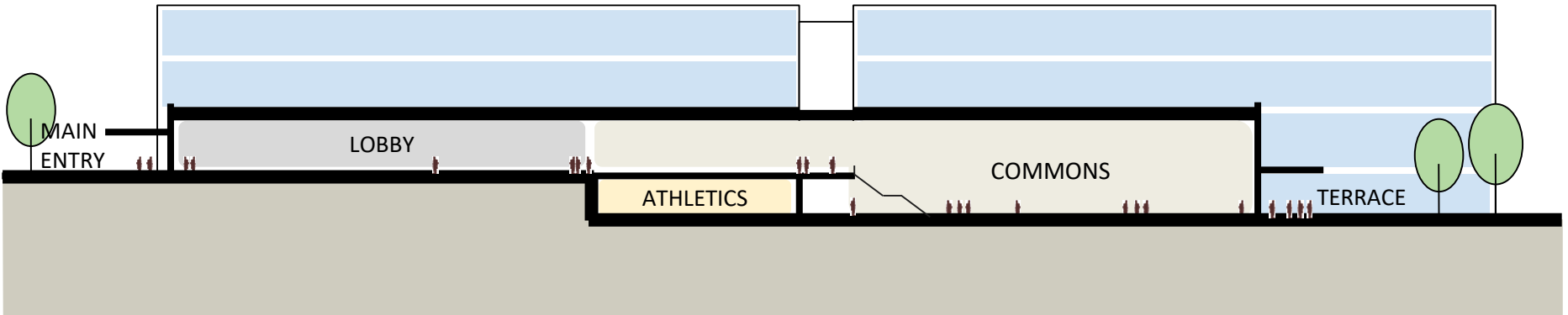
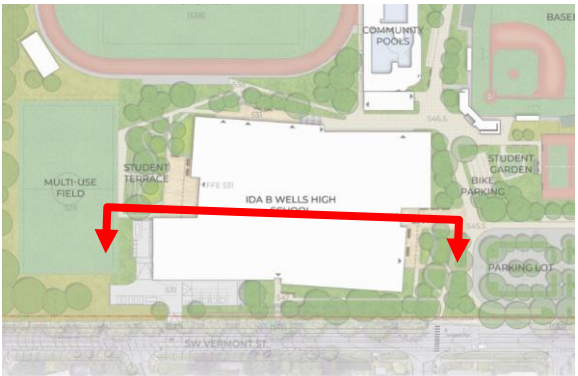


July 2025



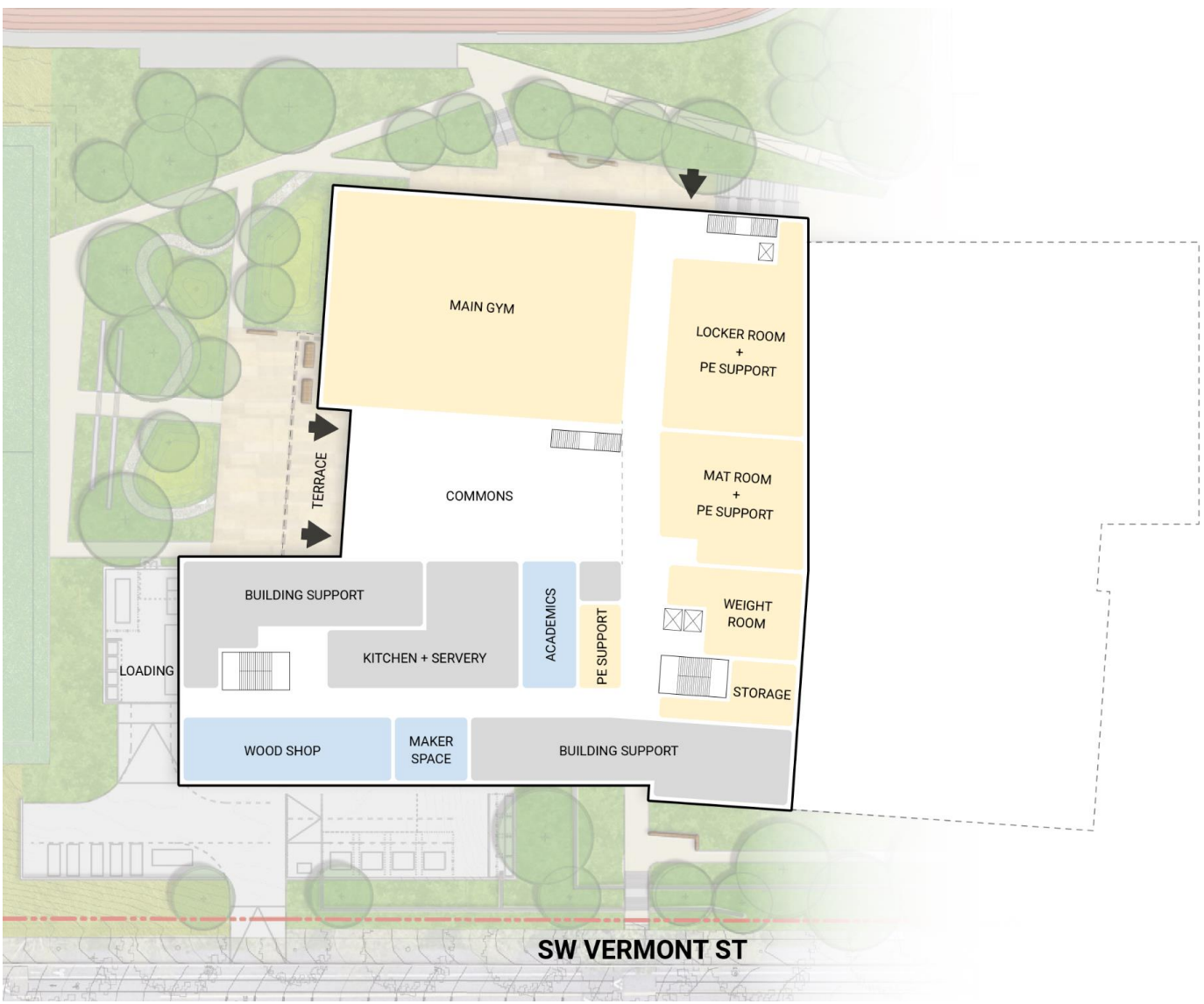


## BUILDING SECTION





## LEVEL 0 FLOOR PLAN (LOWER)

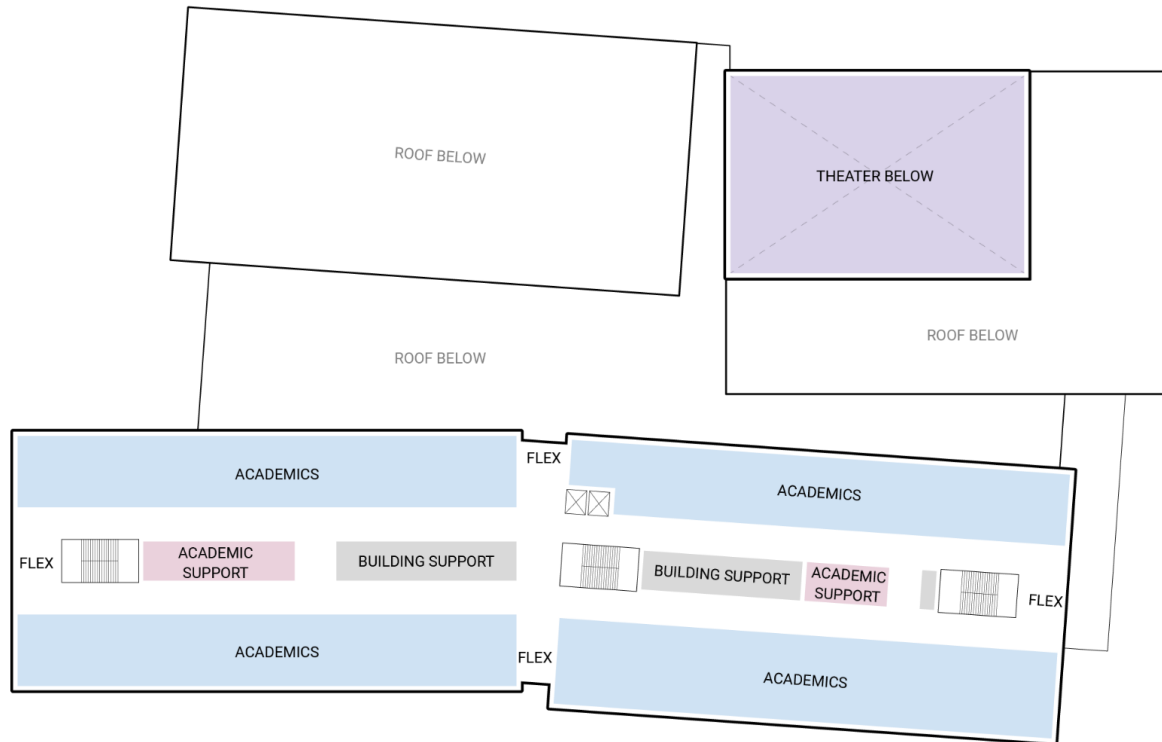


July 2025



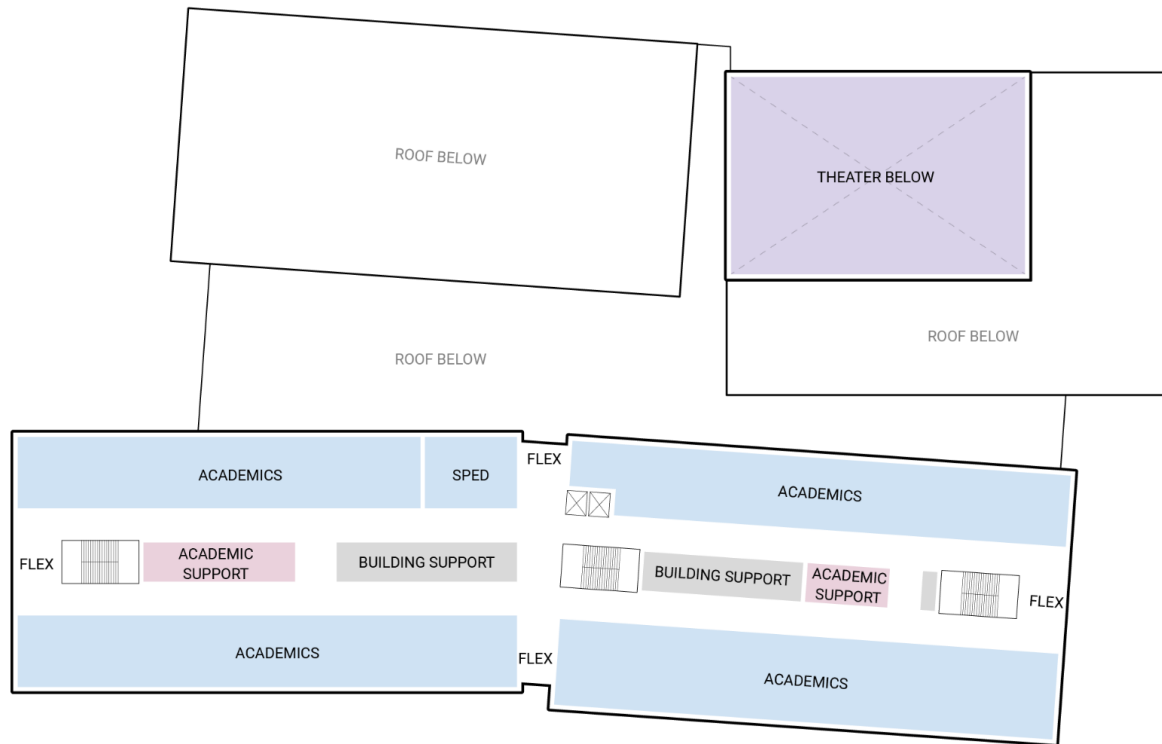


## LEVEL 2 FLOOR PLAN





## LEVEL 3 FLOOR PLAN





**BUILDING MASSING - RENDERED VIEW FROM SOUTHEAST**

July 2025



## IBW GRANDSTAND STATUS - EVALUATION & DEFICIENCIES

The cost range is similar to keep or rebuild the grandstands. The difference is approx. \$175,000.

### PROS of REPLACING Grandstand:

- Option / ability to add future roof
- Ability to achieve industry-standard safety clearance at outside lane
- Meets district standards [durable finishes, sustainability targets, etc.]
- Easier / more affordable long-term maintenance
- Higher seismic performance level / more life-safe
- Better press box
- Integrated ADA access to stand, storage and restrooms
- More welcoming to people accessing the IBW site from the north
- Improved parking/traffic flow north of grandstand
- Most other HS Modernizations (FHS, MHS, LHS) and upcoming JHS have replaced the original grandstands due to poor condition or location

### PROs of RETAINING Grandstand:

- 2,000-2,200 seats in existing (Typical new HS has 1,700 seats)

### RISKS of RETAINING Grandstand:

- Structural testing / forensics to investigate existing structure
- Expanded restrooms to better meet code-required count
- Mechanical upgrades to restrooms
- Repairing spalling concrete to reduce water intrusion
- Larger press box's impact on footings
- Changes to mitigate trackside clearances at accessible seating - 8th lane can't be used safely for hurdles
- Upgrades to meet "as new" seismic performance
- Additional structural mitigation if reinforcing is not present
- Upgrades to meet PPS's sustainability standards
- Upgrades to meet ADA requirements for access to restrooms and storage UNDER the stand
- Long term maintenance of sealed concrete and traffic coating
- Schedule and cost impacts related to unknown/unforeseen conditions



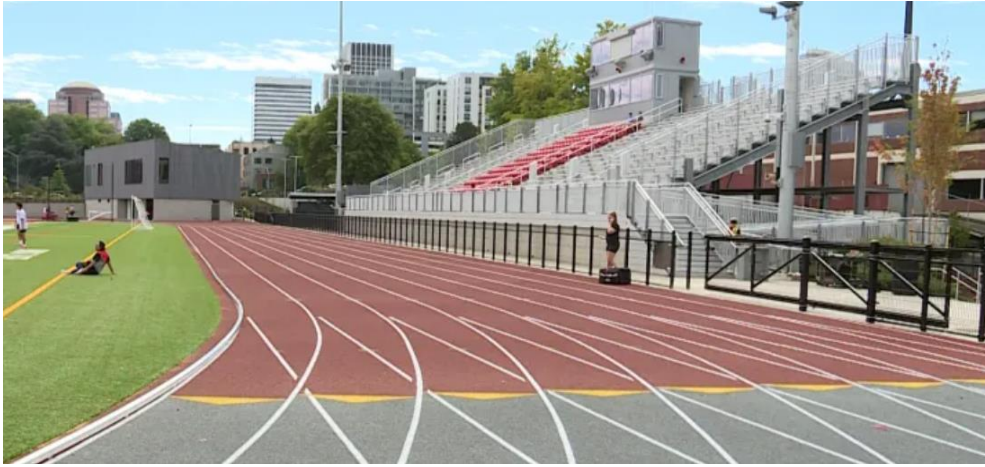


## IBW GRANDSTAND





## GRANDSTAND EXAMPLES – LINCOLN and McDANIEL





BUDGET

	2024 BOE APPROVED COMPREHENSIVE PLAN	2025 COST REDUCTION STUDY RANGE	
TOTAL PROJECT BUDGET*	\$ 455,000,518	\$ 440,000,000	\$ 437,000,000
Savings Range		\$ (15,000,518)	\$ (18,000,518)

\*Project Team will continue to seek additional savings.  
Delays in construction schedule will cause significant escalation.





## Cleveland HS Modernization Planning &amp; Design

July 2025

PPS Team Lead: Erik Gerding

Design: Mahlum Architects

Construction: Skanska

## STATUS AT A GLANCE

Legend:

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

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

## BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
20,000,000	20,000,000	20,000,000	-	6,849,740	7,924,202	20,000,000	-	27%	0.0%

## 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%	0.88%	0.00%	0.00%	0.00%	0.88%	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	0.00%	0.88%	0.00%	0.00%	0.00%	0.88%	18%						
Workforce*								0%	25%	0%	14%	0%	20%

\* No construction in this design/planning project.

## SCHEDULE

NEXT MILESTONE:

100% DD

On Track?

Yes

PROJECT PHASE	2024			2025			2026			2027		
Planning												
Design												
Construction												
School Opening(s)												

Baseline

Planning

Design

Construction

School Opening



## **January – April 2025**

### **Cost Reduction Study**

Project team completed the Cost Reduction study utilizing the Board approved framework of requirements that included maintaining the Ed Spec requirements, meeting the PPS Design Guidelines and Standards, and incorporating the Climate Crisis Response Policy. The cost study presentation to the board included a range of savings of \$18.2M to \$6.6M from the original Board approved project budget and a square footage reduction of about 20,000SF. After further refinement of the study the project team has identified a solid target of \$12.8 in savings. Design work restarted to revise the Schematic Design documents to incorporate changes made during the Cost Reduction Study.

### **Community Engagement**

The project team restarted meetings with the Design Advisory Group in February in addition to meetings with staff, students and community members about the project. These meetings are ongoing.



## May 2025 to Present

### Project Team Work

- 2025 Bond Passed on May 20<sup>th</sup>!
- 100% Revised Schematic Design Documents issued on May 22.
- Both Skanska and Gamut Project Solutions developed cost estimates and issued a reconciled estimate on July 3<sup>rd</sup>. The reconciled estimate is approximately 2.65% over the budget target set in the cost reduction study. The project team has established a pathway to budget with VE items and will be reviewing this with OSM leadership to approve the SD phase.
- Skanska issued an RFP for major trade partners for preconstruction services including MEP and framing subcontractors.
- Hazardous materials survey started in July at the CHS campus to establish the abatement scope of work.
- Planning for swing site work at the Marshall campus has begun in order to meet our current schedule of starting construction in June 2026. Some minor modifications are needed to support the CHS program.
- Ongoing meetings with the City of Portland Major Projects Group to review design and discuss code review.
- Preapplication conference occurred with City of Portland to discuss potential improvements at Powell Park for athletic fields.





## Proposed Design

**CURRENT CHS BUILDING**  
254,000sf



**PROPOSED BUILDING**  
Approx. 297,000sf













# Powell Park Fields



## Next Steps

- Continue Design Development phase.
- Decision-making for building structural systems and battery energy storage system.
- Select trade partners for preconstruction services.
- Seek Board approval of revised project budget and finalized project schedule.
- Continue coordination with AHJ on design and code requirements.
- Continue design review with internal PPS stakeholders and reengage staff in the Fall.

**The 2025 Bond was Passed by Voters in May!**

<b>2025 Bond Option</b>	
<b>Physical Facility Improvements</b>	<b>\$269,000,000</b>
Deferred Maint & Priority Scope	\$190,000,000
Athletics	\$79,000,000
<b>Educational &amp; Technology Improvements</b>	<b>\$242,000,000</b>
Technology	\$176,000,000
Physical Education	\$10,000,000
Curriculum	\$56,000,000
<b>Modernizations</b>	<b>\$1,150,000,000</b>
Jefferson High School	INCL ABOVE
Cleveland High School	INCL ABOVE
Ida B Wells High School	INCL ABOVE
Elementary and Middle Schools	INCL ABOVE
<b>Admin</b>	<b>\$83,050,000</b>
<b>Contingency</b>	<b>\$83,050,000</b>
<b>Total</b>	<b>\$1,827,100,000</b>



On May 6, 2025, the Board passed:

- Resolution 7109 - Urgent Need for Seismic Retrofitting of High-Risk School Buildings, and
- Resolution 7110 - Resolution to Affirm the Board of Education's Commitment to Track and Report Findings, Public Engagement and Recommendation of Seismic Upgrades through the School Facilities Improvement and Operations Committee.

### 2025 Bond Seismic Improvements Program Status

#### CURRENT PHASE – PRIORITIZATION AND PLANNING

Step 1. Gather detailed seismic deficiency data at all schools - Complete

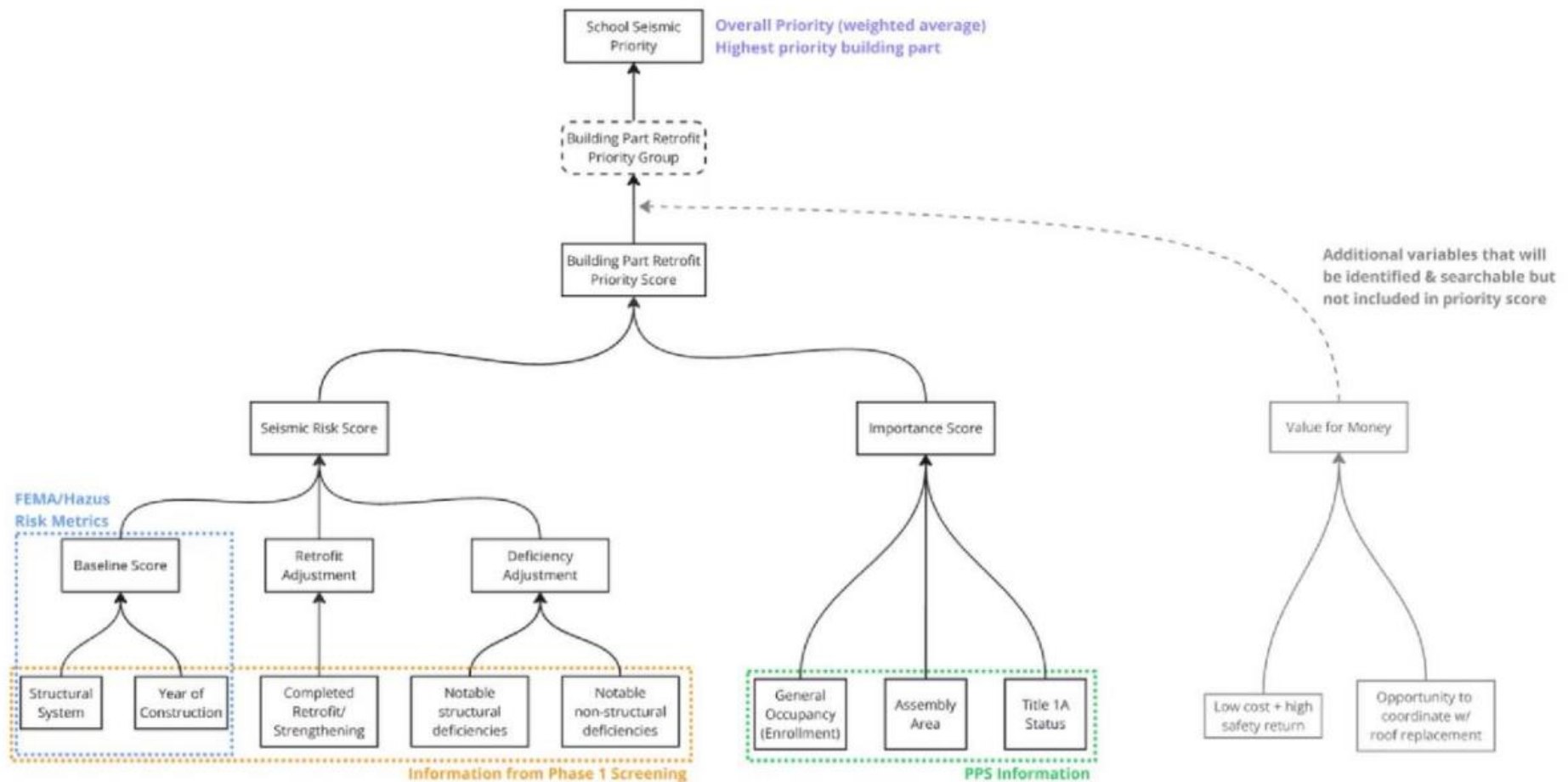
Step 2. Obtain priority recommendations from structural engineer - In Process

Step 3. Evaluate recommendations Using PPS priority criteria - To Be Completed

Step 4. Deliver



Obtain priority recommendations from structural engineer - In Process





### NEXT PHASE – EXECUTION PHASE

- OSM will execute the prioritized seismic improvement projects according to its Standard Operating Procedures for bond-funded construction programs.
- OSM will establish key performance indicators (KPIs) related to the Seismic program. Accountability and transparency will be provided through the following:
  - Bimonthly reports to the SFIOC in a dashboard style report that communicates the status of the scope, schedule, and budget for each identified project.
  - Quarterly status reports Bond Accountability Committee.
  - A 2025 Bond Seismic Improvements website
  - The Seismic Improvements Program will be included in the annual performance audits that will cover the 2025 Bond as a whole.



# Adjourn

**Next meeting:  
October 22, 2025  
(In-Person or Virtual - TBD)**