

Meeting Minutes | October 19th, 2016



**Portland Public Schools Bond Accountability Committee
(BAC) Location: Roosevelt High School Media Center**

**PORTLAND PUBLIC SCHOOLS
Office of School Modernization**
501 North Dixon Street • Portland, OR 97227

Members present: John Mohlis, Kevin Spellman, Louis Fontenot, Cheryl Twete

Not present: Willy Paul, Steve March, Tom Peterson

PPS OSM staff present: Bob McKean, Dan Jung, Darwin Dittmar, Ken Fisher, Jerry Vincent, Derek Henderson, Mike Kwaske, Patrick LeBoeuf, Erik Gerding, Johnny Metoyer

Board Liaisons present: None

Board Liaisons not present: Amy Kohnstamm, Paul Anthony, Pam Knowles

Next meetings for 2017: January 18th, 2017 at TBD, April 19th, 2017 at TBD, July 19th, 2017 at TBD, October 18th, 2017 at TBD.

I. Welcome & Introductions

Patrick LeBoeuf led a tour of Roosevelt from 5:00-5:30pm. Kevin Spellman calls the meeting to order at 5:39 pm. All attendees introduce themselves.

II. Public Comment

Ted Wolfe stated that now we are on the 4th Anniversary of the 2012 Bond. Significant construction is nearing completion so the magnitude and impact of this work is becoming very apparent and there are lots of amazing things happening to enhance education in this district. He also states that there still seems to be a lack of awareness regarding this great work and encourages PPS to communicate project successes more emphatically, perhaps through a BAC 4th anniversary report.

III. Program Overview

- **Program Update - Balanced Scorecard**

- Jerry Vincent begins the program update.

- Overall Perspective

Updates on Staffing:

- Dan Jung is now the Senior Director of OSM.

- *Kevin Spellman asks: Is this a general fund position?*
 - *Jerry Vincent responds: No, Heidi and I are the only general fund positions in OSM.*
 - Debbie Pearson and Sarah Oaks are no longer with OSM. Ken Fisher stepped in as the Project Director for Franklin, and diligently worked to bring that project back on track. OSM has selected Johnny Metoyer of Heery as Project Manager for Franklin, and Kevin Warren as Construction Manager for Franklin. Kim Yu of Heery has been selected as Project Coordinator at Roosevelt. OSM has faced challenges in finding qualified applicants, and with the uncertainty of the next Bond, the decision to fill these positions with the Heery contract has been very successful.
 - Jerry continues the overall program update discussing the reconvening of the Master Plan Committees and the RFP for a new architect(s) to do a deeper dive on potential cost estimating for Benson, Lincoln, and Madison High Schools.
- Stakeholder perspective:
 - Minor updates from IP 17. OSM has used a very simple set of questions in the past to obtain responses. This tool has been useful as the capital improvement program has ramped up but OSM is now reviewing options for more detailed feedback.
 - Equity Perspective:

Career Learning Equity

- Career Learning goals continue to be exceeded in all 3 goal categories.

Workforce Equity

- Overall the program is exceeding the 20% participation goal.
- LCL (Roosevelt) is at 21%
- Skanska (Franklin) is at 30%
- And the combined total for IP2016 was 53%

Business Equity

- Purchasing and Contracting have adopted new software to track certified business engagement. The new program tracks participation by contract and procurement division, but not by project.
- *Kevin Spellman asks: This seems to be problematic. Is there an opportunity to push back on this decision?*
- *Jerry Vincent replies: I will be meeting with Yousef Awaad to discuss potential options for this.*
- Couple of stats:
 - We have a total of 292 contracts and 80 of them are certified business. About 27%
 - About 20% of our prime contracts for construction services are with certified firms vs about 40% for of prime professional service contracts. Not surprising the % is higher when PPS is able to have more influence on the selection.

- Budget perspective:
 - Major changes:
 - \$6 million added to the Franklin Modernization for unforeseen conditions.
 - \$5 million added to the Roosevelt Modernization for additional Maker Space at the Board's direction.
 - At the request of the BAC, column H has been added to the report as a projected outcome.
 - Column F has also been added to reflect projected cost.
- Schedule Perspective:
 - Schedule status review.
 - Grant shows red in Objective B due to the second round of advertising, review, and interviews associated with the Architect's RFP. OSM is confident that this is made up. 50% DD is due on Friday. Timely agreement on the Guaranteed Maximum Price is expected.

IV. Projects Update

- **Franklin High School:**
 - Ken Fisher covered the schedule and the budget.
 - Johnny Metoyer gave an update on the Franklin Modernization.
 - Schedule is coming back on track. Part of the \$6 million addition to the budget was used to help this.
 - Construction is currently right on schedule.
 - Window installation has taken place.
 - Drywall is going up in the historic building.
 - Substantial completion is scheduled for the gymnasium building by the end of January 2017 and we expect to be student ready with all testing and balancing, certifications, air exchange, and furniture installation no later than the 1st of April 2017 for this building.
 - The substantial completion for the rest of the campus is schedule for May 25th of 2017. This remaining portion of the campus is planned to be student ready no later than August 1st, 2017
 - *Kevin Spellman asks: Any interest in using these buildings, or availability to use them upon completion?*
 - *Jerry Vincent and Ken Fisher reply: Yes there is interest and currently we are not planning making this space available until the school reopens in fall. There will still be field work happening so safety will continue to be an issue.*
 - *Kevin Spellman asks: When will the field work happen?*
 - *Johnny Metoyer replies: Scheduled for next summer. Ken Fisher adds: To be completed by end of July.*

- **Roosevelt High School:**

- Patrick LeBoeuf begins the update on the Roosevelt Modernization, and welcomes the BAC to Roosevelt.
- Update on phases:
 - Phase 1a complete. Phase 1b scheduled for completion in December, and will be turned over after winter break.
 - Phase 2 is in process, and involves the courtyard and 1921 building renovation.
 - Phase 3 will be the field and grounds, and that will begin in June.
 - Phase 4 is the Maker Space addition, and that will continue after the first 3 phases are complete.
 - We are scheduled to achieve substantial completion for Phase 2 on August 8th, 2017
- *Kevin Spellman asks: What is the current status of the schedule.*
- *Patrick LeBoeuf responds: We are currently on schedule.*
- *Cheryl Twete asks: How is the day to day operation of the school?*
- *Patrick LeBoeuf responds: It is a day to day challenge. The students seem to be handling it alright, but the staff continues to have issues with adjusting to this. Our district liaison, Sue Brent, has been a great asset on handling all of the feedback and then we work together to address the issues.*
- *Cheryl Twete asks: Is this a punch list?*
- *Patrick LeBoeuf responds: Yes. It allows us to focus on construction and meeting the needs of the staff.*
- *Kevin Spellman asks: What have we learned from the first opening of new buildings in this Bond.*
- *Bob McKean responds: Not to do two high schools at the same time!*
- *Patrick LeBoeuf adds: This was a very aggressive schedule to begin with, and then the school calendar year changed to an earlier start date.*
- *Ken Fisher continues: We have amended the schedule for allowing enough time for balance testing, signage, furniture delivery, etc.*
- *Jerry Vincent adds: We have also been bringing the other teams together to talk about the challenges. We also have been looking ahead to have a longer construction window. 24 months is very tight.*
- *Patrick LeBoeuf adds: Also, permitting was 24 weeks behind.*

- **Grant High School:**

- Ken Fisher begins the update on the Grant Modernization.
- Looking for 50 percent DDs by Friday October 21st, 2016.
- As part of the lessons learned, OSM is meeting with the DAG November 14th, 2017 to go over changes in the design since the last DAG meeting.
- *Kevin Spellman states: The message to the DAG needs to communicate that Grant is getting a similar product to Roosevelt and Franklin. Staff concurs.*

- **Master Plan Projects Bond 2012**

- All Master Plan Projects included in Bond 2012 are in closeout.

- **Faubion Replacement:**

- Erik Gerding begins the update for the Faubion Replacement.
- The partnership with Concordia is unprecedented, and the team we have in place across the board is amazing. We continue to work on fine tuning this.
- There was some concern for having the building dried-in from the elements due to a masonry sub delay, but they are on board now and catching up quickly. The initial masonry sub turned out to be non-qualified, so that was the delay.
- The Concordia portion of the new school will house education offices on the second floor and wrap around services on the ground floor. There will be a food club, and discussion of a potential partnership with Kaiser to house a clinic is in process. This area will also house a pre-K program, with a secure and covered play area.
- No recordable or reportable accidents to date.

- **Improvement Projects**

- Mike Kwaske begins the updates on Summer Improvement Work.
- IP 15 is complete and in closeout.
- IP 16 is nearing closeout. Work on the Cleveland roof is wrapping up, and 2 elevators will continue.
- *Kevin Spellman asks: Any issues with the recent wind and rain? Mike Kwaske responds: Yes, but the contractor got in there and got it all cleaned up. There were mainly 3 issues that caused the water issue, and that was flashing, wind, and city storm drains that were at capacity and overflowed. The contractor got in there and got it taken care of. No school operations were affected.*
- IP 17 has had some budget changes, and OSM is currently examining how to best address what we want to do and still have success program wide. The likely plan will be to complete design for all current scope and selectively bid certain packages.

V. **BAC Discussion**

- OSM to set 2017 dates for BAC meetings the 3rd Wednesday of every third month. OSM to communicate next BOE meeting for presentation.
- Kevin Spellman announces the retirement of committee members John Mohlis and Steve March at the completion of their terms, and thanked them for their outstanding work. The BAC will provide OSM with some potential replacements. OSM to work with the Interim Superintendent on the Board process for selection and appointment.

VI. **Wrap-Up**

- Kevin Spellman thanks everyone for coming.

VII. **Adjournment - Kevin adjourned the meeting at 7:28.**