



# **School Improvement Bond Update**

## **Bond Accountability Committee**

### **Meeting**

**October 18, 2018**



## Agenda

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



# Public Comment



# Program Update – Balanced Scorecard

# Hand Out



## Schedule Update:

# Hand Out



## Accomplishments

- Performance auditor procurement completed
- Staffing interviews continue
- Outreach to GCs and peers
- Continued work on VE and cost analysis
- Support to FAM - interim

## Next Steps

- Staffing interviews continue
- RFPs in development – Material testing, Master planning
- Performance audit initiation
- Program Management Plan overhaul continuing
- Project Management Plan overhaul starting
- E-Builder re-discovery

## Challenges & Opportunities

- Finding qualified staff for District positions
- Staff development/training
- Departure of FAM Director of Project Management – OSM acting as interim oversight during hiring efforts for replacement Director.



## Program Update – Upcoming BOE Actions

# Hand Out



## Program Update – Upcoming P&C Actions

# Hand Out





## Accomplishments

- Irrigation/landscaping at front entry
- Ph 3 revised exterior permits received to finish phase
- Scoreboard Land Use approvals received
  - Neighborhood appeal challenges
- On-going audit of built systems in Ph 1 & 2 for accuracy

## Next Steps

- Continue phase 3 exterior work
- Revise mechanical system
- Outstanding corrections for Ph 1 and Ph 2
- Punchlist Ph 3 interiors
- Revisions to outstanding issues from Ph 1 & 2

## Challenges & Opportunities

- Phase 4 still outstanding
- Mechanical systems incomplete/issues with operation
- Grade/drainage issues with fields
- Unusual closeout challenges due to extended nature of the project
- High turnover of project related staff



## Accomplishments

- Resolution to softball field!
- B/C Link has been structurally tied back together,
- Structural support system and interior framing continuing
- Roofing and drywall operations started
- PBOT Off Street Improvements complete

## Next Steps

- Coordination for move back to Grant HS – THIS summer
- Master planning efforts for softball field
- Health clinic discussion
- Grant HS interim financial audit
- Closeout of major risks – PBOT reimbursement, pool opening,

## Challenges & Opportunities

- Challenging events – Flood claim, Scam on students
- Continuing issues with market volatility – claims from subcontractors
- Site tour for BAC in January
- Pay app process development leading to inter-team development with Madison/Lincoln/Kellogg
- Late AHU build impacting project team – planned trip to plant in Wisconsin to review progress



## Accomplishments

- Middle School Conversion - Asbestos removal completed at Tubman, Rosaway Heights and Rose City Park
- Summer - Large Scale Asbestos Removal completed at;
  - Jefferson High School (50,000 sq. ft. of flooring replacement)
  - Chapman Elementary School (28,000 sq. ft. of flooring replacement)

## Next Steps

- Survey and design for asbestos removal at 14 additional schools starting in November
- Early bidding for asbestos abatement work scheduled for January 2019
- Planning underway for summer 2019 sites

## Challenges & Opportunities

- The large increase in the Portland area construction industry and the limited availability of abatement contractors continues to be a factor regarding how many projects will be scheduled for completion in summer 2019.
- The closing of several schools for other large scale Bond work also affects the number of projects that can be completed during the summer due to the accommodation of summer programs.
- Concerns from principals and staff regarding construction will potentially compress summer construction window



## Accomplishments

- Lead paint stabilization work completed at 6 Phase-I priority sites school sites by in-house painting crew
- Project mngt plan submitted to H&S Director
- Findings for ID/IQ Lead Paint contractor procurement approved by Board – RFP in progress
- Draft Lead Paint performance specifications in progress

## Next Steps

- ID/IQ RFP solicitation for painting contractors
- Completion of new lead paint stabilization performance specifications and standard docs
- Continuation of lead paint stabilization work on Phase-I priority locations: Fall 2018
- Expected to complete approximately 8-10 additional sites

## Challenges & Opportunities

- This work covers all District facilities and over 10,000 specific areas to prioritize and address
- Phase – I has approx. 2,500 priority locations
- No existing master contracts
- Limited in-house painting crew (5-Persons)
- Work needs to performed on school breaks or after-hours / weekends
- The completion of this work will ensure the safety of students and staff regarding lead paint hazards



## Accomplishments

- Water program moved to OSM portfolio
- Program assessment underway
  - Scope/schedule/budget
- Project management plan underway
- Status matrix underway

## Next Steps

- Finalize PTMP
- Roll out revised execution approach
- Update leadership on status

## Challenges & Opportunities

- Complicated scope that changes with test results
- District wide program



## Accomplishments

- Lewis improvements complete
- King improvements complete
- Fernwood re-roof 90% complete
- A/E selected for Hayhurst and Sitton
- Jackson and Rigler design complete
- Design underway for Chapman roof

## Next Steps

- Finish Fernwood roof – 10/31
- Fire sprinklers @ Fernwood – 12/31
- Start design work on Hayhurst/Sitton
- Prepare ITBs – 5 sites

## Challenges & Opportunities

- Fernwood has been an extremely challenging project to complete
  - Roof leaks
  - Noise complaints
  - Testing firm delays
  - Challenging contractor (low-bid)
- Five sites active next summer – Jackson/Sitton/Chapman/Rigler/Hayhurst
- Incorporating 19 additional fire sprinklers mandated for corrective action by Portland Fire Bureau



## Accomplishments

- DD phase cost validation/value engineering/constructability review process completed
- Finalized the design of a new music and performing arts wing
- submitted revised conditional use documents to the City of Portland.

## Next Steps

- The Kellogg project team will continue to explore existing and new value engineering concepts as it begins the CD phase
- Outreach to engage with potential general contractors
- Roll out the 2-step procurement process, starting with an RFQ at the start of the new year.

## Challenges & Opportunities

- Holding budget given subcontracting market volatility
- Delayed land use and building permitting process - opportunity to engage with the City
- Challenge of a new middle school without pre-determined feeder schools or a planning principal - opportunity to collaborate with District Board members and leadership



## Accomplishments

- Board approval of total project budget
- MEPF subs on board for pre-con
- Work with PP&R on relocating community garden
- Pre-construction investigation underway
- DD phase progressing
- <https://www.youtube.com/watch?v=877ssezYzvE&feature=youtu.be>

## Next Steps

- 100% DD set & pricing
- Early procurement of challenging trades: abatement/demo, structural concrete, structural steel, framing/sheathing, glass
- Starting student committee to help inform interior design
- Submitting application for SRGP Grant
- Pre-construction investigation continuing

## Challenges & Opportunities

- Fresh air distribution to 2nd floor is a challenge with limited ceiling space. Co-locating the team for a day to solve the issue.
- ODOT may have some money to assist with pedestrian safety upgrades/signalization along 82<sup>nd</sup>
- Marshall relocation and coordination with Grant HS





## Accomplishments

- Master plan approval
- Budget approval
- DD's in progress
- VE process kick off meeting
- DAR meetings with City of Portland continuing
- CM/GC selection process complete

## Next Steps

- Continue DAR process
- Land Use submission
- VE process coordination for 100% DD set
- CM/GC contract negotiations and kick off
- Pre-construction investigation initiated

## Challenges & Opportunities

- Turning team attention to technical details/challenges
  - Surrounding buildings including historic structures
  - Tanner Creek running under site
  - Timeline to start of construction – there is a lot of work to be done on the technical design
  - New team member coming on-board



## Accomplishments

- Continued work to assess costs
- Industry & Postsecondary Outreach
- Steering Committee Meetings
- Building Scanning for BIM model
- Design Advisory Group (DAG) Recruitment & First meeting
- Stakeholder engagement with OTL & School Staff
- CMGC alternative procurement BOE approval

## Next Steps

- Steering Committee Meetings
- Design Advisory Group (DAG) engagement
- Continued OTL, school & district stakeholder engagement
- BOE Work session
- BOE Meeting Presentation for approval
- Start Schematic Design
- CMGC procurement

## Challenges & Opportunities

- High level of interest from Benson Tech Students & Community
- Occupied site planning & considerations
- BOE analysis & decision making process outlined in Resolution 5160 for other schools and programs
- Portland Landmarks Commission review requirement
- Significant health & safety building deficiencies, including major seismic & ADA challenges
- Small urban site with constraints on contractor area & swing space



## BAC Discussion

# Questions?