



School Improvement Bond Update

Bond Accountability Committee

Meeting

January 22, 2025



Agenda

- **Welcome & Introduction** 5:30 – 5:35 pm
- **Public Comment** 5:35 – 5:40 pm
- **Year 5 Performance Audit Presentation** 5:40 – 6:00 pm
- **Program Administration Updates** 6:00 – 6:10 pm
- **2017 Modernizations (Benson)** 6:10 – 6:25 pm
- **2020 Modernizations (MPG, Jefferson, Cleveland, IBW)** 6:25 – 7:25 pm
- **2020 Technology** 7:25 – 7:45 pm
- **2025 BAC Work Plan** 7:45 – 7:59 pm
- **Adjourn** 8:00 pm



Public Comment

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



Year 5 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

January 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	4.97%	8.21%	0.04%	2.15%	1.10%	16.47%	18%	32%	25%	6%	14%	23%	20%
	Prior Report	5.06%	8.23%	0.04%	2.18%	1.12%	16.63%		32%		6%		23%	
12 Month	Current	7.00%	6.56%	0.00%	0.63%	1.56%	15.75%	18%						
	Prior Report	6.98%	6.95%	0.00%	0.63%	1.58%	16.14%							

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	112,932,069	110,950,414	1,981,656	112,932,069	-	112,932,069	-
Grant HS Mod	88,336,829	158,531,760	155,310,987	3,220,774	158,531,760	-	158,531,760	-
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	118,273,603	112,707,528	5,566,075	118,273,603	-	118,273,603	-
2012 Project Subtotals								
Administration	68,117,563	31,484,245	31,280,762	203,482	31,484,245	-	31,484,245	-
Contingency	25,063,798	480,200	480,200	-	-	-	-	(480,200)
2012 Program Subtotals								
Totals	482,000,000	582,690,167	547,836,325	34,853,842	582,209,967	-	-	(480,200)

2012 Budget Notes

99.9% Spent

- Any remaining 2012 funding will go towards prior add-on project requests at 2012 modernizations.



Office of School Modernization - Program

January 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	160,684,009	146,614,560	14,069,449	153,529,151	4,684,091	163,548,565	2,864,556
Benson Swings	-	12,205,396	12,199,595	5,801	12,205,396	-	12,205,396	-
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	224,086,982	6,071,343	224,001,276	(18,618,282)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,892,035	582	57,892,617	(48,797)
McDaniel Mod	146,000,000	200,717,847	197,000,000	3,717,847	200,396,979	111,154	200,523,133	(194,715)
Health & Safety	-	153,141,408	123,433,044	29,708,364	145,498,132	766,937	152,467,134	(674,274)
Athletics	-	5,013,412	4,895,489	117,923	2,247,596	182,459	5,013,412	-
							2017 Project Subtotals	(16,671,511)
Administration	40,000,000	64,112,941	62,350,537	1,762,403	57,152,095	1,542,212	61,000,000	(3,112,941)
Contingency	20,000,000	22,102,760	22,102,760	-	-	-	-	(22,102,760)
Unallocated H&S	150,000,000	26,139,117	26,139,117	-	-	-	-	(26,139,117)
Unalloc Athletics	-	104,511	104,511	-	-	-	-	(104,511)
							2017 Program Subtotals	(51,354,817)
Totals	790,000,000	944,782,372	895,037,113	49,745,260	853,008,367	13,358,778	876,651,533	(68,026,329)

2017 Budget Notes

90% Spent

- Benson HS Modernization funding is split between 2017 and 2020. The 2017 Benson HS Modernization information shown above reflects 2017 funding and budget only, with actuals and additional encumbered specific to the 2017 funding as well.
- The Lincoln Modernization project is forecasting roughly \$18.6M under budget. These funds will ultimately be returned to 2017 Program contingency when contracts are closed out.
- There is ongoing discussion with the Board of Education (BOE) regarding use of remaining 2017 Program contingency funds. \$10M in bond funds were committed to be spent on priority health and safety projects as part of Portland Association of Teachers (PAT) contract negotiations. OSM is collaborating with FAM to prioritize projects.
- As the 2017 Health & Safety projects wind down, OSM is also reviewing to ensure that any Health & Safety funds not needed to complete certain categories of H&S scope get reallocated to other H&S categories, to ensure that the full \$150M dedicated to Health & Safety projects by the 2017 Bond measure is utilized as such. Current pressing needs include ongoing roof replacements, as well as replacement of fire alarm panels.



Office of School Modernization - Program

January 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	-	159,077,822	2,791,356	164,903,890	-
Jefferson HS Mod	311,000,000	366,007,500	366,000,000	7,500	18,976,504	21,087,175	490,752,796	124,745,296
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	-	5,334,103	7,512,806	20,106,595	106,595
Wells HS Design	20,000,000	20,000,000	20,000,000	-	6,754,149	5,948,502	20,086,066	86,066
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	76,952,844	1,058,273	80,515,523	-
Curriculum	53,444,000	63,319,191	63,319,191	-	49,280,092	3,097,881	63,319,191	-
Technology	128,200,000	152,551,710	136,100,000	16,451,710	89,862,133	13,117,756	153,224,569	672,859
Infra Projects	-	268,878,838	261,320,973	7,557,866	200,655,267	38,450,165	261,575,672	(7,303,167)
							2020 Project Subtotals	118,307,649
Administration	63,098,640	63,124,758	63,098,640	26,118	20,309,851	4,038,513	63,124,758	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	59,511,241	59,511,241	-	-	-	-	(59,511,241)
Unalloc Proj Funds	241,000,000	17,052,588	17,052,588	-	-	-	-	(17,052,588)
	-	-	-	-	-	-	2020 Project Subtotals	(76,563,829)
Totals	1,208,000,000	1,337,865,239	1,313,753,598	24,111,642	627,300,390	97,103,462	1,379,609,059	41,743,820

2020 Budget Notes

47% Spent

- The Benson HS modernization team has worked diligently to remain in budget, despite early unanticipated costs (detailed in previous reports), however OSM is negotiating change orders with contractor Andersen Construction for overtime labor to mitigate schedule delays. This is a potential significant financial risk and OSM is reviewing this issue with the contractor.
- Estimate at Completion for Jefferson HS Modernization has been updated to the cost estimate for the revised conceptual plan that was presented to the Board in April, 2024. Additional funds for Jefferson are available in the 2025 GO Bond referred to voters for May 2025.
- Encumbrances shown for Cleveland HS are for design fees through the Design Development phase. The CM/GC contract has been negotiated and signed by Skanska. The PPS Board of Education has delayed approving the contract indefinitely.
- Encumbrances shown for Wells HS are for design fees through the end of Design Development. The CM/GC contract has been negotiated and signed by Hoffman. The PPS Board of Education has delayed approving the contract indefinitely.
- As the District's CBSE team continues to review potential options for CBSE-related construction, no CBSE funds have been spent. 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 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

January 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
Totals	2,480,000,000	2,865,337,778	2,756,627,036	108,710,743	2,062,518,724	110,462,240	2,256,260,592	(26,762,708)

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 Budget

- Please see budget notes above for more detailed information by bond measure.

Bond Scope

- No active projects remain in the 2012 Bond. Remaining funds and expenditures need to be fully reconciled to know final remaining funds in program and whether additional projects can be completed. The lengthy process of reconciliation is in progress.
- In the 2017 Bond, staff are working through returning unused funds from prior Health & Safety projects to the unallocated funding buckets for Health & Safety, to determine next steps for funding additional projects. Substantial unneeded funds being returned from the water quality and lead paint programs will likely be allocated to roof replacement projects, due to the great need for ongoing roof replacements. Additional needs include replacements of fire alarm panels at multiple sites; this work was overlooked in previous scopes because these panels were at sites that did not need additional fire alarm upgrades.

Bond Schedule

- At Benson and MPG, closeout, punch list, and commissioning activities continue. MPG has achieved Substantial Completion.
- Design for Jefferson HS, Cleveland HS, and Ida B Wells HS modernizations are currently on hold at the direction of Leadership to study cost savings strategies for all three projects.
- 2020 Infrastructure and Capacity projects continue to move forward as quickly as possible. Harrison Park Middle School is scheduled for substantial completion by Spring Break, 2025.



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% 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



Benson HS Modernization and Multiple Pathways to Graduation (MPG)



Benson HS / Benson Swing Sites / MPG

January 2025

PPS Team Lead: Armand Milazzo

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	Additional Encumbered	Estimate At Completion	Over/Under	Work Compl	Cont Remain
Benson HS	202,000,000	325,587,899	311,518,450	14,069,449	312,606,973	7,570,430	328,452,455	2,864,556	97%	2.8%
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	76,952,844	1,058,273	80,515,523	-	99%	2.2%
Benson Totals	202,000,000	418,308,818	404,165,120	14,143,698	401,765,214	8,628,703	421,173,374	2,864,556		

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	4.05%	6.77%	0.00%	1.37%	0.00%	12.18%	18%						
Contractors	7.99%	5.49%	0.00%	1.74%	1.57%	16.79%	18%						
Overall	7.58%	5.62%	0.00%	1.70%	1.41%	16.32%	18%						
Workforce								36%	25%	9%	14%	23%	20%

SCHEDULE

NEXT MILESTONE:

Substantial Completion

On Track?

No

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

Baseline

Planning

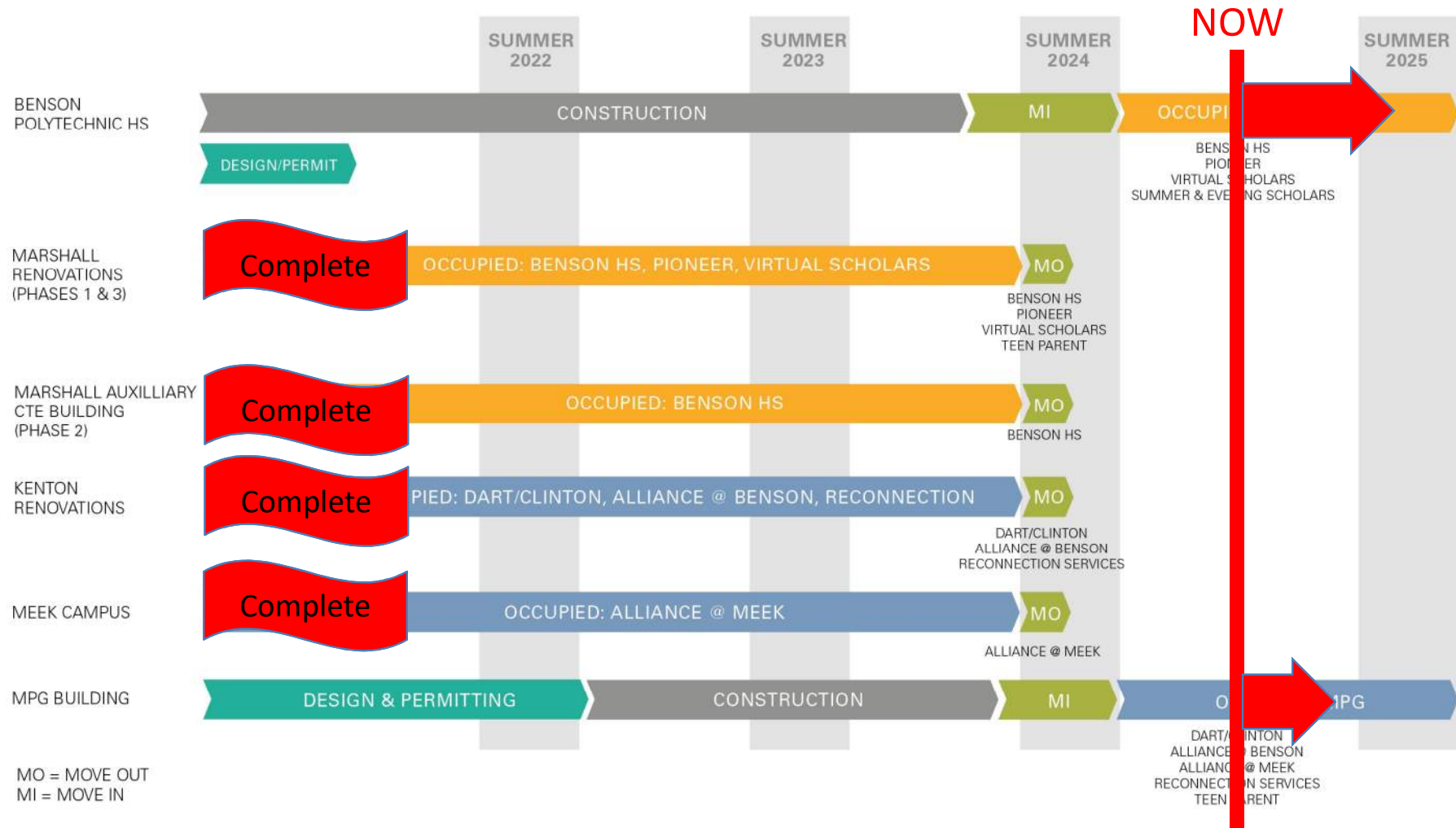
Design

Construction

School Opening



BENSON & MPG SITES





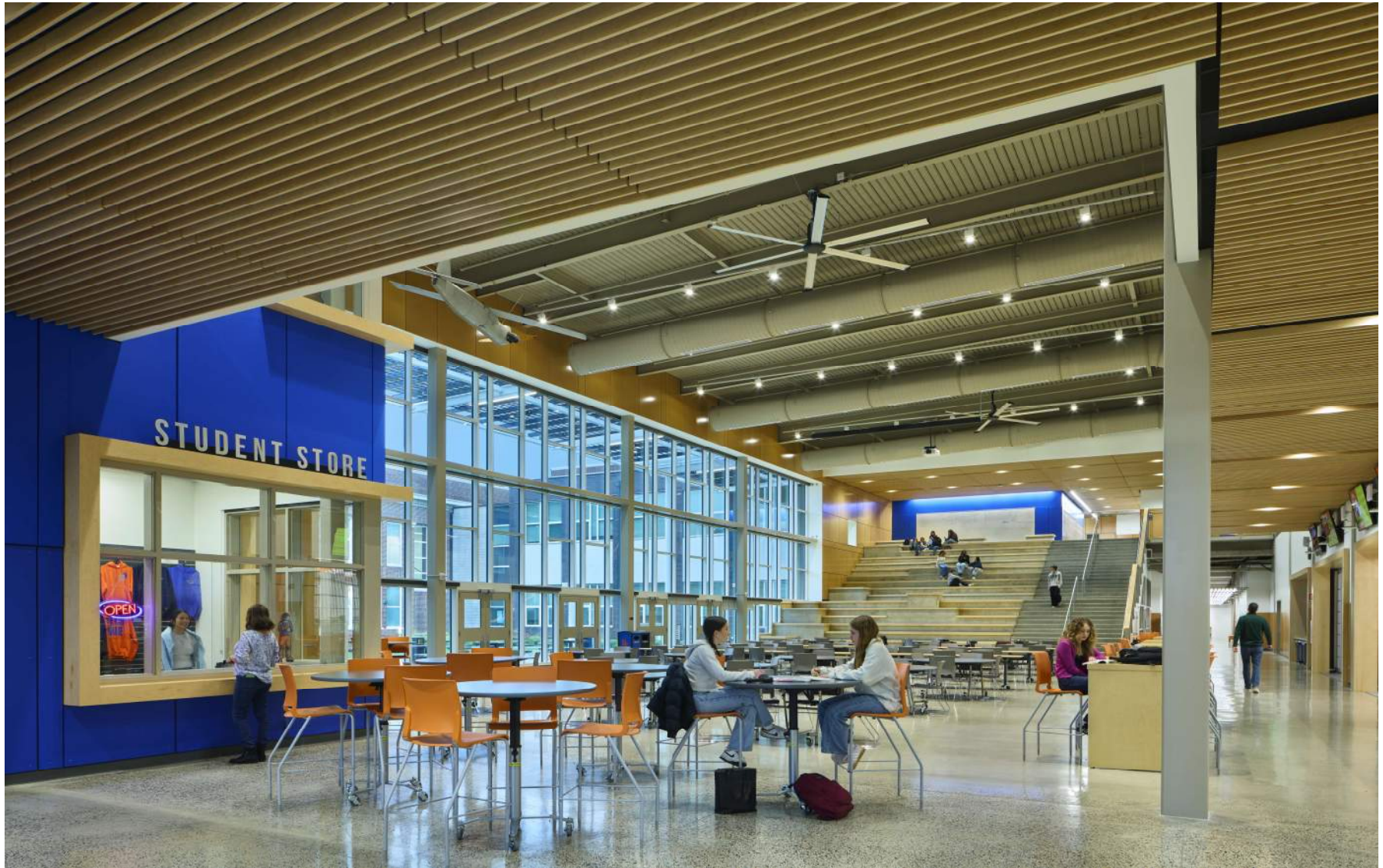
Benson Polytechnic – All buildings Complete

...some work continues



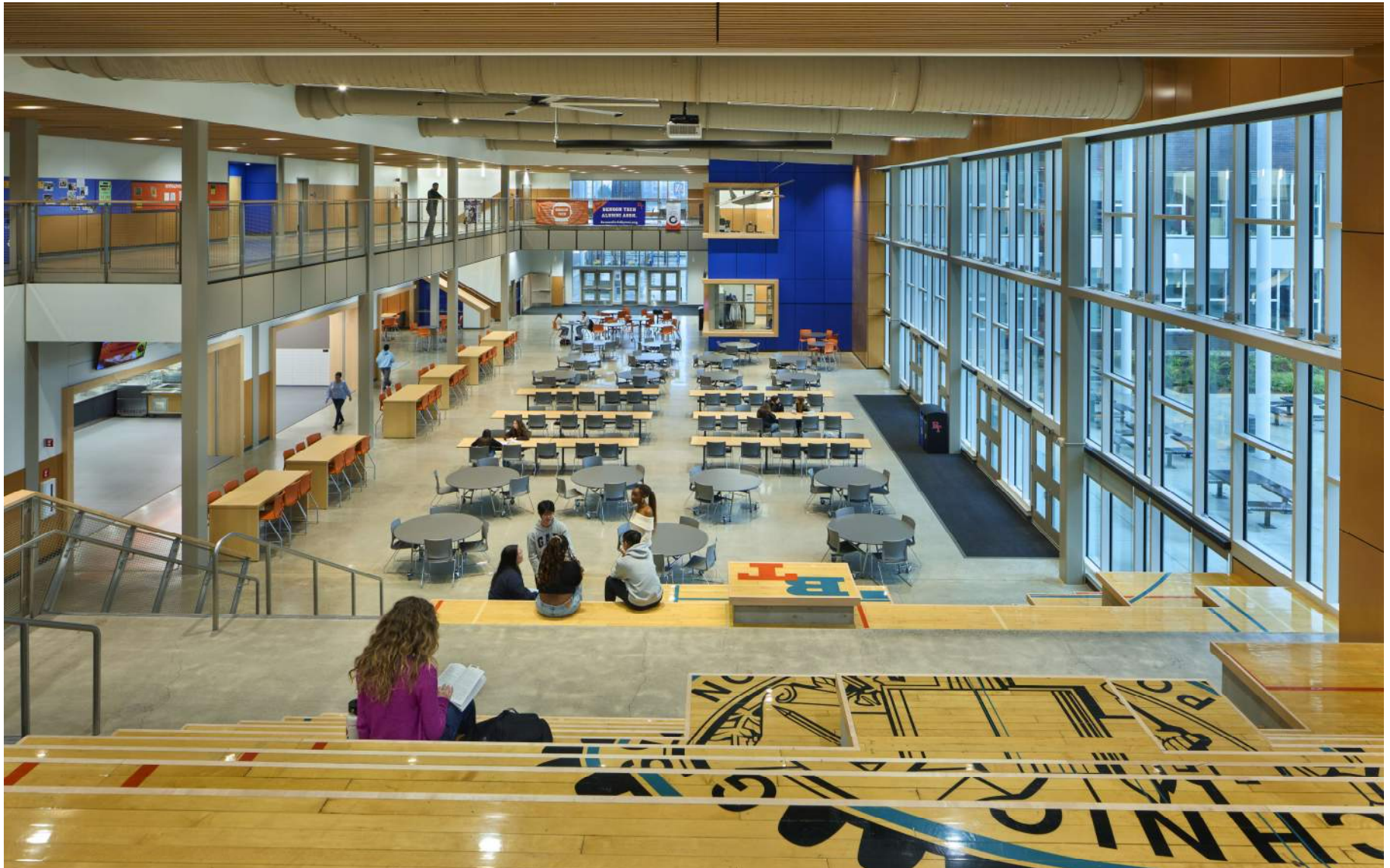


New Commons & Cafeteria





New Commons & Cafeteria





New Media Center



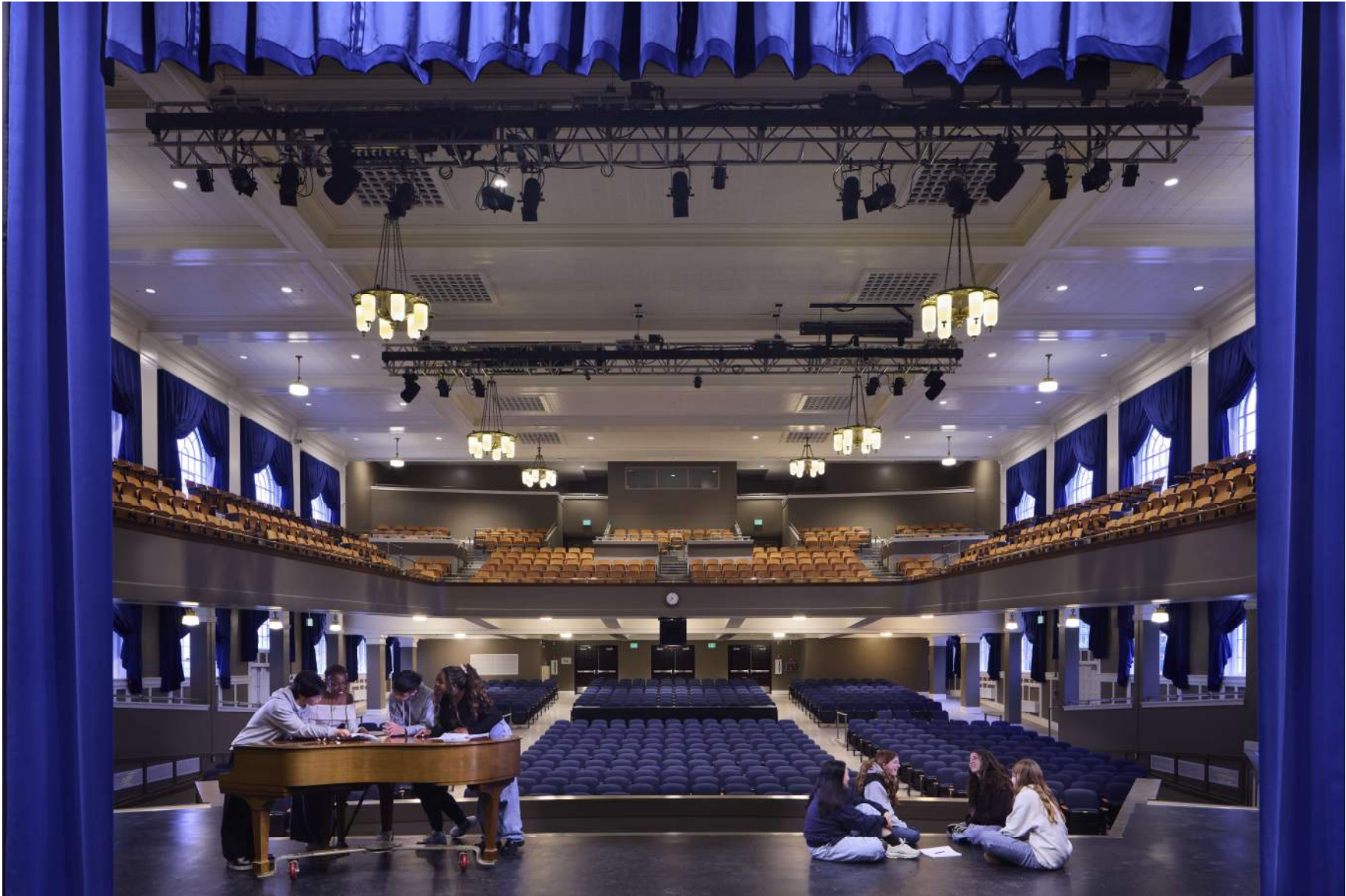


Theatre





Theatre





CTE Learning Spaces



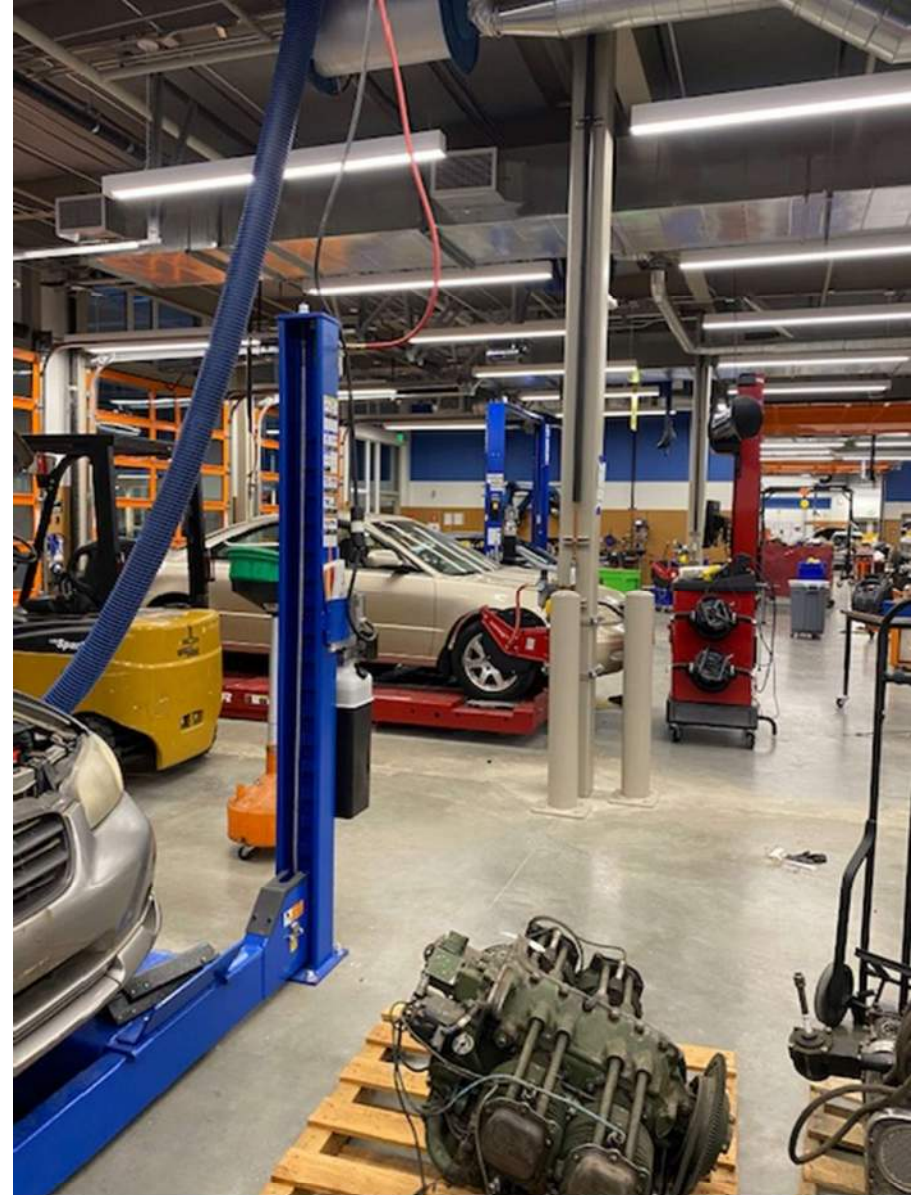
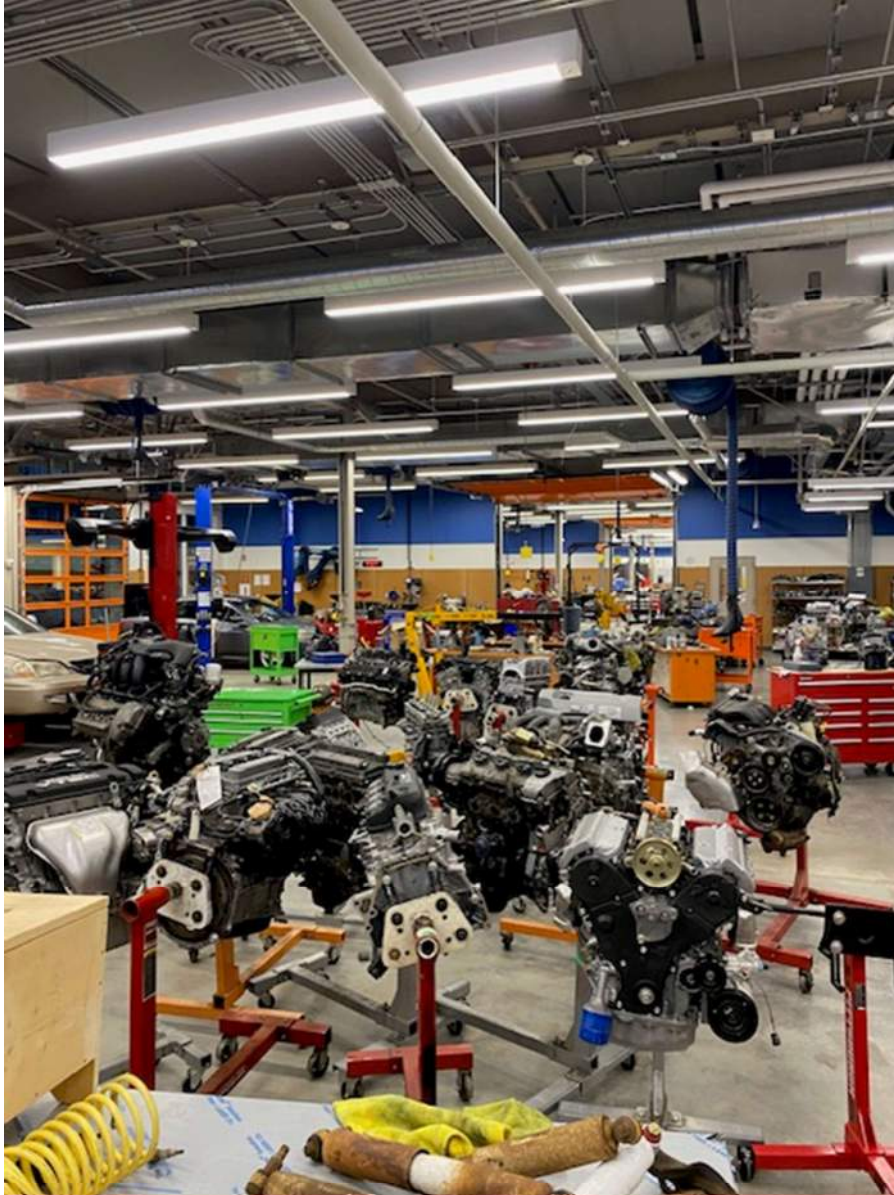


Construction Progress: Learning Spaces & Restrooms



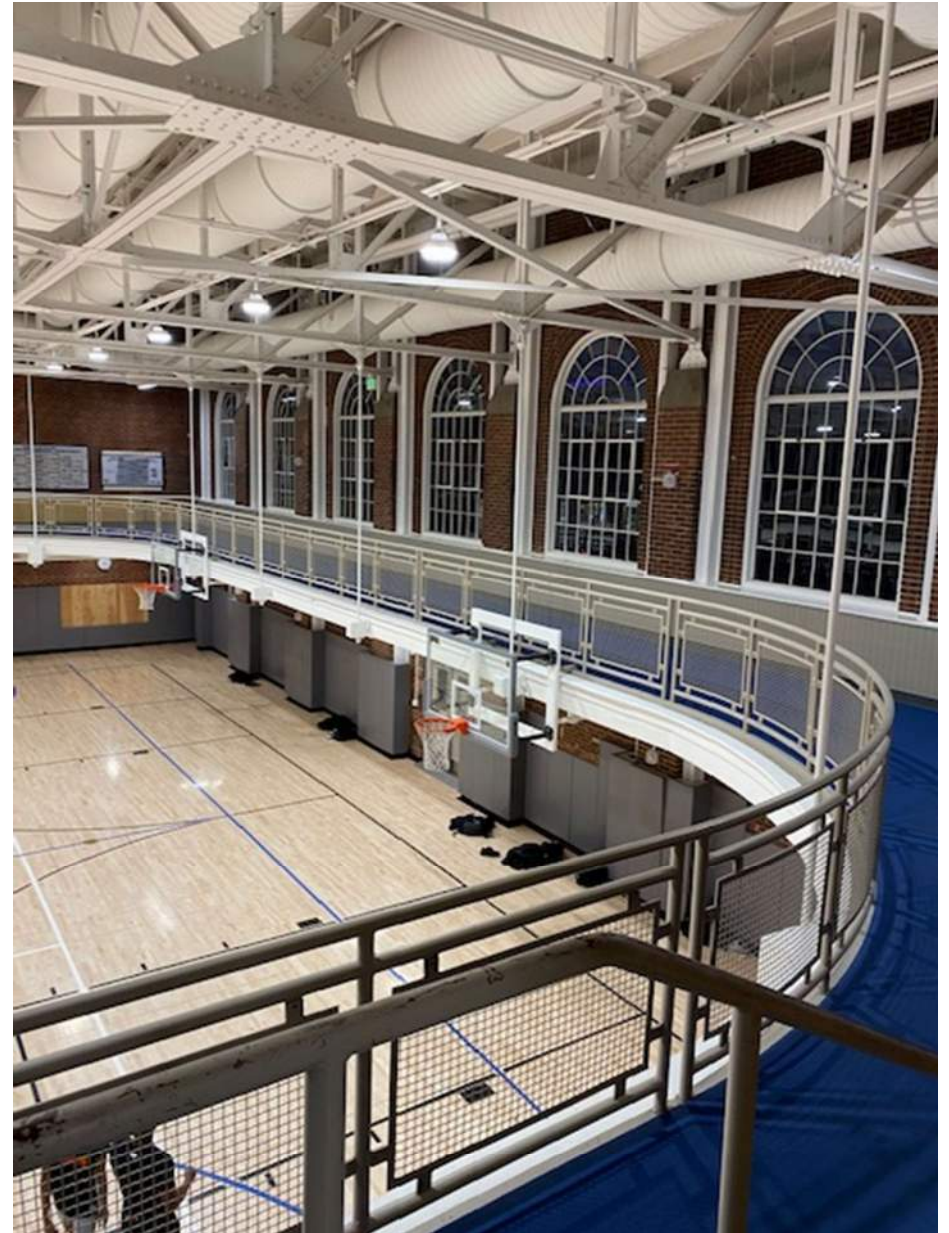
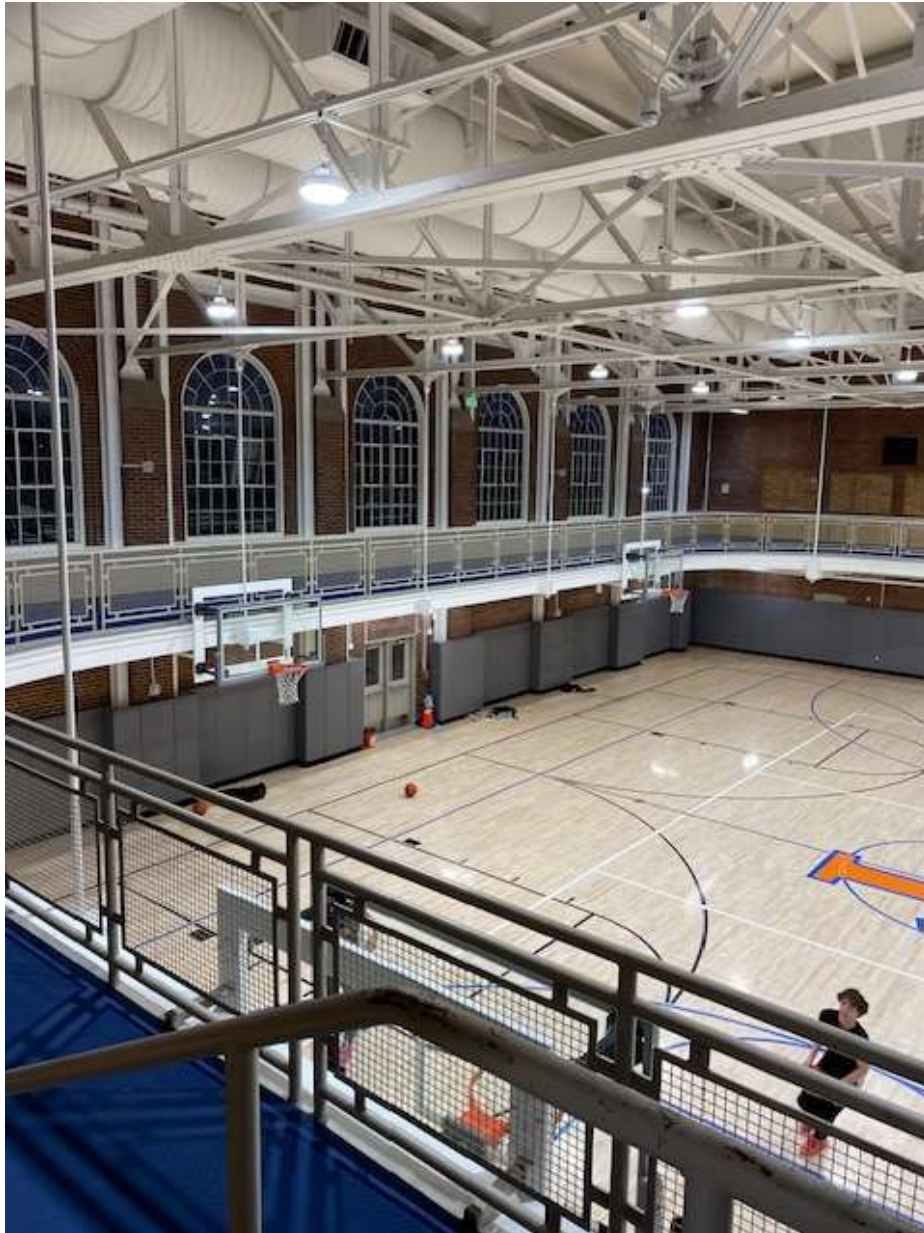


Interior: Building H Auto Shop





Interior: Historic G1 Gym & Running Track





Interior: Main Gym





Benson HS Modernization



Exterior: Solar Panel Installation & Green Roof





Exterior: Radio Tower & Buckman Field entrance





Thank you.....

.....any questions?



Exterior Progress: hayu alqi uyxat





Exterior Progress: Bird's eye view looking Southwest





Main Lobby



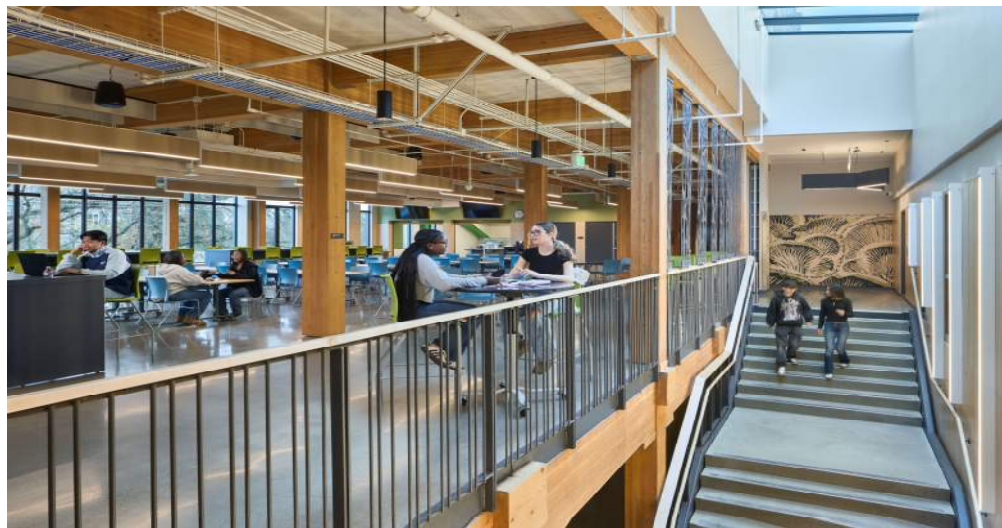


Childcare





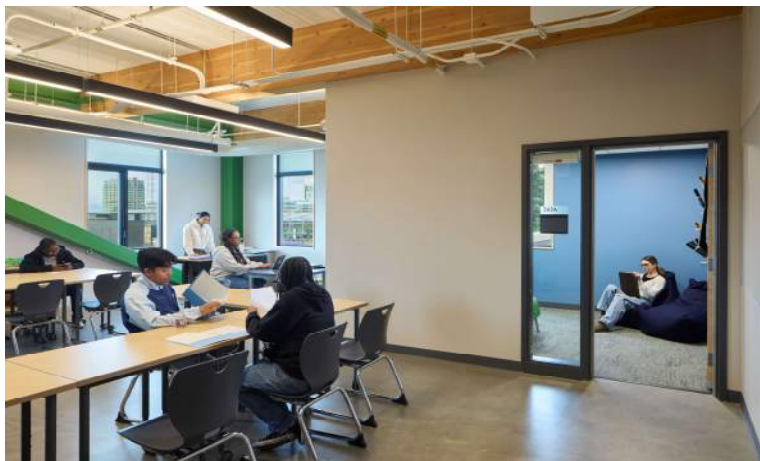
Work Progress: Gym, Cafeteria, Stair, Hallway







Multiple Pathways to Graduation Building





Thank you.....

.....any questions?



Jefferson HS Modernization



Jefferson HS Modernization

January 2025

PPS Team Leads: Steve Effros, Kiesha Locklear, Ayana Horn
 Design: BORA Architects, Lever Architecture
 Construction: Andersen Construction, with Crossover Construction, Faison Construction, Northwest Infrastructure, Professional Lath & Plaster, Professional Minority Group

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	18,976,504	21,087,175	491,000,000	124,992,500	15%	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	4.08%	5.21%	0.00%	0.00%	1.57%	10.86%	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



AUGUST - NOVEMBER 2024

Coordination with City

Project team worked 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

OSM team continued with community engagement & communications plan that centers student voice as well as internal and community stakeholder input, including Community Design Workshops that included project updates, discussions of Cultural Placemaking, and opportunities to provide input on design elements for the new school.

Project Team Work

- Owner/Architect/Contractor (OAC) group met on a regular basis in functional teams with members of the technical design/engineering & contractor/trade partner groups to address early procurement, target value and interdisciplinary coordination of building & site systems, among other topics.
- OAC group completed 100% Schematic Design Phase Approval process, including incorporation of VE concepts into a path to budget, and most recently reviewed a 50% Design Development set of documents.



DECEMBER 2024 – PRESENT

Cost Reduction Process

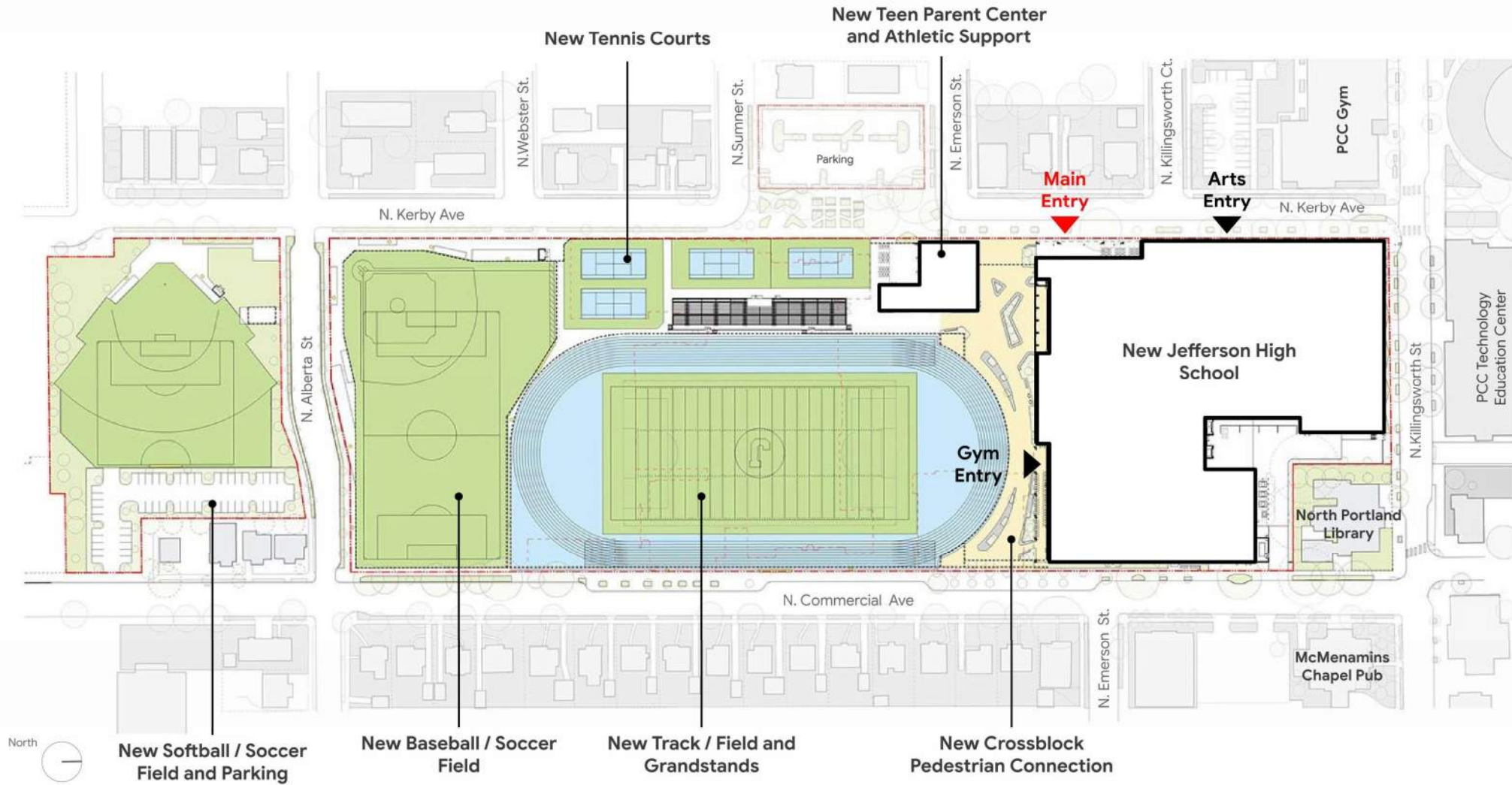
In early December, at the School Facilities Improvement Oversight Committee, the Superintendent and the Board acknowledged their desire to build the newest high schools within a target budget that meets the academic, social and extracurricular needs of students. Each school's project team were directed to focus on preparing options for designs, schedules and budgets which the Superintendent and Board will review at a future board meeting

OSM team provided further and more specific direction to the project team to support the Cost Reduction Study scope. The A&E and CM/GC teams assembled a focus group of project team leaders to complete a Cost Reduction Study for PPS review in 2 phases, with completion of Phase 1 deliverables, including a narrative, diagrams, cost reduction calculator, area program summary and design/construction schedule, at the end of 2024.

OSM reviewed the Cost Reduction Study and prepared a report to District leadership.



SITE PLAN – 100% SCHEMATIC DESIGN





RENDERING – CITY OF PORTLAND DAR MEETING





RENDERING – CITY OF PORTLAND DAR MEETING





Ida B Wells HS Modernization Planning & Design

January 2025

PPS Team Lead: Donna Bezio

Design: Bora Architecture

Construction: n/a

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	-	6,754,149	5,948,502	20,086,066	86,066	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	6.60%	12.71%	0.00%	4.01%	0.35%	23.67%	18%						
Contractors	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	18%						
Overall	6.60%	12.71%	0.00%	4.01%	0.35%	23.67%	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

AUGUST - NOVEMBER 2024

Coordination with City

Project team worked 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

OSM team continued with community engagement & communications plan that centers student voice as well as internal and community stakeholder input, including Design Advisory Group Meetings that included project updates and opportunities to provide input on design elements for the new school.

Project Team Work

- Owner/Architect group met on a regular basis with members of the technical design/engineering consultants for coordination of building & site systems, among other topics.
- A/E completed 100% Schematic Design Phase Approval process, including studying some preliminary VE concepts for a path to budget.



Project Update

DECEMBER 2024 – PRESENT

Cost Reduction Process

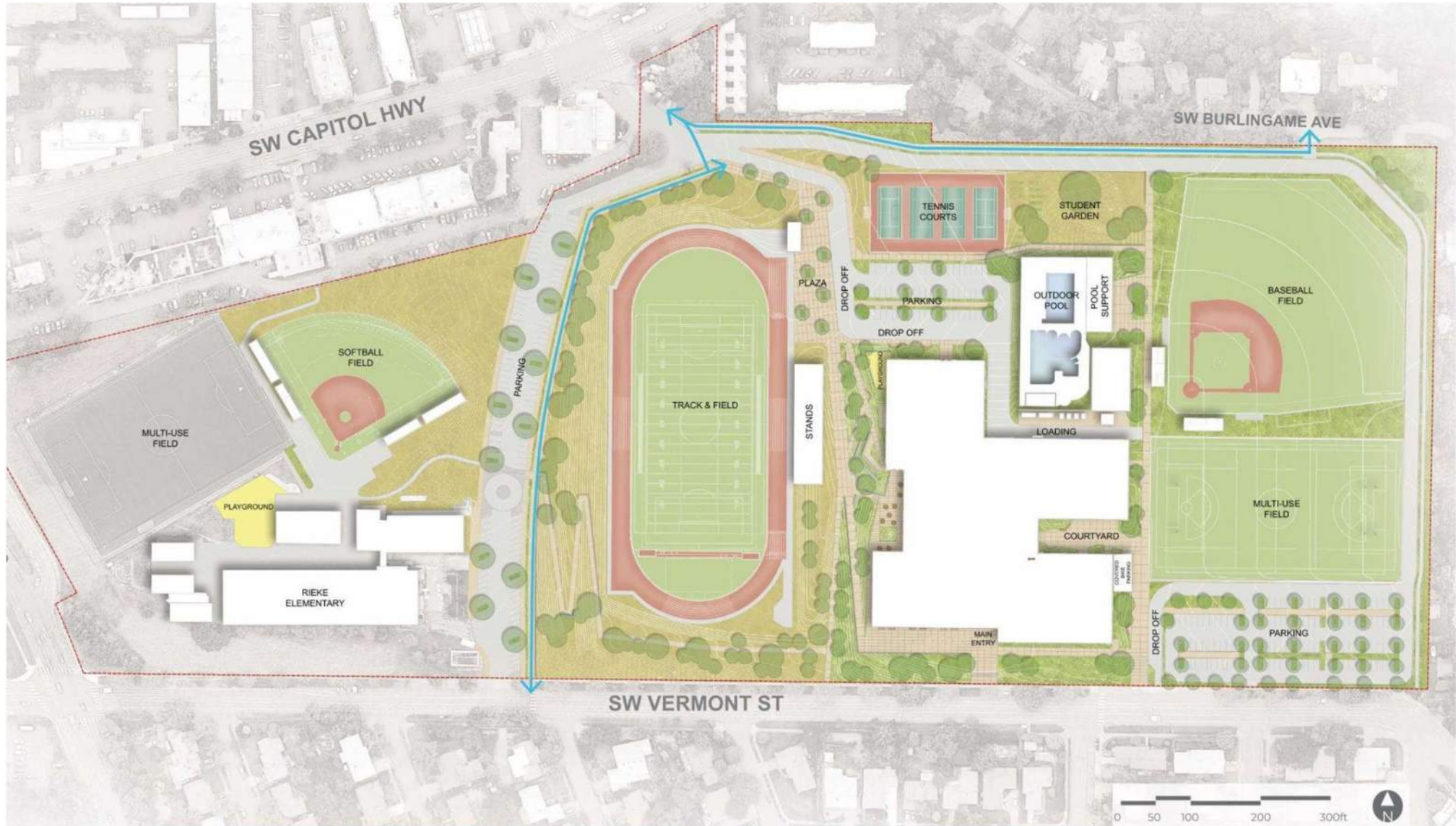
In early December, at the School Facilities Improvement Oversight Committee, the Superintendent and the Board acknowledged their desire to build the newest high schools within a target budget that meets the academic, social and extracurricular needs of students. Each school's project team were directed to focus on preparing options for designs, schedules and budgets which the Superintendent and Board will review at a future board meeting

OSM team provided further and more specific direction to the project team to support the Cost Reduction Study scope. The A&E and CM/GC teams assembled a focus group of project team leaders to complete a Cost Reduction Study for PPS review in 2 phases, with completion of Phase 1 deliverables, including a narrative, diagrams, cost reduction calculator, area program summary and design/construction schedule, at the end of 2024.

OSM reviewed the Cost Reduction Study and prepared a report to District leadership.



Proposed Site Design from Comprehensive Plan



← TRAIL
- - - PROPERTY LINE

PROPOSED SITE PLAN

January 2025



Proposed Site Design Option for Cost Reduction Strategy



Cost Reduction Strategies include keeping most fields in their existing locations. A new, more compact building would be built on the multi-use field and then the existing building would be demolished and replaced with a new multi -use field.



Next Steps

- Design on hold
- Cost Reduction Study in progress
- Board approval needed for CM/GC Contract



Cleveland HS Modernization Planning & Design



Cleveland HS Modernization Planning & Design

January 2025

PPS Team Lead: Erik Gerding
Design: Mahlum Architects
Construction: n/a

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	-	5,334,103	7,512,806	20,106,595	106,595	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



AUGUST - NOVEMBER 2024

Coordination with City

Project team worked 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

OSM team continued with community engagement and a communications plan that centers student voice as well as internal and community stakeholder input, including Community Design Workshops that included project updates, discussions of Cultural Placemaking, and opportunities to provide input on design elements for the new school.

Project Team Work

- The OSM and A&E team met on a regular basis with members of the technical design group and Cleveland administration and staff to further develop the building design and systems.
- Skanska USA Builders selected as the CM/GC on 08/30/2024. CM/GC contract approval by the BOE still pending.
- A&E team completed the 75% Schematic Design Phase documents on 09/20/2024.
- Third party estimate, contractor estimate, facilitated VE workshop and resulting pathway to budget established on 11/01/2024. Pathway to budget includes a 9-month extension of construction duration to reduce costs. Report out of VE changes made to project Steering Committee only.



DECEMBER 2024 – PRESENT

Cost Reduction Process

In early December, at the School Facilities Improvement Oversight Committee, the Superintendent and the Board acknowledged their desire to build the newest high schools within a reduced target budget that meets the academic, social and extracurricular needs of students. Each school's project team was directed to focus on preparing cost reduction options for designs, schedules and budgets which the Superintendent and Board will review at a future board meeting. Project design work was directed to stop at completion of the 100% SD milestone in December. All PPS, CHS, DAG and community stakeholder engagement directed to stop until further notice while cost reduction study conducted. Report out of VE changes to the project not completed due to stoppage. Skanska is working on a limited scope Related Services contract pending CM/GC contract approval.

OSM team provided further direction to the project team to support the Cost Reduction Study scope. The A&E and CM/GC teams assembled a focus group of project team leaders to complete a Cost Reduction Study for PPS review in 2 phases, with completion of Phase 1 deliverables, including a narrative, diagrams, cost reduction calculator, area program summary and design/construction schedule, at the end of 2024.

OSM reviewed the Cost Reduction Study and prepared a report to District leadership. Direction on next steps is pending.



Draft Schedule at a Glance*

2025

**Schematic Design
Revisions and Design
Development**

- Minimum 4-month Delay due to re-design, Schematic Design revision and Comprehensive Plan Amendment.
- Design Development estimated to start in May 2025
- CM/GC contract approval needed as soon as possible.

2026

**Construction Documents,
Permit Review, Demo and
Abatement**

- Construction Documents Start Q1 2026
- Phased Permit submittal for demo/abatement then main building
- CHS program moves to Marshall and abatement/demo begin July 2026

2027-2029

**Construction, Move-in,
School Opens Fall 2029**

- Construction Duration is 2 years 9 months
- Substantial Completion set for April 2029
- New school opens Fall of 2029

* Current project schedule is attainable if budget reductions allow Ed Spec requirements and facility standards to remain and decision to move forward is made by early February. More significant budget reductions and/or delay in decision making beyond February will highly likely cause a 1-year delay in project completion. A 1-year delay adds approx. \$15M of market escalation costs to the project.



Cleveland HS Modernization





Cleveland HS Modernization









Next Steps

- **Project design restart.**
- **Revision of Schematic Design, new cost estimate and Board approval of a Comprehensive Plan amendment as soon as possible.**
- **Approve CM/GC contract for Skanska as soon as possible.**
- **Restart work with the City of Portland Major Projects Group for permit review discussions.**
- **Apply for Early Assistance meeting with City of Portland permit review leaders.**
- **Begin concept designs for potential athletic field improvements at Powell Park and Hosford Middle School to support CHS softball, baseball, and soccer.**



2020 Technology Project Updates



2020 Technology Project Updates





2020 Bond - Technology

PPS Team Leads: Derrick Brown

January 2025

STATUS AT A GLANCE

Legend:

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

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

BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/(Under)
Tech Program Admin - 5519	23,264,652	14,344,301	13,037,257	1,307,044	4,476,350	8,615,458	21,355,932	7,011,631
Classroom Modernization	24,780,325	25,926,592	25,761,889	164,703	17,578,050	2,032,602	32,570,074	6,643,482
Infrastructure & Security	38,041,500	39,549,598	39,104,325	445,273	24,216,294	1,487,051	40,070,629	521,031
Device Replacement - 5515	31,006,443	48,022,761	38,683,834	9,338,927	38,073,431	-	34,116,402	(13,906,359)
ERP Replacement Planning - 5518	11,107,080	23,852,191	18,656,427	5,195,763	4,744,536	899,850	24,255,265	403,074
Harrison Park MS Conv - 5706	-	856,267	856,267	-	773,472	82,795	856,267	-
Totals	128,200,000	152,551,710	136,100,000	16,451,710	89,862,133	13,117,756	153,224,569	672,859

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								16%	25%	2%	14%	33%	20%



SCHEDULE

January 1st = Q1

	2024				2025				2026				2027			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Tech Program Admin - 5519					★											
ERP Replacement Planning - 5518					★											
Classroom Modernization																
Analysis/Planning					★											
Procurement					★											
Placement					★											
Device Replacement - 5515					★											
Infrastructure & Security																
Analysis/Planning					★											
Procurement					★											
Placement					★											

Baseline

Analysis/Planning

Procurement

Distribution

Placement



Accomplishments

Device replacement project was completed in 10/15/21

This project included providing Chromebooks to the Students, desktops for Support Staff, and Administrators.

The Teaching Station Project Is Complete as of 10/30/24!

The Teaching Station Project team has been completed for all Bond 2020 Tech Schools which included over the installation of over 2,000 new Chromebox desktop and 22" monitor which were deployed to each classroom.

Classroom Teaching Wall Technology Installations and Infrastructure Projects

- Work included Wifi, wall phone, and infrastructure improvement projects (no classroom tech scope):
 - Fully completed at **Jefferson** as of 5/4/23
 - Hardware is installed at: **Wells and Cleveland** will be going live this month.
- School group 1 work included classroom tech and infrastructure installations, patch, paint, new projector screens installed and fully completed:
 - **Boise was completed** 04/27/23 with projector screen installation completed 10/03/24
 - **Lane was completed** 8/23/23 with projector screen installation completed 08/14/24
 - **George was completed** 11/23/23 with projector screen installation completed 09/04/24
- School Group 4.5 which was the storm damage location, work included classroom tech and infrastructure installations, patch, paint, new projector screens installed at **Markham** was completed 12/30/24 before the students arrived back in the building the first week of January 2025!



Current Progress For Classroom Tech and Infrastructure Improvement Projects

- School group 1- classroom tech and infrastructure installation is completed and will go live after the whole school patch then followed by patch and paint: **Cesar Chavez**
- School Group 2 - classroom tech and infrastructure installation is completed and will go live after the whole school patch: **Roseway Heights and Meek**
- School Group 3: - classroom tech and infrastructure installation is completed and will go live after the whole school patch: **King and King Annex, Green Thumb, Roseway Heights, Youngson, Meek.**
- School Group 4 schools: At **Jackson** the cabling, WAPs (which are ceiling mounted), fiber backbone installation is completed.
- School Group 4.5: **Gray** is in the implementation phase for the teaching wall's new classroom tech installation and the infrastructure installations.

Current Progress for the ERP Project

- The ERP project is in the final stages of planning and pre-implementation work.



Risks

The current schedule timeline for all scope to be completed is still earmarked for summer 2029 as noted in our previous BAC presentation. With that said the summary at the top, the schedule is still noted in the red section in yellow for the impact since there are delays on the following projects noted below:

- Chapman (in school group 3) hardware is installed but more work is still needed. The previous IDIQ contact ended in November 2024 before the contractors were able to finish their work. So we will need to go out for an RFP for new contractors to complete the remaining work that is earmarked, this will cause a schedule delay until we can get those new contractors scheduled.
- We are going out for an RFP soon for an architect to join our project through until 2029. Until that new architectural engineering contractor is confirmed there is a schedule impact since it will delay the schedule for the RFP for school group 5-7.



2025 BAC Work Plan



	Meeting	Project Updates	Special Topics - to be confirmed
January 22, 2025	BAC <i>(Remote)</i>	2020 Technology 2017/20 Mod: Benson & MPG 2020 Mod: Jefferson 2020 Mod: Cleveland Plan & Design 2020 Mod: IBW Plan & Design	Year 5 Bond Performance Audit Presentation by SEC
March 3, 2025	Board of Education	BAC Quarterly Report - 2025 1st Quarter	
April 23, 2025	BAC <i>(in person)</i>	2020 Curriculum 2020 Infra: ADA & SPED 2020 Infra: Security 2020 Infra: Seismic 2020 Infra: Roof 2020 Infra: Mechanical 2020 Capacity: Harrison Park	Performance Audit Update <ul style="list-style-type: none"> - Tracker Review - BAC Input on Year 7 Audit Scope
June 10, 2025	Board of Education	BAC Quarterly Report - 2025 2nd Quarter	
July 23, 2025	BAC <i>(remote)</i>	2020 Technology 2017/20 Mod: Benson & MPG 2020/2025 Mod: Jefferson 2020/2025 Mod: Cleveland 2020/2025 Mod: IBW Plan & Design 2020 Mod: CBSE 2025: Athletics	Year 6 Performance Audit Presentation
TBD	Board of Education	BAC Quarterly Report - 2025 3rd Quarter	



-- DRAFT --

	Meeting	Project Updates	Special Topics - to be confirmed
October 22, 2025	BAC (<i>in person</i>)	2020/2025 Curriculum 2020 Infra: ADA & SPED 2020 Infra: Security 2020 Infra: Seismic 2020 Infra: Roof 2020 Infra: Mechanical 2020 Capacity: Harrison Park (Final Presentation) 2025: Deferred Maintenance and Priority Scope	TBD
November tbd	Board of Education	BAC Quarterly Report	-



Adjourn

**Next meeting:
October 23, 2025
(In-Person Meeting – Location TBD)**