

## **RESOLUTION No. 5398**

### Accepting the Recommendations of the Bond Stakeholder Advisory Group and Commit Staff and the Board to Full Implementation of the Recommendations

#### **RECITALS**

- A. In 2017, PPS surveyed the community and convened a Bond Stakeholder Advisory Group (BSAG) to evaluate needs for the next capital improvement bond.
- B. The BSAG recommended, and community feedback affirmed, a bond that would fund modernization of Benson, Lincoln, and Madison High Schools and Kellogg Middle School and at least an additional \$150 million in health and safety projects at schools across the district. Approximately 30 percent of the budgets for the modernization projects comprehensively address health and safety issues, including reducing exposure to hazardous materials, improving accessibility, and addressing fire safety.
- C. The \$150 million in districtwide health and safety projects would address all or some of the needs in the following areas: replacing old pipes and fixtures to reduce lead, improve water quality, and reduce the need to use bottled water in Portland's schools; removing or encapsulating exposed lead paint and asbestos; upgrade fire alarm and/or sprinkler systems; repairing or replacing leaking or deteriorating school roofs; improving accessibility for people with disabilities; improving building foundations and ventilation to decrease radon exposure; and strengthening school safety and security.
- D. In addition to this bond proposal, the BSAG recommended:
  - a. That the Board and Superintendent by December 2017 be able to clearly articulate a short and long-term strategy that addresses all currently identified health, safety, and ADA issues;
  - b. That the Board has a clear plan on how the at least \$150 million of additional health and safety investments will be spent to first address all high-risk areas as a priority (lead paint, lead in water fixtures and pipes, radon, exposed asbestos, and a minimum level of acceptable fire protection with the rest of the remaining dollars to address other health, safety, and accessibility issues). The Board should consider increasing the amount of additional health and safety investment in this bond to ensure issues of lead, radon, exposed asbestos and high risk facility issues are fully resolved;
  - c. That the Board dedicate \$8 million in state matching funds to addressing additional health, safety, and accessibility needs, and communicate to the public that the \$8 million investment is on top of the \$790 million;
  - d. That the Board should request clarification from the Superintendent and staff about how investments in seismic upgrades are prioritized, and affirm its understanding that two effective ways to increase student and staff safety include full modernization and replacement of schools and adding or strengthening seismic bracing when roofs are replaced;
  - e. That the Board concludes that the school district's plan for 1,700 students at each of the existing and future high schools is well supported by current birth rates and kindergarten enrollments and that all high school spaces being rebuilt will be enrolled in a way that is balanced and the board is committed to boundary and policy changes to ensure that

neighborhood and focus option high schools have sufficient enrollments to support a rigorous and diverse curriculum in a cost effective way in all geographic areas of the city;

- f. That the bond package and public message associated with the bond measure should focus first on addressing critical safety and health issues, backed up by the message that modernizing our high schools comprehensively addresses health and safety issues in those buildings while also providing modern learning environments; and
- g. That the Board acknowledges with gratitude the support of Portland voters for school bonds in 1995 and 2012 and commits to the continued modernization of schools to provide the health, safety, full inclusion, and learning opportunities that every child in Portland deserves.

### **RESOLUTION**

The Board adopts the recommendations and commit the staff and Board to full implementation.

# Health & Safety Improvements Groups 2, 3, & 4 Execution Plan for 2018

## Scope Summary of 18 school sites for Health & Safety Groups 2, 3, & 4 - 2018 Summer Projects.

### Jackson Middle School

- **Roof/Seismic w/ Fall Protection** - The roof/seismic upgrades include all roof areas, except those recently reroofed (2009), due to their deteriorating conditions. The roof assessment was based on direct observations and the 2008 Professional Roof Consultants roofing assessment report provided by PPS. All components of the roof will be replaced including flashing, sheet metal, and scuppers, with seismic upgrades including parapet bracing strengthening roof decks and improving roof to wall connection. All portions of the roof will have installed OSHA-compliant fall protection on equipment, with new roof hatches, and new fixed ladders.
- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, The Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system.
- **ADA Improvements** - The scope of ADA improvements for Jackson are based on direct observations and the 2013 Facility ADA Assessments by Ankrom Moisan Architects. The assessment calls for confirm accessible interior ramp slopes and handrails from the corridor outside, and modify the ramps, floor and handrails if needed to reach compliance. Verify handrails at both stairs to the second floor, and provide accessible handrails with extensions if needed for compliance. Verify handrails at both stairs to the basement, and provide accessible handrails with extensions if needed for compliance. Provide lever door hardware or pulls to all accessible rooms for student and staff. If sinks are provided in a classroom, provide one at 34" high. In locker rooms provide an accessible shower with grab bars. Provide an accessible toilet with grab bars, lavatory and accessories within reach range. Provide ADA parking signs at three stalls, and provide wheelchair only signage at ADA Van parking stalls with full review of the interior building signage. Provide accessible signs at new accessible

spaces and permanent signage at common areas where is not already provided. If signage is provided at classrooms, provide accessible signage. Provide assisted listening devices at auditorium/ multipurpose room.

### **Lewis Elementary School**

- **Seismic SRGP** - Scope of work will include the upgrade to meet the requirements of the SRGP seismic rehabilitation. The evaluation for the SRGP is based on the American Society of Civil Engineer (ASCE) 41-13 standard. Upgrades include the following: Removal of windows and additional sheer walls on the exterior at the east and west ends of the south classroom wings. Addition of plywood shear walls at the faculty dining room. Addition of metal stud walls to brace the insufficiently reinforced concrete masonry walls in gymnasium locker rooms. Brace walls between columns and anchor brick veneer to exterior at gymnasium and cafeteria. Install plywood sheathing and provide foundation at walls between classrooms
- **Fire Sprinkler** – Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system.
- **ADA Improvements**- The scope of ADA improvements for Lewis are based on direct observations and the 2013 Facility ADA Assessments by Ankrom Moisan Architects. The assessment calls for verification of closer pressures to 8 lbs. maximum for all exterior doors. Provide that the pair of doors from the corridor south of the cafeteria exiting to the play yard have lever or pull hardware on the exterior. Add lift at south stage access room., and provide all classrooms with lever handle hardware. If a sink is provided in a room, provide one as an accessible sink. Provide assisted listening devices at auditorium/cafeteria, and in classroom SPED classrooms. Verify accessible signage is provided at accessible restrooms and common spaces. For play surfaces and structures verify safety surfacing at 2 outdoor play structure areas for wheelchair access and that at least one of the existing play structures is accessible, and modify if needed.

### **Fernwood – Beverly Cleary K-8 School**

- **Roof/Seismic w/ Fall Protection** - The roof/seismic upgrades include all roof areas due to their deteriorating conditions. The roof assessment was based on direct observations and the 2011 Professional Roof Consultants roofing assessment report provided by Portland Public Schools. All components of the

roof will be replaced including skylights, flashing, sheet metal, and gutters, with seismic upgrades including parapet bracing strengthening roof decks and improving roof to wall connection. All portions of the roof will have installed OSHA-compliant fall protection on equipment, with new roof hatches, and new fixed ladders.

- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements of the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system.
- **ADA Improvements** - The scope of ADA improvements for Fernwood – Beverly Cleary are based on direct observations and the 2013 Facility ADA Assessments by Ankrom Moisan Architects. The assessment calls for On-site parking lot with (1) accessible space. Walkways and ramp lead up to accessible southeast entry with revise curbs cut in sidewalk at access aisle to be compliant and restripe stall & aisle. Add a lift at the north off-stage space next to the Auditorium exit. Provide accessible double handrails at the stair nearest the main entry from the basement to the second floor and at the southwest stair from the basement to the first floor. Provide a lift to access the raised computer floor area in the media center. Provide all classrooms not already upgraded with lever handle hardware. Basement Boys and Girls provide accessible toilet stall, clearances and accessories within reach ranges. Verify or replace entry/exit doors for compliant width and clearances. If Girls and Boys Locker rooms are still being used as locker rooms, provide and accessible toilet, stall, grab bars, lavatory, accessories, and shower. Verify and revise one drinking fountain location on the second floor and the basement to comply with dual height guidelines. Update fountains at main corridor near northeast corner. If a sink is provided in a classroom, provide an accessible sink. Provide assisted listening devices at auditorium/cafeteria, west gym and in classroom SPED classrooms. Provide accessible signage at new accessible restrooms and common spaces. If signage is provided at classrooms, provide accessible signage.

### **Rigler Elementary School**

- **Roof/Seismic w/ Fall Protection** - Roof and seismic upgrade will include all areas of the roof except for the two newer portable building. All components of the roof will be replaced included skylights, flashings and sheet metal, with seismic upgrades including parapet bracing strengthening roof decks and improving roof to wall connection. The complete assessments are still required to

assess the overall roof condition. All portions of the roof will have OSHA - compliant fall protection equipment incorporated into the final design.

- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system
- **Fire Alarm** - The fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source in case of primary power loss to the control panel or any remote power supply. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exits. Fire alarm assessment was based on direct observations by OHPD as part of elevator predesign
- **Elevator** - Scope of work will include all components for the construction of a new three stop belt driven elevator in the southeast portion of the 1931 building of the school. The new elevator will consist of a reinforce concrete shaft from the unfinished basement through the 2<sup>nd</sup> floor library to just above the 3<sup>rd</sup> floor roof. Above the 2<sup>nd</sup> floor roof the shaft has two newly exposed walls to the east and south that will be covered with matching brick veneer. The elevator assessment was based on direct observations and the 2013 Facility ADA Assessments by Ankrom Moisan Architects.
- **ADA Improvements** - The scope of ADA improvements for Rigler are based on direct observations and the 2013 Facility ADA Assessments by Ankrom Moisan Architects. The assessment calls for all ADA new exterior ramps, stairs, access controls, interior stair and ramp handrail improvements, lever door hardware, accessible toilet stalls, drinking fountains and plumbing fixtures, signage, assistive listening devices, and improved accessible parking areas will be installed to improve accessibility. Currently there is no accessible restroom on the first floor and third floor, and the goal is to provide at least one accessible restroom on each level. Accessible parking will be relocated to provide better accessibility. New ramp, stair, and entrance improvements will be provided to create an accessible path of travel from the accessible parking to the building. Portable

classroom buildings will have their restrooms upgraded to be accessible restrooms.

### **King Elementary School**

- **Roof/Seismic w/ Fall Protection** - The roof/seismic upgrades include all roof areas, except for the King Community Annex. The complete roof assessments are still required by the design firm. All components of the roof will be replaced including skylights, flashings and sheet metal, with seismic upgrades including parapet bracing strengthening roof decks and improving roof to wall connection. All portions of the roof will have OSHA -compliant fall protection equipment incorporated into the final design.
- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system
- **Fire Alarm** - The fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source in case of primary power loss to the control panel or any remote power supply. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exits. Fire alarm assessment was based on direct observations by OHPD as part of elevator predesign.
- **Elevator** - Scope of work will include all components for the construction of a new two stop belt driven elevator in the 1952 addition just south of the main east/west corridor of the school. The new elevator will consist of a new reinforced concrete shaft up to the 2<sup>nd</sup> floor and then continuing with 8-inch CMU from the 2<sup>nd</sup> floor to just above the roof. The elevator assessment was based on direct observations and the 2013 Facility ADA Assessments by Ankrom Moisan Architects
- **ADA Improvements** - The scope of ADA improvements for King are based on direct observations and the 2013 Facility ADA Assessments by Ankrom Moisan Architects. The assessment calls for all new handrail and guardrail improvements at the existing exterior ramp, interior stair handrail improvements,

lever door hardware, accessible toilet stalls, drinking fountains and plumbing fixtures, signage, assistive listening devices, and improved accessible parking areas will be installed to improve accessibility. Currently there is no accessible restroom at the second floor, and the goal is to provide at least one accessible restroom on each level.

### **Jefferson High School**

- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system.
- **Asbestos** - Removal and re-insulation of severe to moderately damaged asbestos piping insulation from original building attic and basement tunnels. Removal and reinsulation of steel deck fireproofing from boy's gym penthouse East and West Fan rooms. Removal and re-insulation of severe to moderately damaged air duct insulation from original building A-floor Room A03. Removal and replacement of asbestos containing boiler insulation from two boilers. Removal and replacement of damaged asbestos flooring in original building Floor's A, B & D.

### **Lee Elementary School**

- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system
- **Fire Alarm** - Following full assessment by the design firm a new fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exits



## **DeVinci Middle School**

- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system
- **Fire Alarm** - Following full assessment by the design firm a new fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exits

## **Maplewood Elementary School**

- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards. The new system will include installation of an incoming fire service piping, along with a double check valve for backflow prevention. Inside the school sprinkler mains and branch lines will be installed including fire department connection and a flow switch interlocked with the building fire alarm system
- **Fire Alarm** - Following full assessment by the design firm a new fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exits.

## **West Sylvan Middle School**

- **Fire Alarm** - Following full assessment by the design firm a new fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exit.

## **Green Thumb School**

- **Fire Alarm** - Following full assessment by the design firm a new fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exit.

## **Anisworth Annex**

- **Fire Alarm** - Following full assessment by the design firm a new fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards. The new fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notifications for the campus. System power supplies will have batteries to provide a secondary power source. Automatic detection will be provided in all rooms at the ceilings and will consist of smoke detection except where smoke detection is not suitable. In those locations, heat detectors will be used. Manual pull stations will be provided at building exit.

### **Beaumont Middle School**

- **Asbestos** - Removal and re-insulation of severely damaged piping insulation from basement and portable classroom crawlspace. Removal and replacement of all asbestos containing flooring from the first floor.

### **Chapman Elementary School**

- **Asbestos** - Removal and re-insulation of severely damaged asbestos piping insulation from Main Building Crawl Space. Removal and replacement of all asbestos containing floor tile & mastic from basement, first and second floors.

### **Holladay Annex**

- **Asbestos** - Removal and replacement of accessible asbestos ceiling and wall plaster from main floor walls and ceiling. Removal and replacement asbestos containing flooring from lower level and main floor.

### **Vernon Elementary School**

- **Asbestos** - Removal and re-insulation of severely damaged asbestos piping insulation from crawlspace. Removal and replacement of asbestos containing floor tile & mastic from the first floor.

### **Ockley Green Middle School**

- **Asbestos** - Removal and re-insulation of severely damaged asbestos piping insulation from main building crawl space and kitchen crawlspace. Removal and re-insulation of asbestos containing boiler insulation.

### **Tubman Middle School**

- **Asbestos** - Removal and re-insulation of damaged or accessible asbestos piping insulation from First Floor (Above Ceiling). Removal and replacement of all asbestos containing floor tile and wall tile from first and second floors.

## **Health & Safety Improvements Groups 2, 3, & 4 – 2018 Summer Projects**

### **Health & Safety Improvements Group 2 Fire Alarm and Sprinkler 2018 Summer Project:**

**Group 2 will focus on the assessment, design and installation of new fire alarm and sprinkler suppression systems for the 7 listed sites.**

- Anisworth Annex
- Jefferson High School
- Green Thumb School
- West Sylvan Middle School
- Lee Elementary School
- DeVinci Middle School
- Maplewood Elementary School

**Project Staffing for Health & Safety Group 2 Fire Alarm and Sprinkler:**

- Project Manager

**Schedule for Health & Safety Groups 2 Sprinkler and Fire Alarm Project – Design Firm – OH Planning & Design**

- **Pre- Design Phase: October 2017 – December 2017**
  - Prepare Design RFP: October 2017
  - Issue Design RFP: November 2017
  - Award Period: December 2017
- **Assessment & Design Phase: December 2017 – February 2018**
- **Preconstruction Phase: February 2018 -May 2018**
  - Apply for Permits: March 2018
  - Issue ITB: March 2018
  - Bids Due: April 2018
  - Contractor Training (eBuilder) April 2018
  - Issue NTB: May 2018
- **Construction Phase: June 2018- To be determined**

## **Total Budget Group 2 Fire Alarm and Sprinkler: \$8,533,136**

- \$8.54 million budget consist of all design, construction, and project management cost associated with the 7 sites.

	Sprinkler	Fire Alarm	Total Site Budgets
Ainsworth Annex	n/a	\$85,964	\$85,964
Green Thumb	n/a	\$101,715	\$101,715
West Sylvan	n/a	\$1,178,405	\$1,178,405
Jefferson	\$2,620,283	n/a	\$2,620,283
Lee	\$879,395	\$675,596	\$1,554,991
DeVinci	\$1,095,329	\$957,790	\$1,529,120
Maplewood	\$504,868	\$433,791	\$1,462,658
<b>Total budget Group 2</b>			<b>\$8,533,136</b>

## **Health & Safety Improvements Group 3A - 2018 Summer Project:**

- **Group 3A consisting of three sites:**
  - **Fernwood – Beverly Cleary K-8 School & Lewis Elementary with each site to have the listed scope completed during the summer of 2018.**
  - **Jackson Middle School design completed to 100% Construction Documents.**
- Fernwood – Beverly Cleary K-8 School
  - **Roof/Seismic w/ Fall Protection** - The roof/seismic upgrades include all roof areas due to their deteriorating conditions. The roof assessment was based on direct observations and the 2011 Professional Roof Consultants roofing assessment report provided by Portland Public Schools. All

components of the roof will be replaced including skylights, flashing, sheet metal, and gutters, with seismic upgrades including parapet bracing strengthening roof decks and improving roof to wall connection

- **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements of the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards.
- **ADA Improvements** - The scope of ADA improvements includes new exterior handrails and guardrails, access controls, interior stair handrail improvements, lever door hardware, accessible toilet stalls, drinking fountains and plumbing fixtures, signage, listening devices, and improved accessible parking areas will be installed to improve accessibility
- **Lewis Elementary School**
  - **Seismic SRGP** - Scope of work will include the upgrade to meet the requirements of the SRGP seismic rehabilitation. The seismic retrofit design and SRGP work will address safety concerns during a seismic event. Interior classroom dividing walls will be properly sheathed to act as wood shear walls and receive proper foundations. Unreinforced masonry walls in the gymnasium and cafetorium will be braced on one side with stud walls with a layer of gypsum board and anchors between pilasters
  - **Fire Sprinkler** – Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards.
  - **ADA Improvements**- The scope of ADA improvements includes new exterior handrails and guardrails, access controls, interior stair handrail improvements, lever door hardware, accessible toilet stalls, drinking fountains and plumbing fixtures, signage, listening devices, and improved accessible parking areas will be installed to improve accessibility
- **Jackson Middle School – Completed Design Scope**
  - **Roof/Seismic w/ Fall Protection** - The roof/seismic upgrades include all roof areas, except those recently reroofed (2009), due to their deteriorating conditions. The roof assessment was based on direct observations and the 2008 Professional Roof Consultants roofing assessment report provided by PPS.
  - **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014

Oregon Fire Code, The Portland Fire Marshal and Portland Public School District Standards.

- **ADA Improvements** - The scope of ADA improvements includes new exterior handrails and guardrails, access controls, interior stair handrail improvements, lever door hardware, accessible toilet stalls, drinking fountains and plumbing fixtures, signage, listening devices, and improved accessible parking areas will be installed to improve accessibility

### **Project Staffing for Health & Safety Group 3A – Fernwood & Lewis:**

- Project Manager for all Group 3 Projects
- Assistant Project Manager for all Group 3 Projects
- Construction Manager for all Group 3 Projects

### **Total Budget Health & Safety Group 3A - Fernwood & Lewis: \$9,466,888**

- \$9.5 million budget consist of all design, construction, and project management cost associated with Fernwood and Lewis Schools Projects, and complete design of Jackson Middle School.

Lewis Elementary School			
	Sprinkler	\$695,804	
	ADA	\$234,243	
	Seismic	\$2,405,793	
	Lewis Total Budget		\$3,335,840
Fernwood – Beverly Cleary K-8 School			
	Roof/Seismic	\$3,712,774	
	Sprinkler	\$1,131,653	
	ADA	\$506,129	
	Fernwood Total Budget		\$5,350,556
Jackson Middle School – <b>Completing Design to 100% CDs</b>			
	Roof/Seismic	\$457,284	

	Sprinkler	\$217,448	
	ADA	\$105,760	
	Jackson Total Budget		\$780,492
<b>Group 3A Total Budget</b>			<b>\$9,466,888</b>

## **Schedule for Health & Safety Groups 3A – Fernwood & Lewis:**

### **Group 3A Design Firm is OH Planning & Design.**

- **Pre- Design /Assessments: October 2017 – December 2017**
- **Design Phase: December 2017 – February 2018**
- **Preconstruction Phase Lewis and Fernwood: February 2018 - May 2018**
  - Apply for Permits: March 2018
  - Issue ITB: March 2018
  - Bids Due: April 2018
  - Issue NTB: May 2018
  - Contractor Training (eBuilder): May 2018
- **Construction Phase Lewis and Fernwood: June 2018 – October 2018**

## **Health & Safety Improvements Group 3B - 2018**

### **Summer Project:**

**Group 3B consisting of two sites: Rigler Elementary School, King Elementary School with each site to have the listed scope completed during the summer of 2018.**

- **Rigler Elementary School**
  - **Roof/Seismic w/ Fall Protection** - Roof and seismic upgrade will include all areas of the roof except for the two newer portable building. All components of the roof will be replaced included skylights, flashings and sheet metal, with seismic upgrades including parapet bracing strengthening roof decks and improving roof to wall connection.
  - **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards.



- **Fire Alarm** - The fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards.
  - **Elevator** - Scope of work will include all components for the construction of a new three stop belt driven elevator in the southeast portion of the 1931 building of the school
  - **ADA Improvements** - - The scope of ADA improvements includes new exterior handrails and guardrails, access controls, interior stair handrail improvements, lever door hardware, accessible toilet stalls, drinking fountains and plumbing fixtures, signage, listening devices, and improved accessible parking areas will be installed to improve accessibility
- King Elementary School
- **Roof/Seismic w/ Fall Protection** - The roof/seismic upgrades include all roof areas, except for the King Community Annex. The complete roof assessments are still required by the design firm. All components of the roof will be replaced included skylights, flashings and sheet metal, with seismic upgrades including parapet bracing strengthening roof decks and improving roof to wall connection.
  - **Fire Sprinkler** - Following full assessment by the design firm a new fire suppression system will be designed to meet the requirements the 2014 Oregon Fire Code, the Portland Fire Marshal and Portland Public School District Standards.
  - **Fire Alarm** - The fire alarm system will be designed to meet the requirements of the adopted editions of the Oregon Structural Specialty Code, Oregon Fire Code, NFPA 72, and Portland Public School District Standards.
  - **Elevator** - Scope of work will include all components for the construction of a new two stop belt driven elevator in the 1952 addition just south of the main east/west corridor of the school.
  - **ADA Improvements** - - The scope of ADA improvements includes new exterior handrails and guardrails, access controls, interior stair handrail improvements, lever door hardware, accessible toilet stalls, drinking fountains and plumbing fixtures, signage, listening devices, and improved accessible parking areas will be installed to improve accessibility

### **Project Staffing for Health & Safety Group 3B – King & Rigler.**

- Project Manager for all Group 3 Projects
- Assistant Project Manager for all Group 3 Projects
- Construction Manager for all Group 3 Projects

### **Total Budget Health & Safety Group 3B - King & Rigler: \$18,228,511**

- \$18.3 million budget consist of all design, construction, and project management cost associated with King & Rigler Schools Project.

Rigler Elementary School			
	Roof/Seismic	\$5,837,634	
	Sprinkler	\$1,033,445	
	Fire Alarm	\$733,331	
	ADA/Elevator	\$1,498,847	
	Rigler Total Budget		\$9,103,257
King Elementary School			
	Roof/Seismic	\$5,122,660	
	Sprinkler	\$1,705,641	
	Fire Alarm	\$1,095,096	
	ADA/Elevator	\$1,201,857	
	King Total Budget		\$9,125,254
<b>Group 3B Total Budget</b>			<b>\$18,228,511</b>

### **Schedule for Health & Safety Group 3B – Rigler & King.**

#### **Group 3B Design Firm is OH Planning & Design.**

- Pre- Design /Assessments: October 2017 – December 2017
- Design Phase: December 2017 – February 2018

- **Preconstruction Phase: February 2018 -May 2018**
  - Apply for Permits: March 2018
  - Issue ITB: March 2018
  - Bids Due: April 2018
  - Issue NTB: May 2018
  - Contractor Training (eBuilder): May 2018
- **Construction Phase: June 2018 – December 2019**

### **Health & Safety Improvements Groups 3 recommendations for construction summer of 2018: Group 3 projects contracting structure for the Summer of 2018.**

- Lewis Elementary School – Issue as a standalone construction services contract to be completed during the summer 2018
- Fernwood – Beverly Cleary K-8 School - Issue as a standalone construction services contract to be completed during the summer 2018
- Group 3B King & Rigler Schools – Issue as standalone construction services contract started during the summer of 2018, completed by December 2019.
- Jackson Middle School - In assessing the five schools and the consideration of the construction budget approaching \$30 million for Group 3, the recommendation is for Jackson not to proceed to construction for the summer 2018.

### **Health & Safety Improvements Groups 4A, 4B, 4C & 4D - Asbestos - 2018 Projects:**

**Groups 4A, 4B, 4C, & 4D will focus on the assessment, asbestos remediation and material replacement for the 7 listed sites.**

#### **Group 4A Asbestos - 2018 Projects**

- Beaumont Middle School
- Ockley Green Middle School
- Vernon Elementary School

#### **Group 4B Asbestos - 2018 Projects**

- Chapman Elementary School
- Tubman Middle School

**Group 4C Asbestos - 2018 Projects**

- Jefferson High School

**Group 4D Asbestos - 2018 Projects**

- Holladay Annex

**Project Staffing for Health & Safety Groups 4A, 4B, 4C & 4D – Asbestos.**

- Project Manager
- Assistant Project Manager

**Total Budget Health & Safety Groups 4A, 4B, 4C & 4D:**

**\$780,545**

- \$1,827,046 budget consist of all abatement, construction, and project management cost associated with the 7sites.

Group 4A		
	Beaumont	\$142,960
	Ockley Green	\$52,510
	Vernon	\$145,790
4A Totals	\$195,330	
Group 4B		
	Chapman	\$266,360
	Tubman	\$86,000
4B Totals	\$168,190	
Group 4C		
	Jefferson	\$613,209
Group 4D		
	Holladay Annex	\$520,216
<b>Total Budget Groups 4A, 4B, 4C &amp; 4D</b>		<b>\$1,827,046</b>

**Schedule for Health & Safety Groups 4A, 4B, & 4C Asbestos Projects: Design Firm – PBS Environmental (Master Contract)**

- **Pre- Design Phase: October 2017 – December 2017**
  - Prepare Design RFP: October 2017
  - Issue Design RFP: December 2017
  - Award: December 2017
- **Assessment & Design Phase: December 2017 – February 2018**
- **Preconstruction Phase: February 2018 -May 2018**
  - Issue ITB: March 2018
  - Bids Due: April 2018
  - Issue NTP: May 2018
- **Abatement / Replacement Phase: June 2018- August 2018**

**2017 Bond Health & Safety Improvements Lead – Based Paint Project:**

- To Be Determined