2017 Health and Safety Bond

Short-Term Plan Template/Outline

- Short-Term Plan Template

    - Original Bond Proposal
    - Assessment Process Description
    - Early Projects – Readily Available Projects
    - Prioritization Criteria and Process
    - Scope (Schools and Schedule)
    - Health and Safety Program Bundling
    - Action Plan

Roofs-Seismic Strengthening Short-Term Plan

June 2018

- **Original Bond Proposal**
  - The 2017 Health and Safety Bond set aside $50,907,949 for reroofing up to 14 roofs based on average expected repair/replacement costs.
- **Assessment Process Description**
  - 2009 & 2012 Roof Assessments
    - Professional Roof Consultants performed roof assessments in 2009 & 2012. They reviewed past roof assessment efforts and in 2009 carried out a more detailed assessment of nineteen buildings categorized as Priority 1. In 2012 they evaluated three additional buildings designated as needing more detailed assessments.
    - A total of 23 schools had roof repairs or replacements over 2013-2017 and Grant will be completed in 2019 (see attached table)
- **Early Projects – Readily Available Projects**
  - Design has started for Jackson, Fernwood/Beverly Cleary, Rigler, King/MLK and Tubman (see attached table)
- **Prioritization Criteria and Process**
  - Prioritization is based on the 2009/2012 Roof Assessment reports and input from maintenance personnel. Minor revisions were made to the 2009/2012 Assessment priorities based on field input by the PPS Roofer.
    - Roofs known to have problems based on the surveys or recent events and the age of the roof were the primary criteria used to prioritize the work.
  - Maintenance will re-evaluate after rainy seasons, update recommended priorities and will work hand in hand with the OSM Bond Team and Project Management.
    - Roof evaluation and prioritization will occur every six months.
  - Exact scope and design will be evaluated and established as the engineering firm starts design and performs a detailed site visit and analysis.
- **Scope**
  - Current priority group (effective March 2018)
    - Sitton, W. Sylvan, Oakley Green, Kelly, Richmond, Irvington, Duniway, Glencoe, Harrison Park, Chapman (see attached table)
  - Further priority groups will be based on the 2009 12 roof survey, evaluation by maintenance staff, discussions with OSM and updated every 6 months.
- **Health and Safety Program Bundling**
  - Bundling additional health and safety work with roofing projects, as appropriate, will take place over summer construction season.
    - Example is doing asbestos remediation, alarms and ADA while replacing roof.
    - This will lessen impact on school operations.
- **Action Plan**
  - 3-4 roofs per year – depends on bundling and contractor availability to design and construct new roof.
  - Post 2017 Bond – Additional capital funding and/or next bond

PPS ROOF REPLACEMENTS TABLE

Notes: *These are in divided into priority groups (not prioritized within the group)

	Phase I			Complete	
Group 1*		**Year**	**School**		
	1	2013	Alameda	x	
	2	2013	Bridlemile	x	
	3	2013	Laurelhurst	x	
	4	2013	Lewis	x	
	5	2013	Wilson	x	
	6	2014	Arleta	x	
	7	2014	Boise Eliot	x	
	8	2014	Creston	x	
	9	2014	Hosford	x	
	10	2014	James John	x	
	11	2015	Ainworth	x	
	12	2015	Buckman	x	
	13	2015	Creative Science/Clark	x	
	14	2015	Hayhurst	x	
	15	2015	Sabin	x	
	16	2015	Stephenson	x	
	17	2015	Maplewood	x	
	18	2016	Abernethy	x	
	19	2016	Cleveland	x	
	20	2016	Sellwood	x	
	21	2016-17	Roosevelt	x	
	22	2017	Faubion	x	
	23	2017	Franklin	x	
	24	2019	Grant	x	
Group 2*	**Phase II (Readily Available Projects)**				
	24	2018/2019	Jackson		
	25	2018/2019	Fernwood / Bev Cleary		
	26	2018/2019	Rigler		
	27	2018/2019	King / MLK		
	28	2018/2019	Tubman		
Group 3*	**Phase III**				
	29		Sitton		
	30		West Sylvan		
	31		Oakley Green		
	32		Kelly (Partial)		
	33		Richmond		
	34		Irvington		
	35		Duniway		
	36		Glencoe		
	37		Harrison Park (Partial)	**UV tile areas only**	
	38		Chapman	**Area around Skylights is priority**	
Group 4*	**Phase IV**				

	39		Lent	**OK condition**	
	40		Jefferson		
	41		Ainsworth Annex		
	42		MLC		
	43		Kenton		
	44		Roseway Heights (Partial)		
	45		Ceasar Chavez		
	46		Woodlawn		
	47		Vernon		
	48		Chief Josepth		
	49		Gray		
	50		Llewellyn		
	51		Woodmere		
	52		Da Vinci / Monroe		
Group 5*	**Phase V**				
	53		Astor	**Recently Done**	
	54		Bridger		
	55		George		
	56		Holladay Annex		
	57		Markham		
	58		Scott	**Recently Done**	
	59		Terwilliger		
	60		Winterhaven		
	61		Lee	**OK condition**	
	62		George		
	63		Lewis		
	64		Mt. Tabor		
	65		Pioneer- Columbia		
	66		Smith	**Annex needs demo, Original Structure Only**	

PPS Water Quality In-Classroom and "Other" Drinking Fixtures

"Other" drinking fixtures can include clinics, nutrition labs, staff areas, ice machines, etc.

3 Options with construction cost and schedule impacts:

Date: 6/1/2018

Bottled water cost note: When complete this summer, the common area fixture replacement program currently in progress will reduce the district's dependence on bottled water to approximately 25% of the current level. The average monthly PPS expenditure for bottled water and cup service is $60,000 - $70,000 monthly.

- The ongoing need beyond the common areas is almost exclusively related to Head Start programs and for reasonable proximity to drinking water for kindergarten through 2nd grade students.
- There are also a number of clinics, staff areas and unique circumstances, though they are relatively uncommon.

Option 1 – Replace, sample, test and return the In-Classroom and Other drinking fixtures to service.

Continuing the implementation plan recommended to the Board by CH2M in June, 2017: Replace the existing classroom and other drinking fixtures with new materials from the "angle stop" valve to the outlet. After sampling and testing, return the fixtures to service.

Construction Cost:

Replace the angle stop, supply line and outlet			
Type of Fixture	Appx Qty	Estimated Cost/ Ea.	Estimated Subtotal Cost
Classroom sink bubbler	732	$ 445.00	$ 325,740.00
Staff room sink bubbler	26	$ 460.00	$ 11,960.00
CTE Skills Rooms Sinks	27	$ 460.00	$ 12,420.00
Ice Machines/ other	18	N/A	N/A
			$ 350,120.00

Additional estimated costs may include:

Construction Management - $28,000

Sampling, testing and reporting - $65,000

Impact to cost of bottled water service:

Following implementation of Option 1, the cost will reduce to (near) zero. There will be no ongoing need for the operational provision of bottled water district wide.

Schedule impact:

This work would add approximately 7 months to the existing "common area" duration that is expected to complete in August, 2018. Planning, contracting and procurement represent about 4 months of that time, while the work itself will take approximately 3 months. If selected and authorized in June, 2018, Option 1 work could be completed in Spring, 2019.

Option 2 – Remove the outlet and disable the supply lines to the In-Classroom and Other drinking fixtures.

In coordination with the common area fixture replacement in progress (hallways, gyms, cafeterias and kitchen food preparation fixtures), option 2 would reduce the risk of inadvertent use of an unauthorized fixture to near zero. Currently and since mid 2016, the classroom and other drinking fixtures have been wrapped, taped, turned off or otherwise disabled. The risk of inadvertent use under this condition is significant.

Please note that under Option 2, students would use common area drinking fountains and plumbed bottle filling stations rather than in-classroom fixtures for access to drinking water. In some schools this would require the installation of new bottle filling stations near clusters of classrooms where classroom fixtures have been disabled.

Construction Cost:

Remove Outlet & Disable the Supply Line			
Type of Fixture	Appx Qty	Estimated Cost/ Ea.	Estimated Subtotal Cost
Classroom sink bubbler	732	$ 115.00	$ 84,180.00
Staff room sink bubbler	26	$ 125.00	$ 3,250.00
CTE Skills Rooms Sinks	27	$ 125.00	$ 3,375.00
Ice Machines/ other	18	$ 125.00	$ 2,250.00
			$ 93,055.00

Additional estimated costs may include:

Construction Management - $7,000

Sampling, testing and reporting – $0 (No sampling or testing included)

Future Cost Savings – This option could reduce future testing costs by 25-30%.

Impact to cost of bottled water service:

None. Option 2 reduces the risk of inadvertent use of unauthorized drinking fixtures only.

Schedule impact:

This work would add approximately 4 months to the existing "common area" duration that is expected to complete in August, 2018. Planning, contracting and procurement represent about 2 months of that time, while the work itself will take approximately 2 months. If selected and authorized in June, 2018, Option 2 work could be completed in Winter, 2019.

Option 3 – Modify classroom and other drinking fixtures including sinks and cabinetry to meet current ADA standards.

Expanding on the implementation plan recommended to the Board by CH2M in June, 2017: Replace/ modify the existing classroom and other fixture sinks, fixtures, cabinetry and surroundings to meet current ADA standards.

Construction Cost:

Modify Classroom and other drinking fixtures to meet current ADA standards			
Type of Fixture	**Appx Qty**	**Estimated Cost/ Ea.**	**Estimated Subtotal Cost**
Classroom sink bubbler	732	$ 9,223.00	$6,751,236.00
Staff room sink bubbler	26	$ 9,223.00	$ 239,798.00
CTE Skills Rooms Sinks	27	$10,000.00	$ 270,000.00
Ice Machines/ other	18	N/A	N/A
			$7,261,034.00

Additional estimated costs may include:

Construction Management - $360,000

Sampling, testing and reporting – $72,000

Impact to cost of bottled water service:

Following implementation of Option 3, the cost will reduce to (near) zero. However, the duration of implementation needs to be taken into consideration

Schedule impact:

This work would add approximately 28 months to the existing “common area” duration that is expected to complete in August, 2018. Planning, contracting and procurement represent about 6 months of that time, while the work itself will take approximately 22 months. If selected and authorized in June, 2018, Option 3 work could be completed in Winter 2020/ 2021.