

2017 Bond Measure

Health, Safety & Accessibility Committee (HSA)

October 25, 2017

AGENDA

1. Public Comment
2. Introduction of PPS HSA Team
3. Review / Discuss Charter of the Committee
4. Confirm Meeting Schedule, Prepared Materials Routing Procedure, Postings
5. Water Quality Update
 - a. Group 1 Schedule Update
 - i. Fixture Replacement
 - ii. Testing
 - iii. Flushing Protocols
 - b. Groups 2-6 Update
 - i. Prioritization
 - ii. Job Walk/Bids
 - c. Communications
 - i. Website
 - ii. Infographic
 - iii. "Drinking Fixture" definition and Board Resolution
 - iv. Other
6. Lead Paint Update
7. Asbestos Update
8. Radon Update
9. Accessibility Update
10. Facilities Condition Assessment (FCA) Update











Health, Safety & Accessibility (HSA) Committee







Update

October 25, 2017



2017 Bond Health & Safety Categories:

	Water quality
	Fire/Life safety alarms & sprinklers
	Asbestos
	Lead-based paint
	Roofs/Building envelopes/ Foundations (Air quality)
	ADA
	Radon
	Security systems/Fencing

	\$150 MILLION	
	Dollar amount	Schools funded
	\$28,492,000	Up to 90
	\$25,849,990	Up to 16
	\$12,000,000	Up to 48
	\$16,623,936	Up to 88
	\$50,907,949	Up to 14
	\$10,000,000	Up to 9
	\$1,126,125	Up to 30
	\$5,000,000	Up to 11



Water Quality – Fixture Replacement:

- The first 15 schools are being conducted as a “Pilot Project”.
- The Lessons Learned in the Pilot are being incorporated into the Master PPS Water Quality Standard Operating Procedures (SOP) for future use and accountability.
- The remaining 75 schools will be completed utilizing the Standard Operating Procedures (SOP) developed during the “Pilot Project”.



Water Quality Start-up Process:

- Replace drinking and kitchen fixtures with EPA lead-free fixtures.
- Replace water in headers and fixture lateral lines with fresh water.
- Sample new fixtures after being unused for 8-18 hours.
- Water test samples with emphasis on lead and copper.
- Return to normal use if samples test below action level.
- If samples test above the action level, review for removal or partial pipe replacement.



Fixture Replacement Comprehensive List: *Group 1 (Pilot Project)*

Group	School	Level	Cluster	Title 1
G1	Applegate	Headstart	Jefferson	
G1	Astor	K-8	Roosevelt	
G1	Atkinson	K-5	Franklin	
G1	Beverly Cleary/Fernwood	2, 4-8	Grant	
G1	Chapman	1-5	Lincoln	
G1	Chief Joseph	K-5	Jefferson	
G1	Hayhurst	K-5	Wilson	
G1	Lewis	K-5	Cleveland	
G1	Meek Professional Technical	High School (10-12)	Jefferson	
G1	Richmond	K-5	Franklin	
G1	Rose City Park	1,3	Madison	
G1	Sacajawea	Headstart	Madison	
G1	Skyline	K-8	Lincoln	
G1	West Sylvan	Middle School	Lincoln	
G1	Woodstock	K-5	Cleveland	

General Notes:

¹Because this has never been done before, the first 15 schools are part of a pilot project. These 15 schools will provide a benchmark for timeline, the extent of scope (i.e. possible pipe replacement), and overall cost. Every 6-10 weeks PPS will begin the bidding/replacement of the next 15 schools (pending contractor availability) until all 90 are complete.

²Roosevelt High School, Franklin High School, Faubion K-8 School and the upcoming Grant High School are new construction. As such, they have new piping, joints, components, fixtures, etc., that have been specified and installed per modern water quality standards. Subsequent testing of these schools will occur per Board Policy (yet to be identified) and in conjunction with the anticipated State adopted protocols for the Healthy and Safe Schools Plan.



Fixture Replacement Comprehensive List: Group 2

Group	School	Level	Cluster	Title 1
G2	Beach	K-5	Jefferson	
G2	Boise-Eliot	K-8	Jefferson	Yes
G2	Chavez	K-8	Roosevelt	Yes
G2	Clarendon	Headstart	Roosevelt	
G2	Creston	K-8	Franklin	
G2	George	Middle School	Roosevelt	Yes
G2	James John	K-5	Roosevelt	Yes
G2	Jefferson	High School	Jefferson	
G2	King	K-8	Jefferson	Yes
G2	Ockley Green	Middle School	Jefferson	
G2	Peninsula	K-5	Jefferson	Yes
G2	Rosa Parks	K-5	Roosevelt	Yes
G2	Sitton	K-5	Roosevelt	Yes
G2	Vernon	K-8	Jefferson	
G2	Woodlawn	K-5	Jefferson	Yes

Fixture Replacement Comprehensive List: Group 3

Group	School	Level	Cluster	Title 1
G3	Arleta	K-8	Franklin	
G3	Benson	High School	Cleveland	
G3	Creative Science	K-8	Madison	
G3	Harrison Park	K-8	Madison	Yes
G3	Holladay Center	Pioneer K-6	Franklin	
G3	Kelly	K-5	Franklin	Yes
G3	Lane	Middle School	Franklin	Yes
G3	Lent	K-8	Franklin	Yes
G3	Marysville	K-8	Franklin	Yes
G3	Rigler	K-5	Madison	Yes
G3	Roseway Heights	K-8	Madison	
G3	Sunnyside	K-8	Franklin	
G3	Tubman	Vacant	Jefferson	
G3	Whitman	K-5	Cleveland	Yes
G3	Woodmere	K-5	Franklin	Yes

Schools noted in green are Title 1 schools and have been grouped by high school cluster to provide logistical efficiency.



Fixture Replacement Comprehensive List: Group 4

Group	School	Level	Cluster	Title 1
G4	Alameda	K-5	Grant	
G4	Beaumont	Middle School	Grant	
G4	Bridger	K-8	Franklin	Yes
G4	Cleveland	High School	Cleveland	
G4	Glencoe	K-5	Franklin	
G4	Hollyrood	K	Grant	
G4	Irvington	K-8	Grant	
G4	Laurelhurst	K-8	Grant	
G4	Lee	K-8	Madison	Yes
G4	Madison	High School	Madison	
G4	Mt Tabor	Middle School	Franklin	
G4	Sabin	K-8	Grant	
G4	Scott	K-8	Madison	Yes
G4	Vestal	K-8	Madison	Yes
G4	Youngson	Pioneer	Franklin	

Fixture Replacement Comprehensive List: Group 5

Group	School	Level	Cluster	Title 1
G5	Abernathy	K-5	Cleveland	
G5	Buckman	K-5	Cleveland	
G5	Capitol Hill	K-5	Wilson	
G5	Duniway	K-5	Cleveland	
G5	Grout	K-5	Cleveland	Yes
G5	Hosford	Middle School	Cleveland	
G5	Jackson	Middle School	Wilson	
G5	Lincoln	High School	Lincoln	
G5	Llewellyn	K-5	Cleveland	
G5	Markham	K-5	Wilson	Yes
G5	Monroe/Da Vinci	Middle School	Cleveland	
G5	Sellwood	Middle School	Cleveland	
G5	Stephenson	K-5	Wilson	
G5	Wilson	High School	Wilson	
G5	Winterhaven	K-8	Cleveland	

Schools noted in green are Title 1 schools and have been grouped by high school cluster to provide logistical efficiency.



Fixture Replacement Comprehensive List: Group 6

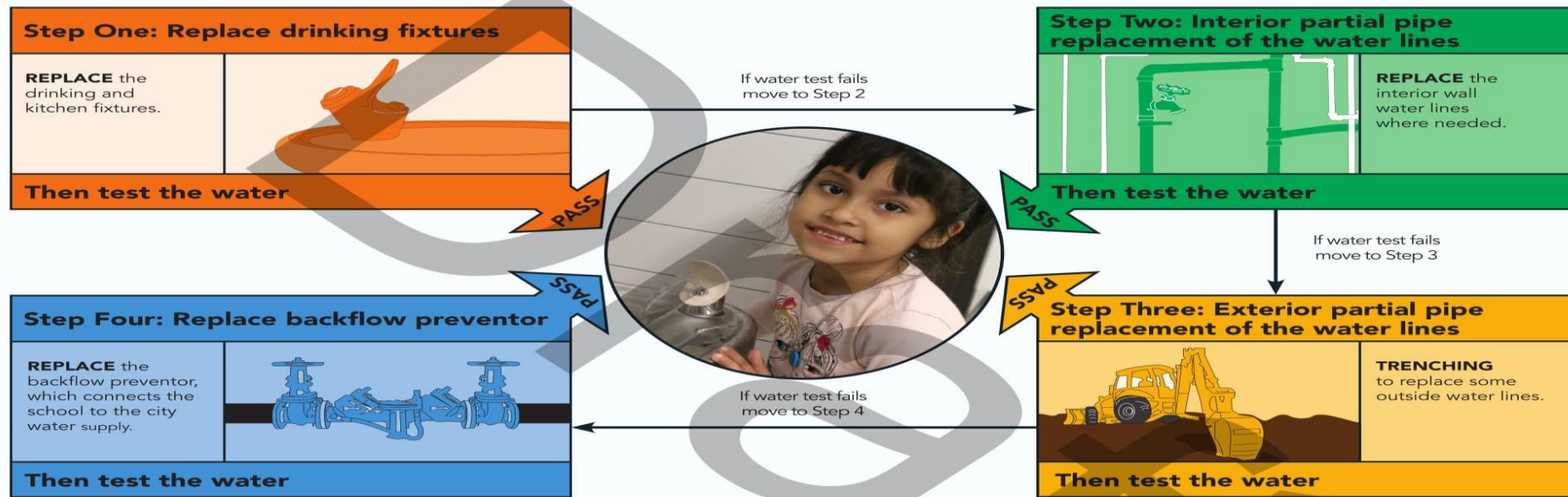
Group	School	Level	Cluster	Title 1
G6	Ainsworth	K-5	Lincoln	
G6	Bridlemile	K-5	Lincoln	
G6	East Sylvan	K-8	Lincoln	
G6	Forest Park	K-5	Lincoln	
G6	Grant @ Marshall	High School	Madison	
G6	Gray	Middle School	Wilson	
G6	Maplewood	K-5	Wilson	
G6	MLC	K-12	Lincoln	
G6	Rieke	K-5	Wilson	
G6	Columbia	Leased School	Jefferson	
G6	Edwards	Family Services	Cleveland	
G6	Green Thumb	Transitional	Franklin	
G6	Humboldt	Leased School	Jefferson	
G6	Kenton	Leased School	Jefferson	
G6	Terwilliger	Leased School	Wilson	

Fixture Replacement Comprehensive List: Group 7 (Administration Buildings / Vacant)

Group	School	Level	Cluster	Title 1
G7	Holladay Annex	Administration	Franklin	
G7	BESC	Administration		
G7	Rice	Administration		
G7	Wilcox	Administration		
G7	Smith	Vacant		
G7	Washington/ DEQ (Auto Shop)	Vacant		

Water Quality Infographic for Communications – Front Page

Water Quality Improvement Process in all school sites throughout the district



PPS is utilizing a step by step approach to address the water quality issues in the district's schools. Drinking fixture replacement alone should correct the water quality issues in many of the schools. The process will move onto the more extensive work in steps 2-4 only if the water fails testing in a previous step.

SPRING 2016-FALL 2017 PHASE 1-3

- Testing, Inventory, Planning, Engineering, Hiring Contractors

FALL 2017 - SUMMER 2018 PHASE 4 STEP 1 FIXTURE REPLACEMENT

- Replace water fountains & kitchen fixtures in schools. Sample testing. If below action level, bring online

SUMMER 2018 - FALL 2020 PHASE 4 STEP 2-4 AS NEEDED

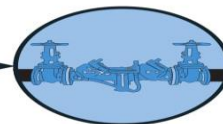
- Interior wall Partial Water Pipe replacement
- Exterior in ground Water Pipe replacement
- Replace Backflow Preventor



Water Quality Infographic for Communications – Back Page:



PORTLAND PUBLIC SCHOOLS | HEALTH AND SAFETY BOND 2017



Water Quality Work Moving Ahead

The big job of replacing water fixtures in all 90 PPS schools and programs kicked off on September 1st as plumbing crews went to work on the first of fifteen schools. The schools represent all high school clusters. Crews will work late afternoons, evenings and weekends to avoid disrupting classes. PPS is planning to have drinking fountains and kitchen faucets in all the schools replaced by the summer of 2018. This does not include in-room drinking fixtures that will be replaced later as part of the ADA work the district will be doing.*

PPS Is Replacing Only Potable Water Fixtures

PPS defines a drinking fixture as drinking fountains and kitchen food preparation fixtures. Drinking fountains include bubblers, coolers, and bottle fill stations in both common areas and classrooms. Kitchen food preparation fixtures include kitchen faucets, sprayers, ice makers, faucets in career and technical education (CTE) classrooms, and faucets in staff lounges or lunch rooms.

Timeline Of Water Quality Work Summer 2016 - Present

In June, 2016 PPS assembled a team of experts including CH2M** to address the district wide water quality problems in schools. The team began with field surveys to evaluate and test fixtures in every school. They identified the fixtures that need to be replaced and prepared a capital cost estimate. After the passage of the May 2017 Bond the team rolled out a plan for District-wide fixture replacement, hired contractors to perform the work and developed a set of strict standard operating procedures for performing the work.

*Aging In-Classroom Drinking Fixtures Will Be Replaced Later.

Most existing in-classroom drinking fountains are not in compliance with the Americans with Disabilities Act of 1990. These projects will require more extensive work including carpentry than relatively simple fixture replacement. These drinking fixtures will be replaced later when scheduled ADA work takes place in those schools.

** CH2M, an internationally recognized leader in creating water quality solutions is consulting with PPS to create and execute the plans and protocols to ensure that each school and facility in the district has safe drinking water.

Photo of replacing a faucet





Proposed PPS Water Quality Fixture Replacement Schedule:

	Year 2017							2018					
	Quarter	3Q			4Q			1Q			2Q		
	Month	J	A	S	O	N	D	J	F	M	A	M	J
DESIGN PROCESS OVERSIGHT													
Fixture Package Development/ Construction Documents													
Consultation with CH2M													
Pilot Project for Group 1 of 6; 15 schools													
Develop the Fixture Replacement SOP & Manual													
CONSTRUCTION													
Pilot program definition & oversight													
Group 1 - The Fixture Replacement Pilot Project (15 schools)													
Group 2 - First full production group (Groups 1-6 are 15 schools ea)													
Group 3 - Second production group; begin 6-10 weeks after group 2													
Group 4 - Accelerate schedule, out to bid 4 -8 wks after Group 3													
Group 5 - Continue the accelerated 4-8 wk pattern													
Group 6 - Also complete final update of SOP w/ handoff plan													
Contingencies - Groups 1 - 6													
Group 7 - PPS Administrative Facilities throughout the district													

Timeline should reduce with Lessons Learned and improving the process



Water Quality - Group 1 Pilot Project Key Milestones:

- 9/1/17 – Kick-off of Fixture Replacement at Astor Elementary School
- Proposed replacement, sampling and testing schedule

School	Fixtures Replaced?	Sampled:	Test Results Expected:
Astor	Yes	Thursday, October 5, 2017	Received Monday, October 16
Chapman	Yes	Thursday, October 5, 2017	Received Monday, October 16
West Sylvan	Yes	Saturday, October 7, 2017	Monday, October 24
Skyline	Yes	Tuesday, October 10, 2017	Thursday, October 26
Hayhurst	Yes	Tuesday, October 10, 2017	Thursday, October 26



Water Quality - Group 1 Pilot Project Key Milestones:

School	Fixture Replacement	Sampling	Results Expected
Lewis	Oct. 23	Oct. 28	Nov. 7
Woodstock	Oct. 24	Oct. 28	Nov. 7
Atkinson	Oct. 25	Oct. 28	Nov. 7
Richmond	Oct. 25, 26	Oct. 28	Nov. 7
Beverly Cleary	Oct. 27	Oct. 28	Nov. 7
Rose City	Oct. 30	Nov. 4	Nov. 14
Sacajawea	Nov. 1	Nov. 4	Nov. 14
Meek	Nov. 1	Nov. 4	Nov. 14
Applegate	Nov. 2	Nov. 4	Nov. 14
Chief Joseph	Nov. 2	Nov. 4	Nov. 14



Fire Alarm Systems:

- 2016 Inter-Governmental Agreement (IGA) between PPS and City of Portland Fire and Rescue
 - Agreement: this document defines the process and schedule for PPS to upgrade fire alarm systems in accordance with fire code requirements.
 - Ongoing Work: PPS has ongoing work at multiple sites that are upgrading fire control panels and fire detection/annunciation devices based on this IGA's requirements.
 - Groups and Phasing: the District is broken into 2 groups to ensure that the oldest fire systems are addressed first; fire alarm system upgrades are broken into two phases for the purpose of scheduling the necessary permitting and construction work.
 - Bond Resources: PPS is in discussions with City of Portland about options for combining the performance of work by PPS fire alarm staff with outside contractors to take advantage of bond resources in the most effective way possible.



Fire Alarm Systems, Groups and Phasing:

Group 1

Phase 2: fire alarm control panel upgrades mostly complete, continuing with fire detection and annunciation upgrades

Abernethy*

Beach*

Beaumont

Bridger

Bridlemile

Chapman*

Chavez*

Creston

Duniway*

E Sylvan

Holladay Center

Hollyrood

Humboldt

Kelly

Laurelhurst*

Rice

Sacajawea

Scott

Sellwood*

Skyline

Terwilliger

Whitman

Wilcox

Woodmere

Woodstock

Youngson

Group 1

Phase 3: fire alarm control panel and fire detection/annunciation upgrades partly complete

Abernethy

Alameda

Beach

Beaumont

Bridger

Bridlemile

Buckman

Capitol Hill

Chapman*

Chief Joseph

Clark

Columbia Site

Creston

Duniway

E Sylvan

Edwards

George

Glencoe

Hayhurst

Holladay

Hollyrood

Humboldt

Kelly

Kelly Center (Annex)

Laurelhurst

Lewis

Llewellyn

Peninsula

Portsmouth/Chavez

Rieke

Rose City

Sacajawea

Scott

Sellwood*

Sitton

Skyline

Terwilliger

Whitman

Wilcox

Woodmere

Woodstock

Youngson

Group 1

Complete

Creston Annex

Rice

Group 2

In Planning

Ainsworth Annex

Applegate

Astor

Atkinson

Forest Park

Green Thumb

KBPS

Kenton

King

Lent

Maplewood

Markham

Meek

Monroe / DaVinci

Richmond

Rigler

Sabin

Stephenson

Vernon



Fire Sprinkler Systems:

- Fire Sprinkler System Upgrades
 - Prioritization Criteria:
 - Sprinkler Coverage: buildings with less fire sprinkler coverage, increasing the potential spread of fire and smoke, are prioritized.
 - Type of Construction: buildings constructed primarily of wood, increasing the potential spread of fire and smoke, are prioritized.
 - Occupants: buildings with K-2 classrooms, limiting the ability to safely exit building during a fire due to the age of occupants, are prioritized.
 - Exiting: buildings with multiple stories, limiting the ability to safely exit building during a fire due to distance to nearest building exit, are prioritized.
 - Ranking of Schools:
 - Ranking: each of the 4 criteria is assigned a score of 0 to 1 based on the associated risk, with each school ranked a total of 0 to 4, with the greatest ranking receiving the highest prioritization for fire sprinkler system upgrades.



Fire Sprinkler Systems:

- Starting Fall, 2017
 - Prioritization: prioritization of the schools with the highest ranking, between 3 and 4, on a scale of 0 to 4.
 - Applegate
 - Astor
 - Atkinson
 - Bridger
 - Bridlemile
 - Capitol Hill
 - Chief Joseph
 - Clarendon
 - Creston
 - Harrison Park
 - Hayhurst
 - Humboldt
 - Kelly
 - Lee
 - Lent
 - Lewis
 - Maplewood
 - Markham
 - Marysville
 - Odyssey
 - Peninsula
 - Richmond
 - Sacajawea
 - Scott
 - Sitton
 - Skyline
 - Stephenson
 - Whiteman
 - Woodmere
 - Woodstock
- Packaging of Work: fire sprinkler upgrade work can be packaged with other H & S projects at specific school sites to limit impact of overall bond-related construction activities



Asbestos Abatement:

- Asbestos is a mineral fiber that occurs in rock and soil
 - 2,412 recorded applications in PPS
 - 6 local abatement firms contracted
 - Proof of clearance during each abatement by an independent 3rd party
 - Asbestos abatement can occur all year long but does require empty building and/or off-hours with containment area.



Asbestos Abatement:

- **Completed:**
 - Pre-2017 bond, small-scale abatement projects and abatement as part of repairs or construction.
 - Summer 2017 and weekends
 - Abatement of pipe insulation. Examples include Wilson Auditorium prop room, Buckman basement.
- **Wrapping Up:**
 - Asbestos Containing Material (ACM) tile flooring replacement at Stephenson, Sitton, and Beaumont cafeteria.
- **Next Summer:**
 - Abatement projects of significant square footage such as flooring, ceilings, and spray-on fire proofing. Examples include Harrison Park, Jason Lee, Jackson, Holladay Annex.



Lead Paint Containment:

- **Surveys done Fall 2016 through Spring 2017:**
 - All interior and exterior surfaces at over 90 sites were assessed by PBS Environmental. Detailed reports are on the Healthy and Safe Schools page <https://www.pps.net/Page/4070>.
 - Over one million square feet of painted surfaces will be encapsulated.
- **Exteriors:**
 - Summer 2017; Astor, Atkinson, Hayhurst and Woodstock exteriors were re-painted.
 - The next stage of projects and logistics are currently being determined.
- **Interiors:**
 - Hired 5 new painters and one plasterer solely for Lead paint remediation.
 - James John has been addressed and Skyline *is currently in progress*.
- **Healthy and Safe Schools Rule:**
 - New Healthy and Safe Schools rule calls for stakeholder input – this will drive future testing protocols.
 - Joe Crelier, Director of Risk Management, is the district's contact person for this effort.
 - Risk Management successfully hiring EHS staff; only 1 vacancy remains.



Lead Paint Containment:

- Interior Lead Paint Containment
 - **Fall, 2017/Winter 2018**
 - Prioritization: prioritization of 20 sites with the most deteriorated paint as reported by PBS and with the presence of K-2 students.
 - Order of Work: order of work based on starting with those schools without summer programs to allow the greatest amount of work to occur this summer.

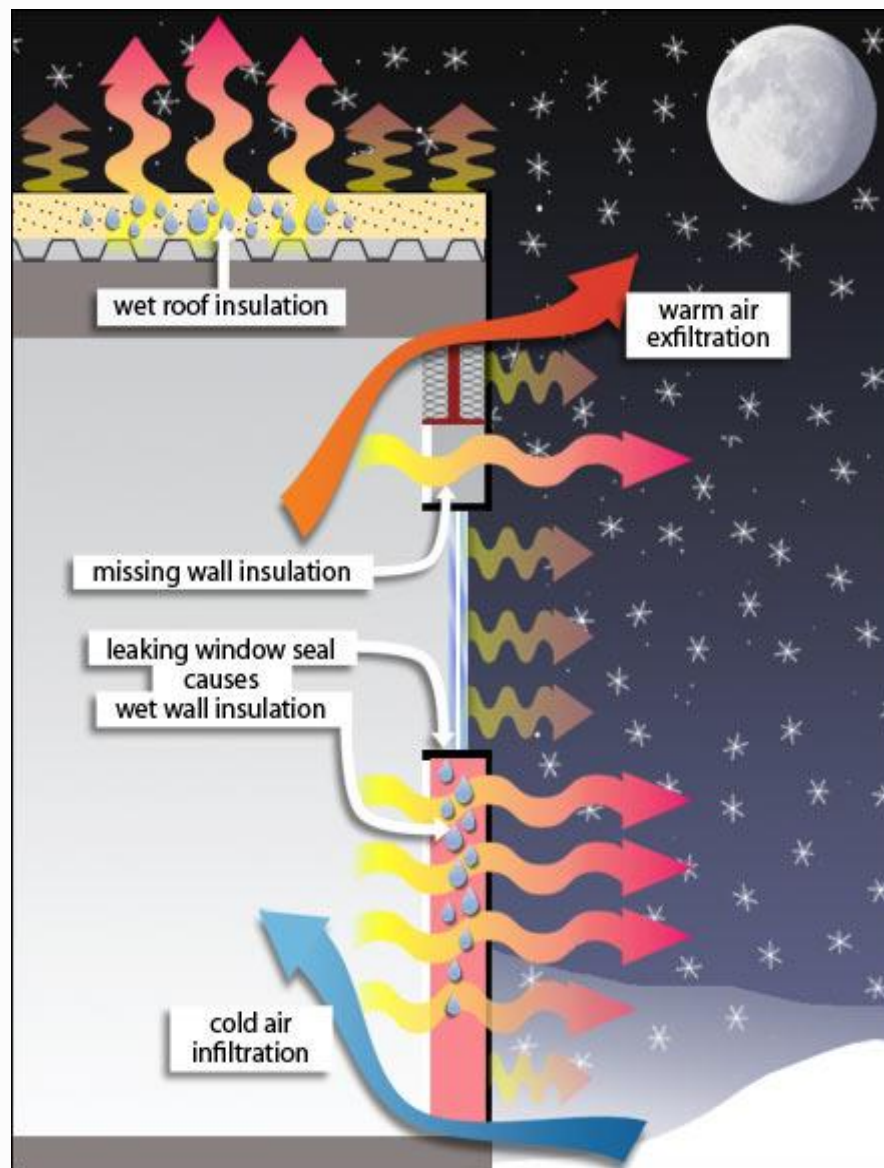
James John	Sunnyside	MLC	Winterhaven	Irvington
Buckman	Ainsworth	Sabin	Laurelhurst	Oddyssey/E.S.
Marysville	Duniway	Applegate	Beach	Edwards
Skyline	Woodlawn	Terwilliger	Grout	

- **Summer/Fall, 2018:** undertaking lead paint containment at balance of 92 District sites.

Roofs/Building Envelopes & Foundations:

Prioritization of school roofs and packaging of projects is still being finalized.

More to come soon!





ADA - Accessibility:

- DRAFT ADA Transition Plan completed by end of October, 2017.
- Stakeholder input during October/November, 2017.
- HSA Committee meeting input during October/November, 2017.
- DRAFT presentation to the full Board of Education, November, 2017.
- Final presentation to the full Board of Education, December, 2017.



Radon Mitigation Systems

- Radon is a naturally occurring radioactive gas and long-term health hazard.
- Oregon Health Authority and new Healthy and Safe Schools act requires testing every five years.
- Radon mitigation systems in PPS are required to have a ten-year warranty.
- A PPS Project Manager has been assigned.



Radon Mitigation Systems

- Two mitigation systems completed, seven systems in the bid or design phase, and nine additional systems coming soon and be completed by Spring, 2018.
- Final validation testing 2017-2018 during the winter heating season.
- Web site updated with thorough detail (Healthy and Safe Schools page) [https://www.pps.net/Page/4070.](https://www.pps.net/Page/4070)

Security:

Stakeholder
Engagement with
school site
administration, staff
and community
members will begin
soon!





Facilities Condition Assessment (FCA):

- Draft Request For Proposal (RFP) nearing completion.
- Currently targeting early November for advertising the RFP.
- Proposals due by mid-late November ; Notice of intent to award by December/January.