

BOARD OF EDUCATION

Portland Public Schools
REGULAR MEETING
November 18 2013

Board Auditorium

Blanchard Education Service Center
501 N. Dixon Street
Portland, Oregon 97227

Note: Those wishing to speak before the School Board should sign the public comment sheet prior to the start of the meeting. No additional speakers will be accepted after the sign-in sheet is removed, but testifiers are welcome to sign up for the next meeting. While the School Board wants to hear from the public, comments must be limited to three minutes. All those testifying must abide by the Board's Rules of Conduct for Board meetings.

Public comment related to an action item on the agenda will be heard immediately following staff presentation on that issue. Public comment on all other matters will be heard during the "Public Comment" time.

This meeting may be taped and televised by the media.

AGENDA

1. **SUPERINTENDENT'S REPORT** 6:00 pm
2. **STUDENT TESTIMONY** 6:20 pm
3. **STUDENT REPRESENTATIVE REPORT** 6:35 pm
4. **PUBLIC COMMENT** 6:45 pm
5. **PROCLAMATION: NATIVE AMERICAN MONTH** 7:05 pm
6. **MULTNOMAH EDUCATION SERVICE DISTRICT** 7:15 pm
7. **REVISED RECOMMENDATION FOR FRANKLIN,
GRANT AND ROOSEVELT HIGH SCHOOL MASTER PLANNING
AND RELATED FISCAL IMPACTS** – (action item) 7:30 pm
8. **QUARTERLY CAPITAL IMPROVEMENT BOND UPDATE** 8:00 pm
9. **BUSINESS AGENDA** 8:15 pm
10. **ADJOURN** 8:30 pm

Portland Public Schools Nondiscrimination Statement

Portland Public Schools recognizes the diversity and worth of all individuals and groups and their roles in society. The District is committed to equal opportunity and nondiscrimination based on race; national or ethnic origin; color; sex; religion; age; sexual orientation; gender expression or identity; pregnancy; marital status; familial status; economic status or source of income; mental or physical disability or perceived disability; or military service.

NATIONAL NATIVE AMERICAN HERITAGE MONTH, 2013

A PROCLAMATION BY THE PORTLAND PUBLIC SCHOOLS BOARD OF EDUCATION

Portland Public School District recognizes the month of November as National Native American Heritage Month. We recognize the American Indian and Alaska Native members of our community and importance of including and honoring the stories, experiences, and expertise of American Indians throughout the school year.

Portland has the ninth largest American Indian and Alaska Native population in the United States (MSA, US 2000 Census). The Portland Urban Native community is descended from more than 380 tribes (Making the Invisible Visible, OHSU). We acknowledge that the land on which every Portland Public School building, office, playground and sport field is located are the traditional lands of the Multnomah, Clackamas, Chinook, and Molalla, along with other tribes.

We honor the contributions, past and present, of the nine federally recognized tribes of Oregon: The Burns Paiute, Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, Grand Ronde, Siletz, Umatilla, Warm Springs, Coquille, Cow Creek Band of Umpqua Indians, and the Klamath tribes.

We are grateful for the gifts of the Native Community which exist in partnership with native programs serving young children in pre-kindergarten to high school graduates transitioning to college. Additionally, institutions of higher education include teaching programs which provide the platform for talented American Indian and Alaska Native students to receive education and teacher training to become proficient educators for upcoming generations.

Work within the PPS Title VII Indian Education Program provides supplementary education and cultural support each year to more than 900 students who represent over 100 United States tribes. During the month of November we acknowledge the contributions of the American Indian and Alaska Native students, families, elders, staff and community for the gifts and talents they bring to our larger school community.



Board of Education Informational Report

MEMORANDUM

Date: November 18, 2013

To: Members of the Board of Education

From: Jim Owens, Executive Director, Office of School Modernization

Thru: C.J. Sylvester, Chief Operating Officer

Subject: Recommended Building Program Size for FHS, GHS & RHS Master Planning

During the November 12th, 2013 Board meeting, staff presented recommendations to revise FHS, GHS and RHS student capacities as part of master planning phase work. Included in the staff recommendations was a draft resolution which is expected to be acted upon during the November 18th Board meeting.

Board members requested additional information from staff on the recommendations as follows:

- Present updated student enrollment including existing enrollment and projections
- Provide cost information at each high school adding 4,000 square feet to the total building size to accommodate increased enhanced elective space.
- Present schematic level sketches that depict what CTE spaces may look like

During the Board meeting staff will present the above information and be prepared to respond to any questions or comments.



Board of Education

Superintendent's Recommendation to the Board

Board Meeting Date:
November 12, 2013

Executive Committee Lead:
C.J. Sylvester, Chief Operating Officer

Department:
Operations

Presenter/Staff Lead:
C.J. Sylvester, Chief Operating Officer
Jim Owens, Executive Director, OSM

Agenda Action: Resolution

SUBJECT: Revised Staff Recommendation for Franklin, Grant and Roosevelt High School Master Planning and Related Fiscal Impacts

BRIEF SUMMARY AND RECOMMENDATION

Following significant efforts on the part of project staff and the high school architectural/engineering design teams, staff is proposing revisions to enrollment capacities, building area programs, and project budgets for the Franklin, Grant and Roosevelt full modernization projects.

Staff is proposing the district:

- Build Franklin and Grant High Schools to accommodate enrollment capacities of 1,700 students,
- Build Roosevelt High School to accommodate common area capacity for 1,700 students and classrooms for 1,350 students while master planning for a subsequent phase for an additional 350 students,
- Extrapolate school sizes from a revised draft Comprehensive High School Education Specification Area Program,
- Revise the total budget for the *three* schools from \$247 million to \$257 million using available bond reserve funds, and
- These changes leave intact the original bond program's \$220/s.f. for building hard construction costs prior to escalation being applied.

The bond program reserve was established in order to accommodate changes such as the ones proposed without impacting other bond project scopes and budgets.

Staff is seeking Board authorization to proceed with recommended enrollment capacities and area programs while acknowledging related fiscal impacts for these *three* high schools. Actual project-level budgetary adjustments will be accomplished as part of

Reviewed and Approved by Superintendent

A handwritten signature in black ink, appearing to read 'Chad Smith', is placed over a light gray rectangular background.

the Board approval of schematic designs, currently scheduled for March 2014 for Franklin and Roosevelt High Schools.

BACKGROUND

At the Board's regular meeting of September 23, 2013, staff recommended (Attachment C) adopting an increased building program area, increased capacity for enrollment at two of the three high schools, all at a reduced cost per square foot for construction.

At that time, two design teams (DOWA-IBI at Franklin and Bassetti Architects at Roosevelt) initiated community master planning design efforts. Based on their very preliminary findings, staff requested the Board take no action until further site-specific review and evaluation was accomplished.

Initial assessments, evaluations and surveys are being developed as follows: topographic, utilities, mechanical (HVAC and plumbing), electrical, structural (including seismic), building envelopes and windows, geotechnical borings, soil testing, tree surveys, and 3-D massing studies for density review at Franklin. The Franklin project staff and design team further consulted with the State Historic Preservation Office (SHPO) about massing and density issues.

Results of these initial evaluations caused staff and the design teams to work extensively to determine the best composition of building program area, enrollment capacity and construction costs to benefit the district and its students given the resources of the 2012 bond. The bond resources are limited and changes to enrollment capacities create a dynamic where those resources must be stretched in order to accommodate this change in work scope.

1. Enrollment capacity increases at the Franklin site, which for purposes of this discussion should be considered equivalent to likely issues to be encountered at the Grant site due to similar site constraints, gave rise to the following consideration:
 - a. Density: Three floors of classrooms to support 1,700 students is a bit oversized on Woodward Street given the neighborhood context. However, to take these new classroom wings to a capacity for 2,000 students as previously discussed on September 23, 2013, we would go to a fourth floor which overwhelms the existing historic structure. The option of using additional perpendicular extensions ("L" shaped wings) at lower heights was considered and discarded as they obscure the historic view and current and proposed main entry on Woodward Street.
 - 1) When working with historic structures, the intent is to minimize adverse impacts to the site and its neighborhood context.

- 2) With three story and large volume (e.g. theater and gym) spaces, it will be important to consider stepping down each building's mass when they are adjacent to the street.
2. The Board adopted High School System Design (Resolution No. 4236) endorsed "enrollment parity across our community comprehensive high schools in order to ensure a consistent range in the number of students enrolled at each high school and as a result, the ability to offer an effective core program."

The 2010 High School System Design Recommendations state that "schools at 1,300 will have more flexibility to meet the diverse interest of students within the elective arena."

The above referenced authorizing resolution further speaks to "enrollment and transfer policy and practice that ensures the stability necessary to provide enrollment parity."

The District is currently engaged in a thorough examination and review of its enrollment and transfer policies. The outcome is intended to be recommendations that will be followed by district-wide analysis and adjustment of school boundaries.

Consistent with these stated intentions and further considering the City of Portland's 2013 Growth Scenarios Report, it is incumbent upon the District to maximize the use of the 2012 bond resources to fund high school capacities consistent with past action(s) and intended, future boundary reviews and adjustments.

The 2012 bond is not, and was never intended to be, a stand-alone resource. When combined with the current enrollment and transfer policy review and the intention of future bond measures to address the full modernization of the six remaining high schools, it can be maximized to influence and begin to scale up for anticipated future enrollments. Providing parity as described above becomes an influencing factor in the staff recommendation.

3. The site evaluations have further provided information as regards the nature, extent and cost implications of working with existing historic structures on tight urban in-fill sites, rather than the green field sites more likely to be found in suburban areas.
4. Having two very accomplished design teams further collaborate on the draft High School Education Specification Area Program has also created efficiencies in space utilization and a Revised Draft High School Area Program (Attachment B) that has assisted in allowing us to balance enrollment capacity. This is helpful in several ways as it reduces the required square feet to deliver program.

5. Enhanced elective space in the existing comprehensive high schools varies from school to school. Due to other program requirements of the comprehensive high schools the amount of space dedicated to the enhanced electives in the Education Specification is limited to 6,000 s.f. Adding more of this space in comprehensive high schools would increase scope and budgets beyond what staff is recommending.
6. The extrapolation model used to take the revised area program to a larger capacity (from 1,500 to 1,700) is now being accomplished manually based on individual recalculation of certain student spaces rather than on the previous gross square foot per student calculation.

RELATED POLICIES / BOARD GOALS AND PRIORITIES

1. 8.80.010-P - High Performance Facility Design, Adopted: 6/1971, Amended: 8/12/2002.
2. Resolution No. 4608 (May 29, 2012) Resolution to Adopt the Superintendent's Recommended Update of the PPS Long Range Facilities Plan
3. Board Resolution No. 4624 (July 9, 2012) Development of a General Obligation Bond Ballot Measure and Explanatory Statement for the November 6, 2012 Election
4. Resolution No. 4800 (September 9, 2013) Resolution to Adopt the Educational Facility Vision as part of the District-wide Educational Specifications.

PROCESS / COMMUNITY ENGAGEMENT

In December 2011 the Superintendent convened a 36 member Long-Range Facility Plan Advisory Committee to recommend a 10-year Long-Range Facility Plan (Plan). The committee represented a broad cross-section of the community including representatives of parents, students, PAT, PTA, unions, business interests, design and construction professionals, and neighborhood associations. The Committee held a total of 9 meetings as a whole and 5 subcommittee meetings. The Board ultimately adopted the Plan on May 29, 2012.

Further, PPS staff provided a series of opportunities for community members to engage between January and March of 2012 in Buildings & Learning 101 sessions held across the district. There were also topic specific, expert panel discussions on seismic, universal access and historic issues.

The Superintendent convened a Bond Development Committee (BDC) of about 24 people in May 2012. This group again represented a broad cross-section of the community and included a number of Plan Committee members who were very committed to pursuing implementation of Plan capital recommendations. Ultimately, four (4) potential ballot measure options were presented for discussion purposes at three district-wide public workshops in May 2012.

The Board of Education then reviewed the community developed options and held public hearings in June and July of 2012 finalizing the capital bond ballot measure and explanatory statement in August 2012.

PPS voters supported the capital bond ballot measure with 66% majority in November 2012.

The Education Specification process began with the assistance of a 32 member Executive Advisory Committee that helped develop a community engagement process for the entire project. The project team engaged 16 groups and organizations in the spring of 2013. Key themes from these conversations were developed for the Facilities Vision Summit on May 28, 2013 and presented to attendees representing participants in the community conversations. The Board of Education adopted the Education Facilities Vision on September 9, 2013.

The Franklin and Roosevelt Design Advisory Groups (DAGs) met on November 6th and 5th, respectively, and were briefed on the revised staff recommendation regarding capacity changes at those meetings. The three impacted high school principals as well as the Bond Accountability Committee chair were individually briefed on this issue. Our Portland Our Schools were further provided with draft documents for their information.

ALIGNMENT WITH EQUITY POLICY IMPLEMENTATION PLAN

Policy Goal A: “The District shall provide every student with equitable access to high quality and culturally relevant...facilities..., even when this means differentiating resources to accomplish this goal.”

Policy Goal F: “The District shall create welcoming environments that reflect and support the racial and ethnic diversity of the student population and community. In addition, the District will include other partners who have demonstrated culturally specific expertise—including governmental agencies, non-profit organizations, businesses, and the community in general—in meeting our educational outcomes.”

One criteria for identifying 2012 high school bond projects included the use of free and reduced lunch percentages. Franklin = 55% Roosevelt = 75%

BUDGET / RESOURCE IMPLICATIONS

The cost estimates upon which the District's capital bond budgets were developed used a conceptual planning capacity of 1,500 students (identified in the District's 10-year Long-Range Facility Plan) for Franklin and Grant High Schools. The bond budget target enrollment used for Roosevelt High School common areas was 1,500 with classrooms for 1,200. Costs were identified as of the second quarter of 2012 for the November 2012 ballot measure.

For the three high schools, the conceptual scope identified total project costs for the three high schools at \$247 million. Staff is proposing to add \$10 million of the \$20 million bond reserve for a revised total of \$257 million for the proposed three high school full modernization projects -- which are the centerpiece of the 2012 capital bond program.

Further, escalation (construction inflation index) must be applied from the second quarter of 2012 to the mid-point of each project's construction timeline. Escalation is estimated in the range of \$21 million for the three high schools and is available from the bond's \$45 million escalation contingency, established for this purpose.

The bond reserve of \$20 million is separate and apart from each high school's project contingency and the above-noted escalation contingency. Under the staff recommendation, each project contingency remains to ensure adequate funds during construction for unanticipated events and conditions. The bond reserve is reduced by \$10 million for a remaining bond program level reserve of \$10 million.

Staff is proposing the Board of Education support changes in building capacities understanding that in March of 2014, at the end of the schematic design phase for the first two high schools, the Board will need to allocate approximately \$10 million from the bond program reserve to support all *three* high school full modernization projects.

NEXT STEPS / TIMELINE / COMMUNICATION PLAN

The design teams for Franklin and Roosevelt High Schools were selected through a formal, competitive procurement process. The first community-wide public input sessions were held Saturday, September 21. The second community-wide public input sessions were held on October 19 (Roosevelt) and October 26 (Franklin) where input from the first workshop and DAG meetings was synthesized into several master planning options for each site.

There was extensive outreach for these meetings in multiple languages and settings that will continue through the schematic design phase of each project this winter.

The project DAGs have been meeting since summer 2013 and toured Seattle schools in August. Local tours were scheduled for this fall.

The next step is Board action on capacity and budget to allow a preferred option at both the Franklin and Roosevelt sites to emerge. The preferred option for each school will then be hosted at a public Open House before being finalized and brought before the Board December 2 for review, with adoption proposed for December 9, 2013.

With these Board actions, Franklin and Roosevelt can remain on schedule for opening in September 2017

OTHER OPTIONS

Other options include:

1. Implement the original, conceptual project area program and budget. Using PSU enrollment projections, boundary adjustments would be necessary under this option for both Franklin and Grant High Schools prior to their re-opening in 2017 and 2019, respectively, to maintain enrollment at or under 1,500 students.
2. Accept the staff recommendation to build Franklin and Grant High Schools to accommodate enrollment capacities of 1,700 students. Build Roosevelt High School to accommodate an enrollment capacity of 1,500 students (both common areas and classrooms). This option is effectively cost neutral with the staff recommendation.

ATTACHMENTS

Attachment A: Draft Resolution "Authorizing Franklin, Grant and Roosevelt High School Full Modernization Building Capacities as Part of the 2012 Capital Bond Program and Acknowledging Related Impact on the Bond Program Reserve."

Attachment B: Staff memo - Revised draft PPS Comprehensive High School Area Program synopsis dated October 31, 2013

Attachment C: Superintendent's Recommendation to the Board "Recommended Building Program Size for Franklin, Grant and Roosevelt HS Master Planning and Related Fiscal Impacts" dated September 23, 2013



MEMORANDUM

To: C.J. Sylvester, Chief Operating Officer
Jim Owens, Executive Director, Office of School Modernization

From: Paul Cathcart, Project Manager

Date: October 31, 2013

Re: Revised PPS Comprehensive HS Area Program

A draft of the Educational Specification (Ed Spec) area program for district comprehensive high schools was presented to the Board of Education on September 23, 2013. Since that presentation, the Ed Spec project team has reviewed the area program to identify opportunities to more efficiently deliver high school program functions through the built environment.

Below is a summary of the revisions made to area program for comprehensive high schools based on this review. The total area has been reduced from 251,134 square feet (SF) to 221,579 SF. Changes from the September 23rd area program are noted in yellow in the attached

Core Program

Classrooms

- The number of classrooms has increased by three to better reflect anticipated credit requirements for 1,500 students. An additional science lab has also been added.
- The number of “smaller instructional spaces” has been added to the sub-total of required spaces as they will provide instructional spaces.
-

Fine and Performing Arts

At almost 30,000 SF, the overall space devoted to Fine and Performing Arts seemed out of proportion to the rest of the high school program given the credit requirements for these subjects. The size and number of spaces in Fine & Visual Arts has been reduced to

reflect this and be more in line with what is being built in other comparable school districts.

Band/Orchestra/Choir

- The band/orchestra and choir rooms are being combined into a single space. Support spaces such as practice rooms and equipment and robe storage would also be combined to serve both band and choir functions. The provision of a separate choir room is noted as a preferred option and should be considered during the master planning of each comprehensive high school as program needs require and budget allows.

Theater/Dance

- The size of the theater is reduced to 6,000 SF to reflect the size of recent theater spaces built in other school districts. Allocation of space for much of the "back of house" theater functions has been reassigned to a single multi-purpose space that can be apportioned to individual school needs at the time of master planning and subsequent design phases.

The overall area devoted to Fine and Performing Arts changed from 29,670 SF to 22,190 SF.

Athletics

- The revised area program reduces the size of the auxiliary gym to 7,500 SF. The reduction in the size of the auxiliary gym would continue to allow basketball tournaments and seating in the main gym for student assembly.
- Aerobic and spinning equipment would be moved to the weight room. Combining aerobic and spinning equipment with weight room functions would allow more cross training.
- Dance functions would be shared in a room with wrestling. High school dance programs have often been able to share spaces with wrestling programs, however, depending on scheduling dance programs may need to occasionally use the auxiliary gym for practice.
- The functions of the small team rooms that are eliminated in this revision can be accommodated in the design and layout of locker rooms.

The overall area devoted to Athletics changed from 42,930 SF to 38,430 SF in the revised area program.

Education Support

- Many offices spaces have been adjusted to reflect existing office space allocations.
- The number of computer labs for student testing was increased from one to two to reflect a current need for testing outside of classrooms. As this need changes over time, these computer labs can be converted to classroom spaces.
- The size of the student commons has been reduced to reflect a more realistic lunch participation rate (40 percent). A preference will be stated in the Ed Spec to locate the commons area near the media center to better activate the areas designed for student collaboration.
- A staff room was eliminated as it was duplicative with the teacher office functions.
- The size of the library has been adjusted to reflect its function in the overall media center which will contain classroom and collaboration spaces.
- The space allocated for student government would function primarily as office/storage space. Assembly for student government can occur in classroom spaces.
- Student lockers would be double stacked under this revision thereby halving the area needed for lockers. High school administrators have noted either the under use of lockers by students and/or the smaller amount of locker space needs by students.
- Identifying mechanical fans as roof top units removed the need for mechanical fan rooms.

The overall area devoted to Education Support changed from 65,055 SF to 49,860 SF in the revised program.

Attachment A – Revised Draft Ed Spec Area Program for Comprehensive High Schools



Board of Education

Superintendent's Recommendation to the Board

Board Meeting Date:
September 23, 2013

Executive Committee Lead:
C.J. Sylvester, Chief Operating Officer

Department:
Operations
Office of School Modernization

Presenter/Staff Lead:
C.J. Sylvester, Chief Operating Officer
Jim Owens, Executive Director, OSM

Agenda Action: Resolution

SUBJECT: Recommended Building Program Size for Franklin, Grant and Roosevelt High School Master Planning and Related Fiscal Impacts

BRIEF SUMMARY AND RECOMMENDATION

At this time, it is necessary and appropriate to designate the building area programs for the Franklin, Grant and Roosevelt high school full modernization work efforts.

Staff is proposing the district increase the size of these three comprehensive high schools based on the recently approved community vision for facilities, related education specifications, the stabilizing influence that high school system design has had on enrollment, and a sincere desire to right-size our buildings and not under-build for future enrollment increases over multiple generations.

The impact of larger buildings results in a proportional increase in project costs. The bond program reserve was established in order to accommodate changes such as the ones proposed without impacting other bond project scopes and budgets.

Staff recommends the Board adopt the attached resolution authorizing building program size and acknowledging related fiscal impacts for these three high schools. Actual project-level budgetary adjustments will be accomplished as part of the Board approval of schematic designs, currently scheduled for March 2014 for Franklin and Roosevelt High Schools.

BACKGROUND

When the November 2012 Bond Program was established, a primary focus and highlight was the modernization of Franklin, Grant and Roosevelt High Schools and the replacement of Faubion PreK-8. The building programs, in terms of required square feet, were conceptual in nature at that time. Since then we have completed a community facilities visioning process that influenced the comprehensive high school education specification ("EdSpec") area program.

The budget developed for the District's capital bond program also estimated costs at a conceptual level for full renovation of Franklin, Grant, and Roosevelt high schools and

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Superintendent**

the replacement of Faubion PK-8 school. Development of the budget was based on third party professional cost estimates and included cost escalations and contingencies. The 2012 capital bond communications indicated the modernization of Franklin and Grant high schools would accommodate 1,500 students and the modernization of Roosevelt High School would accommodate 1,200 students.

The Long Range Facility Plan had a 10-year planning horizon but recommended planning a “robust program capacity for each rebuilt or fully renovated facility” for the future modernization of District schools. Master planning for the high school projects ultimately required further analysis including:

- (1) Application of the recently completed Ed Spec Comprehensive High School Area Program requirements,
- (2) Changes in enrollment forecasts for each high school,
- (3) Any anticipated capture rate increases upon completion of modernization projects
- (4) A desire to not under-build high school common areas given the required longevity of these facilities, and
- (5) Recognition that it is virtually impossible to expand core (common area) capacity once constructed.

Based on these considerations, staff is proposing the capacity of the high schools in the District’s capital bond program be adjusted from the planning capacity upon which the original bond program was calculated.

Adjusting these three high schools has significant implications to the master planning efforts currently underway as regards project scope and budget. Board approval of the building program size for each school and the related implications to project budgets is critical to allow the master planning efforts to move forward expeditiously.

Ed Spec Area Program

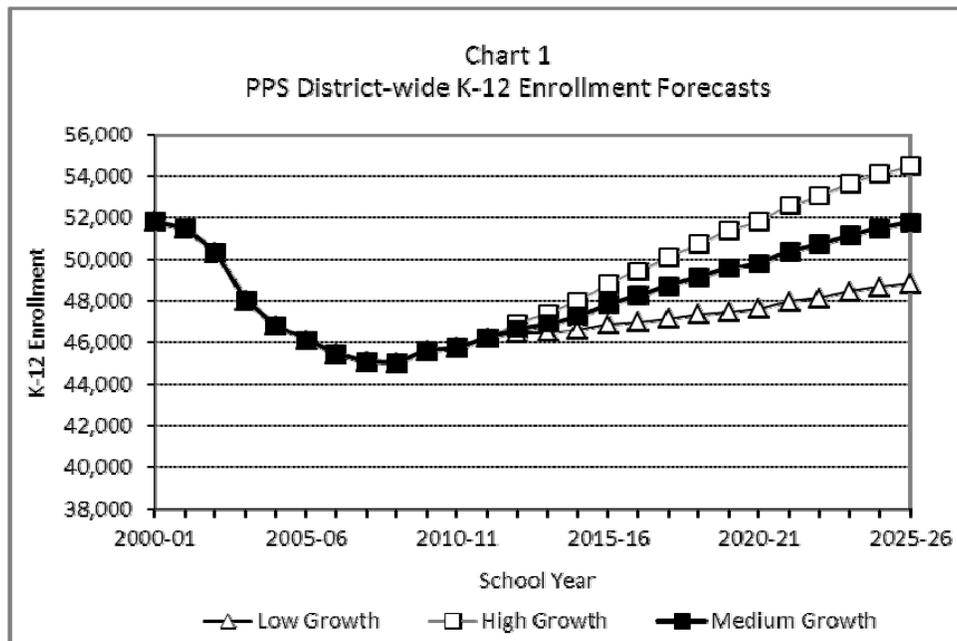
Since passage of the capital bond by voters in November 2012, the Office of School Modernization has been developing District-wide Educational Specifications including an Area Program for comprehensive high schools.

The area program for District comprehensive high schools has been developed with the input of high school teachers, principals, and staff from the Office of Schools including the directors of ESL and SPED. The area program has been developed around a 1,500 student capacity to deliver core programming with some flexibility based on the electives, service providers, and partner programs at each school. Mr. Owens’ memo dated 09/17/2013, and attached to the “Educational Specifications: High School ‘Area Program’” staff report that preceded this item on the agenda, speaks to the method of extrapolating the Ed Spec for increased school capacity.

Enrollment

PPS relies on enrollment forecasts to predict future program and facility needs for students. After a lengthy period of declining student populations, the District has experienced four straight years of enrollment increase, which is forecast to continue through the next decade.

PPS receives enrollment forecasts from Portland State University's Population Research Center. Student enrollment forecasts are updated annually to incorporate new enrollment data as well as newly released birth and housing data. District-wide enrollment forecasts through the 2025-26 school year are shown in the chart below:



All three scenarios of the PSU enrollment forecast point to additional students enrolling in PPS over this time span. The medium growth scenario shows K-12 enrollment increasing to 50,399 students in the 2021-22 school year, adding more than 4,000 students above current enrollment. The high growth scenario predicts that 2021-22 K-12 enrollment would reach 52,720 students, adding more than 6,000 students to the district over the next eight years.

The City of Portland's Growth Scenario Report of May 2013 predicts an additional 280,000 people inside the City limits by 2035, which the report identifies as consistent with historical trends. The City limits include multiple school districts and the decisions people make about where to live remain to be seen.

The full build-out of high schools in the capital bond program needs to consider current and future enrollment forecasts while being mindful of even longer term demographic trends. Master planning for each school needs to identify future expansion space for students while accommodating unique characteristics of each school and community.

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High School	Current size (sf)	2012 Enrollment ⁽¹⁾	Forecast Enrollment ⁽²⁾	Current sf/Student	Capture Rate
Franklin	218,574	1,469	1,601	149	63%
Grant	274,489	1,536	1,690	179	80%
Roosevelt	228,535	828	935	276	53%

⁽¹⁾ PPS School Profiles and Enrollment Data 2012-2013

⁽²⁾ Source, PPS Enrollment Forecast 2012-2013 to 2025-2026; Enrollment forecasts shown are for projected completion dates of modernization projects: 2017 for Franklin and Roosevelt high schools and 2019 for Grant.

Recommendations

The recommendation identified below requests changes to the area program of Franklin, Grant and Roosevelt high schools as regards building capacities for both core and classroom areas. Core capacity includes such areas as commons area, cafeteria, gyms and media center. Future enrollment balancing efforts is a District tool and process that may impact future enrollment at these high schools. Nevertheless, in all cases staff is recommending core capacities larger than current student enrollments as the District's ability to retrofit core spaces to accommodate future enrollment increases is virtually impossible once modernization work is complete.

The master planning and schematic design efforts at each school will provide significant, site specific refinement of these options and provide each school with the opportunity to identify spaces for specific elective programs as well as service providers and community uses that best support each school community. All recommendations below are made to accommodate current and anticipated future enrollment forecasts as well as implementation of the District-wide Ed Spec area program for District comprehensive high schools.

Franklin High School

The 2017-18 (completion of modernization project) enrollment forecast for Franklin High School is 1,601 students. To accommodate this projected and future enrollment increases, additional student and core capacity should be planned for.

Staff recommends the master planning effort for Franklin High School move forward with a planning capacity for 1,750 students upon completion with a core capacity for 2,000 students. The master planning effort should also identify space on the Franklin campus to provide classroom capacity for an additional 250 students to accommodate the potential for future enrollment increases.

Roosevelt High School

The 2017-18 (completion of modernization project) enrollment forecast for Roosevelt High School is 935 students. Twelve year forecasts do not put total enrollment over 1,000 students; however the current capture rate for Roosevelt High School is 53 percent. If a 10 percent increase in capture rate were to be realized upon completion of

<p>Reviewed and Approved by Superintendent</p>

the modernization at Roosevelt High School, estimated enrollment would be around 1,100 students.

Staff recommends the master planning effort for Roosevelt High School move forward with a planning capacity for 1,200 students upon completion with a core capacity for 1,500 students. The master planning effort should also identify space on the Roosevelt campus to provide classroom capacity for an additional 300 students to accommodate the potential for future enrollment increases.

Grant High School

The 2019-20 (completion of modernization project) enrollment forecast for Grant High School is 1,690 students. Peak enrollment over the next 12 years of available forecast data is 1,723 students in 2020-21. The current capture rate for Grant High School is 80 percent. A modernized Grant High School would also likely see a bump in its capture rate, although whether it would be on par with increases at Franklin and Roosevelt high schools with current lower capture rates remains to be seen.

Staff recommends the master planning effort for Grant High School move forward with a planning capacity for 1,750 students upon completion and a core capacity for 2,000 students. The master planning effort should also identify space on the Grant campus to provide classroom capacity for an additional 250 students to accommodate the potential for future enrollment increases.

High School	Proposed Change in Capacity	Proposed Budget Add from Program Reserve
Franklin	2000 core/1750 enrollment	\$10M
Roosevelt	1500 core/1200 enrollment	
Grant	2000 core/1750 enrollment	

RELATED POLICIES / BOARD GOALS AND PRIORITIES

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The Education Specification process began with the assistance of a 32 member Executive Advisory Committee that helped develop a community engagement process for the entire project. The project team engaged 16 groups and organizations in the spring of 2013. Key themes from these conversations were developed for the Facilities Vision Summit on May 28, 2013 and presented to attendees representing participants in the community conversations. The Board of Education adopted the Education Facilities Vision on September 9, 2013.

ALIGNMENT WITH EQUITY POLICY IMPLEMENTATION PLAN

Policy Goal A: “The District shall provide every student with equitable access to high quality and culturally relevant...facilities..., even when this means differentiating resources to accomplish this goal.”

Policy Goal F: “The District shall create welcoming environments that reflect and support the racial and ethnic diversity of the student population and community. In addition, the District will include other partners who have demonstrated culturally

specific expertise—including governmental agencies, non-profit organizations, businesses, and the community in general—in meeting our educational outcomes.” One criteria for identifying 2012 high school bond projects included the use of free and reduced lunch percentages. Franklin = 55% Roosevelt = 75%

BUDGET / RESOURCE IMPLICATIONS

The cost estimates upon which the District’s capital bond budgets were developed used a conceptual planning capacity of 1,500 students (identified in the District’s 10-year Long-Range Facility Plan) for Franklin and Grant High Schools. The bond budget target enrollment used for Roosevelt High School classrooms was 1,200 based on lower enrollment forecasts. Costs were identified as of the second quarter of 2012 for the November 2012 ballot measure.

For the three high schools, the conceptual scope identified total project costs for the three high schools at \$247M. Staff is proposing to add \$10M of the \$20M bond reserve for a revised total of \$257M for the proposed larger area programs with increased enrollment capacity described in the background of this staff report.

Further, escalation (inflation index) must be applied from the second quarter of 2012 to the mid-point of each project’s construction timeline. Escalation is estimated at \$21.2M for the three high schools and is available from the bond’s \$45M escalation contingency, established for this purpose.

The use of bond reserve funds cannot fully fund the enhanced high school area programs at the original, conceptual cost of \$220/s.f. What it does provide is an ability to build the larger schools but at a reduced cost of \$200/s.f. (before escalation is applied).

The bond reserve of \$20M is separate and apart from each high school’s 15% project contingency and the above-noted escalation contingency. Under the staff recommendation, the project contingency remains at 15% to ensure adequate funds during construction for unanticipated events and conditions. The bond reserve is reduced by \$10M for a remaining bond program level reserve of \$10M.

Staff is proposing the Board of Education support changes in building programs understanding that in March of 2014, at the end of the schematic design phase for the first two high schools, the Board will need to allocate approximately \$10M from the bond program reserve to support these three high school full modernization projects.

NEXT STEPS / TIMELINE / COMMUNICATION PLAN

The design teams for Franklin and Roosevelt High Schools were selected through a formal, competitive procurement process and are now under contract. The first community-wide public input sessions were held Saturday, September 21. There was

<p>Reviewed and Approved by Superintendent</p>

extensive outreach for these meetings in multiple languages and settings that will continue through the schematic design phase of each project this winter.

The project Design Advisory Groups (DAGs) have been meeting since summer 2013 and toured Seattle schools in August. Local tours are being scheduled for this fall.

The next step is for the design teams to take public and DAG input as well as direction from this Board meeting to create two to three options at each site for public consideration. The DAGs and public will comment on these options in future meetings this fall and work towards developing a preferred option. The preferred option for each school will then be hosted at a public Open House before being finalized and brought before the Board November 18 for review with adoption anticipated for December 2, 2013.

OTHER OPTIONS

Other options include:

1. Make no change(s) to the original, conceptual project area program and budget. Using PSU projections, boundary adjustments would be necessary under this option for both Franklin and Grant High Schools to maintain enrollment at or under 1500 students.
2. Change only the area program to match the newly completed Education Specifications, with no change to the enrollment capacity of these three high schools. Using PSU projections, boundary adjustments would be necessary under this option for both Franklin and Grant High Schools to maintain enrollment at or under 1500 students.

ATTACHMENTS

Attachment A: Draft Resolution "Authorizing Increased Program Area for Franklin, Grant and Roosevelt High School Full Modernizations as Part of the 2012 Capital Bond Program and Acknowledging Related Impact on the Bond Program Reserve."



Board of Education Informational Report

MEMORANDUM

Date: November 18, 2013

To: Members of the Board of Education

From: Jim Owens, Executive Director, Office of School Modernization

Thru: C.J. Sylvester, Chief Operating Officer

Subject: Bond Program Status – November 2013

In the November 2012 election, the voters approved a \$482M capital improvement bond for Portland Public Schools. The District's Office of School Modernization Staff has developed a set of performance measures to provide management information for the staff and reporting tools for the Bond Accountability Committee and the Board's oversight role. Performance metrics for the 2012 bond program are based on the Balanced Scorecard (BSC).

Attached is the BSC for the month of November 2013. Staff will present the status of the program. Following the presentation, the Board is welcome to ask any questions relating to that topic as well.

Lastly, as requested, included in the packet is an 'OSM Board Topics Schedule' outlining upcoming Board agenda items.

Attachment 1: Balanced Scorecard Report – November 2013
Attachment 2: Project Management Cost Report – November 2013
Attachment 3: OSM Board Topics Schedule

Narrative Comments:

1. Escalation \$\$\$ has been moved into IP2014, RHS and FHS budgets.
2. IP 2013 anticipates a \$1.4m savings.

Color Key	
	Good
	Concerns
	Difficulty



Strategic Obj.	Perform
A	
B	
C	
D	
Average	

2012 Bond Projects

Improvements 2013	Roosevelt HS	Faubion K8	Improvements 2014	Franklin HS	Improvements 2015	Grant HS	Improvements 2016	Improvements 2017	Improvements 2018	Improvements 2019	Program Contingency	Program Costs

Strategic Objectives	Performance Measures	Performance Targets
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Objective A Project Budget and Scope Aligned	1	Initial Cost Estimate of Approved Scope	≥ 15% Contingency Available
	2	Master Plan	Within Budgeted Amount

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Objective B Planning & Design Costs within Budget	3	Projected Total P & D Costs	Within Budgeted Amount
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Objective C Construction Costs within Budget	4	Construction Cost Award Price or GMP	< 90% of Construction Budget
	5	Construction Cost Current Estimate	Per Schedule

Objective D Project within Budget	6	Total Project Costs Within Budgeted Amount	Per Schedule
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**Project Management Cost Report
November 2013**

Project Name	Original Budget	Approved Budget Changes	Current Budget	Estimate At Completion	Forecasted Over/(Under)	Actuals Approved
1 Franklin HS Modernization	81,585,655	7,158,911	88,744,566	84,622,074	(4,122,492)	12,346
2 Grant HS Modernization	88,336,829	0	88,336,829	76,827,255	(11,509,574)	0
3 Roosevelt HS Modernization	68,418,695	4,625,345	73,044,040	69,194,634	(3,849,406)	2,170
4 Faubion Replacement	27,035,537	0	27,035,537	24,931,710	(2,103,827)	540,489
5 Improvement Project 2013	9,467,471	3,981,344	13,448,815	12,016,959	(1,431,856)	11,229,264
6 Improvement Project 2014	13,620,121	1,940,998	15,561,119	13,184,928	(2,376,191)	126,024
7 Improvement Project 2015	13,521,066	366,337	13,887,403	11,949,981	(1,937,422)	0
8 Improvement Project 2016	15,274,437	(7,791,052)	7,483,385	6,439,383	(1,044,002)	0
9 Improvement Project 2017	6,796,707	6,985,759	13,782,466	11,859,683	(1,922,783)	0
10 Improvement Project 2018	9,062,119	(1,056,723)	8,005,396	6,888,569	(1,116,827)	0
11 Master Planning - Benson HS	191,667	0	191,667	191,667	0	0
12 Master Planning - Cleveland HS	191,667	0	191,667	191,667	0	0
13 Master Planning - Jefferson HS	191,667	0	191,667	191,667	0	0
14 Master Planning - Lincoln HS	191,667	0	191,667	191,667	0	0
15 Master Planning - Madison HS	191,667	0	191,667	191,667	0	0
16 Master Planning - Wilson HS	191,667	0	191,667	191,667	0	0
17 Swing Sites & Transportation	9,550,000	(2,500,000)	7,050,000	7,050,000	0	0
18 Marshall Swing Site - Bond 2012	0	2,500,000	2,500,000	3,999,557	1,499,557	443
19 Educational Specification	0	300,000	300,000	252,793	(47,207)	195,657
20 Debt Repayment	45,000,000	0	45,000,000	45,000,000	0	45,000,000
21 2012 Bond Program	93,181,361	416,169	93,597,530	59,064,043	(34,533,487)	2,351,308
	482,000,000	16,927,087	498,927,087	434,431,570	(64,495,517)	59,457,701

Project Cost Summary Report for 2012 Capital Improvement Bond Program

Capital Program Start Date: Nov 2012
Capital Program End Date: Nov 2020

Report Run Date: 11/1/2013

Project Name	Original Project Budget	Project Budget Changes	Current Budget	Project Estimate At Completion	Forecasted Over/(Under)	Invoices Approved
Franklin HS Modernization	81,585,655	7,158,911	88,744,566	84,622,074	(4,122,492)	12,346
Grant HS Modernization	88,336,829	0	88,336,829	76,827,255	(11,509,574)	0
Roosevelt HS Modernization	68,418,695	4,625,345	73,044,040	69,194,634	(3,849,406)	2,170
Faubion Replacement	27,035,537	0	27,035,537	24,931,710	(2,103,827)	540,489
Improvement Project 2013	9,467,471	3,981,344	13,448,815	12,016,959	(1,431,856)	11,229,264
Improvement Project 2014	13,620,121	1,940,998	15,561,119	13,184,928	(2,376,191)	126,024
Improvement Project 2015	13,521,066	366,337	13,887,403	11,949,981	(1,937,422)	0
Improvement Project 2016	15,274,437	(7,791,052)	7,483,385	6,439,383	(1,044,002)	0
Improvement Project 2017	6,796,707	6,985,759	13,782,466	11,859,683	(1,922,783)	0
Improvement Project 2018	9,062,119	(1,056,723)	8,005,396	6,888,569	(1,116,827)	0
Master Planning - Benson HS	191,667	0	191,667	191,667	0	0
Master Planning - Cleveland HS	191,667	0	191,667	191,667	0	0
Master Planning - Jefferson HS	191,667	0	191,667	191,667	0	0
Master Planning - Lincoln HS	191,667	0	191,667	191,667	0	0
Master Planning - Madison HS	191,667	0	191,667	191,667	0	0
Master Planning - Wilson HS	191,667	0	191,667	191,667	0	0
Swing Sites & Transportation	9,550,000	(2,500,000)	7,050,000	7,050,000	0	0
Marshall Swing Site - Bond 2012	0	2,500,000	2,500,000	3,999,557	1,499,557	443
Educational Specification	0	300,000	300,000	252,793	(47,207)	195,657
Debt Repayment	45,000,000	0	45,000,000	45,000,000	0	45,000,000
2012 Bond Program	93,181,361	416,169	93,597,530	59,064,043	(34,533,487)	2,351,308
	482,000,000	16,927,087	498,927,087	434,431,570	(64,495,517)	59,457,701



OSM Board Topics Schedule

November 2013

Monday 11/18 - Board

- Quarterly OSM update
- FHS/RHS/GHS size recommendations (adopt resolution)

Tuesday 11/19 – RHS Open house (Master Plan)

Wednesday 11/20 - FHS Open house (Master Plan)

Thursday 11/21 - LRF Advisory Committee

December 2013

Monday 12/02 – Board

- FHS & RHS master plan (draft resolutions) – Staff presentation

Monday 12/16 - Board

- FHS & RHS master plan (adopt resolutions)
- Monthly OSM update – BSC (packet only, no presentation)

Thursday 12/19 – Faubion open house (Master Plan)

January 2014

Monday 1/6 - Board

- Faubion master plan (draft resolution) – Staff presentation
- Ed Spec 'phase 2' (draft resolution) – Staff presentation

Wednesday 1/15 – BAC quarterly meeting (FHS)

Monday 1/21 - Board

- Faubion master plan (adopt resolution)
- Monthly OSM update – BSC (packet only, no presentation)
- Ed Spec 'phase 2' (adopt resolution)
- Consent – CM/GC contract award recommendations – FHS & RHS
- Consent – Marshall Fire alarm contract award recommendation

February 2014



Monday 2/3 – Board – No OSM topics

Tuesday 2/18 – Board

- Quarterly OSM update
- BAC quarterly update

Monday 2/24 – Board – No OSM topics

March 2014

Monday 3/17 – Board

- FHS & RHS schematic design (draft resolutions) – Staff presentation

Monday 3/31 – Board

- FHS & RHS schematic design (adopt resolutions)
- Monthly OSM update – BSC (packet only, no presentation)

Placeholders:

FHS & RHS Schematic Design workshops (Jan-Mar)

FHS & RHS Operations group stakeholder meetings

PBOT Agreement > City Council adoption

BOARD OF EDUCATION
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON

INDEX TO THE AGENDA

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Purchases, Bids, Contracts

The Superintendent RECOMMENDS adoption of the following items:

Numbers 4838 and 4839

RESOLUTION No. 4838

Revenue Contracts that Exceed \$25,000 Limit for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) to enter into and approve all contracts, except as otherwise expressly authorized. Contracts exceeding \$25,000 per contractor are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into agreements in a form approved by General Counsel for the District.

NEW CONTRACTS

No New Contracts

NEW INTERGOVERNMENTAL AGREEMENTS / REVENUE (“IGA/Rs”)

No New IGAs

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Contract Amendment Term	Contract Type	Description of Services	Amendment Amount, Contract Total	Responsible Administrator, Funding Source
The University of Oregon	6/1/2013 through 5/31/2014	Intergovernmental Agreement/Revenue IGA/R 59539 Amendment 1	Funding for year two of the three year K-12 Oregon Chinese Flagship grant project.	\$400,000 \$850,000	D. Armendariz Fund 205 Dept. 9999 Grant G1273

LIMITED SCOPE REAL PROPERTY AGREEMENTS AND AMENDMENTS

No Limited Scope Real Property Agreements or Amendments

N. Sullivan

RESOLUTION No. 4839

Expenditure Contracts that Exceed \$150,000 for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds \$150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into agreements in a form approved by General Counsel for the District.

NEW CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Self Enhancement, Inc.	9/1/2013 through 6/30/2014	Personal Services PS 60297	Jefferson: Provide support and advocacy services, and programs to assist in raising achievement, on time grade level promotion, and high school graduation rate.	\$830,000	L. Poe Funds 101 & 205 Dept. 5431 Grant G1321

NEW INTERGOVERNMENTAL AGREEMENTS (“IGAs”)

No New IGAs

AMENDMENTS TO EXISTING CONTRACTS

No New Amendments to Existing Contracts

N. Sullivan

Other Matters Requiring Board Action

The Superintendent RECOMMENDS adoption of the following item:

Number 4840

RESOLUTION No. 4840

Authorizing Franklin, Grant and Roosevelt High School Full Modernization Building Capacities as Part of the 2012 Capital Bond Program and Acknowledging Related Impact on the Bond Program Reserve

RECITAL

- A. Sixty Six percent (66%) of Portland Public School District (“PPS”) voters approved a ballot measure in November 2012 for a Portland Public Schools bond to improve schools.
- B. The approved 2012 Capital Bond Program includes the full modernization of three comprehensive high schools: Franklin, Grant and Roosevelt.
- C. Following voter approval of the capital bond program a community-wide visioning process resulted in Resolution No. 4800 adopting the Education Facility Vision as part of the District-wide Education Specifications.
- D. Consistent with the Facility Vision, phase 2 of the Education Specification process ensued resulting in a comprehensive high school area program which includes required core and advanced educational program; fine and performing arts; athletics; administration; counseling/career; SPED; ESL; student center/commons (also serves as cafeteria); media center; miscellaneous educational, student, custodial, mechanical and electrical support spaces; enhanced electives; partner/community use; and wrap-around service providers.
- E. The community clearly indicated a desire for community use of appropriate high school building spaces that requires consideration during the design processes, particularly as regards zoning of spaces for public access while maintaining building-wide security.
- F. The 2010 High School System Design process stabilized high school enrollment and equitable core program offerings.
- G. The 2010 High School System Design recommendations state that “schools at 1,300 will have more flexibility to meet the diverse interest of students within the elective arena.”
- H. Enrollment projections provide possible scenarios for a 10-year window, but PPS school buildings should be scaled up, where possible, to support multiple generations influenced not only by birth rates but also in-migration to the Portland area.
- I. The 2012 capital bond program was developed with individual project contingencies, a \$45 million program-level escalation contingency, and a \$20 million program-level bond reserve for use at the Board’s discretion consistent with the projects identified in the voter-approved ballot measure.
- J. The original 2012 capital bond program high school full modernization scopes and budgets were conceptual in nature and now require refinement.
- K. The May 2012 Long-Range Facility Plan had a 10-year planning horizon pursuant to ORS 190, but recommended planning a “robust program capacity for each rebuilt or fully renovated facility”.
- L. The comprehensive high school Education Specification details space requirements for a robust program.
- M. Enrollment forecasts and anticipated improvements in capture rates require larger capacity schools.

- N. Staff is recommending the district stretch its 2012 capital bond resources to the extent feasible to assist with future enrollment trends.
- O. Larger school buildings require additional funds to supplement the original project budgets. The bond program reserve was developed in anticipation of desired changes in project scope and/or quality.

RESOLUTION

1. The Board of Education directs staff to master plan the following high schools to the indicated capacities:
 - Franklin High School: Common Areas for 1,700 students, Classrooms for 1,700 students
 - Grant High School: Common Areas for 1,700 students, Classrooms for 1,700 students
 - Roosevelt High School: Common Areas for 1,700 students, Classrooms for 1,350 students
2. The Board of Education directs staff to master plan Roosevelt High School to include a subsequent phase to add future classrooms to bring total classroom capacity to the common area capacity.
3. The Board of Education acknowledges the not to exceed \$10 million impact this increased program area change will have on the 2012 capital bond program reserve; but the action to approve those funds will not occur until Board approval of schematic design anticipated for Franklin and Roosevelt High Schools in March 2014.
4. The Board of Education acknowledges the larger program area for these three high schools will be designed and constructed for not to exceed \$257 million prior to escalation.

C. Sylvester/J. Owens