

BOARD OF EDUCATION

Portland Public Schools
Public Hearing and Special Meeting
July 9, 2012

BOARD AUDITORIUM

Blanchard Education Service Center
501 North Dixon Street
Portland, Oregon 97227

Note: Those wishing to speak before the School Board should sign the citizen comment sheet prior to the start of the regular meeting. No additional speakers will be accepted after the sign-in sheet is removed, but citizens 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 citizens must abide by the Board's Rules of Conduct for Board meetings.

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

This meeting may be taped and televised by the media.

AGENDA

1. **PUBLIC HEARING AND VOTE: CAPITAL BOND** 5:00 pm
2. **ADJOURN** 8:00 pm

The next Regular Meeting of the Board will be held on **July 16, 2012**, at **5:00 pm** in the Board Auditorium at the Blanchard Education Service Center.

Portland Public Schools Nondiscrimination Statement

Portland Public Schools recognizes the diversity and worth of all individuals and groups and their roles in society. All individuals and groups shall be treated with fairness in all activities, programs and operations, without regard to age, color, creed, disability, marital status, national origin, race, religion, sex, or sexual orientation.

Board of Education Policy 1.80.020-P



PORTLAND PUBLIC SCHOOLS

P.O. Box 3107 / Portland, Oregon 97208-3107

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SUPERINTENDENT'S RECOMMENDATION TO THE BOARD AND STAFF REPORT

CAPITAL CONSTRUCTION BOND PLANNING: BOND BALLOT MEASURE

Board Meeting Date: July 9, 2012

Executive Committee Lead: C.J. Sylvester, COO

Department: Office of School Modernization

Staff Lead: Jim Owens, Director Capital Operations

I. ISSUE STATEMENT

This staff report is complementary to the reports for June 11th, June 18th and June 25th as this discussion is a continuation from those meetings. The Board discussions have been specifically about identifying preferred criteria for staff to use in framing potential capital bond options, affirming a preference for a November 2012 ballot measure and selecting a preferred school construction bond proposal using a specific estimated tax levy rate.

This staff report and related attachments summarize the preferred school construction bond proposal identified by the Board on June 25th and requests approval for staff to prepare a bond ballot measure for Board consideration on August 20, 2012, for a proposal as may be amended by the Board based on testimony received in two public hearings on June 28th and July 9th.

II. BACKGROUND

Background and community engagement to date were provided in detail in the June 11, 2012, staff report and attachments.

During the Board meeting on June 25th, the Board identified a preferred school construction bond proposal and requested staff to prepare a resolution for the July 9th meeting directing staff to draft the ballot measure and explanatory statement.

The Board discussed Bond criteria framed around four priority options prior to concluding that the option containing three high schools (Roosevelt, Grant & Franklin) plus Faubion K-8 represented the preferred alternative.

The preferred alternative responds to sensitivity around cost and provides a vision of rebuilt high schools starting with those schools with high seismic risk and need for major access upgrades. The partnership opportunity between Faubion K-8 and Concordia University leverages

public dollars with private funds. The proposal also provides funding for focused, urgent facility needs across the district.

On June 28, 2012, the Board of Education held a public hearing and received public testimony on the bond proposal.

III. RELATED POLICIES/BEST PRACTICES

- Board Resolution No. 3986 (Oct. 13, 2008) Criteria to Determine Order of Rebuilding and Renovation of PPS School Buildings to Create 21st Century Schools
- Board Resolution No. 4608 (May 29, 2012) Resolution to Adopt the Superintendent's Recommended Update of the PPS Long Range Facilities Plan

IV. FISCAL ISSUES

During the Board meeting on June 25th, the Board continued to discuss possible bond options, amounts and estimated tax levy rates. The preferred construction bond alternative from the June 25th meeting recommends a total bond amount of \$482 million. This financing is designed around an estimated tax rate of \$1.10/\$1,000 tax assessed value (AV) for the first eight (8) years and \$0.30/\$1,000 over an additional twelve (12) years. This estimated tax rate means the median homeowner is anticipated to pay an estimated \$163 per year for PPS capital construction (less than \$14/month) over the initial eight-year period. The proposed bond would also repay up to \$45 million of existing capital debt (used to pay for Rosa Parks School, boiler burner upgrades, roof replacements, modular classrooms, and other urgent capital improvements).

V. BOARD OPTIONS

The Board-identified preferred school construction bond proposal uses seismic performance ratings and accessibility to programs as well as high enrollment and high poverty to determine high schools for full modernization. The known partnership with Concordia University at Faubion K-8 prompted its inclusion in the proposal.

Following the final public hearing on July 9th, the Board can direct staff to proceed with developing ballot measure and explanatory statement language for the preferred school construction bond proposal (identified on June 25th), or can modify the language.

VI. STAFF RECOMMENDATION

Staff will follow Board guidance and direction regarding bond measure development including size, tax rate and detail based on July 9th authorizing resolution.

VII. TIMELINE FOR IMPLEMENTATION/EVALUATION

The Board will review the staff prepared bond ballot measure and explanatory statement language on August 20, 2012 so that those documents can be filed with the County elections office by September 6, 2012.

I have reviewed this staff report and concur with the recommendation to the Board.



Carole Smith
Superintendent
Portland Public Schools

Date

Attachments:

1. Draft Resolution authorizing staff to develop a general obligation ballot measure and explanatory statement.
2. June 25, 2012, Preferred School Construction Bond Proposal



Preferred School Construction Bond Proposal

A citizens' advisory group has concluded that extensive work is needed to bring PPS school buildings up to modern safety and learning standards. (This group included parents, teachers, business and community leaders, including construction experts.) Based on community input, the Portland School Board is considering this school construction bond proposal to launch a long-term plan to modernize schools. (This option addresses specific school upgrade priorities which were determined through community input.)

High School, Seismic & Access • \$1.10 per \$1000 of assessed value

 \$5 million	Educational Facility Improvements Improve grades 6-8 science classrooms with sinks and electrical outlets at as many as 39 schools.
 \$69.5 million	Seismic and other building improvements Seismic strengthening at as many as 26 schools. Replace and seismically brace roofs at as many as 14 schools. Replace roofs at as many as 8 schools. Improve accessibility to educational programs at as many as 33 schools.
 \$278 million	Full modernizations or replacement These schools are identified as potential modernizations or replacement: <ul style="list-style-type: none"> • High schools with high seismic risk. • High schools with major access upgrades needed. • Faubion = capital partnership with Concordia University. <div style="display: flex; justify-content: space-around; align-items: flex-start; margin-top: 20px;"> <div style="text-align: center;"> <p>3 high schools.....</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Grant \$95 million </div> <div style="text-align: center;">  Franklin \$85 million </div> <div style="text-align: center;">  Roosevelt \$70 million </div> </div> </div> <div style="text-align: center; margin-top: 20px;"> <p>1 K-8.....</p> <div style="text-align: center;">  Faubion \$28 million </div> </div> </div>
 \$45 million	Debt repayment <ul style="list-style-type: none">  Rosa Parks K-8.  Boiler conversions, prior roof replacements and other financed capital projects.
 \$84.5 million	Program costs Required reserves, materials and labor cost escalation, bond issuance costs and improvements and transportation to buildings where students attend school while their school is renovated. Master planning for 6 high schools (\$1.5 million).
\$482 million	Total Bond Program Estimated rate: \$1.10/\$1,000 of assessed value over 8 years, \$0.30 over an additional 12 years.

Preferred Bond Proposal in Detail



Why is PPS considering a school construction bond?

Nearly all PPS school buildings are **aging and worn out**. Roofs and pipes are leaking, electrical systems are inadequate for today's technology, classrooms lack accessibility and earthquake resistance is far below current seismic safety standards. Schools also need **more up-to-date classrooms**— from science labs to media centers to smaller breakout spaces for effective teaching and learning.

A bond measure would allow the district to **remedy building deficiencies** and to **modernize learning environments** to support student achievement and prepare students to compete in the 21st century.

Can a school construction bond also pay for teachers and operational support?

No. A school construction bond can only be used for **major renovations** or **replacement of school buildings**. The last PPS construction bond was passed by voters in 1995 and funding expired in 2003.

What building problems would this bond proposal address?

School bonds typically pay for a blend of **full rebuilds** of some schools and **targeted improvements** at others.

What are full rebuilds ? Full rebuilds modernize learning spaces and address all deficient systems by rebuilding a school. This is the most cost-effective way to improve most PPS schools, due to age and condition.

Why are some schools recommended for rebuilding? A citizens committee recommended that Portland engage in a series of school construction bonds to **upgrade all PPS schools over 30 years**. This \$482 million bond proposal would start that work. The tax rate is estimated to be \$1.10/\$1,000 Assessed Value. The rate would be split between \$1.10 paid over 8 years and .30 cents paid over an additional 12 years.

Schools proposed for this first phase of rebuilding meet these criteria:

- **High schools at high seismic risk** and in need of **major access upgrades**: Grant, Franklin and Roosevelt are all high seismic risk high schools and all need significant accessibility upgrades.
- **Partnership**: Faubion K-8 leverages a major capital partnership with Concordia University.

How were these criteria chosen? Criteria were reviewed and narrowed by a citizens committee, followed by input from community meetings and an online survey.

What are targeted educational and facilities improvements? Targeted improvements would address classroom, seismic, roof and ADA deficiencies in schools that would not be rebuilt in this bond.

What schools would receive targeted educational and facilities improvements?

	Educational Facility Improvements Schools being considered for improvements:
Science labs at as many as 39 schools	Science labs (Sinks and electrical upgrades for grade 6-8 science classes) at: Beaumont MS•Da Vinci MS•George MS•Gray MS•Hosford MS•Jackson MS•Lane MS•Mt Tabor MS•Sellwood MS•West Sylvan MS•Arleta K-8•Astor K-8•Beach PK-8•Beverly Cleary K-8•Boise-Eliot K-8•Bridger K-8•Cesar Chavez K-8•CSS K-8•Creston K-8•Harrison Park K-8•Hayhurst K-8•Irvington K-8•Laurelhurst K-8•King K-8•Lee K-8•Lent K-8•MLC K-12•Ockley Green K-8•Peninsula K-8•Rigler K-6•Roseway Heights K-8•Sabin K-8•Scott K-8•Skyline K-8•Sunnyside K-8•Vernon K-8•Vestal K-8•Winterhaven K-8•Woodlawn K-8
	Physical Facility improvements Schools being considered for improvements:
Seismic strengthening at as many as 26 schools	Abernethy K-5•Ainsworth K-5•Alameda K-5•Arleta K-8•Beach K-8•Beaumont MS•Benson HS•Beverly Cleary K-8•Boise Eliot PK-8•Buckman K-5•Chief Joseph K-8•Cleveland HS•Creative Science K-8•Creston K-8•Duniway K-5•Grout K-8•Hayhurst K-5•Hosford MS•Jackson MS•James John K-5•Jefferson HS•Lane MS•Llewellyn K-5•MLC K-12•Sabin PK-8•Woodlawn PK-8
Roof replacement/seismic bracing at as many as 14 schools	Abernethy K-5•Ainsworth K-5•Alameda K-5•Arleta K-8•Beverly Cleary K-8•Boise Eliot PK-8•Buckman K-5•Cleveland HS•Creative Science K-8•Creston K-8•Hayhurst K-5•Hosford MS•James John K-5•Sabin PK-8
Roof replacement at as many as 8 schools	Bridlemile K-5•Jackson MS•Laurelhurst K-8•Lewis K-5•Maplewood K-5•Sellwood MS•Stephenson K-5•Wilson HS
Improve accessibility to educational programs at as many as 33 schools	Ainsworth K-5•Arleta K-8•Beach K-8•Benson HS•Buckman K-5•Cesar Chavez K-8•Cleveland HS•Harrison Park K-8•Holladay Annex•Holladay Center•Hosford MS•James John K-5•Jefferson HS•King K-8•Lane MS•Lent K-8•Lincoln HS•Madison HS•Markham K-5•Meek HS•MLC K-12•Ockley Green K-8•Peninsula K-8•Richmond PK-5•Rigler K-8•Sabin PK-8•Scott K-8•Sunnyside K-8•Vestal K-8•West Sylvan MS•Wilson HS•Winterhaven K-8•Woodlawn PK-8

How can I have input on this proposal?

Take an online survey at www.pps.net, or email schoolmodernization@pps.net. The school board will hold public hearings on June 28 and July 9. Your testimony is welcome. If you have questions call 503-916-3817. To talk with a Spanish-speaking staff member, call 503-916-3582. (Para hablar con personal en Español llame al 503-916-3582.)



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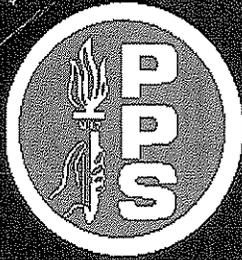
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 Physical Facility improvements Schools being considered for improvements:	
Seismic strengthening at as many as 24 schools 	Abernethy K-5 • Ainsworth K-5 • Alameda K-5 • Arleta K-8 • Beach K-8 • Beaumont MS • Benson HS • Beverly Cleary K-8 • Boise Eliot PK-8 • Buckman K-5 • Chief Joseph K-5 • Cleveland HS • Creative Science K-8 • Creston K-8 • Duniway K-5 • Grout K-8 • Hayhurst K-5 • Hosford MS • Jackson MS • James John K-5 • Jefferson HS • Lane MS • Llewellyn K-5 • MLC K-12 • Sabin PK-8 • Woodlawn PK-8
Roof replacement/seismic bracing at as many as 16 schools 	Abernethy K-5 • Ainsworth K-5 • Alameda K-5 • Arleta K-8 • Beverly Cleary K-8 • Boise Eliot PK-8 • Buckman K-5 • Cleveland HS • Creative Science K-8 • Creston K-8 • Hayhurst K-5 • Hosford MS • James John K-5
Roof replacement at as many as 10 schools 	Bridlemile K-5 • Jackson MS • Laurelhurst K-8 • Lewis K-5 • Maplewood K-5 • Mt. Tabor MS • Roseway Heights K-8 • Sellwood MS • Stephenson K-5 • Wilson HS
Improve accessibility to educational programs at as many as 33 schools 	Ainsworth K-5 • Arleta K-8 • Beach K-8 • Benson HS • Buckman K-5 • Cesar Chavez K-8 • Cleveland HS • Harrison Park K-8 • Holladay Annex • Holladay Center • Hosford MS • James John K-5 • Jefferson HS • King K-8 • Lane MS • Lent K-8 • Lincoln HS • Madison HS • Markham K-5 • Meek HS • MLC K-12 • Ockley Green K-8 • Peninsula K-8 • Richmond PK-5 • Rigler K-5 • Sabin PK-8 • Scott K-8 • Sunnyside K-8 • Vestal K-8 • West Sylvan MS • Wilson HS • Winterhaven K-8 • Woodlawn PK-8

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SUPERINTENDENT'S RECOMMENDATION TO THE BOARD AND STAFF REPORT

***TITLE: PARENT COMPLAINTS REGARDING THE CLOSURE OF THE YOUNG WOMEN'S LEADERSHIP ACADEMY
PROGRAM: ACCEPTANCE OF INVESTIGATION AND FINDINGS***

Board Meeting Date: July 16, 2012

Executive Committee Lead: Jollee Patterson

Department: General Counsel

Staff Lead: Jollee Patterson

I. ISSUE STATEMENT

Several parents filed complaints following the closure of the Harriet Tubman Young Women's Leadership Academy Program ("YWLA"). These complaints were investigated by Peter Hamilton. This staff report recommends the acceptance of Mr. Hamilton's investigation and findings.

II. BACKGROUND

During the 2012-13 budget process, the Superintendent proposed the closure of YWLA, which was a program of Jefferson High School. Following community input on this proposal and other budget items, the Superintendent determined that YWLA would close at the end of the 2011-12 school year. As a related item, the Board voted to approve the grade reconfiguration of Jefferson High School from a 6-12 school to a 9-12 school. Following these actions, nine families filed formal complaints with the District pursuant to 4.50.030 – Student/Parent Complaint Procedure. The parents asserted a variety of concerns, including inadequate process, discrimination in violation of Oregon law, violation of various provisions of OAR 581 Division 22, and violation of District policy.

The General Counsel's office retained Mr. Hamilton to investigate these complaints. Mr. Hamilton conducted a thorough investigation, including interviewing families and district staff, and reviewing numerous relevant documents. Mr. Hamilton concluded that, while the program closure process was expedited and very difficult for students and families, there was no evidence that the decisions were made for any discriminatory purpose. Further, Mr. Hamilton found that (1) the families did have an opportunity to provide input into the decision, (2) the decision did not violate district policy, (3) the YWLA closure did not violate the sections of Division 22 cited by the parents, and (4) the decision to close the program was not done discriminatory.

Mr. Hamilton's full report and findings are attached to this staff report and recommendation.

III. RELATED POLICIES/BEST PRACTICES

The complaints were filed under Board Policy 4.50.030 – Student/Parent Complaint Procedure. District staff has utilized the procedures in that policy in investigating the complaint and making this recommendation to the Board.

IV. FISCAL IMPACT

The decision to accept Mr. Hamilton's investigation and findings do not have a direct fiscal impact on the district.

V. COMMUNITY ENGAGEMENT

Mr. Hamilton met with several of the parents who filed a complaint as part of his investigation process.

VI. BOARD OPTIONS

The Board may accept Mr. Hamilton's investigation and findings, which would be the final step under the process established in 4.50.030 – Student Parent Complaint Procedure. If the Board chooses not to accept the findings, then staff will evaluate next steps in light of any concerns expressed by the Board.

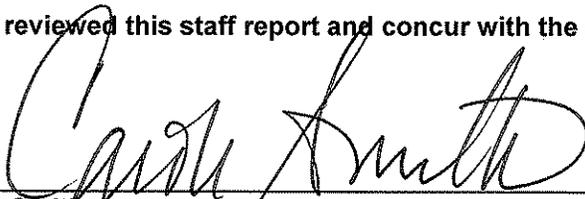
VII. STAFF RECOMMENDATION

Staff recommends that the Board accept Mr. Hamilton's investigation and findings.

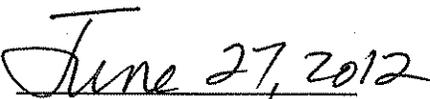
VIII. TIMELINE FOR IMPLEMENTATION/EVALUATION

Not applicable.

I have reviewed this staff report and concur with the recommendation to the Board.



Carole Smith
Superintendent
Portland Public Schools



Date