

The Portland Opportunity

PPS Superintendent Search/Recruitment
Task Force Update

Task Force Charge

Recommend a process and tools for the School Board to recruit and hire a Superintendent who will serve as an effective leader for Portland Public Schools

Meetings and communications

- Two task force meetings
- Work session with full board
- Three written updates to the community
- Feedback requested from community stakeholders
- Next meeting: June 14 at 2:30 p.m.
- Expected Board work session, potential executive session last week in June

Review of just completed 2016-2017 search

- Focus on board role & recruitment firm role
- External search consultant – review of expenditures, fit of lead w/PPS
 - Depth of the pool of finalist candidates
 - Timing and depth of background check
 - Timing of the compensation discussion/terms agreement
 - Compensation range
 - Inadequate time spent with candidates not well known to the Board or district

Moving ahead -- New Tools and Process

External search firm – New lead, regularly scheduled meetings/calls

Position Description – revised/posted

Leadership Profile – update with bond, new board, PPS assets

Qualified candidate recommendations solicited

--Board

--Staff, parents, community, national contacts


PPS-Supt-Recruitment@pps.net

Compensation Terms – OR, WA, Comparable US cities

Process design drafting – short term, mid term – feedback from community stakeholders

Next steps


- Tool development -- ongoing
- Candidate recruitment – ongoing
- Compensation range set – underway
- Background check revision
- Board consideration of interview/hiring process recommendation
- Candidates selected for interviews
- Challenges:
 - Timing (year end), window before deep summer
 - Education leader wanting to build senior team, fill open leadership positions



Real Estate Transaction Policy

Sara King, Director of Planning and Asset Management

Overview: The policy gives the Superintendent or his/her designee authority to sign real estate transactions in which the total value of the transaction is at or below applicable delegation thresholds for District expenditure and revenue contracts, as set forth in PPS Public Contracting Rule 45-0200 (Authority to Approve and Execute District Contracts). All other real estate transactions shall be presented to the Board for approval.



8.70.041-P Real Estate Transaction Process


Portland Public Schools requires the ongoing ability to transact the purchase, lease, conveyance, permit, and dedication of real property or an interest in real property in a timely manner to adequately and efficiently support the changing enrollment and space requirements of the District.

The process articulated herein will be taken by the District in any transaction of real property or interest in real property by the District, with the exception of the surplus and sale of District owned real property not needed for public use governed by Board Policy 8.60.040-P.

The District reserves the right to apply the policy and process set forth herein in a flexible, prudent, and strategic manner to best meet the needs and interests of the District

It is a goal of the District to achieve the maximum market rate value in the transaction of any real property the District owns, and to pay no more than market rate for property leased or acquired. The District recognizes that conveyance of real property, right-of-way or easements may be imposed as a condition of approval of District development projects without compensation or may occur for other good or valuable consideration.

The Board delegates authority to the Superintendent or his/her designee to approve and execute real estate transactions in which the total value of the transaction is at or below applicable delegation thresholds for District expenditure and revenue contracts, as set forth in PPS Public Contracting Rule 45-0200 (Authority to Approve and Execute District Contracts). All other real estate transactions shall be presented to the Board for approval.





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Office of School Modernization

2017 Bond Project Sequencing

June 13, 2017




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Fast, Safe and Efficient

OSM will complete the identified scope of work as quickly as possible, safely and in conformance with PPS standards and all applicable codes and requirements.


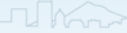
The work will be sequenced to maximize efficiency and reduce impacts to budgets, project schedules, quality and internal and external resources.



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Sequence Project Kickoff (stagger start)

- To the extent possible, sequence project kickoff
 - Limit bid / buyout competition in market
 - Maximize the District’s certified business aspirational goals
 - Level program resources
 - Reduce impact on permit review
 - Allow for “rolling” lessons learned
 - Provide sequenced school openings

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Option 1 – All At Once

year 1 2017	year 2 2018	year 3 2019	year 4 2020	year 5 2021	year 6 2022	year 7 2023	year 8 2024
GRANT HIGH SCHOOL		x					
		p				x	
		p				x	
		p				x	
		p		x			

planning

design

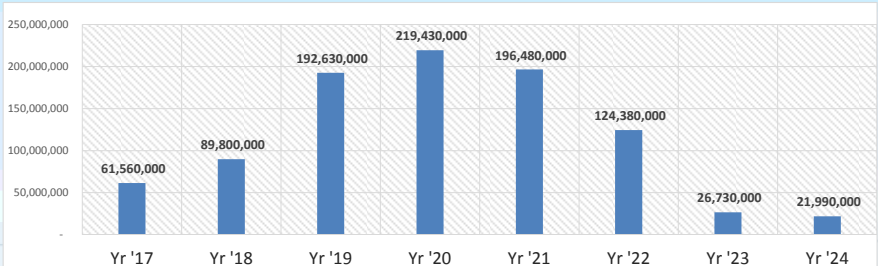
construction

Marshall available

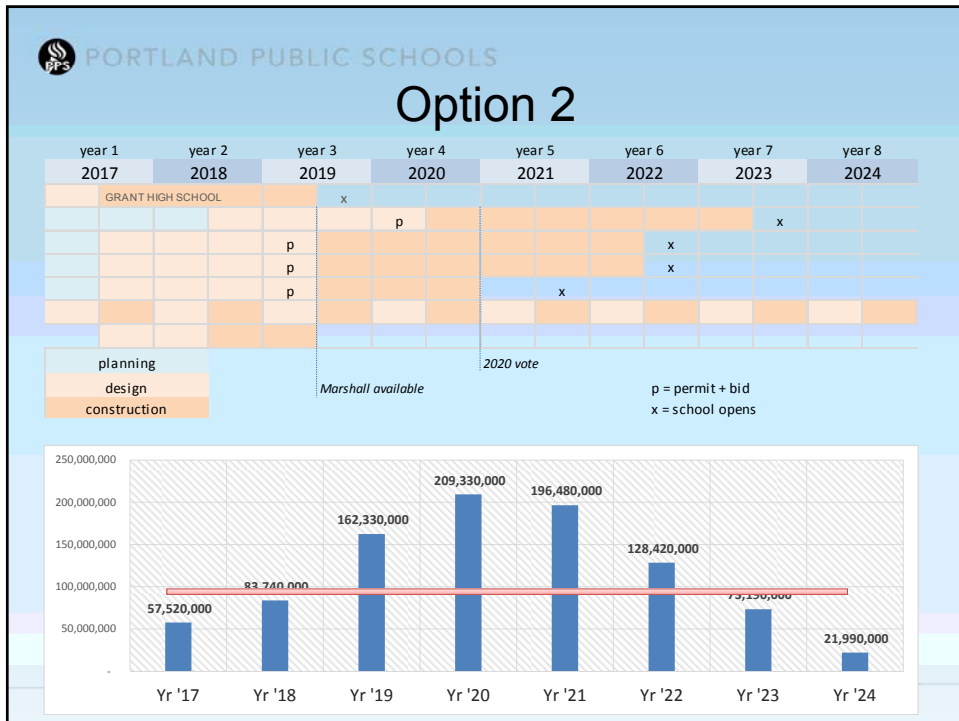
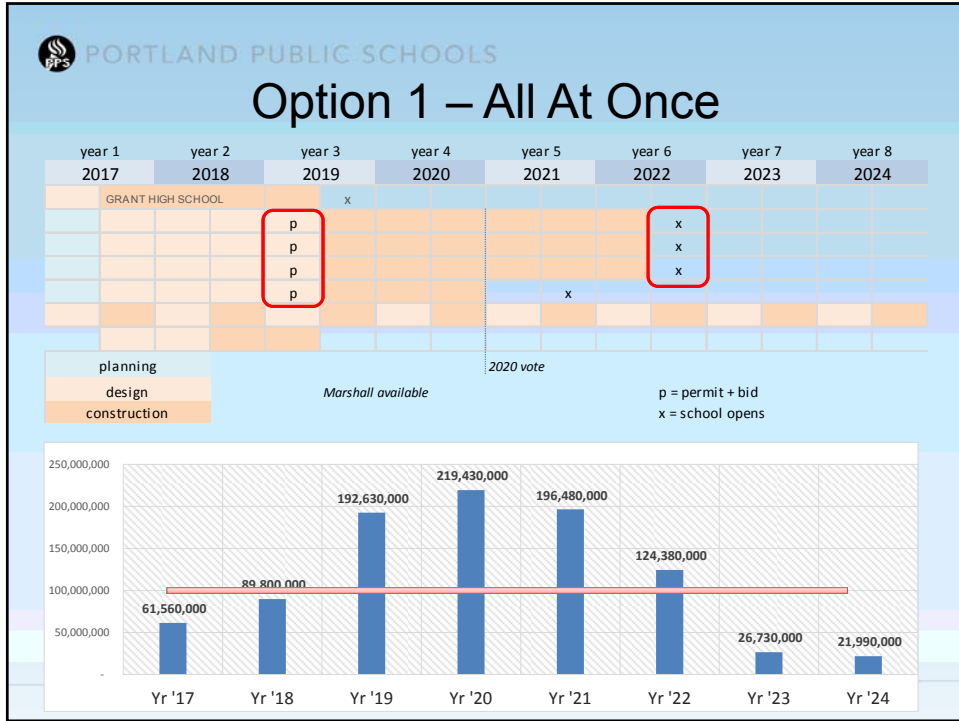
2020 vote

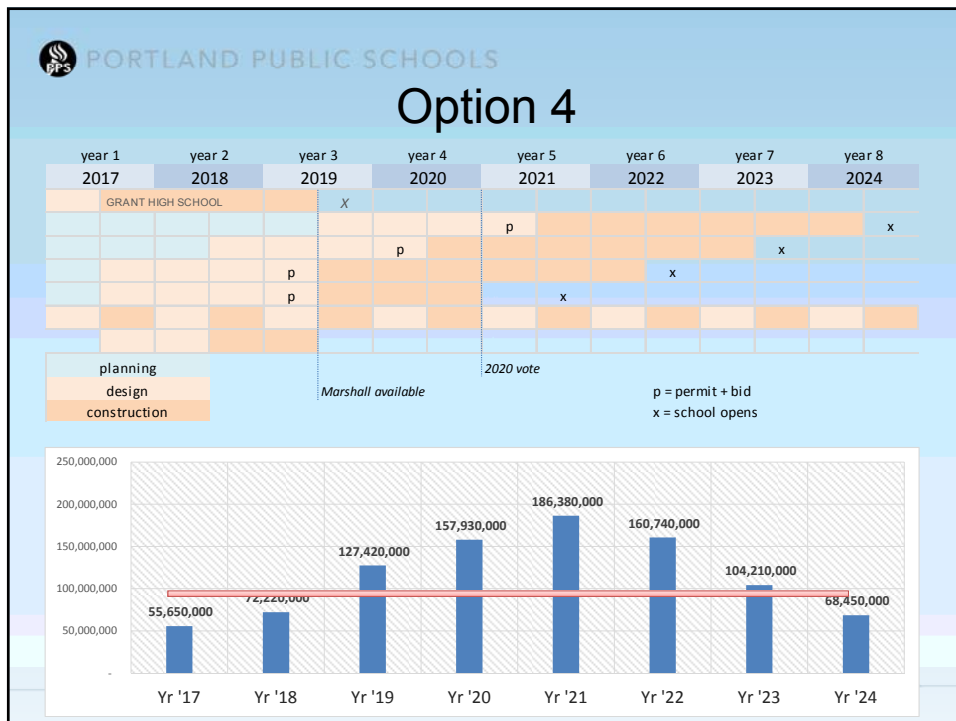
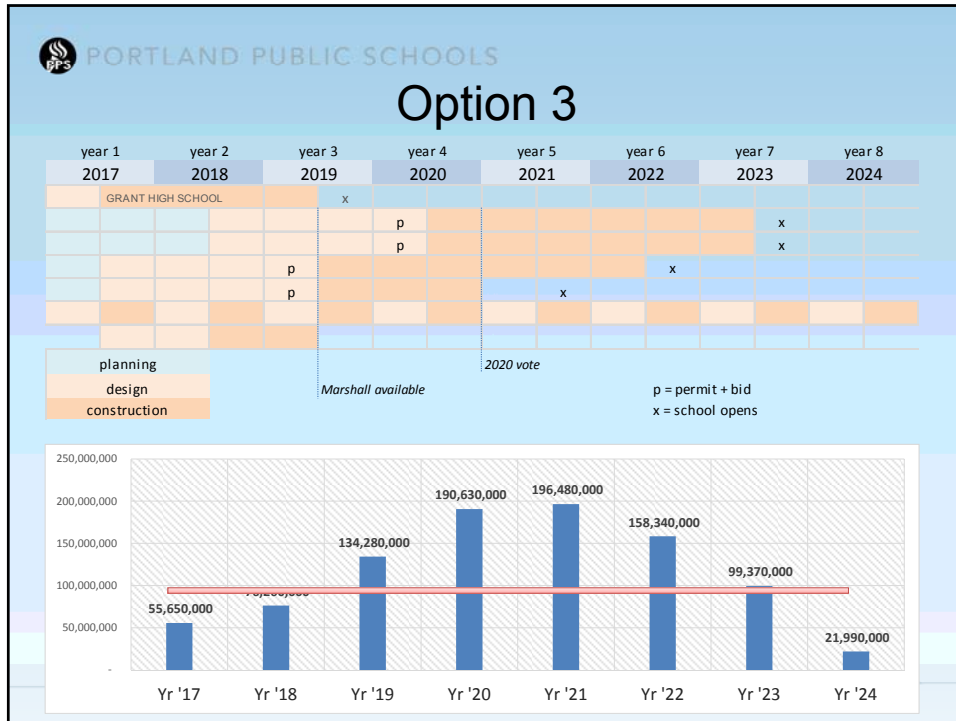
p = permit + bid


x = school opens



Year	Cumulative Cost
Yr '17	61,560,000
Yr '18	89,800,000
Yr '19	192,630,000
Yr '20	219,430,000
Yr '21	196,480,000
Yr '22	124,380,000
Yr '23	26,730,000
Yr '24	21,990,000

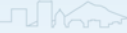





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Sequencing Considerations


<ul style="list-style-type: none"> • Operational needs • Enrollment • Escalation • Design & Construction Complexity • Partnership Opportunities • Enrollment Balancing • Program Relocation/Integration • Permitting • Bidding • Overcrowding • Programming 	<ul style="list-style-type: none"> • Staffing • Design Team Availability • Equity • Seismic Condition • Timing of Opening • Swing Space Availability • Building Condition • Land Use Requirements • Construction Start Timing • Design Time • Accessibility Condition • Cost Efficiencies
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Project Roll-out

<p>Kellogg is the least complicated project</p> <ul style="list-style-type: none"> • Smallest by budget, size and complexity • Can start quickly • Has an identified operational need: DBRAC • High historically underserved community 	<p>Madison is the least complicated HS</p> <ul style="list-style-type: none"> • Has clearest path through design and permits • Smallest HS budget • Clearest land use review process • High historically underserved community • Allows Marshall to be reprogrammed when complete
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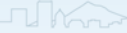
Project Roll-out

Lincoln is a bit more complex

- Most urban and dense site
- Requires formal Design Review process
- Yet to be identified partnerships
- Occupied site (not building)
- Bigger budget

Benson is the most complex

- Occupied building
- Construction will be completed in a series of phases
- Requires lots of swing spaces
- TBD programming items
- Unidentified partnership opportunities
- Requires Historic Review process



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The Plan

	year 1 2017	year 2 2018	year 3 2019	year 4 2020	year 5 2021	year 6 2022	year 7 2023	year 8 2024
<i>Grant + RHS + FHS + Faubion</i>	GRANT HIGH SCHOOL			x				
Benson 202,000,000					p			x
Lincoln 187,000,000				p			x	
Madison 146,000,000			p			x		
Kellogg 45,000,000			p		x			
EHS (including OSCIM) 158,000,000								
Swing & Transportation 8,000,000								
Master Planning 3,000,000								
MGMT 29,000,000								
Debt Repayment -								
Program Cont. 20,000,000								
Bond Premium								
798,000,000								

planning

design


construction


Marshall available

2020 vote

p = permit + bid

x = school opens







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Office of School Modernization

Health and Safety Bond Work Strategy,
Prioritization and Planning 2017


June 13, 2017



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Approach to Health and Safety Bond Work

- Approximate 8 year plan
- Movement toward \$20-\$25 million a year with year 1 ramping up toward that value
- Off Hours year round work. This is not just Summer work, it's year round (evenings, weekends, summer)
- Work with Stakeholder Advisory Group on project categories to include subject matter experts, community members and other PPS stakeholders.
- Bundle work into larger projects where appropriate





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Approach to Health and Safety Bond Work (Cont.)

- Lead with projects where PPS has conducted recent assessments and identified school level requirements to improve health and safety.
 - Lead paint encapsulation
 - Water quality
 - Radon mitigation
 - Fire alarms



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Approach to Health and Safety Bond Work (Cont.)

- Review and/or update prior assessments for other project categories to ensure school level requirements to improve health and safety are based on existing conditions and principles of risk management:
 - Roofing-seismic strengthening
 - Sprinkler systems
 - Asbestos
 - Security systems
 - Accessibility/ADA





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Bond Health and Safety Projects - \$158M

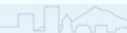
• Water quality	\$28,492,000
• Lead-based paint	\$16,623,936
• Asbestos	\$12,000,000
• Radon	\$1,126,125
• Fire alarm and/or sprinkler systems	\$25,849,990
• Roofs-Seismic Strengthening	\$50,907,949
• Accessibility/ADA	\$10,000,000
• Security systems	\$5,000,000
• OSCIM (to be used on Health and Safety)	\$8,000,000




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Strategy on Water Quality Projects

- Phase I- Response
 - Districtwide water sampling and testing of ~12,000 fixtures **(COMPLETED)**
- Phase II – Planning
 - Hired international consulting experts to draft and recommend a mitigation strategy for lead in the water **(COMPLETED)**
- Phase III - Implementation
 - Hired an Engineering firm to create Design templates for fixture replacement **(COMPLETED)**
 - Soliciting firms to work on fixture replacement bundled into 8 packages by high school cluster. This will allow work to progress in each high school cluster. Simultaneously **(IN PROCESS)**
 - If there are issues with availability of labor we will work through a prioritization based on the number of firms that are hired and a strategy that maximizes impact across the District.




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Strategy on Lead-Based Paint Projects


- Phase I – Response
 - Initial assessments by PBS Environmental of paint conditions at all District Facilities. **(COMPLETED)**
- Phase II – Planning
 - Districtwide assessment of lead paint conditions by third party consultant **(COMPLETED)**
 - Interior prioritization is weighted on the presence of K-2 populations in the building and the ratio of interior deteriorated paint to overall building square footage. **(COMPLETED)**
 - Exterior prioritization is weighted on the presence of lead paint chips in the soil and the ratio of exterior deteriorated paint to overall building square footage. **(COMPLETED)**

Example School	Interior		Exterior	
	K-2 population Yes: 10 points No: 1 point	Interior Deterioration Ratio >0.05: 10 points 0.05-0.01: 5 points <0.01: 1 point	Paint Chips in Soil Yes: 10 points Elsewhere: 5 points No: 1 point	Exterior Deterioration Ratio >0.05: 10 points 0.05-0.01: 5 points <0.01: 1 point
School A				
	Interior Deterioration Ratio X		Exterior Deterioration Ratio X	
	Multiplier (5)		Multiplier (5)	
	= Interior Deterioration Score		= Exterior Deterioration Score	

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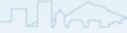
Strategy on Lead-based Paint Projects Continued


- Phase III – Implementation
 - Partial lead paint encapsulation at 40+ schools last summer. **(COMPLETED)**
 - Complete exterior lead paint containment– Astor, Atkinson, Hayhurst, Woodstock summer 2017. **(IN PROCESS)**
 - In house paint crew will be working off the prioritization criteria discussed previously to begin work this summer. **(IN PROCESS)**

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Strategy on Asbestos Projects


- Phase III – Implementation
 - Partial lead paint encapsulation at 40+ schools last summer. **(COMPLETED)**
- Phase I – Response
 - Facilities and Environmental Health and Safety have historically done a variety of ongoing projects in response to individual projects **(COMPLETED)**
- Phase II – Planning
 - Locations with moderate to high friability (most dangerous) have been identified. **(COMPLETED)**
- Phase III – Implementation
 - Flooring projects (Stephenson, Sitton, Beaumont) **(IN PROCESS)**
 - Misc. abatement (multiple sites associated with maintenance activities such as boilers) **(IN PROCESS)**
 - Prioritization of future projects will focus on any damaged friable asbestos ceiling material or wall material that is in a student occupied space. This is due to the fact that it presents the greatest hazard to building occupants because of its ability to get in the air and the potential for damage. For example: gymnasiums, auditoriums, hallways, and classrooms.
 - Secondary areas of prioritization will be exposed piping in hallways and classrooms with damaged insulation.




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Strategy on Radon Projects

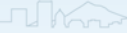
- Phase I - Response
 - Initial short term monitoring across the District. **(COMPLETED)**
- Phase II – Planning
 - Temporary mitigation installed at Skyline, Peninsula, Ockley Green, Meek and Lent **(COMPLETED)**
 - Long term continuous monitoring that confirms radon above the action level in rooms that initially tested high completed. **(COMPLETED)**
- Phase III – Implementation
 - Permanent mitigation systems installed at Meek and Lent **(IN PROCESS)**
 - Planning work around mitigation systems at the other identified sites is ongoing with work anticipated in the Fall heating season **(IN PROCESS)**




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Strategy on Fire Alarm and/or Sprinkler System Projects


- Phase I – Response
 - Upgrades to Fire Alarm systems continuously occurring with Facilities in house staff **(IN PROCESS)**
- Phase II – Planning
 - Planning to complete each phase of fire alarm systems in Agreement with City of Portland ongoing **(IN PROCESS)**
 - Fire Sprinkler system prioritization will begin summer 2017 with first criteria being building construction material. Wooden structures have the highest priority. Within each building type, we will then use further weighting criteria related to roofing material/structure. **(IN PROCESS)**
- Phase III – Implementation
 - Fire alarm system upgrades are occurring at Duniway, Woodstock, Wilcox, Chapman, Sellwood, Terwilliger, Humboldt, Sacajawea and Hollyrood **(IN PROCESS)**
 - Fire Alarm system upgrades to be complete by 2021 in accordance with agreement **(IN PROCESS)**




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Strategy on Roof-Seismic Strengthening Projects

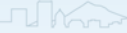
- Phase I – Response
 - Ongoing roof repairs and replacements (including Astor and 2012 Bond projects) **(IN PROCESS)**
- Phase II – Planning
 - Roof surveys were last conducted in 2009. This data forms a baseline for current roof conditions. **(COMPLETED)**
 - Roofs known to have problems based on the surveys or recent events and the age of the roof are the primary criteria being used to prioritize the work. **(IN PROCESS)**
 - Previous Seismic surveys identified seismic needs associated with roofs. **(COMPLETED)**
- Phase III – Implementation
 - Lee Cafeteria/Auditorium replacement **(IN PROCESS)**
 - Planning and replacement (into Fall 2017) of Tubman roof **(IN PROCESS)**
 - Planning King roof for replacement in summer 2018 **(IN PROCESS)**




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Strategy on Accessibility/ADA Projects


- Phase I – Response
 - Ongoing small scale ADA work occurring in Facilities. **(IN PROCESS)**
 - 2012 Bond had ADA/Accessibility at 21 schools **(COMPLETE)**
- Phase II – Planning
 - FAM/OSM will be working on a ADA Transition Plan to be completed and submitted to the Board in December. **(IN PROCESS)**
- Phase III – Implementation
 - The ADA transition plan will assist in the prioritization of work within the District and the prioritization to be accomplished under the 2017 Bond. **(FUTURE)**



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Strategy on Security System Projects

- Phase I – Response
 - 2012 Bond installed security cameras at Franklin, Roosevelt, Faubion **(IN PROCESS)**
 - Phase I-V of card access installation provided card access systems at 90+ sites. **(COMPLETE)**
- Phase II – Planning
 - Assessing needs with Security, Information Technology, FAM and OSM: **(IN PROCESS)**
 - Cameras
 - Card access
 - Fencing and gates
- Phase III - Implementation
 - Jefferson High School camera installation **(IN PROCESS)**





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Next Steps for Health & Safety

- Finalizing prioritization of Health and Safety project categories (**Summer 2017**)
- Begin 2017-2018 planning and packaging of work (**Summer and Fall, 2017**)
- Procure services to complete Facility Condition Assessment (FCA) for all District Facilities (**Summer and Fall 2017**)
- Revisit plan annually in Winter/Spring and adjust priorities and schedules based on changing conditions/needs in each area during the preceding year.



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Thank You

Questions or Feedback?

