

Portland Public Schools Board of Education



2009-2010

Agenda

Regular Meeting
July 20, 2009

BOARD OF EDUCATION

Portland Public Schools
Regular Meeting
July 20, 2009

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. **STUDENT TESTIMONY** 7:00 pm
2. **SUPERINTENDENT'S REPORT** 7:10 pm
3. **EXCELLENCE IN OPERATIONS AND SERVICES** 7:15 pm
 - Designation of Real Property as Surplus (*action item*)
 - Sale of Property to Native American Youth and Family Center (NAYA) (*action item*)
4. **OTHER BUSINESS** 7:40 pm
 - Board Leadership Election (*action item*)
5. **BUSINESS AGENDA** 7:45 pm
6. **CITIZEN COMMENT** 7:50 pm
7. **ADJOURN** 8:00 pm

The next meeting of the Board will be held on **August 10, 2009** at Noon at the Blanchard Education Service Center.

NOTE: The Board's agendas are focused on the five strategic operatives of the District as found in the 2005-2010 Strategic Plan: *Excellence in Teaching and Learning; Excellence in Operations and Services; Strong Partnerships with Families and Community; Leadership for Results; and Continuous Learning Ethic.*

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

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BOARD ITEM STAFF REPORT

FROM: Doug Capps (Bryan Winchester)

DATE: June 5, 2009 (rev. June 8, 2009)

RE: 1) Designation of Real Property as Surplus (Lakeside), and Directed Sale to Native American Youth And Family Center (NAYA)
2) Approving purchase and sale agreement with NAYA for \$2.9m

BOARD ITEM STAFF REPORT

This report relates to two Resolutions. One is to declare District-owned real property as surplus, and to authorize the Superintendent to sell the property to NAYA, the current tenant of the facility. The second is to approve the purchase and sale agreement that has been negotiated with NAYA.

I. BACKGROUND

A. Resolution designating real property as surplus (Lakeside), and directing a sale to Native American Youth And Family Center (NAYA)

The process to get to this point has explicitly followed Board policy and the Superintendent's Administrative Directive on surplus property declarations and methods of sale.

1) The surplus declaration:

The Board Policy (8.70.040-P) and state law provide that the Superintendent may recommend district property be declared surplus if it is no longer required for school purposes. The Superintendent's recommendation must be based on a thorough analysis of the property vis. a vis. short- and long-term enrollment projections, why the property is unnecessary for educational programs, property factors (such as size, location, improvements, value) and how those factors support disposing of the property. The Resolution can also identify any community uses of the property (important in selling the property for a particular use, as in this case) and a description of the public input process and any issues raised during that process.

The Resolution contains the required analysis of each of those points, citing in particular that even if enrollment were to increase within the District at some time in the future, the facility is not in a traditional or potential new neighborhood where students would be expected to live, being located on a busy commercial street with heavy truck traffic, and surrounded by industrial development. The Resolution also indicates that if more space were to be needed in public schools, the District owns the vacant Whitaker/Adams site in the area, more closely located to the adjoining residential neighborhoods.

Finally, financial findings are included in the Resolution. The proposed purchase price is at fair market value based on recent appraisals. If the District were to retain the facility as leased space, significant repairs and improvements would need to be made. Capital improvements would not be a prudent use of the District's capital funds, but if they were expended, would substantially reduce the net proceeds from lease revenue, making Lakeside a less of a desired property to produce revenue to the District.

2) Directed sale to NAYA:

NAYA contacted the former Superintendent about the potential of purchasing the Lakeside property in 2006. The response was a request to PPS staff to work with NAYA to determine the feasibility of occupying and eventually owning the Lakeside facility, due to the valuable educational and support services that NAYA provides the Native American community.

NAYA began leasing the facility in June, 2006. Since the beginning of its tenancy, NAYA has revitalized the building by making significant improvements to support its programs, including remodeling the kitchen, painting the interior, and installing new carpeting and tile. This work was carried out with the expectation that NAYA might someday own the facility.

Programs at the facility include an Early College Academy that provides a culturally specific curriculum to students in grades 9-12, as well as an eight week Summer Institute. After-school learning opportunities are also provided during the school year.

The NAYA Center also services as an active community resource center for children and adults. The facility is located conveniently to serve the Native American youth of North, Northeast, Southeast and East Portland. The Center serves a large population on a daily basis.

In other words, NAYA represents an important resource to those who are part of the Native American community, and the Center at this location benefits the entire Portland community by providing services to one of its unique elements.

3) Other factors:

i. Public notice and public input: PPS staff has met the requirements of the Policy by notifying the public in the Daily Journal of Commerce and the Oregonian, and posting an information item, including a Fact Sheet, on the District's web page. Notice was also sent to local governmental entities, the relevant neighborhood association (Cully), the neighborhood coalition office, followed by a staff presentation at an association meeting.

No written public comments have been received.

ii. "Whitaker Ponds" are located at the northern boundary of the District's property, recently acquired by Portland Parks and Recreation. Lakeside Little League operates a very active Little League program on the open grounds of the site. NAYA is well aware of the long tradition of Little League, and has committed to work collaboratively with the Little League organization.

iii. Notice to local governments produced no interest their purchase of the site.

B. Resolution approving purchase and sale agreement with NAYA for \$2.9m

Consistent with the surplus declaration, the second resolution approves the purchase and sale agreement reached between PPS and NAYA for the fair market value of \$2.9m.

The agreement includes contingencies for any required environmental mitigation.

The Portland Schools Real Estate Trust, advisor to the Board on real estate transactions, has reviewed this proposed sale, and has given its unanimous support.

II. STAFF RECOMMENDATION

PPS staff has conducted due diligence in all aspects of this transaction, evaluating the potential need of the site by the District in future years, the community benefits of the transfer of ownership, and the financial elements of the proposed sale. Staff recommends to the Superintendent that the property be declared surplus and sold to NAYA, and that the purchase and sale agreement resolution be approved.

III. FISCAL IMPACT

The property transaction will return the fair market value of the property to the District, as determined by qualified appraisals. PPS and NAYA have agreed upon a \$2.9m purchase price, cash on closing.

IV. COMMUNITY OR JURISDICTION INVOLVEMENT

As indicated above, local governments were notified of this potential action, and provided no interest in acquiring the property.

Letters of support of the sale to NAYA were received from the Multnomah County Chair Ted Wheeler, the Director of Portland Parks and Recreation Zari Santner, and Metro's President David Bragdon.

V. LINK TO CURRENT SCHOOL POLICIES

As indicated above, the declaring of real property as surplus, and the methods of sale, are spelled out in Board Policy 8.70.040-P and a related Administrative Directive.

VI. BOARD COMMITTEE REVIEW

The Superintendent's Recommendation and all financial aspects of the sale will be reviewed by the Board's Finance, Audit and Operations Committee.

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



**Carole Smith
Superintendent
Portland Public Schools**

June 30, 2009

Date

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

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July 20, 2009

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Personnel

The Superintendent RECOMMENDS adoption of the following items:

Numbers 4113

RESOLUTION No. 4113

Appointment of Temporary Teachers and Notice of Nonrenewal

RESOLUTION

1. The Board of Education accepts the recommendation to designate the following persons as temporary teachers for the term listed below. These temporary contracts will not be renewed beyond their respective termination dates because the assignments are temporary and District does not require the teachers' services beyond completion of their respective temporary assignments.

Full Name	Location	Job Title	FTE	Start Date	End Date
Holm,Claire C	Ockley Green K-8	Teacher-K8 Gr 1	1.000000	4/8/2009	6/12/2009
Weiner,Adam	Marysville K-8	Teacher-K8 Music	1.000000	9/1/2009	1/3/2010

J. Patterson

Purchases, Bids, Contracts

The Superintendent RECOMMENDS adoption of the following items:

Numbers 4114 through 4116

RESOLUTION No. 4114

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

RECITAL

Board Policy 8.90.010-P, "Contracts," requires the Board of Education ("Board") to enter into and approve contracts where the total revenue amount reaches \$25,000 or more per contractor. 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	Fund, Department, Grant/Project	Contract Amount	Responsible Administrator
State of Oregon Commission for the Blind	07/01/09 through 09/30/10	IGA/R 56848	Columbia Regional Program: Funds will be used to provide vocational rehabilitation services to legally blind transition students.	Fund 205 Dept. 5430 Grant G0837	\$41,500	D. Gillies
Mt. Hood Cable Regulatory Commission	07/01/09 through 08/31/11	R 56849	District-wide: Funds will support a hardware upgrade and the purchase, configuring, and deployment of VoIP telephone technology and handsets at ~ 50 sites.	Fund 205 Dept. 5581 Grant G1045	\$314,659	N. Jwayad
Mt. Hood Cable Regulatory Commission	07/01/09 through 12/31/10	R 56865	District-wide: Funds will support the purchase of a digital video switcher for live cable television, video, and web streaming production.	Fund 205 Dept. 4325 Grant G1046	\$45,000	W. Brosseau
Mt. Hood Cable Regulatory Commission	07/01/09 through 12/31/10	R 56866	Duniway K-5, Lewis K-5, Llewellyn K-5, and Sellwood 6-8: Funds will support the purchase of Mac mobile computer labs at the above schools.	Fund 205 Dept. 2283 Grant G1047	\$122,362	H. Nolen
The Broad Center	08/01/08 through 07/31/10	R 56844	Ratification of contract for financial support for the hiring of Broad Resident Jeanine Fukuda to work in the Office of System Planning and Performance.	Fund 101	\$90,000	S. Allan

INTERGOVERNMENTAL AGREEMENTS / REVENUE (“IGA/Rs”)

Contractor	Contract Term	Contract Type	Description of Services	Fund, Department, Grant/Project	Contract Amount	Responsible Administrator
State of Oregon, Department of Education	07/01/09 through 06/30/10	IGA / R 56868	Columbia Regional Program to provide educational services for children with severe disabilities in Clackamas, Multnomah, Hood River, and Wasco Counties.	Fund 205 Grants G1024 and G1025	\$19,607,623	A. Hopson

LIMITED SCOPE REAL PROPERTY AGREEMENTS

Contractor	Contract Term	Contract Type	Description of Services	Department	Contract Amount	Responsible Administrator
City of Portland, Bureau of Parks and Recreation (“PPR”)	07/01/09 through 06/30/14	Property Use Agreement	Vestal K-8: PPR to use part of school grounds for a community garden project in cooperation with the Vestal School community; PPR to manage garden and improvements that benefit site and community.	5594	\$0	B. Winchester / K. Hampton

Z. Smith

RESOLUTION No. 4115

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

RECITAL

Board Policy 8.90.101-P, "Contracts," 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 reaches \$25,000 or more annually per contractor. 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	Fund, Department, Grant/Project	Contract Amount, Payment Total*	Responsible Administrator
Community of Writers	04/01/09 through 06/30/10	Master Agreement MSTR 55795	District-wide: Professional development training focused on teacher writing education skills, writing-focused parent engagement activities, and other educational services.	Various Chartfields	\$30,000 N/A	D. Fajer
Saturday Academy	08/01/09 through 06/30/11	Master Agreement MSTR 56675	District-wide: Educational enrichment classes for interested and motivated students through Saturday Academy's <i>LEAP</i> and <i>SA: AfterSchool</i> programs.	Various Chartfields	\$50,000 N/A	D. Fajer
Apple Computers, Inc.	07/01/09	Purchase Order PO 85323	Mt. Tabor 6-8: Mobile computer lab for ESL Japanese Immersion Program.	Fund 205 Dept. 5408 Grant G0964	\$25,438 \$81,009	D. Fernandez
Metropolitan Interscholastic Soccer Officials Association	07/01/09 through 06/30/10	Personal / Professional Services PS 56836	District-wide: Soccer officiating for 2009-10 school year.	Fund 101 Dept. 5423	\$36,000 N/A	P. Hamilton
CDW Government, Inc.	06/26/09	Purchase Order PO 85202	District-wide: Green Computing / Virtualization project: Reduce power/carbon footprint and provide higher availability of business critical systems.	Fund 191 Dept. 5581 Project A1008	\$126,318 \$43,590	N. Jwayad

CDW Government, Inc.	06/30/09	Purchase Order PO 85248	District-wide: Green Computing / Virtualization project: (16) 995707 ACAD VMWARE VI3 ENTRPRISE (16) 1002046 ACAD VMWARE PLAT SNS F/VI3 ENT 2CPU (1) 995684 ACAD VMWARE VIRTUAL CENTER (1) 1002057 VMWARE PLAT SNS VCMS F/VI3 ACAD (1) NEW - ITEM vSphere 4 Install Config and Manage Online Course Certified content for VCP certification	Fund 191 Dept. 5581 Project A1008	\$69,545 \$43,590	N. Jwayad
Hewlett Packard	06/23/09	Purchase Order PO 85119	District-wide: 2009-10 renewal of HP carepack maintenance support for all District servers in production.	Fund 101 Dept. 5581	\$119,052 N/A	N. Jwayad
Mountain States Networking	07/10/09	Purchase Order PO 85532	District-wide: Miscellaneous equipment for District project aiming to standardize wireless environments at each District location. Standardization will include common areas, replacing legacy access points and standardized wireless labs.	Fund 407 Dept. 5581 Project A1006	\$592,332 \$354,140	N. Jwayad
Mountain States Networking	07/10/09	Purchase Order PO 85535	District-wide: Replace legacy Voip phones that do not support a voip Public address solution.	Fund 407 Dept. 5581 Project A1001	\$324,475 \$354,140	N. Jwayad
CampusEAI Consortium	07/01/09 through 06/30/10	Personal / Professional Service PS 56846	District-wide: Implementation and ongoing maintenance of Campus EAI's "MyCampus" integrated portal solution, including providing the necessary software and hardware, and delivering professional services for project management, design, installation, testing, training and support.	Fund 101 Dept. 5581	\$31,832 N/A	N. Jwayad
Apple Computers, Inc.	07/10/09	Purchase Order PO 85519	Multiple schools: 95 MacBooks for mobile labs at Sellwood, Duniway, Llewellyn and Lewis.	Fund 205 Dept. 2283 Grant G1047	\$109,054 \$81,009	T. Lauer H. Nolen

Coastwide Laboratories	06/30/09	Purchase Order PO 85278	District-wide: Blanket order for miscellaneous custodial supplies.	Fund 101 Dept. 5593	\$900,000 \$754	F. Leavitt
North Coast Electric	06/30/09	Purchase Order PO 85280	District-wide: Blanket order for miscellaneous lighting and building needs.	Fund 101 Dept. 5593	\$120,000 \$2,752	F. Leavitt
Pierre Foods	07/01/09 through 06/30/10	Material Requirements MR 56701	District-wide: Diverted commodity processing (food products) on a requirements basis.	Fund 202 Dept. 5570	\$170,000 \$14,309	K. Obbink
VavRosky MacColl, PC	07/01/09 through 06/30/10	Personal / Professional Services PS 56825	District-wide: Workers' compensation legal services.	Fund 601 Dept. 5540	\$25,000 N/A	J. Patterson
Miller Nash, LLP	07/01/2009 through 06/30/10	Legal Services LS 56867	District-wide: Legal services on as-needed basis.	Fund 101 Dept. 5528	\$700,000 N/A	J. Patterson
Carruth Compliance Consulting, Inc.	07/01/09 through 06/30/10	Personal / Professional Services PS 56820	District-wide: 403(b) and 457(b) compliance assurance services.	Fund 101 Dept. 5528	\$50,000 N/A	M. Riddell
First Response, Inc.	08/01/09 through 07/31/10	Personal / Professional Services PS 56841	District-wide: Alarm response services.	Fund 101 Dept. 5530	\$100,000 \$6,893	D. Tune
PetroCard Systems, Inc.	07/07/09	Purchase Order PO 85405	District-wide: School bus gas.	Fund 101 Dept. 5560	\$70,000 N/A	P. Weber
Air Filter Sales & Service	01/01/09 through 10/31/09	Service Requirements SR 56845	District-wide: Replace and service air filters on a requirements basis.	Fund 101 Dept. 5592	\$80,000 N/A	B. Winchester
Marlowe Enterprises, Inc. dba Eden Advanced Pest Technologies	07/01/09 through 06/30/10	Service Requirements SR 56861	District-wide: Integrated pest management services.	Fund 101 Dept. 5593	\$55,000 N/A	B. Winchester
Open Meadows Alternative School	06/15/09 through 07/01/09	Personal / Professional Services PS 56773	Madison 9-12: Tutoring services for summer program students in math, science, and social studies.	Fund 205 Dept. 3218 Grant G0921	\$6,110 \$83,629	G. Wolleck

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Amendment Term	Contract Type	Description of Services	Fund, Department, Grant/Project	Amendment Amount, Contract Total, Payment Total*	Responsible Administrator
Resolve Research dba Stephanie J. Mitchell	07/01/09 through 09/30/10	Personal / Professional Services PS 56372 Amendment 1	District-wide: One-year extension for program evaluation services.	Fund 205 Dept. 5424 Grant G0856	\$13,500 \$33,750 N/A	T. Breuckman

Mountain States Networking	07/01/09 through 06/30/10	Personal / Professional Services PS 56135 Amendment 1	District-wide: One-year renewal for network engineering services, primarily for response to outages and problems, secondarily for support in operational activities, on as-needed basis.	Fund 101 Dept. 5581	\$12,000 \$42,000 \$354,140	N. Jwayad
Garten Services, Inc.	07/01/09 through 06/30/10	General Services GS 56157 Amendment 2	District-wide: One-year renewal for electronic waste removal and recycling.	Fund 101 Dept. 5581	\$27,400 \$102,400 N/A	N. Jwayad
VersiFit Technologies, LLC	07/01/09 through 06/30/10	Information Technology IT 56433	District-wide: One-year renewal for maintenance and support services for data warehouse system.	Fund 101 Dept. 5581	\$30,726 \$66,252 N/A	N. Jwayad
Coastwide Laboratories	07/01/09 through 06/30/10	Personal / Professional Services PS 55783 Amendment 2	District-wide: One-year extension for planned maintenance of custodial equipment.	Fund 101 Dept. 5593	\$50,000 \$80,740 \$754	T. Magliano
Cargill Kitchens	07/01/09 through 06/30/10	Material Requirements MR 54275 Amendment 3	District-wide: Commodity processing for eggs on as-needed basis.	Fund 202 Dept. 5570	\$100,000 \$775,000 N/A	K. Obbink
Food Services of America	08/14/09 through 08/13/10	Material Requirements MR 56533 Amendment 1	District-wide: Commercial food products on as-needed basis.	Fund 202 Dept. 5570	\$1,500,000 \$2,700,000 \$20,660	K. Obbink
Deirdre McPheeters	07/19/09 through 07/30/09	Personal / Professional Services PS 56193 Amendment 1	District-wide: One-month extension to implement Title I summer program for literacy and math at Holy Redeemer School and maintain curriculum records and assessment data.	Fund 205 Dept. 6908	\$3,090 \$29,490 \$2,745	W. Poinsette
De Paul Treatment Centers, Inc.	05/01/09 through 06/30/09	Personal / Professional Services PS 56021 Amendment 2	District-wide: Additional funds for alternative education services.	Fund 101 Dept. 5485	\$29,000 \$346,000 \$6,013	J. Villano
Waste Management of Oregon	07/01/09 through 06/30/10	Service Requirements SR 53656 Amendment 4	District-wide: One-year extension for garbage and recycling collection and disposal services.	Fund 101 Dept 5596	\$675,000 \$1,691,983 N/A	B. Winchester
Todd Hess Building Company	07/01/09 through 12/31/09	Construction Services C 56786 Change Order 1	Smith: Additional funds for remodeling services – additional flooring replacement, minor roof repairs, glass panel replacement, replace selected carpet tiles and light lenses.	Fund 101 Dept 5597 Project F0117	\$7,105 \$29,480 \$10,245	B. Winchester

Todd Hess Bldg Company	07/10/09 through 12/31/09	Construction Contract C 56271 Change Order 3	Da Vinci Arts: Additional funds for high performance classroom construction – courtyard construction, landscaping and fencing.	Fund 299 Dept 2301 Grant S0211	\$16,380 \$653,040 \$10,245	B. Winchester
Portland Habilitation Center, Inc.	07/01/09 through 06/30/10	General Services GS 52556 Amendment 10	District-wide: One-year extension for rental, laundering and dust check of mop heads and towels, as needed.	Fund 101 Dept 5593	\$75,000 \$524,091 N/A	B. Winchester
PBS Engineering and Environmental	07/21/09 through 06/30/10	Personal/ Professional Services PS 54464 Amendment 7	District-wide: Additional funds for continued environmental consulting services, as needed.	Fund 101 Dept 5597 Project F0121	\$75,000 \$375,000 \$25,867	B. Winchester
First Response, Inc.	08/01/09 through 07/31/10	Personal/ Professional Services PS 56014 Amendment 1	District-wide: Alarm monitoring and response services to District business offices and schools. Exercise first option year and extend contract period.	Fund 101 Dept 5594	\$65,000 \$146,000 \$6,893	B. Winchester
Willard Power Vac, Inc.	07/01/09 through 06/30/10	General Services GS 53760 Amendment 4	District-wide: One-year extension of contract for fire box, exhaust breach and flue vacuuming, as needed.	Fund 101 Dept 5593	\$20,000 \$109,000 N/A	B. Winchester
Metropolitan Steam Cleaning	07/01/09 through 06/30/10	Personal/ Professional Services PS 53093 Amendment 11	District-wide: One-year extension of contract for cleaning of kitchen hood vents and ducts, as needed.	Fund 101 Dept 5593	\$7,000 \$55,445 \$245	B. Winchester
Simplex Grinnell, Ltd	07/01/09 through 06/30/10	General Services GS 51873 Amendment 13	District-wide: One-year extension of contract for assessment, certification, replacement, and general services on District fire extinguishers, as needed.	Fund 101 Dept 5593	\$40,000 \$389,438 N/A	B. Winchester
Coastwide Laboratories	07/01/09 through 06/30/10	Personal / Professional Services PS 55783 Amendment 2	District-wide: One-year extension of contract for maintenance of custodial equipment, as needed.	Fund 101 Dept 5593	\$50,000 \$80,740 \$754	B. Winchester

INTERGOVERNMENTAL AGREEMENTS (“IGAS”)

Contractor	Contract Term	Contract Type	Description of Services	Fund, Department, Grant/Project	Contract Amount	Responsible Administrator
Multnomah Education Service District	07/01/08 through 06/30/09	IGA 56821	District-wide: Medicaid billing services.	Fund 101 Dept. 5528	\$29,715	H. Franklin

Portland Community College	05/01/09 through 06/30/09	IGA 56011 Amendment 2	District-wide: Additional funds for alternative education services.	Fund 101 Dept. 5485	\$52,312 \$2,207,260	J. Villano
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* "Payment Total" is the total amount actually paid to the vendor since July 1, 2008, and thus may be more or less than the "Contract / Amendment Amount" or "Contract Total." "N/A" in the Payment Total column indicates no payments made to date. Payment Total is not included for IGAs.

Z. Smith

RESOLUTION No. 4116

Expenditure Contracts that Exceed \$25,000 Limit for Delegation of Authority
21st Century Capital Projects Fund

RECITAL

Board Policy 8.90.101-P, "Contracts," 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 reaches \$25,000 or more annually per contractor. 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.

Modular Classrooms 2009			TOTAL BUDGET	\$1,487,545
Contractor	Contract Terms	Project Number	Description of This Action	Total Contract Amount (including amendments)
Modern Building Systems	07/20/09 through 12/31/09 Service Requirements Contract SR 55998 Amendment 4	C0401 and C0405	Laurelhurst K-7 and Maplewood K-5: Prepare the floor for installation of marmoleum flooring. (This amendment: \$5,831)	\$132,888
Modern Building Systems	07/21/2009 Purchase Order # 81006 Change Order #2	C0403	Rieke K-5 Modular Classroom – Prepare the floor for installation of marmoleum flooring. (This amendment: \$1,737)	\$93,857
Modern Building Systems	07/21/09 Purchase Order # 81003 Change Order #2	C0402	Maplewood K-5 Modular Classroom – Prepare the floor for installation of marmoleum flooring. (This amendment: \$1,737)	\$93,857

Modern Building Systems	07/21/09 Purchase Order # 81002 Change Order #2	C0404	Rigler K-7 Modular Classroom – Prepare the floor for installation of marmoleum flooring. (This amendment: \$1,737)	\$93,857
			Total Budget for Five Modular Classrooms 2009	\$1,487,545
			Total Resolution Request	\$11,042
			Total Project Budget Committed to Date	\$1,218,117
			Remaining Project Budget	\$258,386

21 st Century Program – Professional Services			TOTAL BUDGET	\$1,050,000
Contractor	Contract Terms	Project Number	Description of This Action	Contract Amount
Dull Olson Weekes Architects, Inc.	07/10/09 through 12/31/09 Personal / Professional Services PS 56863	C0100	District-wide: Provide pre-construction support services for the 21 st Century Schools Program. (This contract: \$16,000)	\$16,000
			Total Budget for 21st Century Professional Services 2009	\$1,050,000
			Total Resolution Request	\$16,000
			Total Project Budget Committed to Date	<u>\$846,534</u>
			Remaining Project Budget	<u>\$187,466</u>

C.J. Sylvester

Other Matters Requiring Board Action

The Superintendent RECOMMENDS adoption of the following items:

Numbers 4117 through 4123

RESOLUTION No. 4117

Designation of Real Property as Surplus at the Lakeside Site (5135 NE Columbia Boulevard) and Direction of Its Sale to the Native American Youth and Family Center

RECITALS

- A. The Board of Education ("Board") seeks to ensure that the physical assets of Portland Public Schools ("District") are supporting in the most productive way possible our core mission of educating District students.
- B. The District has limitations on the financial resources available to support its educational programs and seeks new sources of revenue to support its programs and activities. One of the prime needs of the District is the improvement of its capital facilities. Board Policy 8.70.042-P provides that net revenues from the sale of surplus property shall be dedicated to a special reserve fund to support capital needs, including renovation and maintenance of the District's capital infrastructure, or to leverage additional capital funds.
- C. The District owns a 10-acre property developed with a 63,500 square foot school building located at 5135 NE Columbia Boulevard (Lot 1 of Partition Plat 2008-143) ("Lakeside Site" or "Site").
- D. The Native American Youth and Family Center ("NAYA") currently leases the Lakeside Site. In 2007, NAYA contacted the Superintendent to begin discussions about its potential purchase of Lakeside. Superintendent Phillips responded in a June 22, 2007, letter that expressed her belief in the valuable educational and support services that NAYA provides the Native American community and that she had asked District staff to work with NAYA to determine the feasibility of selling the Lakeside Site to NAYA. In January 2009, NAYA wrote to the District expressing its formal interest in purchasing the property.
- E. Since leasing the Lakeside Site in June 2006, NAYA has revitalized the building by making significant improvements to support its programs, including a kitchen remodel, interior painting, and installation of carpeting and tile. NAYA has told District staff that securing funding to support additional investment in the Lakewood Site to expand its educational and support services depends on its purchasing the property.
- F. For many years, the District and NAYA have been successful educational partners. As noted by Superintendent Phillips in her June 2007 letter, NAYA provides a variety of services to students who benefit from a Native American environment, surrounded by caring adults who work to enrich students' lives through education, community involvement, and culturally specific programming.
- G. NAYA also operates an Early College Academy at the Lakeside Site that provides a culturally specific curriculum to students in grades 9-12, as well as an eight-week Summer Institute for the same age group. Throughout the year, NAYA provides after-school learning opportunities for grades 4-12 that include culturally specific activities, art, math, science, and literacy.
- H. Under NAYA auspices, the Lakeside Site serves as an thriving community resource center for children and adults with over 500 members of the Native American and non-Native community visiting each day. The Site is centrally located to serve the Native American youth of North, Northeast, Southeast and East Portland.
- I. The Lakeside Site has inspired Portland Native American youth and families to gather and honor their collective culture and heritage. The Portland Native American community recognizes the Site as the original location of a Native village known as Neerchokikoo, documented in early journal entries when the British explored the Columbia River and its estuaries in 1792.

- J. The Superintendent recommends to the Board that the Lakeside Site be declared surplus real property and sold to NAYA subject to final approval of a purchase and sale agreement by the Board.
- K. The Superintendent makes the following report pursuant to Board Policy 8.70.040-P in support of her recommendation:

- 1). Public Notice: The Board of Education; the City of Portland, Oregon; Multnomah County, Oregon; the Cully Association of Neighbors, and the Central Northeast Neighbors Association were notified on April 14, 2009, of the Superintendent's intent to recommend that the Lakeside Site be declared surplus real property by the Board of Education and sold to the NAYA.

Public Notice was published as to the Superintendent's intent to recommend that this property be declared surplus and sold to NAYA was published in the *Daily Journal of Commerce* on April 21, 2009, and in *The Oregonian* on April 26, 2009.

- 2). Public Input Opportunity:

Cully Association of Neighbors

District staff attended the May 12, 2009, Cully Association of Neighbors meeting to provide information on the surplus process and the Superintendent's recommendation that the Lakeside Site be declared surplus and sold to NAYA and provide an opportunity for public comment. A representative of NAYA also made a presentation.

Meeting participants asked questions about the NAYA programs, about the natural area to the north of the Lakeside Site, and about the future of the Whitaker Adams site located at NE 39th Avenue and Killingsworth Street.

Participants identified no significant issues and made no adverse comments on the proposed recommendation.

In addition to the public notification requirements of the Board policy,

- In May 2009, a "Frequently Asked Questions" ("FAQ") document providing information about the proposed recommendation and the public process was posted on the District website.

A notice and the FAQ document was sent all of the City's neighborhood association land use chairs, along with other interested parties. The following is a summary of the public comment received by District staff as of June 5, 2009: No written comments from the general public on the proposed recommendation were received.

- 3) Summary of Factors Considered.

- a. Program/Enrollment Factors:

Location

The Lakeside Site is a 10-acre parcel developed with a 63,500 square foot school building. It is located at 5135 NE Columbia Boulevard on the north side of this four-lane road. Columbia Boulevard is a major truck route. The surrounding area is largely developed in industrial or recreation uses. The site is geographically isolated from the residential neighborhoods to the south across Columbia Boulevard

Enrollment Limitations

The building is too small to house a full middle school or K-8 program.

The size and layout of the building could impose limitations on the education program that could be offered.

Enrollment Trends

Projections for the District indicated that its enrollment is stabilizing and is projected to remain close to 46,000 until 2011-12. Under the medium growth scenario forecasted by Portland State University, District enrollment could grow slowly from 2012 to 2020 to an enrollment of around 47,000 students. Beyond 2020, District enrollment is likely to increase as the Portland metro area population increases.

Lakeside, however, is not located either in a traditional or potentially new neighborhood where students would be expected to reside, and is geographically isolated by Columbia Boulevard and industrial development.

If enrollment demands required more space in the public schools in this area, the District could improve and expand the schools in nearby residential neighborhood areas to accommodate more students. The District also has the vacant Whitaker-Adams site (the former location of Adams High School and later Whitaker Middle School) available in the area if land for a new school were to be required.

The District now holds four vacant buildings in reserve, with more than 248,000 square foot of space, located in residential areas of the District for its future needs.

Summary

The District finds that the facility will not be needed to accommodate its programs because of stable or only slightly increasing enrollment over the near term, reserve and excess capacity at other schools and sites, and the Lakeside Site's small size and geographic location.

b. Financial Factors

Value of Property

Based on appraisal, the fair market value of the Site is \$2,900,000.

Repair and Capital Improvement Needs

The facility at the Site will need significant repairs and improvements (e.g., boiler and heating system replacement, roof replacement, window replacements) as outlined in a December 2007 Facilities Condition Study prepared for the District.

The study estimated that the Lakeside Site needed in excess of \$1.7 million for repairs and over \$4 million for full renewal and modernization of the building and its systems.

Given stable or slightly increasing enrollment trends, the industrial neighborhood where the Site is located, four school buildings in reserve, and excess capacity at

a number of District schools, the District will not need the Lakeside Site in either the short- or long-term for educational use. Consequently, the District does not consider capital investment in this facility a prudent use of its limited capital funds.

Further investment in the Lakeside Site would also reduce the funds available for improvements and repairs to the District's active school buildings.

Major investments in repairs and improvements are also not supported by the projected lease income from the property. If they were undertaken, there would be a negative return on the District's investment. There is no guarantee that the District would be able to lease the Site at a competitive rate over a term long enough to recoup its capital investment.

c. Public Input Analysis:

No adverse public comment on this recommendation has been received.

The following letters in support of the recommendation have been received:

- In his May 14, 2009 letter to the Superintendent, the Chair of the Multnomah County Board of Commissioners expressed support for the sale of the Lakeside Site to NAYA, citing NAYA's community contributions and the cultural significance of the site to the Native American community.
- In her May 18, 2009 letter to the Superintendent, the Director of the City of Portland Bureau of Parks and Recreation ("PP&R") expressed support for the proposed sale of the Lakeside Site to NAYA. PP&R believes that NAYA is a suitable purchaser of the property and has demonstrated its ability to develop and operate a culturally sensitive community center and school on this land.
- In his May 6, 2009 letter to the Superintendent, the President of the Metro Council expressed support for the proposed purchase by NAYA of the Lakeside Site, noting the importance of the site to the Native American community, as well as NAYA's cooperation in the improvement of the natural park area (Whitaker Ponds) that Metro helped sponsor.
- In his June 4, 2009 letter to the Superintendent, the Mayor of the City of Portland expressed support for the proposed purchase of Lakeside by NAYA noting that the sale would provide significant additional funds for the District and allow NAYA opportunity to continue their outstanding work building a thriving community asset on this site.
- In his May 26, 2009 letter to the Superintendent, the Executive Director of the Port of Portland expressed his support of the directed sale of the Lakeside site to NAYA expressing his belief that it represents a unique opportunity to both benefit PPS and the NAYA Family Center. NAYA would be able to realize a 100 year dream of owning and operating their own community center in Portland building a thriving center serving the entire Cully and Concordia areas as well as the Native American Community.

- 4) Governmental Agency Option to Purchase. The City of Portland and Multnomah County were notified on April 14, 2009, of the intent to declare the Lakeside Site surplus and direct its sale to NAYA and of their opportunity to declare an intent to purchase the site within 60 days from date of notice.

Neither government has responded that they have an interest in the purchase of the site.

- L. The Finance, Audit, and Operations Committee has reviewed this recommendation and recommends Board approval.

RESOLUTION

1. The Board finds that there is a community benefit in NAYA's acquiring the Lakeside Site in that ownership will contribute to the ability of NAYA to make improvements to the property supporting the stability and expansion of its education programs and community services that benefit the local as well as the Native American community.
2. The Board finds the Lakeside Site (Parcel 1 of Partition Plat 07-154106) is no longer needed by the District and hereby declares it surplus real property qualified for disposal and suited for disposition to a particular user under Board Policy 8.70.040-P.
3. The Board authorizes the Superintendent or her designee to negotiate a purchase and sale agreement based on the current fair market value of the Lakeside Site with NAYA subject to final approval by the Board.

B. Winchester D. Capps K. Hampton

RESOLUTION No. 4118

Approval of a Purchase and Sale Agreement with the Native American Youth and Family Center for the Purchase of the Lakeside Site Located at 5135 NE Columbia Boulevard

RECITALS

- A. The District owns a 10-acre property developed with a 63,500 square foot school building located at 5135 NE Columbia Boulevard (Lot 1 of Partition Plat 2008-143) ("Lakeside Site" or "Site").
- B. On July 20, 2009, by way of Resolution No. 4117, the Board of Education ("Board") declared the Lakeside Site surplus real property and directed its sale to the Native American Youth and Family Center ("NAYA") authorizing the Superintendent or her designee to negotiate a purchase and sale agreement with NAYA based on the Site's current fair market value.
- C. The District and NAYA have reached agreement on the terms of the sale, including a purchase price of \$2,900,000 based on the fair market value in cash at closing. The sale is contingent on the decommissioning of an oil and a gas tank (identified by a Phase One Environmental Site Assessment prepared for the Bank of the West), the decommissioning paid for by the District at its own expense before closing.
- D. Board Policy 8.70.042-P provides that net revenues from the sale of surplus property shall be dedicated to a special reserve fund to support capital needs, including renovation and maintenance of the District's capital infrastructure or to leverage additional capital funds. Board Policy 8.10.025 – P establishes a District budget contingency level which, if maintained, allows the revenues from real property sales to be dedicated to the District's capital needs.

- E. The Portland School Real Estate Trust has reviewed the terms of the proposed sale and recommends its approval by the Board.
- F. The Finance, Audit, and Operations Committee has reviewed the terms of this sale and recommends Board approval.

RESOLUTION

- 1. The Board hereby approves the sale of the Lakeside Site to NAYA.
- 2. The Board authorizes the Deputy Clerk to enter into and execute a purchase and sale agreement for the Lakeside Site with NAYA consistent with the above recitals and in a form approved by General Counsel for the District, . The Board directs that the net proceeds are to be used to support the District’s capital improvement needs in conformance with Policy 8.10.025-P and 8.70.042-P.

B. Winchester D. Capps K. Hampton

RESOLUTION No. 4119

Election of Board Chairperson

RESOLVED, That _____ is hereby elected Chairperson of the Board for the period July 21, 2009 until the first regular meeting of the Board in January 2010 and until, respectively, his/or her successor is elected.

RESOLUTION No. 4120

Election of Board Vice-Chairperson

RESOLVED, That _____ is hereby elected Vice-Chairperson of the Board for the period July 21, 2009 until the first regular meeting of the Board in January 2010 and until, respectively, his/or her successor is elected.

RESOLUTION No. 4121

Authorizing the Sale of 49 Square Feet of Real Property Located at the Kellogg Site to the Oregon Department of Transportation for Public Right of Way Purposes

RECITALS

- A. The Oregon Department of Transportation (“ODOT”) seeks to purchase 49 square feet of the Kellogg Site in its southwestern corner for right of way purposes at an appraised value of \$750.

- B. ODOT is authorized under state statutes to acquire property for right of way purposes under condemnation proceedings or by purchase at fair market price.
- C. Board of Education Policy 8.70.040-P, Disposition of Surplus Real Property, provides the public input process to be followed prior to a discretionary decision by the Board of Education ("Board") to sell or otherwise dispose of real property. The Board policy does not address the acquisition of Portland Public Schools ("District") property by governmental agencies allowed under state law to acquire such property by condemnation proceedings.
- D. Because of the small size and the location of property sought by ODOT for right-of-way purposes, its acquisition by ODOT would have no impact on the District's current or future use of the Kellogg Site.

RESOLUTION

- 1. The Board finds that Board Policy 8.70.040-P is not applicable to this purchase of a 49 square foot parcel by for public right of way purposes by ODOT, that there will no adverse impact on current or future District programs, and that the sale is in the public interest.
- 2. The Board approves the sale of a 49-square foot portion of the Kellogg Site to ODOT, and authorizes the Deputy Clerk to enter into and execute the required sale documents in a form consistent with the above recitals and approved by District General Counsel with the proceeds (less applicable expenses) contributed to contingencies and reserves as outlined in Board Policies 8.10.025-P and 8.70.042-P.

B. Winchester / K. Hampton

RESOLUTION 4122

Designation of Signature Authority

RESOLVED, that Zeke Smith, Chief of Staff, be granted the authority to sign checks effective July 1, 2009 and be granted the authority to sign other legal documents during the absence of the Clerk and the Deputy Clerk and at such other times deemed necessary and appropriate.

J. Patterson

RESOLUTION No. 4123

Settlement Agreement

RESOLUTION

- 1. The authority to pay \$60,000 is granted in a settlement agreement for Employee L.R.J. to resolve claims brought under Workers' Compensation.
- 2. This expenditure will be charged to the District's self-insurance fund.

J. Patterson / B. Meyers

**Portland Public School District 1J, Multnomah County, Oregon
Board of Education's
Student Achievement Committee Meeting**

**June 26, 2009
Informal Minutes**

The meeting of the Board's Student Achievement Committee convened on the above date at 8:01AM at the call of committee Chair Sonja Henning in the Willamette Conference Room of the Blanchard Education Service Center, located at 501 N. Dixon, Portland, Oregon.

Present were:

Board Committee Members

Sonja Henning, Chair
Dilafroz Williams - *absent*
Bobbie Regan

Guests

Ruth Adkins, Board Member
Pat Steinberg, Special Ed Consultant

Staff

Evelyn Brzezinski, Interim Assistant Superintendent Teaching & Learning
Kenneth Brock, Striving Readers Project Manager
Nick Jwayad, Chief Information Officer
Susan Jordan, Grants
Diana Fernandez, Director ESL/Bilingual
Sarah Singer, High School Reform
Joe Suggs, Interim Director Research & Evaluation
John Wilhelm, High School Achievement Director
Susan Kosmala, Title 1 Program Director
Deb Caroll, Senior Project Manager
Terri Geist, Talented and Gifted Administrator
Jennifer Jackson, Special Ed Assistant Director
Greg Baker, Area Director
Jeanine Fukuda, Special Assistant

Ms. Brzezinski acknowledged that this would be Chair Henning's last SAC meeting as she completes her term on the Board of Education.

CURRICULUM MANAGEMENT SYSTEM PROGRESS REVIEW

Kenneth Brock reported his vision of everything a student does being archived in a digital record system. Perhaps each student receives a flash drive with everything they've ever done while at PPS on that drive, plus they would receive a website to show their work to colleges. Mr. Brock stated that he also envisions students having their strengths and areas of growth already known on Day 1 through a system that documents all their work, and it would be proficiency based. By Middle and High School, they will have an electronic personal learning experience. It will take us awhile to get there, but maybe by 2025 it would be a reality. Mr. Brock commented that he had presented his vision to the PPS Executive Committee. There was a disconnect with IT and Teaching and Learning, so a team was started in 2005 who developed the Ed Box. Leadership teams reviewed the Ed Box idea with everything being in one place. There were three things that needed to be done first: 1) a portal (all applications and resources would be located there); 2) a grade book (the best software is needed), and, 3) curriculum planner (a click and drag interface). The proposal is to lead with those three items. The portal and grade book would be the priority, followed with the planner. Staff has had a conversation with PAT, and the biggest concern was that if 8 teachers are using the grade book, that would force the other two who might not want to, or may not be ready, to use it. Ms. Brzezinski stated that as we go forward, staff will work with teachers to find the best way to get them comfortable with the technology.

Chair Henning asked what the timeline was for the proposal. Mr. Brock responded that the best case scenario would be that they get some teachers using a system by semester break of next year, and more using it by fall 2010. The entire system wouldn't be District-wide until fall 2011. Chair Henning questioned if staff had calculated costs for the proposal. Nick Jawayad responded that there were 6 or 7 pieces of the proposal for the entire Ed Box, and the estimate was \$5 million over 5 years; that would include everything that Mr. Brock spoke of. Right now, there are 14,000 PCs district-wide in PPS; every teacher has a computer and every school has a computer lab, if not two. Mr. Jwayad added that there was the Ed Box piece, the curriculum materials, and the hardware technology; staff was trying to work out a professional development curriculum that brings all the pieces together.

Chair Henning commented that it seemed like the Ed Box should be beneficial to teachers and students, but if students do not have access to computers, it was just another great divide. Many students do not have computers at home, so why roll out something we could not support for all students. Mr. Jwayad responded that the goal is to have options for students until they have access; it will be a work in progress. There are a couple of grant opportunities out there when we are ready to pursue them. The new system will be much more user friendly which is one reason why teachers do not like the current ESIS system.

AYP SCHOOLS PROGRESS REVIEW

Greg Baker reported that this year, three area directors had served on the team. Mr. Baker provided a PowerPoint presentation which contained a summary of the year's progress, support for targeted schools, strategies for sustainability, critical next steps in the next 90 days, and plans for moving forward.

Chair Henning commented that it seemed as though the District as a whole was going in the wrong direction. Last year, 5-10 schools were on the watch list, and this year there are 16 on the list. Mr. Baker stated that the 16 schools this year include Title 1 schools and he did not know if last year's list had included those.

Director Regan asked what we have done in terms of the absenteeism at George; what kinds of systems were we putting in place. Mr. Baker responded that the District hired an attendance specialist who worked day-to-day with parents, talking with kids, to determine what the real issue was. We instituted calls early in the morning to find out where the students were. Two students at George missed more than 80 days, and the snow days, when the District was closed, were devastating to our attendance rates.

DIFFERENTIATED SUPPORTS FOR ACADEMIC PRIORITY STUDENTS

John Wilhelmi reported that this was the end of Year 2 in the District's Key Results Initiative. Mr. Wilhelmi provided a handout which contained statistics on priority students. Chair Henning questioned how funding was determined for the schools. Mr. Wilhelmi responded that they look at the number of priority students at the school and what the strategy was; every school received some funding. The maximum amount of funding available was \$20,000 per campus.

SPECIAL EDUCATION INTERNAL PROGRAM REVIEW

Jennifer Jackson and Pat Steinberg reviewed the PPS Special Education program. Ms. Jackson added that the Oregon Department of Education no longer sends a team in to review Special Ed programs; we are monitored by ODS, but just through a paper reporting process.

Ms. Steinberg stated that questions were developed for review that we thought would cover the many aspects of Special Ed. Ms. Steinberg reviewed the data collection methods they used, stating that students in PPS schools now not only have emotional challenges, but also mental health issues. Ms. Steinberg commented that she had not met one principal that referred to

Special Ed students as “one of them”. The principals’ desire was to have Special Ed students more integrated in the general education program. The attitude at PPS was a very positive one. There was a broad understanding of Special Ed programming. Teachers would like to have more Para educators in their classrooms, but that may not necessarily be the best thing for the Special Ed student.

Ms. Jackson reported on next steps and when they will move into strategic planning. A report will be completed this summer and stakeholders will meet and write a strategic improvement plan. Ruth Adkins asked if stakeholders would include parents. Ms. Jackson responded yes, and that parents were looking forward to interacting with the District.

ESL, TAG COMPLIANCE PROGRESS REVIEW

Ms. Brzezinski reported that ESL and TAG have had state reviews that contained corrective actions and feedback.

Diana Fernandez stated that the District will institute its own self audit in the fall. Each student’s schedule will be reviewed. Ms. Fernandez provided a written Title II (ESL) Audit Update. Ms. Adkins commented that we need to think of a way to make our plans more visible to the Board and the public.

Teri Geist provided a compliance update on TAG. The state’s review had been a huge wake-up call to staff. The District has until June 30th to come into compliance or risk the loss of funds. Work this year had been focused on coming into compliance. There was much more equity of access now in schools. A single-subject acceleration will be easier to obtain, along with an accelerated grade level.

Chair Henning adjourned the meeting at 11:00am.

Submitted by:

Caren Huson-Quiniones, Board Senior Specialist
PPS Board of Education

**Superintendent's Report
School District No. 1J, Multnomah County, Oregon
Regular Board Meeting of June 29, 2009**

INFORMAL MINUTES

The regular meeting of the Board of Directors came to order at 7:08PM at the call of Co-Chair Dilafruz Williams in the Board Auditorium of the Blanchard Education Service Center, 501 N Dixon St, Portland, Oregon, 97227.

There were present:

Board of Directors:

Dilafruz Williams, Co-Chair
Sonja Henning
Ruth Adkins
Bobbie Regan
Trudy Sargent, Co-Chair
David Wynde - *absent*
Martin Gonzalez - *absent*

Student Representative:

Olin Stickler

Staff:

Carole Smith, Superintendent
Jollee Patterson, General Counsel
Caren Huson-Quiniones, Board Office

Co-Chair Williams announced that Director Wynde was on vacation and Director Gonzalez was called away on an emergency.

BOARD SCHOLARSHIP RECIPIENT

Co-Chair Williams extended congratulations to Mataya McNeill, recipient of the Board Scholarship. Ms. McNeill is a graduate of Madison High School.

Ms. Mataya stated that she would be attending the University of San Diego in the fall and thanked the Board for the scholarship. The environmental studies class she attended while at PPS had changed her life.

Co-Chair Williams announced that tonight was the last Board meeting for Director Henning as her term was ending. Co-Chair Williams stated that Director Henning was one who did not believe in conformity and had been a strong voice for equity on the Board. She challenged the status quo, brought clarity to difficult questions, and forced the District to think outside the box. The Board valued her point of view and no-nonsense approach. Given her legal background, Director Henning had found inconsistencies and pointed them out. She was bold in her thinking and brilliant in substance, and will be sorely missed.

Co-Chair Williams and the Board presented Director Henning with a piece of original artwork by Corey Graves, a student of Sabin Elementary School, who was legally blind. Chris Lamb, Sabin Arts Specialist, commented that Corey was a young person full of spunk and personality, and that he loves to draw cars. Corey had a one man show of his artwork at the local Starbucks. Unfortunately, Corey could not be in attendance.

Director Henning thanked the Board and her employers who allowed her to serve on the Board. It had been an amazing four years and she would always cherish the experience. The work on the Board has been an opportunity to create an amazing future for PPS.

Co-Chair Williams recognized the Board's Student Representative for 2008-2009, Olin Stickler, stating that he had offered a student perspective on issues facing the Board, and had tried very hard to revive SuperSAC. Co-Chair Williams and the Board presented Student Representative Stickler with a plaque and gift certificate to his university bookstore, in addition to having a tree planted in his honor by the Arbor Day Association because of his love of Outdoor School. Student Representative Stickler thanked the Board, adding that it had been an incredible year. He was proud of the District for creating the Student Representative position and he hopes it continues.

SUPERINTENDENT'S REPORT

Superintendent Smith stated that 5,000 PPS students flocked to the fifth annual NW Youth Careers Expo on May 7th at the Oregon Convention Center, and introduced Scott Eave, Vice-President of Gunderson LLC. Mr. Gunderson stated that an alliance was formed four years ago with seed money from the governor, and was formed to blend educators and business partners together to develop a skilled workforce and support career pathways in PPS. Mr. Gunderson introduced Drew Park who was the force behind the Youth Career Expo.

Mr. Park reported that a few years ago, the event began in order to introduce students to the manufacturing sector. From that, it grew to what it is today. Next year, they want to get employers for each of the six pathways. They want smaller companies to participate, as well as the heavy hitters. They have rented twice as much space for next year. Moving forward, they want to have the Expo well embedded with the schools. Mr. Eave added that they were committed to continuing their relationship with PPS.

Fred Locke, Renaissance Arts Principal, reported that in March, he and his students had the privilege of spending a full day at Wyden+Kennedy, where they had shared their background and passion for true excellence. They inspired us to all think about how their principles can apply to our art programs. The students returned to class and were very excited.

Director Regan commented that what the Expo does was help career pathways come alive. The question for PPS was what our commitment to this event was. Mr. Gunderson responded that if you allow the student body to design the Expo, then it will be sustainable; the alliance could not sustain it alone. Director Regan mentioned that it was not just a PPS event, it was a Multnomah County event and we need to figure out how to sustain it.

Superintendent Smith reported that hundreds of students were back in school this summer, some enrolled in free programs that help them advance smoothly to the next grade, while others were pursuing high school credits through the fee-based Summer Scholars program. This summer, more than 700 students will build confidence and skills in small learning environments provided by the kindergarten and first grade summery academy, the middle grades transition academy, and the ninth-grade transition academy. Also this summer, more than 1,500 PPS students are enrolled in the Summer Scholars Program. The Program offers high school students the opportunity to earn credits they are missing, improve a grade or earn extra credits.

LEADERSHIP FOR RESULTS

Extension of Superintendent's Contract

Co-Chair Williams reported that on June 1, 2009, the Board adopted the Performance Appraisal for Superintendent Smith. The Performance Appraisal reflected the Board's strong approval of Superintendent Smith's skills and leadership of the District from October 2007 through May 2009. In light of her strong performance, the Board wishes to extend Superintendent Smith's employment agreement for an additional three years, the maximum permitted under Oregon law. The term of Superintendent Smith's new contract will run from July 1, 2009 through June 30, 2012. Co-Chair Sargent stated that no increase would occur in the Superintendent's salary, this was just an extension of the contract.

Director Adkins moved to adopt Resolution 4104.

Receiving no public testimony, Co-Chair Williams called for the vote.

Resolution 4104, Extension of Employment Contract with Carole Smith, Superintendent of Portland Public Schools, was approved by unanimous vote (5-yes, 0-no, with Directors Gonzalez and Wynde absent and Student Representative Stickler voting yes, unofficial).

EXCELLENCE IN OPERATIONS AND SERVICE

Adoption of 2009-2010 Budget

Co-Chair Sargent reported that Resolution 4105 was a technical resolution for our current 2008-2009 budget, Resolution 4106 will establish two new funds, Resolution 4107 imposes and categorizes taxes, and Resolution 4108 would adopt the 2009-2010 budget. Co-Chair Sargent stated that the Board, acting as the Budget Committee, had approved the 2009-2010 budget on June 8th.

Director Regan commented that the budget this year was premised on shared sacrifices of five furlough days and no cost-of-living increases for employees.

Director Adkins thanked Chief Financial Officer Heidi Franklin for getting the District through another complex budget process. The Tax Supervising and Conservation Commission had said earlier in the evening that Ms. Franklin's comments were very clarifying and much appreciated, and they valued her integrity and intelligence.

Co-Chair Sargent moved adoption of Resolutions 4105, 4106, 4107, and 4108.

Receiving no public testimony, Co-Chair Williams called for the vote.

Resolution 4105, Amendment No. 3 to the FY 2008-09 Budget for School District 1J, Multnomah County Oregon; Resolution 4106, Establishing Two New Funds: Fund 407, IT System Project Fund and Fund 307, IT Projects Debt Service; Resolution 4107, Imposing and Categorizing Taxes – School District No. 1J, Multnomah County, Oregon; and, Resolution 4108, Adoption of the 2009-10 Budget for School District No. 1J, Multnomah County, Oregon, were approved by unanimous vote (5-yes, 0-no, with Directors Gonzalez and Wynde absent and Student Representative Stickler voting yes, unofficial).

Clark @ Binnsmead School Naming

Director Adkins stated that, under Board policy, a new name is needed when a school is reconfigured. A School Naming Committee had been formed for Clark @ Binnsmead. A survey had been performed, information was sent out to the community in five languages, and the Naming Committee had chosen the name Harrison Park, which is the name of the park adjacent to the school. The Committee's report was brought to the Student Support and Community Relations (SSCR) Committee, who asked for another round of input by the community on the proposed name. That input had occurred and staff reported that the Community responses were positive for the Harrison Park name. SSCR had voted unanimously to support the name and bring it to the Board for a vote. Director Adkins thanked the Naming Committee and thanked the community for their participation in the process.

Director Adkins moved to adoption Resolution 4109.

Receiving no public testimony, Co-Chair Williams called for the vote.

Resolution 4109, Naming Resolution for Harrison Park School (formerly Clark @ Binnsmead School), was approved by unanimous vote (5-yes, 0-no, with Directors Gonzalez and Wynde absent and Student Representative Stickler voting yes, unofficial).

EXCELLENCE IN TEACHING AND LEARNING

Student Conduct and Discipline Policy Second Reading

Co-Chair Williams reported that, after 21 days of being open for public comment, Policy 4.30.010-P – Student Conduct and Discipline Policy, was now before the Board for a vote.

Director Adkins stated that the Student Conduct and Discipline Policy was being brought to the Board after unanimous support from SSCR. During the comment period itself, there were really no substantive changes suggested, just wordsmithing. After adoption, this will be the new policy moving forward and there will be a series of Administrative Directives to support the policy. Director Adkins thanked staff and the community for the process, and Chief of Staff Zeke Smith had outlined the supporting funds in his memo which was included in the Board Book. Director Adkins reported that SSCR will continue to review the implementation and results of the amended policy.

Co-Chair Williams commented that it was very important to maximize the time students spend in school, and that the District used to have in-school suspensions; students were sent to classrooms and educated in the office. Co-Chair Williams asked if something similar would be procedurally set in place and will there be pilot programs in some schools. Tammy Jackson responded that in-school suspension was the plan. Co-Chair Williams requested reports from time-to-time on the policy. Director Regan stated that cultural competency training will be a component of the new discipline policy.

Director Henning asked, in regards to monitoring moving forward, how staff was going to monitor the data as related to our history. Most importantly, the individuals and individual behavior; by school, by principal, by employee, what does the data look like? Ms. Jackson responded that the historical data shows that we have more often than not looked back at our statistics. Our data is state report data that is submitted to ODE on June 30th of each year. That has been an ineffective way for us to improve a problem. We will look at data at a school level, at a classroom level, so that we can have a better sense of how to support staff and students when they need it as the problems are evidencing themselves. Director Henning stated that staff needs to identify the hot issues immediately. Ms. Jackson commented that staff was looking at desegregating data and reaching out to those sites showing the greatest level of need.

Director Adkins moved to adoption Resolution 4110.

Receiving no public testimony, Co-Chair Williams called for the vote.

Resolution 4110, Amendment to Student Conduct and Discipline Policy 4.30.010-P, was approved by unanimous vote (5-yes, 0-no, with Directors Gonzalez and Wynde absent and Student Representative Stickler voting yes, unofficial).

High School System Design Plan

Director Adkins stated that the Superintendent had endorsed the staff recommendation on the High School System Design Plan last week, and she and Co-Chair Sargent were the staff liaisons. John Wilhelmi and Sarah Singer provided a PowerPoint presentation, stating that there would be three different types of high schools: Community, Magnet and Education Options. Community High Schools would be larger in size and offer more programs and courses. There would be 6-7 Community High Schools with 1,100 to 1,400 students. We would not allow transfers across Community schools. Magnet schools would provide a student to go deep in a program or a unique learning environment that is not offered at a Community school. Magnet

schools would have 300-1,100 students and would not have the traditional experience of a community school.

John Wilhelmi reviewed course requirements for graduates of the class of 2011, and reviewed electives.

Director Regan asked what the average size was of an urban high school in the United State and Oregon. Ms. Singer responded that she would research the question and added that in late September, staff will return to the Board with a more detailed plan, greater refinement in the number and size of schools, and further program definition and locations. Ms. Singer commented that the process would not happen over night, and that staff was envisioning a six-year phase in.

Director Regan stated that with No Child Left Behind and benchmarks rising every year, can we really say we would not allow transfers, as it is required by federal law. Does that mean if someone is in a failing school that they would be forced into a Magnet school. Ms. Singer responded that at the high school level at PPS, only a few of our schools now have Title 1 funding coming to them, and it does not look like any of our high schools would hit the 75% free or reduced lunch rate, so a student would not have the right by law to transfer. Demographics can change over time, so we have to consider what would happen if a school did reach the free or reduced lunch rate. More analysis would be needed. You can control where students attend and control where they can transfer to. Director Regan stated that a further discussion of Title 1 in high schools was needed. Director Henning commented that what we continue to miss with AYP is the monitoring of improvement. Looking at where our students need the help is high schools; if the support isn't there, it's going to fall off and the graduation rate will suffer.

Director Regan stated that she felt there was a tremendous urgency in this work and added that her concern was facilities were shown to open in 2013, and we plan to go out for a bond in 2010, but she does not feel a sense of urgency with staff. Why was there a three-year gap? We know there are school districts who have recently built high schools and there has to be some good designs out there already; she hated to see us lose time on design if we can open a school a year earlier. Ms. Singer responded that Facilities staff has indicated that design and construction takes time. C-Chair Sargent stated that when Board members had toured schools, they learned that the design itself takes about a year. Even knowing similar things have been done elsewhere, each community has to decide what they want and what is important to them.

Director Adkins mentioned that Director Wynde could not be present tonight but had provided her a written statement that she read into the record and is attached and incorporated into these minutes.

Director Henning asked if staff had an example of a school district that has done an equity based model and was there a best practice model that PPS could learn from. Mr. Wilhelmi responded that staff has looked at Beaverton which has a series of comprehensive schools. Ms. Singer commented that Long Beach has a similar system and model where you have a neighborhood school that you attend and choices in the magnet, and that was a common model around the country. Ms. Singer added that she did not think she has seen a system in the United States that is 100% equitable, but she thought our proposed model will give us that equity in course offerings and content.

Co-Chair Williams stated that Portland's demographics are different than what you would see in Seattle, New York, or Long Beach. We have a lot of affluent kids that attend public schools. In those other cities, families have left the public school system. The reason why our school system is vibrant is because we have been able to hold the affluent families. We need to look at similar demographics across the country. The Board was asking that staff be clear and cautious, but give us some concrete evidence of where it has worked. Will there be flexibility and mechanisms in place so students get what they want?

Director Regan mentioned that the one piece that is missing is the whole idea of maintaining or increasing our capture rate. If we get through the redesign and only 60% of families are sending their kids to PPS, then we have obviously missed something. We want these schools to be so

attractive that parents want their kids to be in the school system. In terms of the timeline, one concern was student assignment changes being phased in during 2010-2011 was going to fast.

Director Adkins commented that she would like to see more emphasis in the hands-on learning and how it will be provided across our system. Her concern was that magnet schools would be set up in a way that would not drain our neighborhood schools. In terms of the number of campuses and programs, the essential thing is to plan ahead for growth in high school numbers.

Co-Chair Sargent stated that as staff is looking at the magnet issue, she would be interested in looking at powerhouse schools around the country – are there magnets or districts that support the arts as a whole at the high school level? What have those districts done to create those powerhouse schools? Does it require a magnet or something different? Also, Co-Chair Sargent stated that she was concerned about the distribution of teachers across the system of high schools; we have to be confident in how we are going to do this. We need strong teachers in every school and we need teachers that want to be in those schools.

Director Henning mentioned that her main concern was structurally and the folks who are making the decisions. There is a senior core of PPS individuals who will be making decisions and her question of confidence is at the center. She hopes the core team that makes the decision are a group of individuals who understand the equity piece and know PPS well. Every person on the team needs to show a history of making a commitment to the students. Superintendent Smith stated that beyond just a core group, we have checks and balances with community members who have been involved from the beginning of this discussion. Superintendent Smith added that as we move on, we will get more and more input from communities and stakeholders; this was just the first wave.

BUSINESS AGENDA

Director Sargent moved to adopt the Business Agenda, with the Board already having voted on Resolutions 4104 through 4110.

Receiving no citizen comment, Co-Chair Williams called for the vote on the Business Agenda. The Business Agenda was approved by a unanimous vote (5-yes, 0-no; Directors Gonzalez and Wynde absent and Student Representative Stickler voting yes, unofficial).

OTHER BUSINESS

Co-Chair Williams announced that Board Manager Cameron Vaughan-Tyler had accepted another position in 21st Century Schools. Co-Chair Williams stated that the Board appreciated her willingness to stretch herself and reach out to diverse communities; they appreciate her playfulness and wit, and especially appreciate her work on the Council of Great Cities School Conference which would be held in Portland in October. Co-Chair Williams presented Ms. Vaughan-Tyler with flowers. Co-Chair Williams welcomed the new Board Manager, Lynda Rose.

ADJOURN

Co-Chair Williams adjourned the meeting at 9:45pm.

Submitted by:

Caren Huson-Quiniones, Senior Specialist
PPS Board of Education

**Portland Public School District 1J, Multnomah County, Oregon
Board of Education's
Finance, Audit and Operations Committee Meeting**

**July 2, 2009
Informal Minutes**

The meeting of the Board's Finance, Audit and Operations Committee convened on the above date at 12:08pm at the call of Director Trudy Sargent in the Willamette Conference Room of the Blanchard Education Service Center, 501 N. Dixon St, Portland, Oregon, 97227.

There were present:

Board Committee Members
David Wynde, Chair - *absent*
Trudy Sargent
Ruth Adkins

Guests
Lynn Ward, NAYA
Nichole Maher, NAYA
Rey Espana, NAYA

Staff

Doug Capps, Government & Community Relations Coordinator
Kerry Hampton, Property Development Manager
CJ Sylvester, Director 21st Century Schools
Heidi Dempster-Johnson, Sr. Specialist
Bryan Winchester, Director Facilities and Asset Management
Sarah Ames, Assistant Director Strategic Communications
Zeke Smith, Chief of Staff

**DESIGNATION OF REAL PROPERTY AS SURPLUS (WHITAKER/LAKESIDE) AND
DIRECTED SALE TO NATIVE AMERICAN YOUTH AND FAMILY CENTER (NAYA)**

Doug Capps reviewed the draft resolution, stating that NAYA has been a successful education partner of PPS. They had been good tenants and had renovated the building; the site has been identified as a location of an Indian village on the Columbia River. Public noticing was provided on the proposed surplus property designation, and the 60-day waiting period expired on June 20th. A presentation was provided to the Cully Neighborhood, and a FAQ was posted on the PPS website. The District no longer needs the building as the small size limits enrollment, and slow growth is predicted until 2020, so there is no demand for that space. The space is not in a neighborhood and is isolated by industrial development on Columbia Boulevard. The building itself rated high on the FCI Index, and capital investment by the District would not be prudent. Many letters of support of the sale to NAYA was received.

Chair Sargent commented that FAO was in support of the resolutions. Director Adkins stated that this was a great opportunity and that it was going to a great organization. This was a huge benefit for children in the community and she had no issues with it; her only concern was how PPS will utilize the money that is received from the sale. It was agreed that FAO would discuss the use of the sale funds at a future meeting.

Nichole Maher of NAYA stated that they want to maintain the integrity of the cultural site and will work in partnership with Parks to make sure the rest of Portland knows the value of the site. NAYA has a high priority around maintaining their relationship with Little League, bringing back some of the natural habitat, and hope to expand the annex and improve the building significantly. NAYA is very excited about this and thanks PPS for their support and diligence in their process so that there will be no room for criticism. Rey Espana thanked the Board and staff for the work that has been done and that NAYA appreciates it. Ms. Maher commented that NAYA takes pride in the fact that they will be writing a check to PPS and excited about future partnerships with PPS as well.

With the understanding that minor wordsmithing would occur with the resolutions, the FAO voted unanimously to send the resolutions to the entire Board on July 20th.

LEASED SPACE IN RIVER DISTRICT

Mr. Capps stated that a couple months ago, the Board had adopted a resolution supporting the lease of space in the North Pearl District for a school site. The location of the site is at the dead end of NW 13th and 14th, which is not in the heart of the Pearl. The developer is now pushing the District to sign the lease; grade levels of the school are still to be determined, but an additional school site will release some of the pressure on Chapman enrollment. Staff does not yet have the final cost of the District contribution to tenant improvements as negotiations are still occurring with the developer. The question for FAO was if the District needs to make a one-time contribution to tenant improvements to meet our design specs, would that be acceptable, or should staff just say that they can not come to an agreement about the cost that we would choose not to lease the space. The difference is about \$200,000 from what the developer would provide and what we think is necessary. The developer will be providing about \$900,000 in improvements. Bryan Winchester added that he did not think the District could add a modular to Chapman based on land use issues, but we do have crowding issues at Chapman. Zeke Smith questioned if there is currently comparable, available space in the Chapman area that would be in the same ballpark price as the location in the North Pearl. Mr. Winchester responded that tenant improvements would be required no matter where we locate; a developer being willing to put up \$900,000 elsewhere would probably not happen. Mr. Smith asked if \$22 a square foot, as allowed in the Board resolution, was the current market rate. Mr. Winchester responded that rates have dropped since the resolution was approved, but in five years the economy could turn around and higher rates would occur. Director Adkins questioned if there were other issues. Mr. Winchester responded that if the District was to back out of the deal, the developer would design the space for housing; his partnership with PPS would collapse. There could also be other triggers that have nothing to do with the District that could jeopardize the development. Mr. Winchester added that the District was a big piece in the puzzle for the developer. Director Adkins asked what type of improvements the District would receive for the extra \$200,000. Mr. Winchester responded that we would receive the bare bones, we could walk into the space and start using the facility; it would not be top of the line, but it would be user ready.

Chair Sargent stated that the school site has to be an appealing place to draw students in, but it also has to be educationally designed. Director Adkins questioned if this was a lease for the future. Kerry Hampton responded that payments would begin in September 2011. Director Adkins commented that she wanted to make it clear that the District would not be spending the money out of next year's budget. Mr. Smith mentioned that the proposed school site would be a footprint in a different part of town and that we have not really looked at boundary changes for Chapman. Director Adkins stated that the whole point was not to shift kids and to keep them in a walkable area of their school.

Mr. Capps commented that depending on the direction that FAO gives staff, staff would then negotiate based on that direction. When negotiations are completed, staff would report to the Committee the final numbers. We would sign the lease now for payment in the future. Chair Sargent stated that it was a small amount of money compared to what we are talking about in the future bond; clear communication would be needed in what we are doing.

Mr. Smith mentioned that the other potential risk worth exploring is that it was one thing to talk about \$32 million being cut, but it was another thing if we have to continue to cut in future years and make more dramatic and drastic changes. If a decision is made now and 18 months down the road you are closing schools, you may raise flags in citizens' minds. Is this still worthwhile? Is it right to continue to be rigorous in what the cost should be to the District? Director Adkins suggested that the Committee speak with other Board members on this issue as it was significant.

CJ Sylvester commented that the Committee could direct staff to go back and tell the developer to hold the line, we need the improvements, rework your numbers, and then come back to the entire Board on July 20th for a decision.

The Committee instructed staff to negotiate hard and to have negotiations completed no later than July 15th.

Director Sargent adjourned the meeting at 1:16pm.

Submitted by:

Caren Huson-Quiniones, Board Support
PPS Board of Education