



Health, Safety and Modernization Bond

**Board Work Session
February 13, 2017
6:30 pm — Mazama Room**

Agenda

1. Welcome and Work Session Goals (Tom Koehler and Amy Kohnstamm)
2. Summary of Bond Survey responses and Town Halls (Amy Ruiz)
3. Bond Stakeholder Advisory Group Recommendation (Amy Ruiz)
4. Board Questions & Discussion (Yousef Awwad)
5. Board Direction to Staff re Bond Package (Yousef Awwad)



Health, Safety and Modernization Bond

Public Survey Summary

Open January 27 - February 10, 2017
884 Responses

The survey included four questions; respondents did not need to address all questions.

- What would you like the Board of Education to consider when deciding on a bond package to refer to voters?
- Our schools' health and safety needs are extensive, estimated at \$1.6 billion. However, there is a limit to how much work can be completed during the timeframe of bond funding, because some projects can only be done during school breaks when schools are unoccupied. Given these limitations, what types of health and safety projects should PPS prioritize?
- What questions do you have about this bond process?
- Is there anything else you'd like to share about the bond proposals?

Below are several themes that emerged across responses, as well as representative comments. Full responses can be viewed at <http://bit.ly/PPSbondsurvey>

What would you like the Board of Education to consider when deciding on a bond package to refer to voters?

- **For people who recommended a specific option, the majority recommended Option 1 (112 to 37). Some asked that the Board go for an even bigger bond.**
 - I think the board should put forward the largest package.
 - Go big! Ask once and get it done.
 - Go for as much as possible now, next time will be much harder.
 - A bigger bond to address even more schools. People can afford \$50 a month. Skip the latte and invest in fixing these schools before they fall down completely.
 - Dream big and we will follow. Include everything in the options. I observed there were some areas where money is not requested. (I disagree with this approach.)
- **Most respondents who referenced Kellogg Middle School support modernizing and reopening it.**
 - SE needs a new middle school
 - I'm glad the board is considering investing in new capacity for middle-grade education.
 - The importance having equal offerings throughout the city. Kellogg Middle School is a must. We can't continue to have certain areas of the city running as K-8s and others with middle schools. It's inequitable.
 - Try to be as ambitious as you cast a vision for the future in PPS. (Go for option 1 and really make a case for it...Middle School matters!)

- SE Portland NEEDS Kellogg. There is no other option, Kellogg must stay on the table and be included if PPS is actually in any way serious about equity for all students.
 - The need to include Kellogg's renovation is clear, with the population of Portland on a steady increase. The impact on home owners is not drastically different between Option 1 and Option 2, but the impact of one more building available is great on our students and staff.
 - Kellogg needs to be opened to balance enrollment in SE. It is hazardous and foolhardy to do so without a full rebuild. Leaving Kellogg off the list will tempt PPS to open an unsafe school with minimal patching and endanger what is likely to be a low SES community.
 - K-5/MS transition needs to be forefront. SE will need a middle school. Please include the Kellogg rebuild. Now that we are nearing the end of the high school rebuilds, it would be a good start on moving on to MS rebuilds.
- **Many respondents cite health and safety improvements as key for the Board to consider.**
 - Prioritizing health and safety of all students over relief from overcrowding in one segment of the district.
 - The long term health and wellness of the children as they go through school
 - Until all the health and safety issues are fixed, no more existing schools should be modernized. Lincoln and Madison should not be rebuilt when most of our kids can't use the drinking fountains in their schools.
 - Please fix the environmental health & safety issues having both a high likelihood and high impact before all other issues. I'm sure there are high risk issues that have a medium or low likelihood but high impact (like earthquake/seismic issues). However, these need to take a back seat to those "high/high" risks. I believe lead paint, lead water and radon all fit within a high/high framework due to either environmental/health impacts or regulatory issues that PPS would be breaking federal law by not cleaning it up.
 - Getting as many schools safe and up to date as possible.
 - Rebuilding and remodeling high schools and removing lead from pipes
 - Only consider the safety of current schools, such as issues like lead in water, lead in paint, asbestos, fire alarms, roofing leaks. Do not build anymore new schools or dramatically remodel any other schools until these issues are taken care of.
 - Safety of children
 - Basic H&S and seismic upgrades are a priority. I support fully funding H&S upgrades for all our schools.
 - The age of our buildings. Health & safety of students
 - The needs of the students; safety of children takes precedent over low taxes.
 - First, address the health and safety needs of all school. Rebuilding high schools is not a priority right now.
 - Safety and physical condition of assets
 - Health risks to kids
 - No modernization should happen until all students have access to lead free water.
 - Safe, modernized schools
 - Health and seismic upgrades

- Keeping schools safe and accessible regardless of cost. This includes modernization.
- Need to emphasize that this is not optional. Buildings are unsafe for children and staff. Remind voters of the actual cost to them is quite minimal.
- **Next to health and safety, equity is a key issue for those surveyed. Many respondents wanted assurance that projects would be completed in their area, or that all areas of the city would get attention from these future resources.**
 - Making sure all our schools have equitable offerings in terms of curriculum and electives
 - Providing the highest quality learning and teaching environments for all PPS students regardless of socio-economic status. This includes protection of student, teacher and school community health and safety.
 - Safety of all schools, but more focus on underserved schools.
 - Ensure that all schools regardless of location are treated equitably in budgeting.
 - Equity (serve marginalized kids first), safety (the things that pose the greatest immediate danger first)
 - I would like equity to be a primary consideration in determining which bond package is referred to voters.
 - Not focus on high schools being the center of attention, but further discuss improvements on all k-12 buildings.
 - Equity. None of the funding is going to Wilson cluster.
 - Equity across neighborhoods. The first bond largely neglected the SE (Sellwood, Moreland, Eastmoreland, Woodstock, and the communities juxtaposed to these areas. If funding cannot provide meaningful improvements (science and media carts don't count) to these areas I'm left with no option other to marshal my resources to oppose the bond with my time and money.
 - Lincoln HS should be a priority because west sides won't vote for another bond without a west side school represented.
 - EQUITY - making sure ALL schools/students have the same modernization of facilities and healthy environments.
 - Benson and Madison are not the only high schools with led problems. There should be an option where everyone benefits.
 - Equity. Allow access to equal educational opportunities to all PPS students regardless of zip-code. I believe this means a return to the middle school model.
 - That beyond these schools, many other schools need repair. And expansion.
 - Geographic equity - please maintain a focus on southeast Portland. If we neglect the Kellog improvement the ripple effects for thousands of students will be painful.
 - I would like the board to approach this decision through an equity lens. Ask yourselves "Who is most in need?" and "Who needs us to be advocates for them most?" And then spend the money in that way.
 - We need ALL the schools considered.

Given time/budget limitations, what types of health and safety projects should PPS prioritize?

- **Many respondents cited lead as a concern, with ~399 mentions across all 884 responses. 322 talked about lead in the water, and 118 noted lead paint (some**

respondents mentioned both). Seismic and earthquake safety (171 mentions of 'seismic' and 51 mentions of 'earthquake safety'), asbestos (120 mentions), roofs (71 mentions) radon (58 mentions), fire safety (54 mentions) were also frequently cited. Security, auditoriums, accessibility, and playgrounds were cited less often.

- LEAD!! and other MAJOR concerns first
- Long term health issues (esp asbestos, lead, other contamination) are most critical.
- WATER WATER WATER. All students should have access to lead-free running water. There is also much to be done to get to the point where you can even pretend that any of the older buildings could withstand a large earthquake.
- Mitigating toxins a la lead, radon, asbestos--not just for young grade school kids but all students, for example the lead paint chips falling off ceiling at Cleveland High.
- Anything that directly impacts the health of my child; lead in pipes, asbestos, etc. I don't want to find out 10 years from now that my children were exposed to dangerous materials.
- No modernization should happen until all students have access to lead free water.
- Fire hazards, lead pipes and paints should be the top priority. Put non-safety and non-health related issues the lowest priority. Make sure things are done right the first time.
- Lead paint stabilization/abatement and lead in the water. No question that this is the most immediate hazard. There are two buckets we're choosing from - "things that have already happened" (like the lead poisoning) and "things that might happen" (fires, earthquakes). We must address what is already affecting students and prioritize the rest. I was very surprised to learn that all schools do not have sprinklers. That's concerning, especially since we had Marysville fire in the not too distant past. Seismic safety is a great concern and the district has clearly made it a priority but can't address all of it on this bond. I'd like to see money allocated for a plan that addresses the rest of the seismic issues over the next 10 years. I'd like to see the same for ADA requirements.
- Please fix the environmental health & safety issues having both a high likelihood and high impact before all other issues. I'm sure there are high risk issues that have a medium or low likelihood but high impact (like earthquake/seismic issues). However, these need to take a back seat to those "high/high" risks. I believe lead paint, lead water and radon all fit within a high/high framework due to either environmental/health impacts or regulatory issues that PPS would be breaking federal law by not cleaning it up.
- Earthquake safety. If we have a major earthquake many lives will be lost. This is not acceptable. Most school age children are not going to be eating paint off the walls, and kids can bring water from home so let's focus on potentially life-saving earthquake preparedness.
- The district should continue a reasonable commitment to improving earthquake safety by strengthening buildings, and consider adding a commitment to nonstructural improvements in this bond. Parents care, the public cares, and it would be foolish to abandon a priority the district has embraced consistently since the 1995 school bond.
- Fixing our auditoriums that are currently dangerous to use. Stage craft industries has certified that our rigging systems in our auditoriums are out of

- o date and dangerous. This means that students who perform on our stages are running the risk of having heavy objects fall on them from great heights.
 - o Old plumbing and electrical, address accessibility for disabled students, make sure schools are adequately heated and that air quality issues are addressed.
 - o NOT the lead paint, NOT the radon, okay on the plumbing as the cost of buying water is silly. Really don't see that as an issue either. More important is fire/life safety, roofs and other structural like stages (if that is real).
 - o Create a Bond for access for people with disabilities, modernizing and rebuilding schools separate from immediate needs for health and safety.
- **However, not everyone prioritizes fixing lead or other health and safety issues first**
 - o I would concentrate on possible potential air quality issues such as breathing in asbestos. Lead in paint must be consumed in large quantities (to cause harm) and lead in Portland's water is not new. I grew up knowing that we should flush the pipes "just in case."
 - o The need to rebuild and modernize all of the schools in PPS. Avoid the hysteria over health & safety and lead in the water. Do a rigorous cost-benefit analysis. For example, if it's cheaper to continue bottled water than to fix all the pipes before fixing the entire school, then stay with that.
 - o Not to be over reactionary to the lead issue. Media attention has made this a hotbed issue - whereas in-situ disturbed lead piping is less of an issue.
 - o Things that can't be mitigated in other ways. A solution has been found for water quality by bringing in water coolers (though applied in too broad a manner), but fire safety (sprinklers) and seismic are not things that can be easily mitigated otherwise. Crumbling infrastructure - mold / leaking roofs and peeling paint are things that need to be addressed.

What questions do you have about this bond process? Is there anything else you'd like to share about the bond proposals?

Staff are collecting the questions asked in the survey, to inform a publically available FAQ regarding the bond. Some questions are on basics, such as how bonds work, what oversight processes are in place for the existing bond, or when construction would start if voters approve this bond. Other questions were more complicated.

A sample of questions asked:

- How are you going to earn the trust of the taxpayers? How will we be convinced that our hard-earned money is not going to be misused?
- What data can you share that demonstrate the bond construction costs estimates are accurate and reflect a capable estimating and (future) competitive bidding and construction process?
- Why have these safety concerns not been addressed on a continual basis and allowed to reach this level of urgency.
- How are you going to get the whole community - not just parents of school children on board? We need this for the better of our community and we need you PPS to sell it!
- When is the next bond? What might be on it? Will federal budget cuts affect these bonds?

- Why aren't we asking for more money? Break it down into multiple bonds and let voters decide how many they are willing to pay for. What if you could get the entire 1.6 billion?

Other issues people raised in the survey responses:

- **Some expressed concern about an increase in property taxes, questioned how PPS has spent existing funds, or asked that costs be kept down.**
 - Keep the rebuild costs down - significant differences between project costs of full rebuild vs remodel at Lincoln for example. Given all the other schools that need attention, wise allocation of these limited resources will be crucial in meeting long term capital requirements and will also prove good faith with the community for future bonds.
 - The cost. An additional \$24 per month is a very large expense for people on fixed or limited incomes. I'm already paying \$4000 per year on my little 998 sq ft home (I've lived in the same home for over 32 years).
 - Charge parents not home owners
 - What we need most, without costing property owners too much
 - Presenting a competent project manager that will save tax payers money.
 - Homeowners are tired of being gouged ... even liberal ones
 - Option 2 - but I would try to get matching funds, or some funds, from federal government to get this passed- taxpayers are leery about wasteful spending as seen from last bond.
 - This would raise my property taxes by \$1000 dollars. I will be forced to sell my house. I cannot afford this.
 - Find another way to fund this. As property owners our taxes continue to climb. I see too much careless spending. It's not your money so spend away is the attitude I see. If I'm being taxed, so should all other residents of the city.
 - Getting more funding from marijuana and tobacco tax...
 - The best value for the money and oversight.
 - Where has the money gone that should have been allocated to these standard maintenance scenarios over the years?
 - NOT raising PDX taxes any further. PPS has already asked for too much from tax payers. We haven't even paid for the bond measures we currently have. We need to focus on shrinking our district's class sizes more than doing these repairs. We cannot make any great change as long as we ignore this injustice to our students and their families.
 - Ask for money from other city or state budgets. If this has to do with property tax people have no more to give. Our property taxes have doubled in the last decade!
 - Whether this is too expensive a package to pass. How the Board is going to manage to hire a superintendent and rebuild the education-side team while also trying to pass the bond. Whether it's wise to do expensive repiping work separately, instead as part of an eventual rebuild.
 - It appears that the general public is very distrustful of PPS in regard to monetary issues. The lies, coverups, and corruption is not forgotten. SOMETHING needs to be done to make it clear that students will directly benefit from every penny that is asked for. People, in general, do not understand budgeting. The assumption is that someone is lining their pockets.
 - How you will hold yourselves accountable and how you will minimize overruns.

- **Others voiced support for making an additional investment in schools.**
 - Be fearless about asking for money. Homeowners who paid dearly for their house want its value to increase. Good schools are one of the 2 or 3 most important factors in real estate values. Don't float a small bond that risks not addressing the problems of lead and HS overcrowding.
 - Dream big and we will follow. Include everything in the options. I observed there were some areas where money is not requested. (I disagree with this approach.)
 - The problem is bigger than either option. Acknowledge the extremity of the effect of what has been shameful negligence and deferred action at all PPS facilities, including your own administrative offices. Finally ask for enough to do it right, and then spend it wisely! As a homeowner, I would gladly pay more if PPS leadership would just get their house in order and do their part.
 - The schools need the infrastructure work. We should spend the money now while the economy is good. Another downturn is coming when money will be scarce.
 - Ensuring sufficient money to respond to all the needs. Ensure that the academic side of the house and educators are actively and meaningfully involved in the design planning process - early and often. Engage the community meaningfully - now, not later. Transparency, transparency, transparency.

- **Some expressed questions or concerns about the plan to modernize all PPS schools, or wondered when their school would be updated. Others asked how schools have fallen into disrepair, or about the plan to maintain updated facilities.**
 - Consider that there have been other bonds and we did not necessarily see how and where the money went. Why just these schools? My kids go to other high schools that aren't listed. If I am going to have to pay a bond, I would like my children to also see improvements.
 - You need a plan to fix ALL the high schools. If you fix only some, the parents that got their students/neighborhood school fixed will stop supporting the next round. Add Cleveland and others even if it is 20 years out. Piecemeal will lead to winners and losers.
 - Jefferson HS is in a very bad state, with some of the highest showings of lead, as well as many other issues including leaks which lead to an electrical fire last year. Why is it not first on the list to be remodeled??? In addition it is the only Portland Public School to have a nationally recognized dance program, which does its main work in studios which are in terrible condition. PLEASE LOOK AT JEFFERSON!
 - What are the future maintenance plans for these improvements? Please make sure proper repair & maintenance is included in future budgets or this money will all have been wasted within 10 years or so. My general impression of many schools is maintenance planning is very poorly executed or not done at all. Don't rebuild if you don't plan on taking care of it!!
 - Please explain to voters why this work has not been done I've the last 80 years. Why are we remediating lead now? Why wasn't this done 40 years ago.



Bond Stakeholder Advisory Group

The Bond Stakeholder Advisory Group recommends the Board refer Proposed Bond Option 1 to the May 2017 ballot, with the following additional recommendations.

1. That the Board and Superintendent by December 2017 be able to clearly articulate a short and long-term strategy that addresses all currently identified health, safety, and ADA issues.
2. That the Board has a clear plan on how the \$150 million of additional health and safety investments will be spent to first address all high-risk areas as a priority: lead paint, lead in water fixtures and pipes, radon, exposed asbestos, and a minimum level of acceptable fire protection with the rest of the remaining dollars to address other health, safety, and ADA issues. The Board should consider increasing the amount of additional health and safety investment in this bond to ensure issues of lead, radon, exposed asbestos and high risk facility issues are fully resolved.
3. That the Board dedicate \$8 million in state matching funds to addressing additional health, safety, and accessibility needs, and communicate to the public that the \$8 million investment is on top of the \$790 million.
4. That the Board should request clarification from the Superintendent and staff about how investments in seismic upgrades are prioritized, and affirm its understanding that two effective ways to increase student and staff safety include full modernization and replacement of schools and adding or strengthening seismic bracing when roofs are replaced.
5. That the Board concludes that the school district's plan for 1700 students at each of the existing and future high schools is well supported by current birth rates and kindergarten enrollments and that all high school spaces being rebuilt will be enrolled in a way that is balanced and the board is committed to boundary and policy changes to ensure that neighborhood and focus option high schools have sufficient enrollments to support a rigorous and diverse curriculum in a cost effective way in all geographic areas of the city.
6. That the bond package and public message associated with the bond measure should focus first on addressing critical safety and health issues, backed up by the message that modernizing our high schools comprehensively addresses health and safety issues in those buildings while also providing modern learning environments.
7. That the Board acknowledges with gratitude the support of Portland voters for school bonds in 1995 and 2012 and commits to the continued modernization of schools to provide the health, safety, full inclusion, and learning opportunities that every child in Portland deserves.



Bond Stakeholder Advisory Group

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Tom Walsh

Lincoln HS MPC

Curtis Wilson Jr.

Principal, Benson HS

Ted Wolf

*Parents for
Preparedness (P4P)*

*Additional members may be added



Health, Safety and Modernization Bond



— Our aging schools need repair —

Portland schools are in critical need of repair. Most were built before World War II, and many are in need of renovation and upgrade to provide students with modern learning facilities and to address unsafe conditions. Testing last summer showed that 99 percent of our schools have at least one cold water fixture that tested above acceptable EPA levels of lead. Many of our schools' roofs are beyond their useful life, and some frequently leak. Fire safety systems at most schools are insufficient, and 42 of PPS' schools lack sprinkler systems in case of a fire.

We can comprehensively address critical health and safety issues like these, as well as create modern learning environments that meet the educational needs of today's students, through full modernization of school buildings—bring schools up to both current building code and educational standards. Over the long term, PPS plans to modernize and improve every school through a series of capital construction bonds.

The plan to modernize all schools started with the voter-approved 2012 bond to upgrade Franklin, Roosevelt, and Grant High Schools, plus Faubion PK-8. In addition, the 2012 bond has funded summer improvement projects at 52 schools, from upgraded science classrooms, to new roofs, seismic retrofits and strengthening, and accessibility improvements.

PPS is proposing a May 2017 capital construction bond to continue the long-term plan, as well as improve the health, safety, and learning environments at schools across the district. This bond would modernize Benson, Lincoln, and Madison High Schools, and potentially update Kellogg Middle School to reduce overcrowding in Southeast Portland. This bond will also invest in critical health & safety issues that need to be addressed before we can modernize every school—including lead in pipes, fixtures, and paint, exposed asbestos, fire safety, and access for people with disabilities.



— Health, Safety and Modernization Bond options —

PPS is proposing several options for this next phase of investments.

All options include plans to modernize or rebuild Benson Polytechnic, Lincoln, and Madison High Schools, and some options include plans for reopening Kellogg. Approximately 30 percent of those modernization budgets address health and safety issues, including seismic upgrades, roof repairs, lead and asbestos abatement, and accessibility improvements in accordance with the Americans with Disabilities Act.

PPS technical staff have also assessed schools' health and safety needs across eleven areas—from lead in drinking water and paint to fire safety—to inform a prioritized set of additional critical health and safety improvements. The cost of fully mitigating all eleven health and safety areas is approximately \$1.6 billion. Staff have recommended three packages of health and safety investments for discussion, each at a different investment level.

All of these additional health and safety packages would make significant districtwide improvements, including removing old pipes and fixtures to reduce lead and improve water quality, removing or encapsulating lead paint, and improve building foundations and ventilation to mitigate radon levels. Depending on the level of investment, these packages include additional health and safety repairs at some schools: Updated fire safety alarms and sprinkler systems, repairs for leaky and deteriorating roofs, walls and windows, removal or encapsulation of exposed asbestos, improved accessibility, seismic upgrades, and strengthened school safety and security.

Our facilities' needs are extensive and community feedback on this bond package will shape the priorities of the next round of investments. The 2017 bond will require us to unite and invest in the schools our students and community deserve. Help us keep building our future together.





Proposed bond options in detail

Proposed bond options

APPROXIMATELY 30% OF MODERNIZATION & REBUILD BUDGETS
TARGETED TO HEALTH & SAFETY PROJECTS IN ALL APPLICABLE CATEGORIES

Option 1 \$790 Million

\$324M FOR HEALTH & SAFETY

- Additional health & safety projects \$150M
- Modernization & additions
 Benson \$202M
 Madison \$146M
- Full rebuild
 Lincoln..... \$187M
 Kellogg \$45M
- Management, Contingency & Miscellaneous \$60M

Option 2 \$745 Million

\$310.5M FOR HEALTH & SAFETY

- Additional health & safety projects \$150M
- Modernization & additions
 Benson \$202M
 Madison \$146M
- Full rebuild
 Lincoln..... \$187M
- Management, Contingency & Miscellaneous \$60M

Health & Safety project categories

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

Staff recommendations for additional health & safety projects at 3 cost levels

	\$100 MILLION		\$150 MILLION		\$200 MILLION	
	Dollar amount	Schools funded	Dollar amount	Schools funded	Dollar amount	Schools funded
	\$28,492,000	Up to 90	\$28,492,000	Up to 90	\$28,492,000	Up to 90
	\$19,757,939	Up to 13	\$25,849,990	Up to 16	\$31,757,939	Up to 20
	\$9,000,000	Up to 37	\$12,000,000	Up to 48	\$14,000,000	Up to 58
	\$16,623,936	Up to 88	\$16,623,936	Up to 88	\$16,623,936	Up to 88
	\$20,000,000	Up to 5	\$50,907,949	Up to 14	\$80,000,000	Up to 23
	\$5,000,000	Up to 4	\$10,000,000	Up to 9	\$15,000,000	Up to 13
	\$1,126,125	Up to 90	\$1,126,125	Up to 90	\$1,126,125	Up to 90
	...	...	\$5,000,000	Up to 11	\$8,000,000	Up to 13
	...	...	...	...	\$5,000,000	Up to 2

