

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

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July 9, 2012

OFFICE OF THE BOARD OF EDUCATION  
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON  
BLANCHARD EDUCATION SERVICE CENTER  
PORTLAND, OREGON

The Special Meeting of the Board of Education came to order at 5:02pm at the call of Co-Chair Martin Gonzalez in the Board Auditorium of the Blanchard Education Service Center, 501 N. Dixon St, Portland, Oregon.

There were present:

Pam Knowles, Co-Chair  
Ruth Adkins  
Bobbie Regan  
Trudy Sargent – *via phone*  
Martin Gonzalez, Co-Chair  
Matt Morton  
Greg Belisle

Staff

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

**PUBLIC HEARING AND VOTE: CAPITAL BOND**

CJ Sylvester, Chief Operations Officer, provided a PowerPoint presentation and overview of the capital bond proposal.

The following individuals testified in favor of the proposed capital bond:

Alissa Keny-Guyer, State Representative for House District 46; Michael Dembrow, Representative from House District 45; Lew Frederick, Representative; Jeff Cogen, Multnomah County Chair; Nick Fish, Portland City Commissioner; Charlie Hales, Mayoral Candidate; Jefferson Smith, Representative; Kevin Matheny, Concordia University; Steve Novick; Emma Rosen; Scott Bailey; Nancy Hamilton; Amy Kohnstamm; Rachel Fox; Ted Wolf; Betsy Salter; Stuart Emmons; Will Dann; Joshua Curtis; Kevin Truong; Naomi Dann; Scott Overton; Randall Heeb; Rita Moore; Mike Verbout; Roger Kirchner; Charlene Williams, Roosevelt Principal; Shane Endicott; and, Jason Blumklotz.

Taylor Marrow stated that he would not support the bond as PPS was one of the most inequitable school systems he has ever seen.

Director Regan stated that it felt much better than the last time the District went out for a bond. Director Regan requested that we be clear this time in explaining the debt repayment and list and name the schools that benefitted from prior work that the District has done. In addition, she would like a discussion on planning money for the remaining high schools which will not be improved in phase one of the bond. Director Regan commented that she would like to see us stay at the \$1.10 per thousand assessed value. Ms. Sylvester mentioned that \$1.5 million would be an appropriate amount of planning money for the remaining six high schools, but that it would not include bringing partners to the table. Co-Chair Knowles stated that we need to do the master planning piece, but to keep in mind that future Boards could change that plan.

Director Adkins mentioned that she wants to make sure that we focus the funds on this bond on the schools being proposed, adding that we could learn from the planning process for the first three high schools and then spinoff from that for the six remaining high schools. Director Adkins added that she would like to see the \$1.5 million go for two new roofs. Director Morton commented that it was reasonable to have reserves available for roof repairs and to use some funds for the master planning.

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Co-Chair Gonzalez stated that the majority of the Board could potentially look at readjusting the package and investing \$1.5 million for master planning for the six remaining high schools, with eight schools to be re-roofed.

Director Morton commented that we need to engage our students in the design phases. Ms. Sylvester responded that staff would do their absolute best to involve students in the design and construction phases.

Co-Chair Gonzalez read Director Sargent's email into the record. Her preference was for some money to go towards investment in technology and to change the bond package by cutting facility improvements to \$64.5 million. Director Adkins stated that technology was an important issue, but she did not want to shift the package any further. The Board did not support the change requested by Director Sargent.

Co-Chair Gonzalez stated that he shared the frustration from Taylor Marrow when he testified on inequity. We always need to keep equity in mind. There is a hope that we will do the best we can for all our students.

Co-Chair Gonzalez adjourned the meeting at 7:51pm.

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Other Matters Requiring Board Action

The Superintendent RECOMMENDED adoption of the following item:

Numbers 4624

Director Regan moved and Director Belisle seconded the motion to amend the Attachment "A" to Resolution 4624. The motion was put to a voice passed and passed 5-1 (vote: 5-yes, 1-no [Adkins], with Director Sargent not voting). Director Knowles moved and Director Belisle seconded the motion to adopt amended Resolution 4624. The motion was put to a voice passed and passed 6-0 (vote: 6-yes, 0-no, with Director Sargent not voting).

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**RESOLUTION No. 4624**

Development of a General Obligation Bond Ballot Measure and Explanatory Statement  
for the November 6, 2012 Election.

**RECITALS**

- A. The Board of Directors of Portland Public Schools, Multnomah County, Oregon (“PPS”) is committed to maintaining and preserving the useful life of its school buildings.
- B. PPS understands that its schools are the property and pride of all citizens of Portland, and are strong anchors needed for livable neighborhoods.
- C. The average age of PPS school buildings is 65 years old and they have received only minimal updates over time.
- D. PPS recognizes that the condition of its facilities has a direct impact on the ability of teachers to teach and students to learn and succeed.
- E. PPS is committed to all students having the same up-to-date technology, equipment and teaching approaches as students in schools with newer buildings so our students can compete for college and in the workplace.
- F. Due to inadequate state funding for schools, PPS has prioritized use of General Fund money for its core educational mission, resulting in deferral of major maintenance on its facilities, leading to secondary damage and increased facility costs.
- G. Capital dollars last made available in 1995 were fully expended years ago and that debt has been retired.
- H. Four years of facility assessment, community-wide work sessions, the Board’s adoption of Criteria to Determine the Order of Rebuilding and Renovation in Resolution No. 3986 and the Long Range Facilities Plan in Resolution No. 4608, have helped develop criteria to identify schools for capital improvement.
- I. The June 25, 2012 proposal to rebuild schools and update learning environments for students was developed and refined by community input.
- J. At its meeting on June 25, 2012, the Board preliminarily determined that it would be appropriate to seek voter approval in November, 2012, for general obligation bonds to finance the high school, seismic and access priority option (Option C in the materials that were presented to the Board).
- K. The Board held two public hearings on June 28, 2012 and July 9, 2012, regarding its preliminary determination to request voters to approve general obligation bonds in November, 2012, and has decided that the Board will request PPS voters to approve the bond option that is attached as Exhibit A (the “Preferred School Construction Bond Proposal”) at the Board meeting on August 20, 2012.
- L. Oregon law requires PPS to submit measures that will appear on the November 6, 2012 election to the county elections officer no later than September 6, 2012.

**RESOLUTION**

- 1. ORS 294.655 requires PPS to notify the Tax Supervising and Conservation Commission not later than 30 days before September 6, 2012, if PPS proposes to place a general obligation bond measure on the November 6, 2012 general election ballot. The Board directs PPS staff to notify the Tax Supervising and Conservation Commission that PPS will place the Preferred

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School Construction Bond Proposal on the November 6, 2012 general election ballot pursuant to ORS 294.655.

2. The Board directs PPS staff to develop a general obligation bond ballot measure and explanatory statement for the Preferred School Construction Bond Proposal and present those documents to the Board at its meeting on August 20, 2012, so that the Board may approve those documents prior to their submission to the county elections officer.
3. The Board authorizes PPS staff to comply with any other legal requirements and take any other actions that may be desirable to allow the Board to act at its August 20, 2012 meeting to place the Preferred School Construction Bond Proposal before the voters on November 6, 2012.












*C. Sylvester*



# Preferred School Construction Bond Proposal

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

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

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

# Preferred Bond Proposal in Detail



## Why is PPS considering a school construction bond?

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

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

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

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

## What building problems would this bond proposal address?

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

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

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



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

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

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

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

## What schools would receive targeted educational and facilities improvements?

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

## How can I have input on this proposal?

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