

**Office of School Modernization - Program**  
**January 2022**

**STATUS AT A GLANCE**

Legend:

|  |                             |
|--|-----------------------------|
|  | As planned: no concerns     |
|  | Caution: requires attention |
|  | Impacts: impacts occurring  |

|         | As Planned | Caution | Impacts |
|---------|------------|---------|---------|
| Budget  | X          |         |         |
| Equity  |            | X       |         |
| Overall | X          |         |         |

**EQUITY**

**BUSINESS EQUITY**

**WORKFORCE EQUITY**

|          |              | MBE        | WBE     | SDVBE | ESB   | N-C   | TOTAL         | goal  | MIN           | goal | FEM        | goal | APPR       | req |
|----------|--------------|------------|---------|-------|-------|-------|---------------|-------|---------------|------|------------|------|------------|-----|
|          |              | Cumulative | Current | 4.85% | 7.70% | 0.05% | 2.53%         | 0.63% | <b>15.76%</b> | 18%  | <b>28%</b> | 25%  | <b>5%</b>  | 14% |
|          | Prior Report | 4.84%      | 7.64%   | 0.05% | 2.54% | 0.64% | 15.71%        |       | <b>28%</b>    |      | 5%         |      | <b>24%</b> |     |
| 12 Month | Current      | 4.01%      | 8.72%   | 0.00% | 2.85% | 0.55% | <b>16.13%</b> | 18%   |               |      |            |      |            |     |
|          | Prior Report | 4.06%      | 8.27%   | 0.00% | 2.87% | 0.50% | 15.70%        |       |               |      |            |      |            |     |

Percent of payments made to Certified owned businesses, cumulative and 12-month rolling; Percent of labor hours of apprenticeable trades, cumulative

**BUDGET**

| 2012 PROGRAM                  | BUDGET             |                    | FUNDING            |                   | PROGRESS           |                       | FORECAST               |                  |
|-------------------------------|--------------------|--------------------|--------------------|-------------------|--------------------|-----------------------|------------------------|------------------|
|                               | Original Budget    | Current Budget     | Bond Funds         | Other Funds       | Actuals To Date    | Additional Encumbered | Estimate At Completion | Over/Under       |
| Franklin HS Mod               | 81,585,655         | <b>113,088,183</b> | 111,075,456        | 2,012,728         | 112,932,643        | -                     | <b>112,932,643</b>     | (155,540)        |
| Grant HS Mod                  | 88,336,829         | <b>159,010,316</b> | 155,789,543        | 3,220,774         | 158,697,789        | 227,229               | <b>158,924,859</b>     | (85,457)         |
| Roosevelt HS Mod              | 68,418,695         | <b>101,852,137</b> | 97,349,018         | 4,503,119         | 101,817,857        | -                     | <b>101,817,857</b>     | (34,280)         |
| Faubion Replace               | 27,035,537         | <b>50,119,665</b>  | 34,113,421         | 16,006,244        | 50,028,171         | -                     | <b>50,115,627</b>      | (4,039)          |
| Grant Upper Field             | -                  | <b>2,881,600</b>   | 2,881,600          | -                 | 366,174            | 77,589                | <b>3,509,439</b>       | 627,839          |
| RHS Phase IV                  | -                  | <b>6,362,016</b>   | 6,362,016          | -                 | 6,004,277          | 143,438               | <b>6,362,016</b>       | -                |
| Other Projects                | 123,441,923        | <b>118,132,652</b> | 113,322,295        | 4,810,357         | 118,086,853        | -                     | <b>118,099,131</b>     | (33,521)         |
| <i>2012 Project Subtotals</i> |                    |                    |                    |                   |                    |                       |                        | <b>315,003</b>   |
| Administration                | 68,117,563         | <b>31,345,278</b>  | 31,056,902         | 288,376           | 31,016,241         | 88,402                | <b>31,097,709</b>      | (247,569)        |
| Contingency                   | 25,063,798         | <b>33,070</b>      | 33,070             | -                 | -                  | -                     | -                      | (33,070)         |
| <i>2012 Program Subtotals</i> |                    |                    |                    |                   |                    |                       |                        | <b>(280,638)</b> |
| <b>Totals</b>                 | <b>482,000,000</b> | <b>582,824,918</b> | <b>551,983,321</b> | <b>30,841,598</b> | <b>578,950,007</b> | <b>536,658</b>        | <b>582,859,282</b>     | <b>34,365</b>    |

**2012 Budget Notes**

99% Spent

- Staff are working through closing out all non-active 2012 commitments and projects, and returning unspent funds to the Program.
- All remaining 2012 funding will go towards Grant Upper Field Improvements, due to pandemic-related cost increases. OSM is currently forecasting to utilize less than \$100,000 in Facilities & Asset Management (PPS non-bond) funding.
- Remaining program contingency is being shown for transparency but will go to Grant Upper Fields to address any remaining budget needs and will not be available for any new projects.

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| 2017 PROGRAM       | BUDGET             |                    | FUNDING            |                   | PROGRESS           |                       | FORECAST                      |                     |
|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|-----------------------|-------------------------------|---------------------|
|                    | Original Budget    | Current Budget     | Bond Funds         | Other Funds       | Actuals To Date    | Additional Encumbered | Estimate At Completion        | Over/Under          |
| Benson HS Mod      | 202,000,000        | <b>116,307,380</b> | 116,294,741        | 12,639            | 36,703,043         | 71,935,893            | <b>320,000,892</b>            | 203,693,512         |
| Benson Swings      | -                  | <b>13,789,989</b>  | 13,789,989         | -                 | 10,783,355         | 1,098,512             | <b>13,789,989</b>             | -                   |
| MPG Building       | -                  | <b>5,506,000</b>   | 5,500,000          | 6,000             | 2,881,803          | 2,851,261             | <b>6,000</b>                  | (5,500,000)         |
| Lincoln HS Repl    | 187,000,000        | <b>242,500,000</b> | 242,500,000        | -                 | 138,357,638        | 82,506,600            | <b>242,500,000</b>            | -                   |
| Kellogg MS Replace | 45,000,000         | <b>60,025,586</b>  | 59,797,500         | 228,086           | 57,563,976         | 241,039               | <b>57,856,089</b>             | (2,169,497)         |
| McDaniel Mod       | 146,000,000        | <b>204,677,847</b> | 201,000,000        | 3,677,847         | 197,402,723        | 3,073,296             | <b>201,305,698</b>            | (3,372,149)         |
| Health & Safety    | -                  | <b>148,831,898</b> | 131,214,710        | 17,617,188        | 128,266,746        | 4,797,265             | <b>148,831,898</b>            | -                   |
|                    |                    |                    |                    |                   |                    |                       | <i>2017 Project Subtotals</i> | <i>192,651,866</i>  |
| Administration     | 40,000,000         | <b>59,891,512</b>  | 58,186,383         | 1,705,129         | 36,667,131         | 9,376,406             | <b>56,671,098</b>             | (3,220,414)         |
| Contingency        | 20,000,000         | <b>23,137,932</b>  | 23,137,932         | -                 | -                  | -                     | <b>(3,295,880)</b>            | (26,433,811)        |
| Unallocated H&S    | 150,000,000        | <b>25,017,581</b>  | 25,017,581         | -                 | -                  | -                     | <b>25,017,581</b>             | -                   |
|                    |                    |                    |                    |                   |                    |                       | <i>2017 Program Subtotals</i> | <i>(29,654,225)</i> |
| <b>Totals</b>      | <b>790,000,000</b> | <b>899,685,725</b> | <b>876,438,835</b> | <b>23,246,889</b> | <b>608,626,416</b> | <b>175,880,273</b>    | <b>1,062,683,365</b>          | <b>162,997,640</b>  |

2017 Budget Notes

68% spent

- OSM is working on shifting the MPG project to 2020 funds per the 2020 Bond measure. While work occurs to shift commitments, expenditures and budget, OSM will report MPG across both 2017 and 2020. MPG was initiated using \$5.5M in 2017 funding and has since received an additional \$6,000 in grants. MPG is being shown in 2017 with an Estimate At Completion of \$6,000 to reflect that the \$5.5M in funding will be returned to the Benson project to fund its approved budget. Actuals and Additional Encumbered reflect those numbers as tied to the 2017 funding. The full Estimate At Completion for MPG (as per the updated budget presented to the Board Facilities & Operations Committee in November 2021) is shown under the 2020 Program financials.
- The McDaniel Modernization project is coming in under budget and will be returning to the 2017 Program the \$2M that was transferred to the project for potential COVID costs. The exact amount to be returned to the Program is being refined as the project team works through close-out. The Kellogg Replacement project is also under budget and working through close-out.
- Lincoln Modernization remains on budget.
- The updated Benson Modernization budget was presented to the Board in November 2021. This number is shown in the Benson and Benson Swings estimates at completion above, for a total budget of \$333.8M not including MPG. After taking into consideration what will be returned from other projects, estimated savings in Bond Administration, and available Program Contingency, this will leave the 2017 Program with \$163M in shortfall. This will be addressed through the 2020 Bond line item addressing the 2017 Bond Balance (\$152M) and 2020 Program Contingency (current expected need of \$23.3M including MPG costs). Please see 2020 Bond financials below.
- 2017 Contingency continues to forecast \$12M in future interest earnings related to investments of 2017 bond sales proceeds. OSM is currently forecasting use of some of those funds for potential CAT liabilities and COVID-related project cost increases, but would still have \$3.3M remaining to add to existing \$23.1M contingency funds for use towards funding the Benson budget.

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| 2020 PROGRAM         | BUDGET               |                      | FUNDING              |                   | PROGRESS          |                       | FORECAST                      |                      |
|----------------------|----------------------|----------------------|----------------------|-------------------|-------------------|-----------------------|-------------------------------|----------------------|
|                      | Original Budget      | Current Budget       | Bond Funds           | Other Funds       | Actuals To Date   | Additional Encumbered | Estimate At Completion        | Over/Under           |
| Jefferson HS Mod     | 311,000,000          | <b>311,000,000</b>   | 311,000,000          | -                 | -                 | -                     | <b>311,000,000</b>            | -                    |
| CBSE                 | 60,000,000           | <b>60,000,000</b>    | 60,000,000           | -                 | -                 | -                     | <b>60,000,000</b>             | -                    |
| Cleveland HS Design  | 20,000,000           | <b>20,000,000</b>    | 20,000,000           | -                 | -                 | -                     | <b>20,000,000</b>             | -                    |
| Wilson HS Design     | 20,000,000           | <b>20,000,000</b>    | 20,000,000           | -                 | -                 | -                     | <b>20,000,000</b>             | -                    |
| Roosevelt PhV Design | 2,000,000            | <b>2,000,000</b>     | 2,000,000            | -                 | -                 | -                     | <b>2,000,000</b>              | -                    |
| MPG Building         | 64,000,000           | <b>64,000,000</b>    | 64,000,000           | -                 | -                 | -                     | <b>76,264,189</b>             | 12,264,189           |
| Curriculum           | 53,444,000           | <b>60,338,769</b>    | 53,444,000           | 6,894,769         | 11,546,207        | 6,938,386             | <b>60,338,769</b>             | -                    |
| Technology           | 128,200,000          | <b>130,700,000</b>   | 128,200,000          | 2,500,000         | 43,323,816        | 16,003,115            | <b>130,700,000</b>            | -                    |
| Infra Projects       | -                    | <b>70,751,400</b>    | 64,327,950           | 6,423,450         | 11,305,646        | 11,104,603            | <b>70,751,400</b>             | -                    |
|                      |                      |                      |                      |                   |                   |                       | <i>2020 Project Subtotals</i> | <i>12,264,189</i>    |
| Administration       | 63,098,640           | <b>63,104,808</b>    | 63,098,640           | 6,168             | 5,282,529         | 525,706               | <b>63,104,808</b>             | -                    |
| 2017 Bond Balance    | 152,000,000          | <b>152,000,000</b>   | 152,000,000          | -                 | -                 | -                     | -                             | (152,000,000)        |
| Contingency - OSM    | 93,257,360           | <b>93,257,360</b>    | 93,257,360           | -                 | -                 | -                     | <b>69,995,531</b>             | (23,261,829)         |
| Unalloc Proj Funds   | 241,000,000          | <b>175,328,394</b>   | 175,328,394          | -                 | -                 | -                     | <b>175,328,394</b>            | -                    |
|                      |                      |                      |                      |                   |                   |                       | <i>2020 Project Subtotals</i> | <i>(175,261,829)</i> |
| <b>Totals</b>        | <b>1,208,000,000</b> | <b>1,222,480,731</b> | <b>1,206,656,344</b> | <b>15,824,387</b> | <b>71,458,198</b> | <b>34,571,810</b>     | <b>1,059,483,091</b>          | <b>(162,997,640)</b> |

2020 Budget Notes

6% spent

- As noted above, the MPG project is shown here with its 2020 funds. Until all actual costs and commitments have been transferred to 2020 funding, there may be some showing in both the 2017 and the 2020 program financials. The full MPG Estimate At Completion (as per the updated budget presented to the Board Facilities & Operations Committee in November 2021) is shown here. No program contingency funding has been transferred yet to address the over, so it is still shown.
- In order to show how the 2020 funds are intended to offset the 2017 Program balance, the 2017 Bond Balance line item is shown with the 2020 Administration items, and as a negative. The negative allows it to show as an offset to the 2017 Over amount (a positive) in the financials of the Overall Bond Program below.
- The 2020 Contingency line is showing in the Over/Under how much is estimated to be needed to offset the Benson and MPG updated budget needs. Staff will be working to transfer funds to Benson and MPG projects shortly in order to have funding in place for the GMP Amendment encumbrance, at which time this report will change to reflect the transfers.
- The financials do not yet reflect the bond premium or fees from the initial 2020 bond sale. While these are accounted for in PPS' overall financial system of record, PeopleSoft, not all transactions have been entered into OSM's project financial tracking system, eBuilder. Once these have been entered into eBuilder, they will be reflected in the numbers above. The outstanding items include the deposit of the \$29.5M bond premium and the withdrawal of roughly \$200,000 in fees.

| OVERALL BOND PROGRAM | BUDGET               |                      | FUNDING              |                   | PROGRESS             |                       | FORECAST               |               |
|----------------------|----------------------|----------------------|----------------------|-------------------|----------------------|-----------------------|------------------------|---------------|
|                      | Original Budget      | Current Budget       | Bond Funds           | Other Funds       | Actuals To Date      | Additional Encumbered | Estimate At Completion | Over/Under    |
| <b>Totals</b>        | <b>2,480,000,000</b> | <b>2,704,991,374</b> | <b>2,635,078,500</b> | <b>69,912,874</b> | <b>1,259,034,621</b> | <b>210,988,740</b>    | <b>2,705,025,738</b>   | <b>34,365</b> |

**PROGRAM NOTES**

**Approved Usage of Bond Funds**

- OSM continues to work closely with PPS Finance to ensure individual bond expenditures meet bond compensability requirements. A Bond Compensability Committee meets every week to review compensability questions, particularly regarding technology and curriculum expenditures as these are new (to PPS) uses of bond funding.
- All bond-funded projects are reported to the Bond Accountability Committee. Criteria for selection of projects to be funded by the 2017 Health & Safety allocation have been previously presented to the Board and are available on OSM's webpages. Criteria for long-term selection of projects to be funded by 2020 Infrastructure allocations are being developed and will be shared with the BAC and Board shortly. Some roofing, mechanical, and seismic projects related to urgent health and safety needs or grant-matching deadlines have been moved forward, and are included in OSM reports to the BAC and the Board.

**Bond Budget**

- Please see budget notes above for more detailed information by bond measure.
- The BAC has requested an updated budget forecast for 2020 Bond projects due to recent pandemic-related cost impacts. Current work is centered around Infrastructure allocations that are not project-specific or tied to a specific number of projects. Many current projects are bidding high, however that may change in future years of this bond funding. Updated estimates will be provided for modernization projects as they complete master planning. Project status updates continue to provide information about any unanticipated cost increases.

**Bond Scope**

- Active 2012 projects include Grant Upper Field Improvements (starting construction) and Roosevelt Phase IV (occupied, completing punchlist and closeout items). These are the final projects to be funded by 2012 funds.
- The 2017 projects of McDaniel HS Modernization and the Kellogg MS Replacement projects have been occupied. The teams are working through punchlists, small follow-up issues, and closeout. The Lincoln HS Modernization and the Benson HS Modernization projects are under construction. Health & Safety projects addressing asbestos, lead paint, security and water quality continue. Staff are working through returning unused funds from prior Health & Safety projects to the program, to determine next steps for funding additional projects.
- Please see note above about 2020 Infrastructure projects. The Jefferson HS Modernization project is in the RFP process of selecting an A/E team for master planning and design. Work on the Center for Black Student Excellence currently sits with PPS Community Engagement and other PPS departments; a more detailed update will be provided at the March BAC meeting. Work on the master planning and design for the Cleveland HS Modernization, the Ida B Wells HS Modernization, and Roosevelt Phase 5 will not start until 2023.

**Bond Schedule**

- The construction contract for Grant Upper Field Improvement project has been executed. Due to permit issues and pandemic supply chain delays, construction is not expected to be complete until May 2022.
- McDaniel HS Modernization and the Kellogg MS Replacement projects opened in Fall 2021. Lincoln remains on schedule to open the buildings (Phase 1) to students in Fall 2022. Work on the athletic fields and teen parent center (Phase 2) will start in Summer 2022. Benson and MPG are on schedule as well.
- Jefferson HS Modernization is slightly behind schedule but anticipates getting back on schedule during master planning and design. Master planning and design for the other modernizations will proceed in 2023 per the previously anticipated schedule. Infrastructure projects are moving forward with urgent needs (see notes above).