



# **School Improvement Bond Update**

## **Bond Accountability Committee**

### **Meeting**

**March 14, 2022**



## Agenda

- **Welcome & Introductions** 5:30 – 5:40 pm
- **Program Administration Updates** 5:40 – 6:00 pm
- **Modernization Project Updates** 6:00 – 7:15 pm
- **Wrap-Up and Adjourn** 7:15 – 7:30 pm



# Public Comment

*(public comments received via email prior  
to the meeting will be read aloud)*



# Program Administration Updates



## Business Equity Utilization Data Constraints

Business equity utilization data from the B2GNow software system represents a point in time and may not fully represent actual payments received by Certified Businesses. The accuracy of the utilization data is contingent on several factors:

- PPS's payment data from Peoplesoft is uploaded into B2GNow monthly and reflects all payments from PPS to prime contractors during the prior month.
- Accurate data on payments to subcontractors is contingent on prime contractors or upper tier subs entering their subcontractors in B2GNow and subsequently self-reporting their monthly payments to each subcontractor in a timely and accurate manner.
- If prime contractors (or first tier subs) enter payments to first tier or subsequent tier subs in a timely manner, the total equity utilization calculation can be expected to accurately reflect contract expenditures as of approximately one to two months prior to the report date.
- If prime contractors (or first tier subs) do not enter payments to first tier or subsequent tier subs in a timely manner, accurate equity utilization data will be delayed, at times significantly. Even closed contracts may be updated later if PPS learns of new subcontractor payments that were made months or even years prior.



Office of School Modernization - Program  
March 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	4.83%	7.69%	0.05%	2.56%	0.67%	<b>15.80%</b>	18%	<b>28%</b>	25%	<b>5%</b>	14%
	Prior Report	4.85%	7.70%	0.05%	2.53%	0.63%	15.76%		<b>28%</b>		<b>5%</b>		<b>24%</b>	
12 Month	Current	4.21%	9.31%	0.00%	3.32%	0.94%	<b>17.78%</b>	18%						
	Prior Report	4.01%	8.72%	0.00%	2.85%	0.55%	16.13%							

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>113,053,649</b>	111,040,921	2,012,728	112,932,643	-	<b>112,932,643</b>	(121,006)
Grant HS Mod	88,336,829	<b>158,993,225</b>	155,772,451	3,220,774	158,697,789	159,046	<b>158,856,835</b>	(136,390)
Roosevelt HS Mod	68,418,695	<b>101,817,857</b>	97,314,738	4,503,119	101,817,857	-	<b>101,817,857</b>	-
Faubion Replace	27,035,537	<b>50,115,627</b>	34,109,383	16,006,244	50,028,171	-	<b>50,115,627</b>	-
Grant Upper Field	-	<b>2,881,600</b>	2,881,600	-	373,160	2,650,592	<b>3,500,000</b>	618,400
RHS Phase IV	-	<b>6,362,016</b>	6,362,016	-	6,066,980	91,016	<b>6,147,673</b>	(214,343)
Other Projects	123,441,923	<b>118,132,652</b>	113,322,295	4,810,357	118,132,652	-	<b>118,132,652</b>	-
<i>2012 Project Subtotals</i>								<b>146,661</b>
Administration	68,117,563	<b>31,107,218</b>	30,818,842	288,376	31,018,815	88,402	<b>31,100,284</b>	(6,934)
Contingency	25,063,798	<b>361,074</b>	361,074	-	-	-	-	(361,074)
<i>2012 Program Subtotals</i>								<b>(368,008)</b>
<b>Totals</b>	<b>482,000,000</b>	<b>582,824,918</b>	<b>551,983,320</b>	<b>30,841,598</b>	<b>579,068,069</b>	<b>2,989,056</b>	<b>582,603,571</b>	<b>(221,346)</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.
- Remaining program contingency is being shown for transparency but, as noted above, will go to Grant Upper Fields to address any remaining budget needs and will not be available for any new projects.



Office of School Modernization - Program  
March 2022

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>116,317,073</b>	116,304,434	12,639	48,437,568	249,703,509	<b>321,277,451</b>	204,960,378
Benson Swings	-	<b>13,789,989</b>	13,789,989	-	11,187,791	1,085,601	<b>12,626,069</b>	(1,163,920)
MPG Building	-	<b>5,506,000</b>	5,500,000	6,000	2,784,897	-	<b>6,000</b>	(5,500,000)
Lincoln HS Repl	187,000,000	<b>242,500,000</b>	242,500,000	-	150,606,885	82,172,115	<b>239,559,607</b>	(2,940,393)
Kellogg MS Replace	45,000,000	<b>60,025,586</b>	59,797,500	228,086	57,600,325	221,434	<b>57,788,664</b>	(2,236,922)
McDaniel Mod	146,000,000	<b>204,677,847</b>	201,000,000	3,677,847	198,428,747	2,491,666	<b>201,185,390</b>	(3,492,457)
Health & Safety	-	<b>152,994,007</b>	132,264,729	20,729,278	133,279,258	4,777,272	<b>152,994,007</b>	-
							<i>2017 Project Subtotals</i>	<i>189,626,686</i>
Administration	40,000,000	<b>59,891,512</b>	58,186,383	1,705,129	37,014,852	9,409,382	<b>55,701,074</b>	(4,190,438)
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>25,502,280</b>	25,502,280	-	-	-	<b>25,502,280</b>	-
							<i>2017 Program Subtotals</i>	<i>(30,624,250)</i>
<b>Totals</b>	<b>790,000,000</b>	<b>904,342,225</b>	<b>877,983,246</b>	<b>26,358,979</b>	<b>639,340,321</b>	<b>349,860,978</b>	<b>1,063,344,661</b>	<b>159,002,437</b>

2017 Budget Notes

71% 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 and Kellogg Replacement projects are under budget. Exact amounts to be returned to the Program are being refined as the project teams work through close-out. The Lincoln Modernization project is now forecasting roughly \$2.9M under budget but remains under construction, with Phase 2 not starting until summer 2022.
- 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 \$333.9M 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 \$159M 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 \$19.2M 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.



Office of School Modernization - Program  
March 2022

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	-	360,721	69,212,924	<b>76,264,189</b>	12,264,189
Curriculum*	53,444,000	<b>60,234,067</b>	53,444,000	6,790,067	16,191,747	3,707,366	<b>60,234,067</b>	-
Technology	128,200,000	<b>130,700,000</b>	128,200,000	2,500,000	47,781,153	15,971,325	<b>130,700,000</b>	-
Infra Projects	-	<b>75,926,400</b>	68,827,950	7,098,450	13,094,226	9,704,168	<b>75,926,400</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	5,468,635	469,423	<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>122,837,473</b>	122,837,473	-	-	-	<b>103,570,847</b>	(19,266,626)
Unalloc Proj Funds	241,000,000	<b>170,828,394</b>	170,828,394	-	-	-	<b>170,828,394</b>	-
							<i>2020 Project Subtotals</i>	<i>(171,266,626)</i>
<b>Totals</b>	<b>1,208,000,000</b>	<b>1,252,631,142</b>	<b>1,236,236,457</b>	<b>16,394,685</b>	<b>82,896,483</b>	<b>99,065,206</b>	<b>1,093,628,706</b>	<b>(159,002,437)</b>

2020 Budget Notes

7% 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 currently estimated to be needed to offset the Benson and MPG updated budget needs. Staff is currently working to transfer funds to Benson and MPG projects, at which time this report will change to reflect the transfers.
- The Contingency line has been updated to reflect the addition of the bond premium amount of \$29,580,113 from the initial 2020 bond sale.
- Curriculum numbers on this report reflect only those funds/encumbrances/expenses that are tracked within eBuilder. Other, non-bond funds and expenses may be tracked outside of eBuilder, and will be reflected on Curriculum project status reports only.

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>2,739,798,285</b>	<b>2,666,203,023</b>	<b>73,595,262</b>	<b>1,301,304,873</b>	<b>451,915,240</b>	<b>2,739,576,939</b>	<b>(221,347)</b>





# Modernization Project Updates



# Definitions

## STATUS DEFINITIONS

	As Planned	Caution	Impacts
Budget	Pre-50% const: > 10% Project Contingency	Pre-50% const: 0% - 10% Project Contingency	Pre-50% const: < 0% Project Contingency
	Post-50% const: > 5% Project Contingency	Post-50% const: 0% - 5% Project Contingency	Post-50% const: < 0% Project Contingency
Equity	certified business participation > 18% <b>and</b> workforce equity > 20%	certified business participation 10% - 18% <b>or</b> workforce equity 10% - 20%	certified business participation < 10% <b>or</b> workforce equity < 10%
Schedule	0 or less weeks delay to SC	0+ up to 4 weeks delay to SC	greater than 4 weeks delay to SC
Overall	budget, equity and schedule are all green	at least one category is yellow	at least one category is red

## EQUITY CATEGORIES

MBE = Minority-owned Business Enterprise

WBE = Woman-owned Business Enterprise

SDVBE = Service Disabled Veteran-owned Business Enterprise

ESB = Emerging Small Business

N-C = Non-Certified, counted for credit from a Certified Business that "graduated" out or did not reapply for certification



Roosevelt Phase IV  
March 2022

PPS Team Lead: Rolando Aquilizan  
Design: Bassetti Architects  
Construction: Todd Construction

### STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Budget		X	
Equity			X
Schedule			X
Overall			X

### BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
4,615,000	<b>6,366,244</b>	6,362,016	4,228	6,066,980	91,016	<b>6,147,673</b>	(218,571)	100%	3.41%

### EQUITY

*Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative*

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	2.98%	0.00%	0.00%	0.00%	<b>2.98%</b>	18%						
Contractors	0.02%	0.00%	0.00%	1.26%	0.10%	<b>1.37%</b>	18%						
Overall	0.01%	0.39%	0.00%	1.12%	0.09%	<b>1.61%</b>	18%						
Workforce								29%	25%	6%	14%	17%	20%

### SCHEDULE

NEXT MILESTONE: Contract Closeout

On Track? Yes

PROJECT PHASE	2019			2020			2021			2022		
Planning												
Design												
Construction											★	
School Opening(s)												

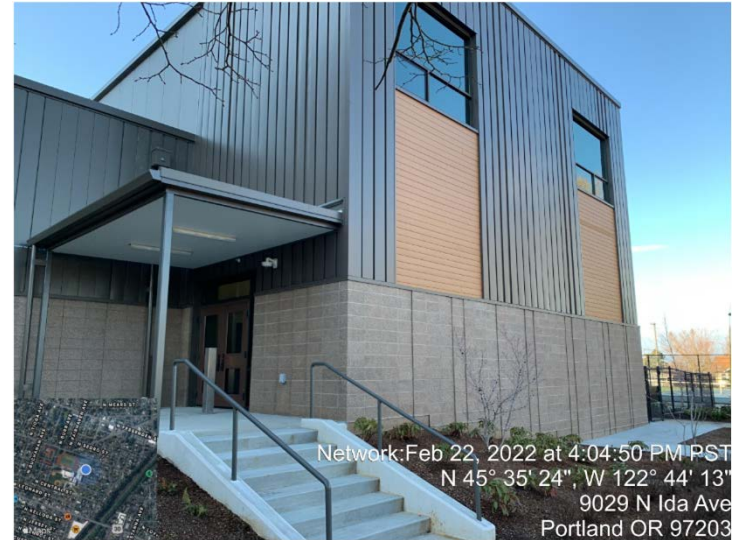
Baseline		Planning		Design		Construction		Available for Use
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# Roosevelt HS Phase IV



Aerial view of RHS with Phase 4 building complete.



East side egress from new Phase 4 building.



North side of new Phase 4 building.





Network:Jan 19, 2022 at 4:08:58 PM PST  
N 45° 35' 25", W 122° 44' 15"  
9029 N Ida Ave  
Portland OR 97203

West side of new building with dust collection system yard.

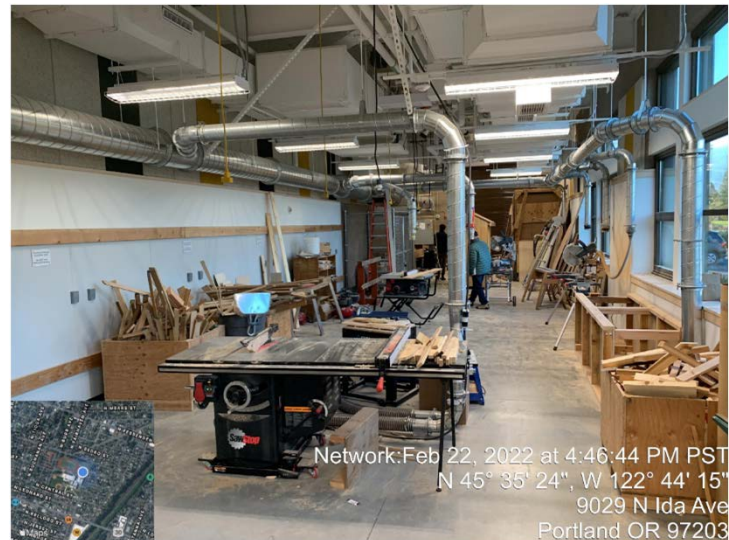


New all-gender bathroom.



Network:Feb 22, 2022 at 4:46:37 PM PST  
N 45° 35' 24", W 122° 44' 15"  
9029 N Ida Ave  
Portland OR 97203

New shop floor at ground level.



Network:Feb 22, 2022 at 4:46:44 PM PST  
N 45° 35' 24", W 122° 44' 15"  
9029 N Ida Ave  
Portland OR 97203

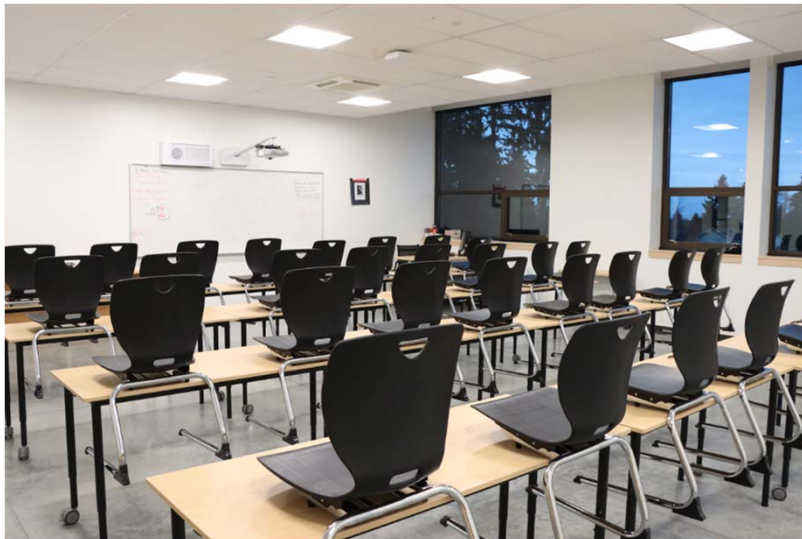
New shop floor at ground level.



New classroom with furniture.



New elevator.



New classroom showing teaching wall.



New classrooms with partition wall.



**Grant Upper Field Improvements**  
March 2022

PPS Team Lead: Clark Ide  
Design: Bora Architects  
Construction: TBD

**STATUS AT A GLANCE**

Legend:

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

	As Planned	Caution	Impacts
Budget	X		
Equity*		X	
Schedule		X	
Overall		X	

\* Please see note below in Progress.

**BUDGET**

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
1,901,600	<b>2,881,600</b>	2,881,600	-	373,160	2,650,592	<b>3,500,000</b>	618,400	37%	10.00%

**EQUITY**

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	2.49%	13.18%	0.00%	0.00%	0.00%	<b>15.67%</b>	18%						
Contractors*	0.00%	0.00%	0.00%	0.00%	0.00%	<b>0.00%</b>	18%						
Overall	2.49%	13.18%	0.00%	0.00%	0.00%	<b>15.67%</b>	18%						
Workforce*								0%	25%	0%	14%	0%	20%

\* Construction payments have not yet been made.

**SCHEDULE**

NEXT MILESTONE: 50% Construction

On Track? Yes

PROJECT PHASE	2019	2020	2021	2022
Planning				
Design				
Construction				★
School Opening(s)				

- Baseline
- Planning
- Design
- Construction
- Field Available for Play



Existing shock padding following removal of artificial turf from south end of field



Rolls of removed artificial turf prepped for removal and recycling



Existing turf and shock pad removed on south end



Installation of new storm system manhole on south end of the site

March 2022





Network: Feb 23, 2022 at 2:24:46 PM PST  
N 45° 32' 18", W 122° 37' 40"  
2245 NE 36th Ave  
Portland, OR 97212

Installation of new field drainage in southeast corner



Network: Mar 2, 2022 at 2:39:41 PM PST  
N 45° 32' 17", W 122° 37' 41"  
2245 NE 36th Ave  
Portland, OR 97212

Installation of detention trench and pipe on south field edge



Network: Feb 16, 2022 at 3:01:56 PM PST  
N 45° 32' 16", W 122° 37' 43"  
3417 - 3499 NE US Grant Pl  
Portland, OR 97212

Installing and compacting base rock subgrade for asphalt paths on south end





# Grant Upper Field Improvements



Typical field light base installed



Field light poles installed in southeast corner and along west side of the site.



Crane truck lifting field light poles into place



View from behind baseball home plate (looking southeast) at new field lighting



# Kellogg MS Replacement



**Kellogg Middle School**  
March 2022

PPS Team Lead: Steve Effros  
Design: Oh Planning + Design  
Construction: Todd Construction

## STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Schedule	X		
Overall		X	

## BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
59,800,000	<b>60,025,585</b>	59,797,500	228,086	57,600,325	221,434	<b>57,788,664</b>	(2,236,921)	100	3.42%

## EQUITY

*Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative*

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	0.00%	93.39%	0.00%	0.36%	0.00%	<b>93.75%</b>	18%						
Contractors	2.90%	1.28%	0.00%	0.59%	0.00%	<b>4.78%</b>	18%						
Overall	2.60%	10.77%	0.00%	0.57%	0.00%	<b>13.94%</b>	18%						
Workforce								31%	25%	3%	14%	<b>23%</b>	20%

## SCHEDULE

NEXT MILESTONE:

Contract Closeout

On Track?

Yes

PROJECT PHASE	2018			2019			2020			2021		
Planning												
Design												
Construction												
School Opening(s)												

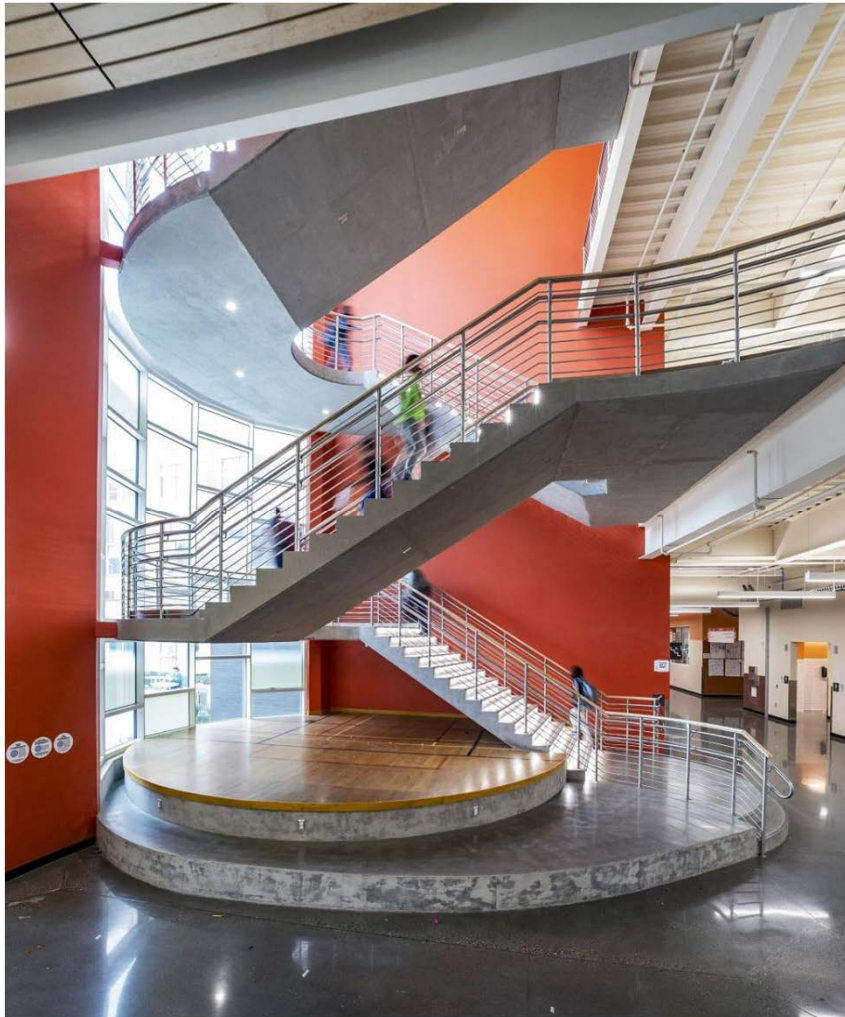
Baseline       Planning       Design       Construction       School Opening



# Kellogg MS Replacement



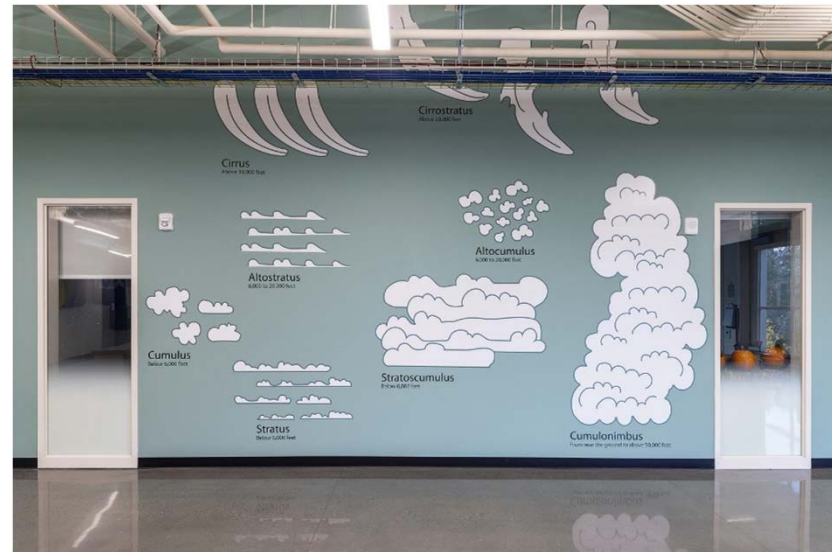
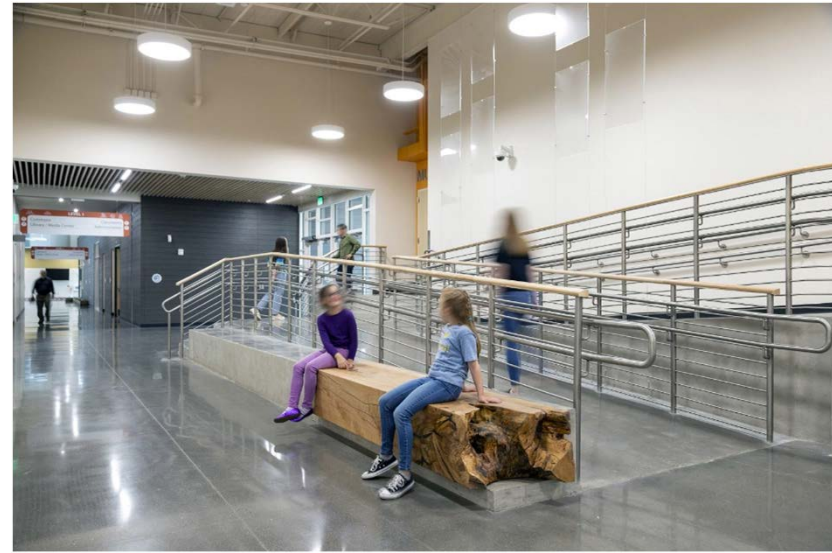
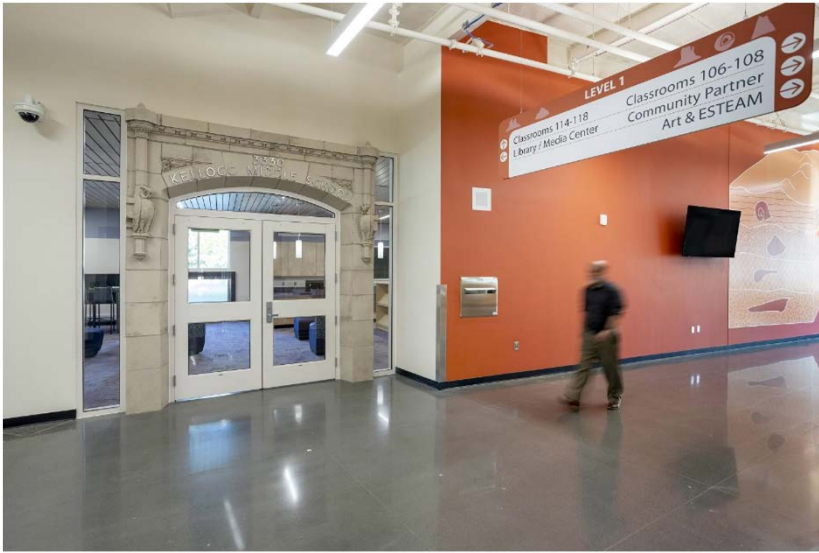
**First Day of School  
September / 2021**



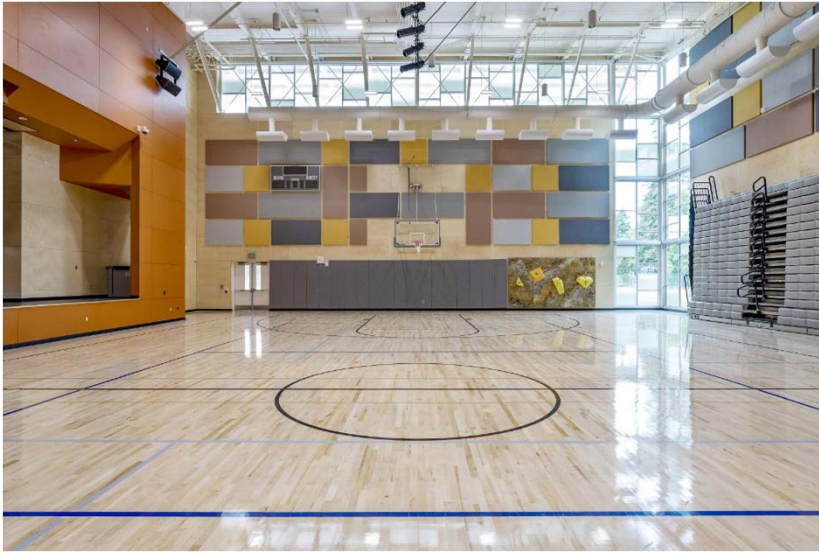
**Main Stair / Salvaged Gym Floor  
September / 2021**



**Salvaged Building Shields**



Media Center / Extended Learning / Salvaged Portal & Tree  
September / 2021



**Gymnasium / Performance Stage**  
**September / 2021**



**School Performance**  
**December / 2021**





# McDaniel HS Modernization



## McDaniel HS Modernization

March 2022

PPS Team Lead: Jessie Steiger

Design: Opsis Architecture

Construction: Fortis Construction

### STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Schedule	X		
Overall		X	

### BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
199,000,000	<b>204,677,847</b>	201,000,000	3,677,847	198,428,747	2,491,666	<b>201,185,390</b>	(3,492,457)	100%	2.16%

### EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	19.36%	7.61%	0.00%	10.24%	0.00%	<b>37.21%</b>	18%						
Contractors	5.26%	2.98%	0.30%	1.36%	0.00%	<b>9.91%</b>	18%						
Overall	6.33%	3.33%	0.28%	2.03%	0.36%	<b>12.33%</b>	18%						
Workforce								31%	25%	6%	14%	<b>20%</b>	20%

### SCHEDULE

NEXT MILESTONE:

Final Completion

On Track?

Yes

PROJECT PHASE	2018				2019				2020				2021			
Planning																
Design																
Construction																
School Opening(s)																

Baseline	Planning	Design	Construction	School Opening
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# McDaniel HS Modernization



Aerial photo – September 28, 2021

March 2022



# McDaniel HS Modernization



Ribbon Cutting



Community Partners



Main Entry



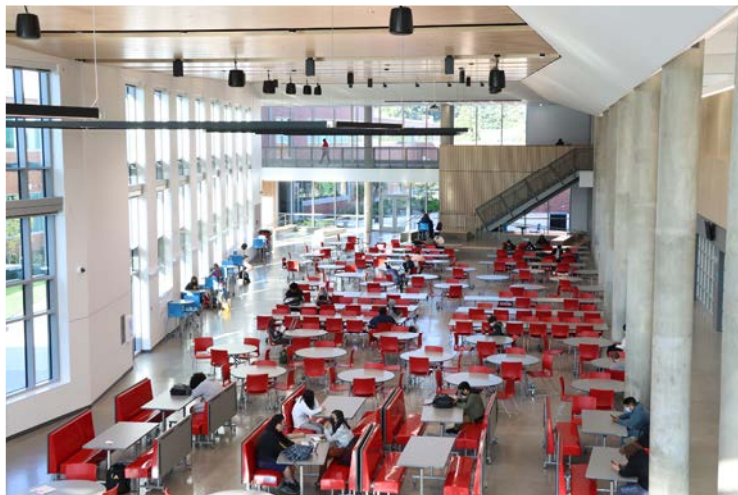
Football Field



Library



Theatre



Commons



Main Gym



# Lincoln HS Replacement



Lincoln HS Modernization  
March 2022

PPS Team Lead: Erik Gerding  
Design: Bora Architects  
Construction: Hoffman Pacificmark

## STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Budget	X		
Equity		X	
Schedule	X		
Overall		X	

## BUDGET

BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY IN CONTEXT	
Original Budget	Current Budget	Bond Funds	Other Funds	Actuals to Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Complete / %	Contingency Remain / %
242,500,000	<b>242,500,000</b>	242,500,000	-	150,606,885	82,172,115	<b>239,559,607</b>	(2,940,393)	66%	6.41%

## EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	1.25%	6.67%	0.00%	3.02%	0.00%	<b>10.94%</b>	18%						
Contractors	2.04%	13.37%	0.00%	0.98%	0.00%	<b>16.39%</b>	18%						
Overall	1.96%	12.69%	0.00%	1.19%	0.98%	<b>16.81%</b>	18%						
Workforce								40%	25%	4%	14%	<b>24%</b>	20%

## SCHEDULE

NEXT MILESTONE:

Substantial Completion

On Track?

Yes

PROJECT PHASE	2020				2021				2022				2023			
Planning																
Design																
Construction									★							
School Opening(s)																

Baseline	Planning	Design	Construction	School Opening
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# Lincoln HS Modernization



SW 18<sup>th</sup> and Salmon St.– March 2, 2022

March 2022



# Lincoln HS Modernization

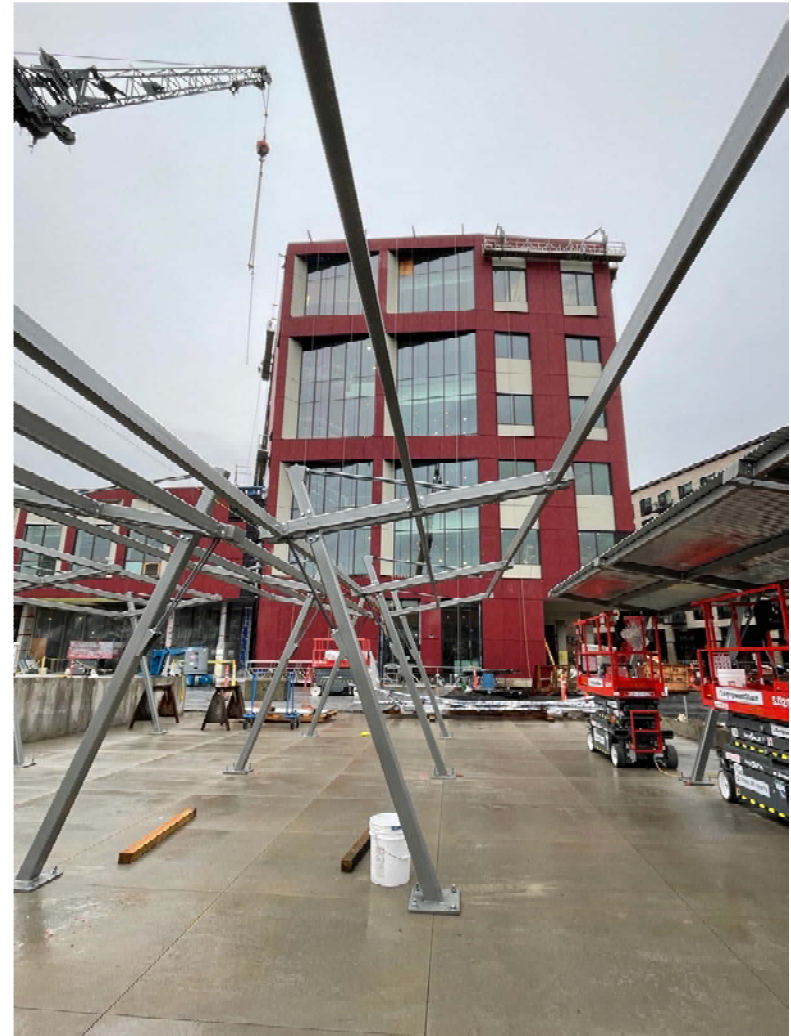


Aerial photo – February 11, 2022

March 2022



PV Solar Array

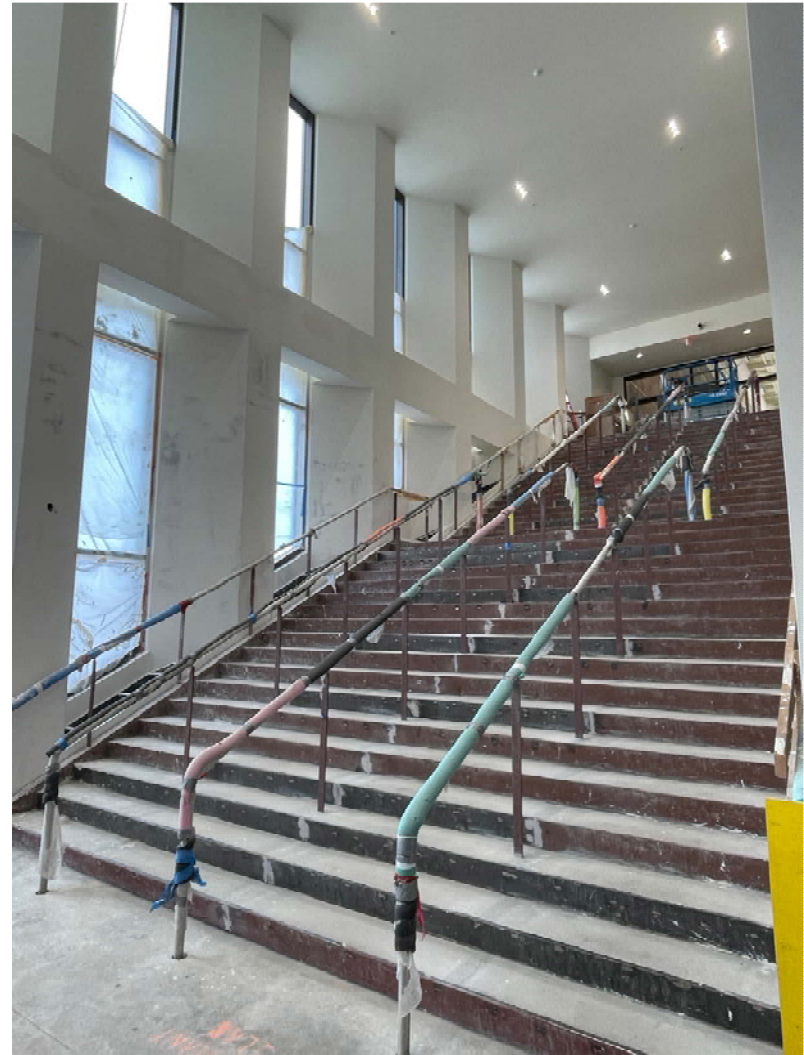


Bike Shelter





Lower Roof

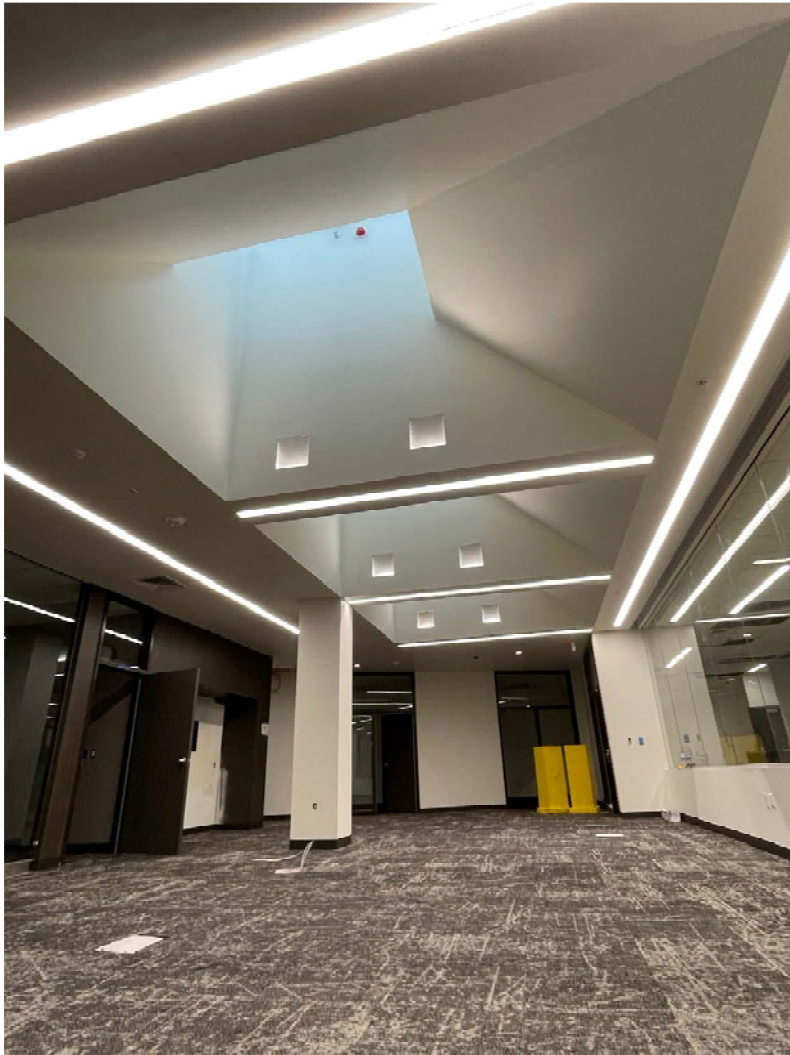


Stair 4 – Commons to Gym



Gymnasium

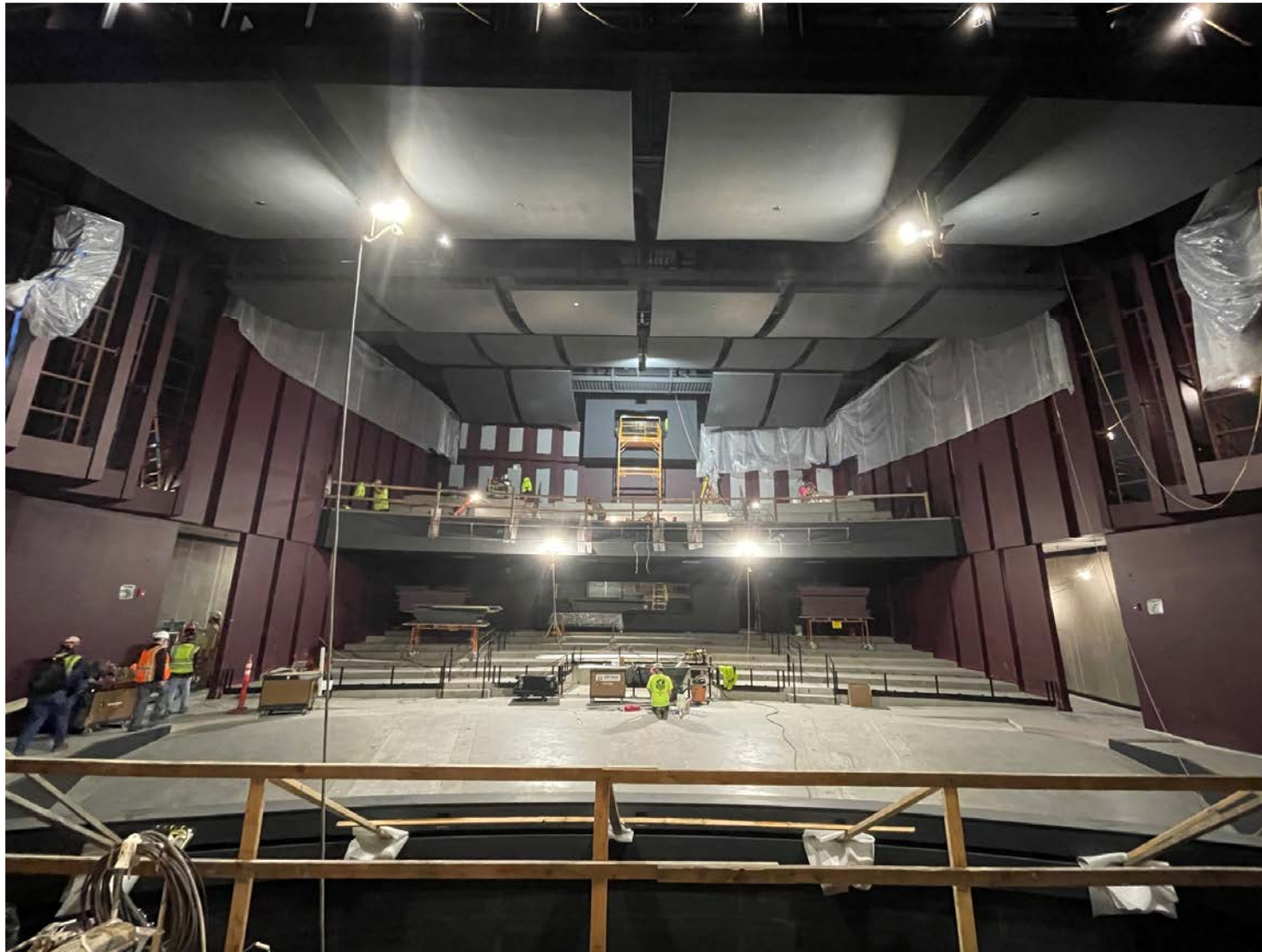
March 2022



Counseling Center



Restroom Tile and Fountains

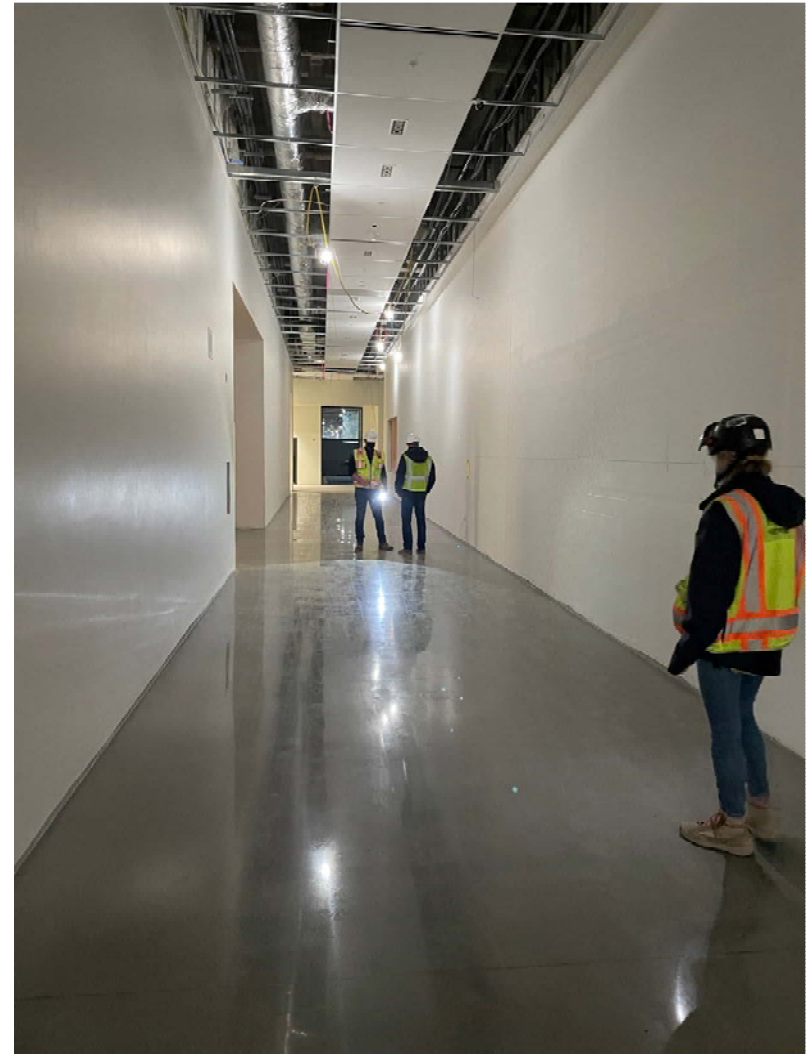


Theater

March 2022



Orchestra Pit



Flooring Inspection



# Benson HS Modernization



Benson HS / Benson Swing Sites / MPG  
March 2022

PPS Team Lead: Armand Milazzo  
Design: Bassetti Architects  
Construction: Andersen Construction Co.

## STATUS AT A GLANCE

Legend:

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

	As Planned	Caution	Impacts
Budget		X	
Equity		X	
Schedule	X		
Overall		X	

## BUDGET

	BUDGET		FUNDING		PROGRESS		FORECAST		CONTINGENCY	
	Original Budget	Current Budget*	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under	Work Compl	Cont Remain
Benson HS	202,000,000	320,113,531	320,100,892	12,639	48,437,568	249,703,509	321,277,451	1,163,920	20%	5%
Swing Sites	-	13,789,989	13,789,989	-	11,187,791	1,085,601	12,626,069	(1,163,920)	95%	8%
MPG Building	-	76,270,189	76,264,189	6,000	3,201,106	69,379,546	76,270,189	-	2%	8%
<b>Benson Totals</b>	<b>202,000,000</b>	<b>410,173,709</b>	<b>410,155,070</b>	<b>18,639</b>	<b>62,826,464</b>	<b>320,168,656</b>	<b>410,173,709</b>	<b>-</b>		

\* Revised budgets as provided to F&O Committee meeting in November 2021, plus grant funds recently added. Not all changes have been made in eBuilder yet to reflect revised budgets.

## EQUITY

Percent of payments made to Certified owned businesses, percent of labor hours of apprenticeable trades; cumulative

	MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Consultants	5.51%	8.48%	0.00%	1.23%	0.00%	15.22%	18%						
Contractors	6.06%	0.07%	0.00%	4.46%	0.00%	10.59%	18%						
Overall	5.76%	4.68%	0.00%	2.69%	0.15%	13.28%	18%						
Workforce								46%	25%	8%	14%	17%	20%

## SCHEDULE

NEXT MILESTONE: 50% Construction

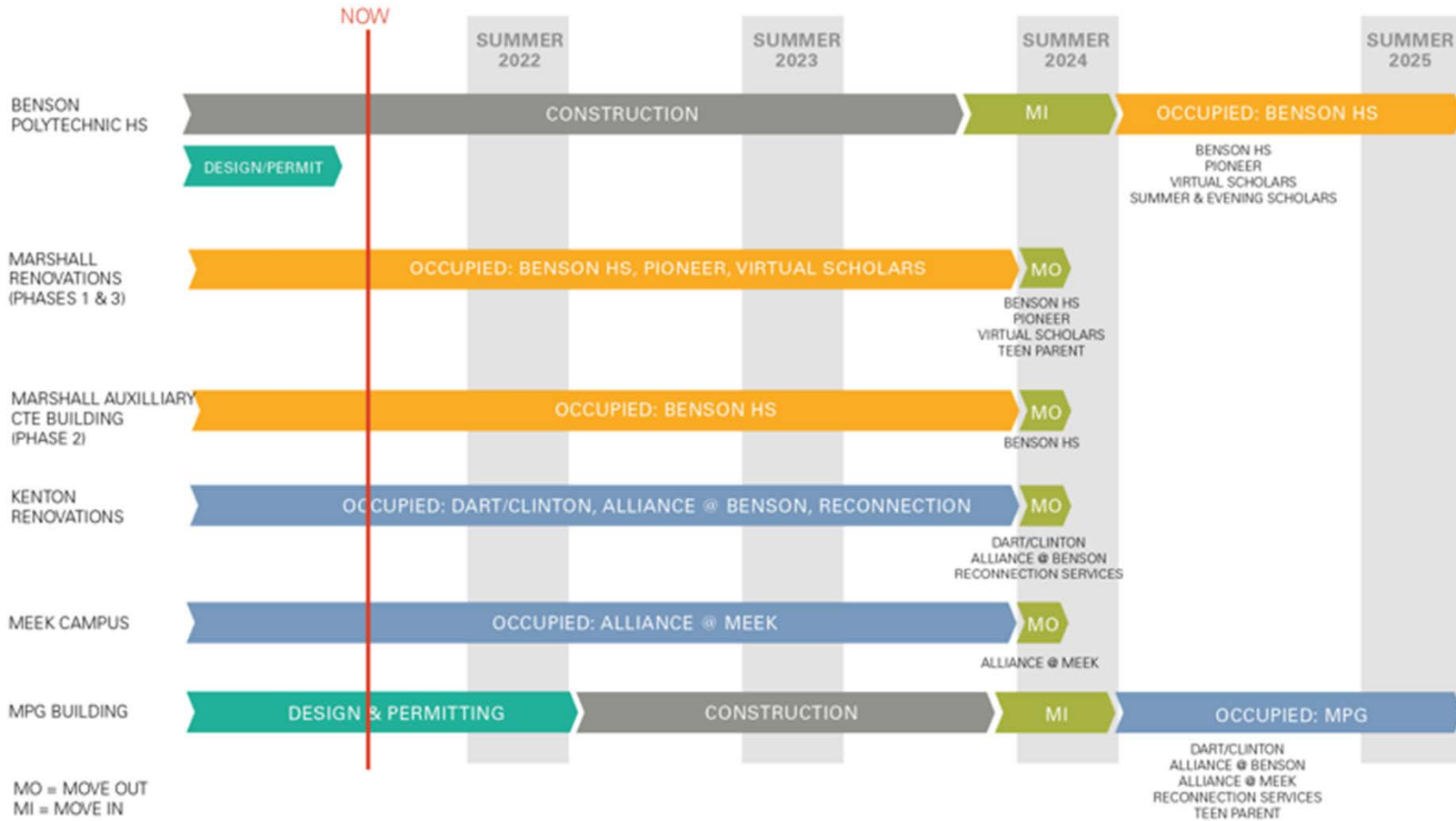
On Track? Yes

PROJECT	2021			2022			2023			2024		
Benson HS Modernization				★								
Benson Swing Sites				★								
MPG Building				★								

Baseline    Planning    Design    Construction    School Opening



## BENSON & MPG SITES



- Andersen Construction GMP Amendment approved by BOE 2/22/22



# Benson Tech HS Modernization



Exterior, front entry scaffolding for tent installation



March 2022





Exterior, Social Courtyard facing north



March 2022



# Benson Tech HS Modernization



Exterior from gym, final major building wing removal facing east



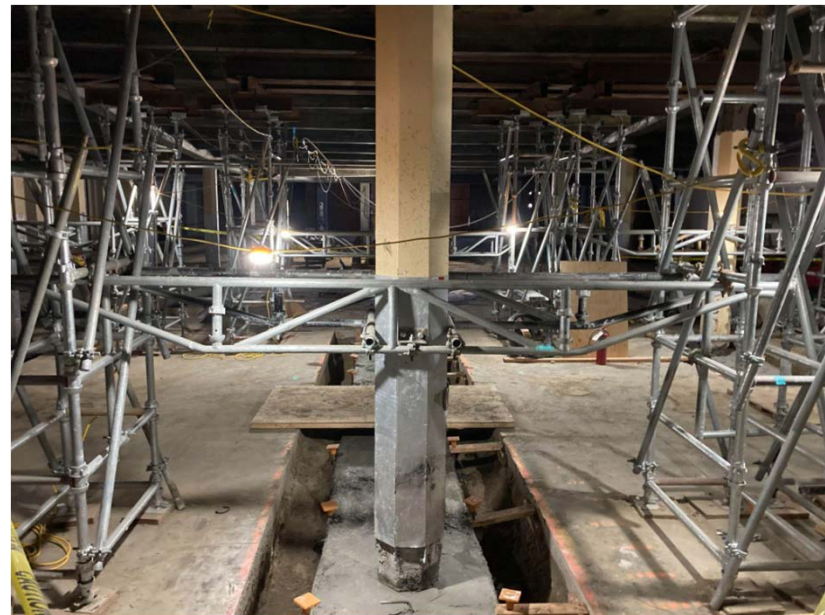
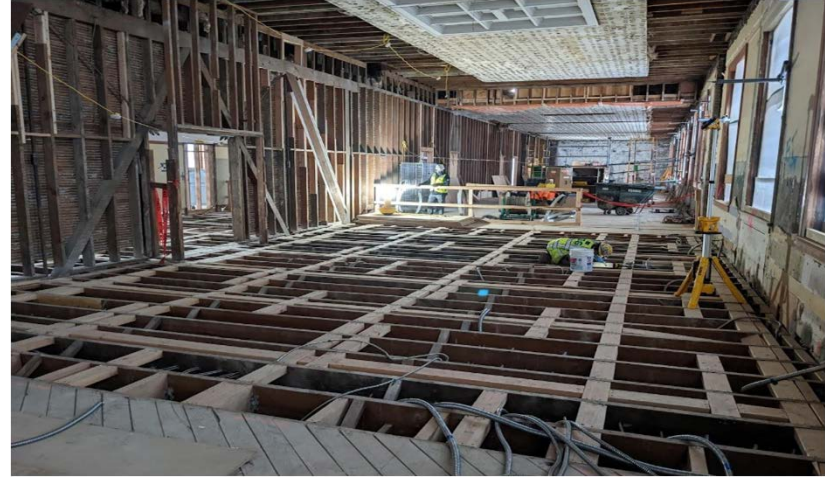
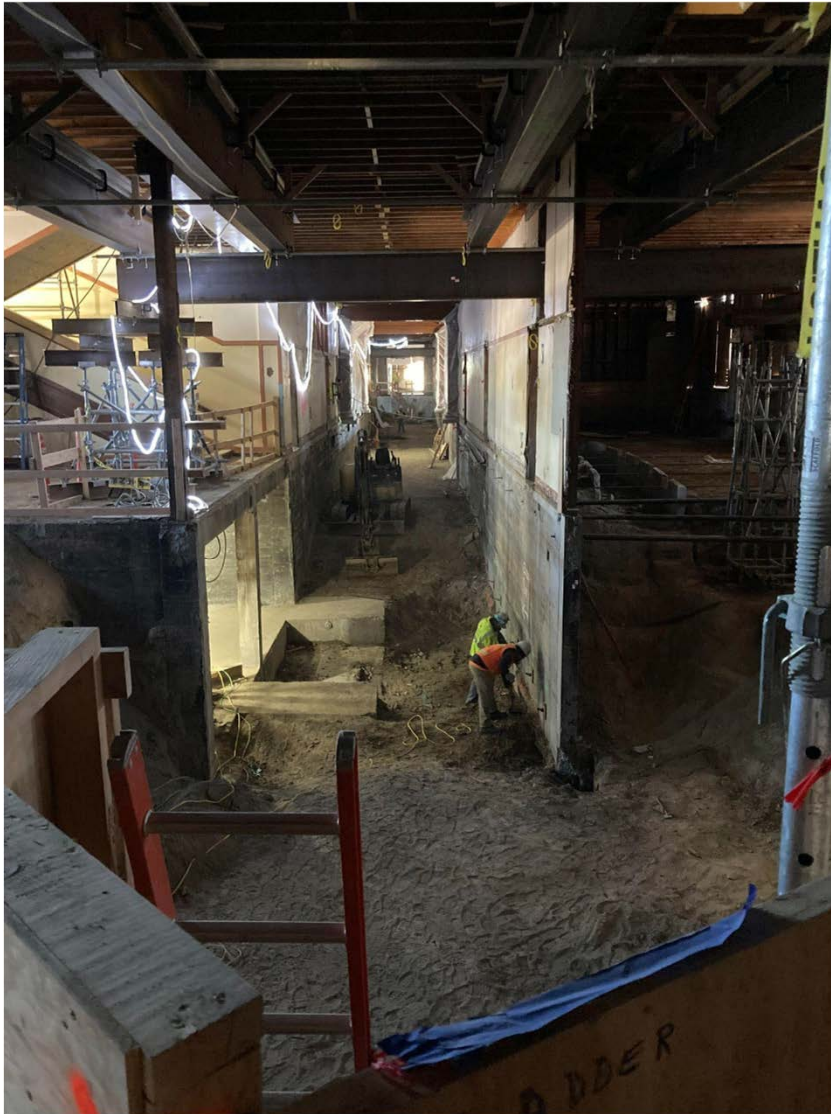
March 2022



# Benson Tech HS Modernization



Main 1917 building shoring & foundation, tunnel excavation, structural framing, auditorium footings



March 2022



## Student Engagement

- Andersen Construction Mentorship at Marshall Campus (ongoing)
- Building Mockup - Engineering student design concept complete w/Bassetti
  - Next Step: Student build (Construction, Electric CTE programs)
- Radio/broadcasting - Benson Stories, preserve history through storytelling
- Digital Media - student designed CTE Courtyard banners (next year)



March 2022



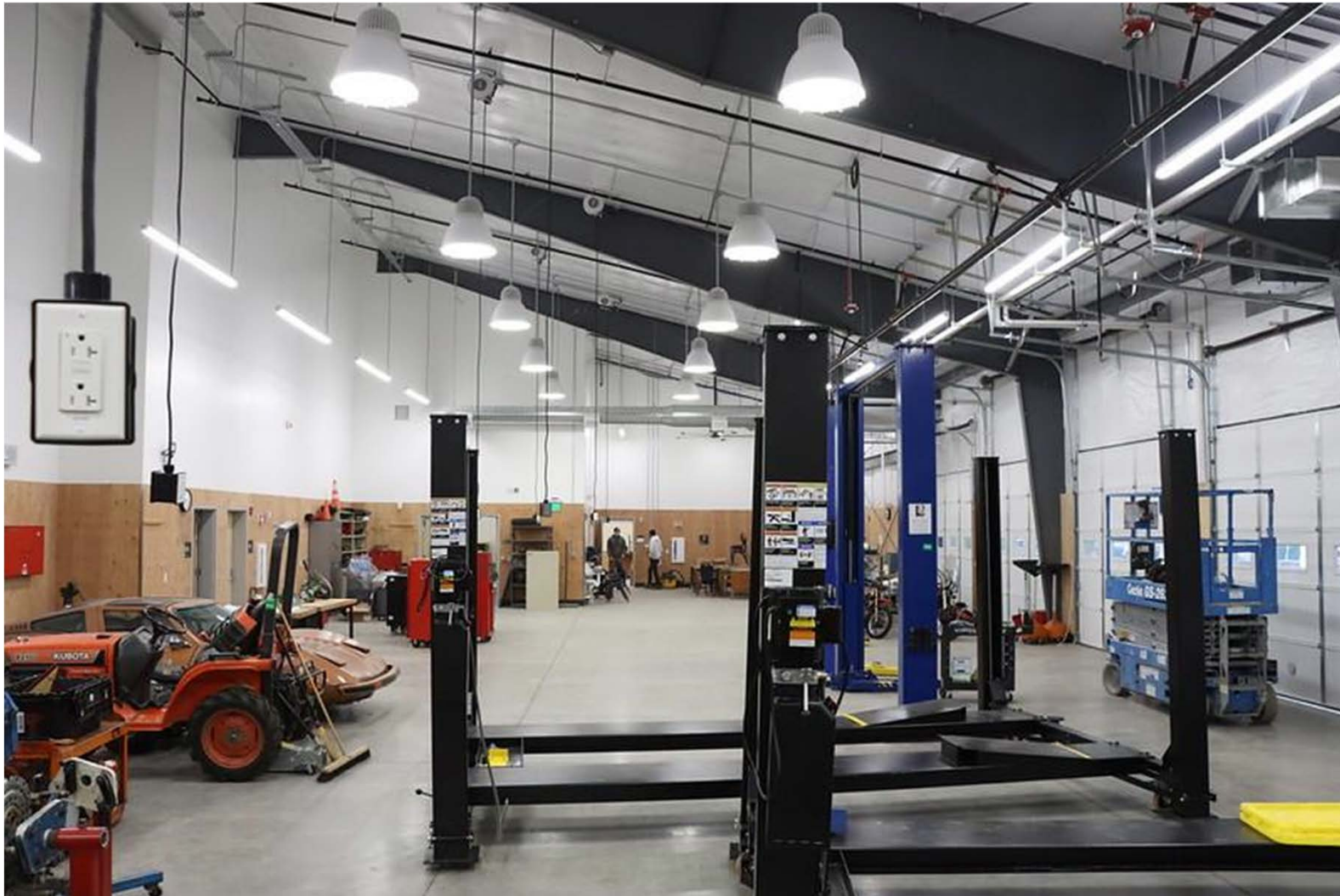
## Marshall Swing Site : New CTE Annex Building, Exterior



March 2022



## Marshall Swing Site : New CTE Annex Building, Automotive Shop



March 2022



## Marshall Swing Site : New CTE Annex Building, Construction Shop



March 2022



PERMITTING







## PERMITTING and Construction

### Type II Land Use

- Loading study complete, PBOT approved
- Transformer relocated
- Updated Site plan
- Anticipated approval March 4, 2022

### Portland Parks and Recreation

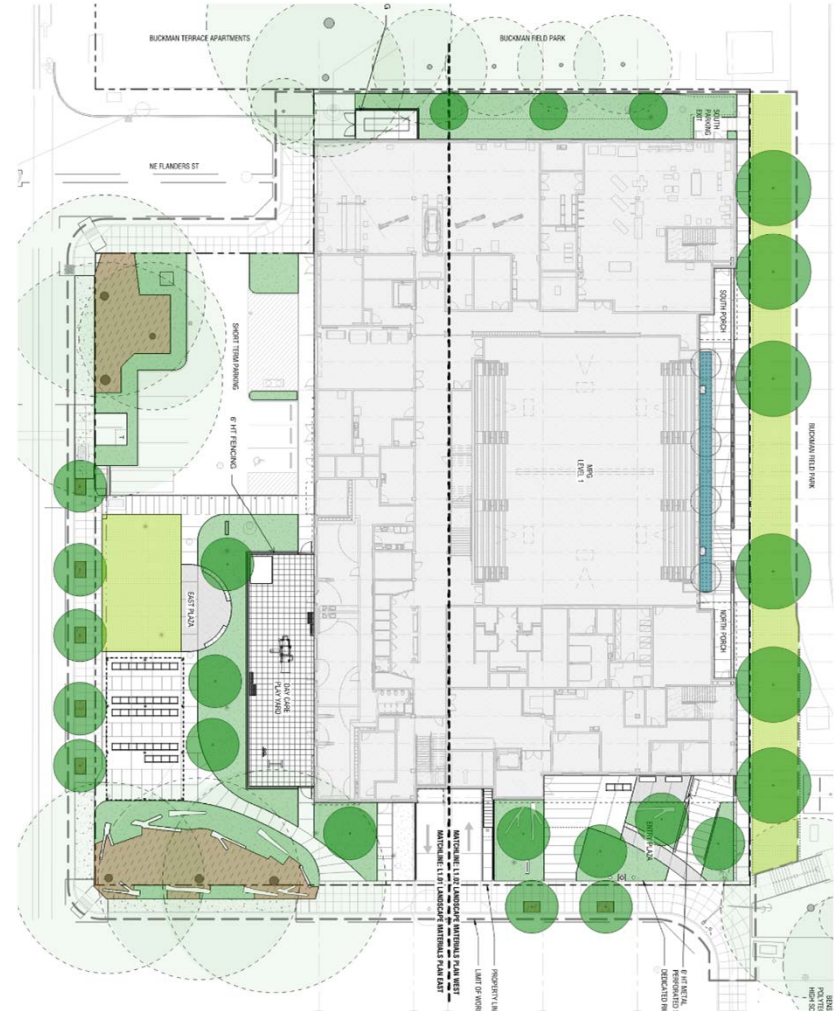
- Non-Parks Use Permit, verbal approval
- Area will be used for construction staging and layback
- Parks' easements in progress

### City of Portland Building Permit

- Submitted March 4, 2024
- Anticipate 6 months for review and approval
- Includes mechanical permit, bike shelter and work on Park's property

### Preconstruction and Bid packages to start in March 2022

- Colas Construction to be integrated into



March 2022



# Jefferson High School Modernization

Bond Accountability Committee

**BUILDING OUR FUTURE TOGETHER.**

<https://www.pps.net/JeffersonBond> • [JHSMod@pps.net](mailto:JHSMod@pps.net) • 503-916-2222

[www.facebook.com/pps.homepage/](https://www.facebook.com/pps.homepage/) [@PPSConnect](https://twitter.com/PPSConnect)

Portland Public Schools  
School Building Improvement Bond





# 2020 Bond: Jefferson HS Modernization

Jefferson is the only high school modernization project that will be constructed in this bond.



March 2022





## Background: JHS Conceptual Master Plan

### **CMPC RECOMMENDED STRATEGIES**

- Keep the 1909 'H' shaped building & remove all other additions
- All new buildings should be located south of existing building
- Revise existing main entry to be universally accessible
- Centrally locate a new Student Center near the main entrance
- Rebuild a new theater to hold 1,000 seats
- Establish a new south entry for gyms & theater accessible by the community
- Create as much outdoor space as possible



# Jefferson HS Modernization Project: Site

Historic Jefferson High School, located in the North Portland Albina neighborhood, has long served as one of the anchors of the Black community in Portland. The 14-acre site includes the original 1909 school building, later additions, and a track and field.



March 2022



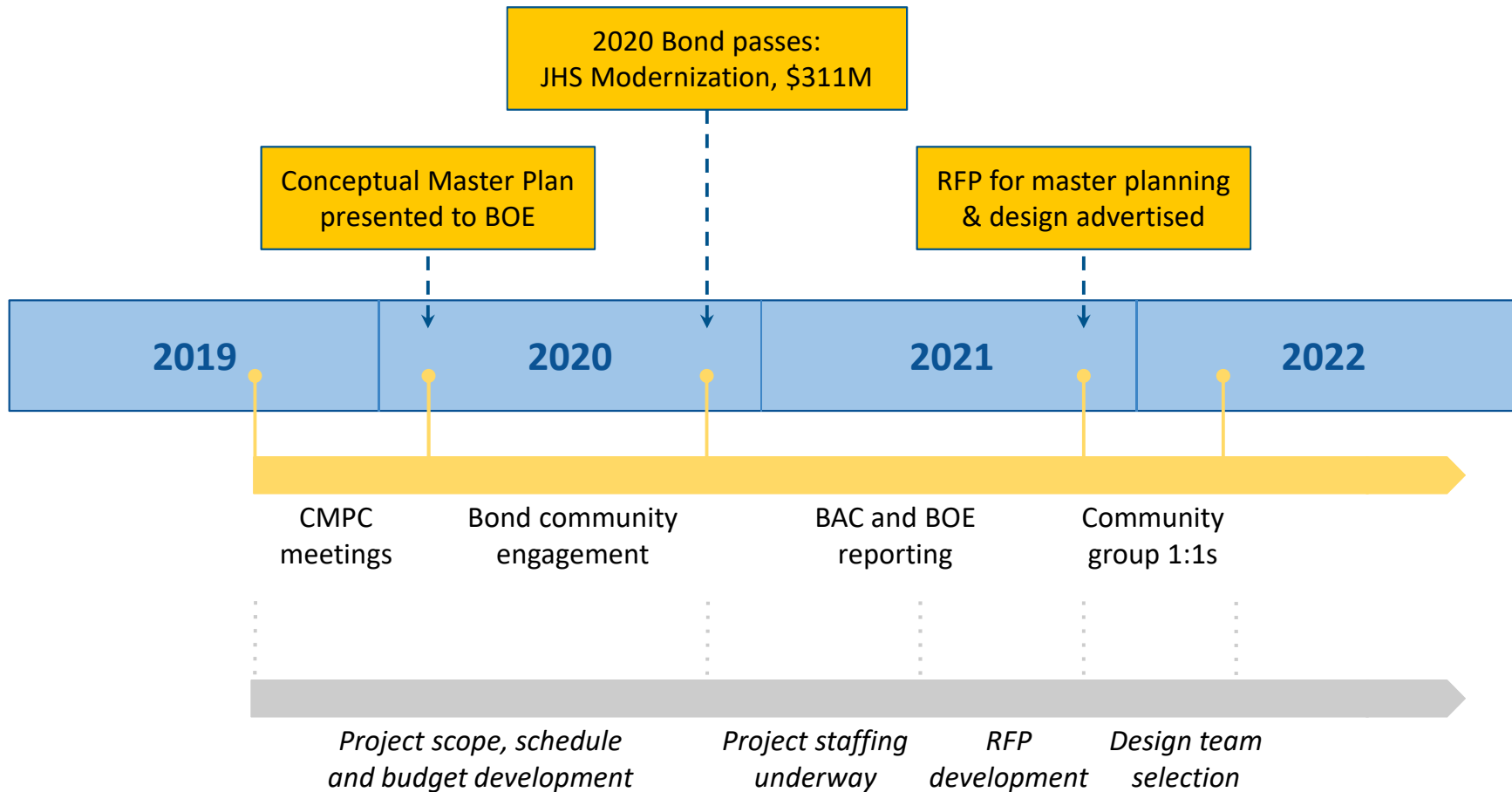
## Jefferson HS Modernization Project: Program

- **Innovative Middle College for Advanced Studies collaboration with Portland Community College**
- **Focus on health sciences and biotechnology education**
- **Strong performing and visual arts including the internationally renowned Jefferson Dancers / Modern Dance Lab**
- **Community partnerships with Self Enhancement Inc (SEI), Latino Network and others**





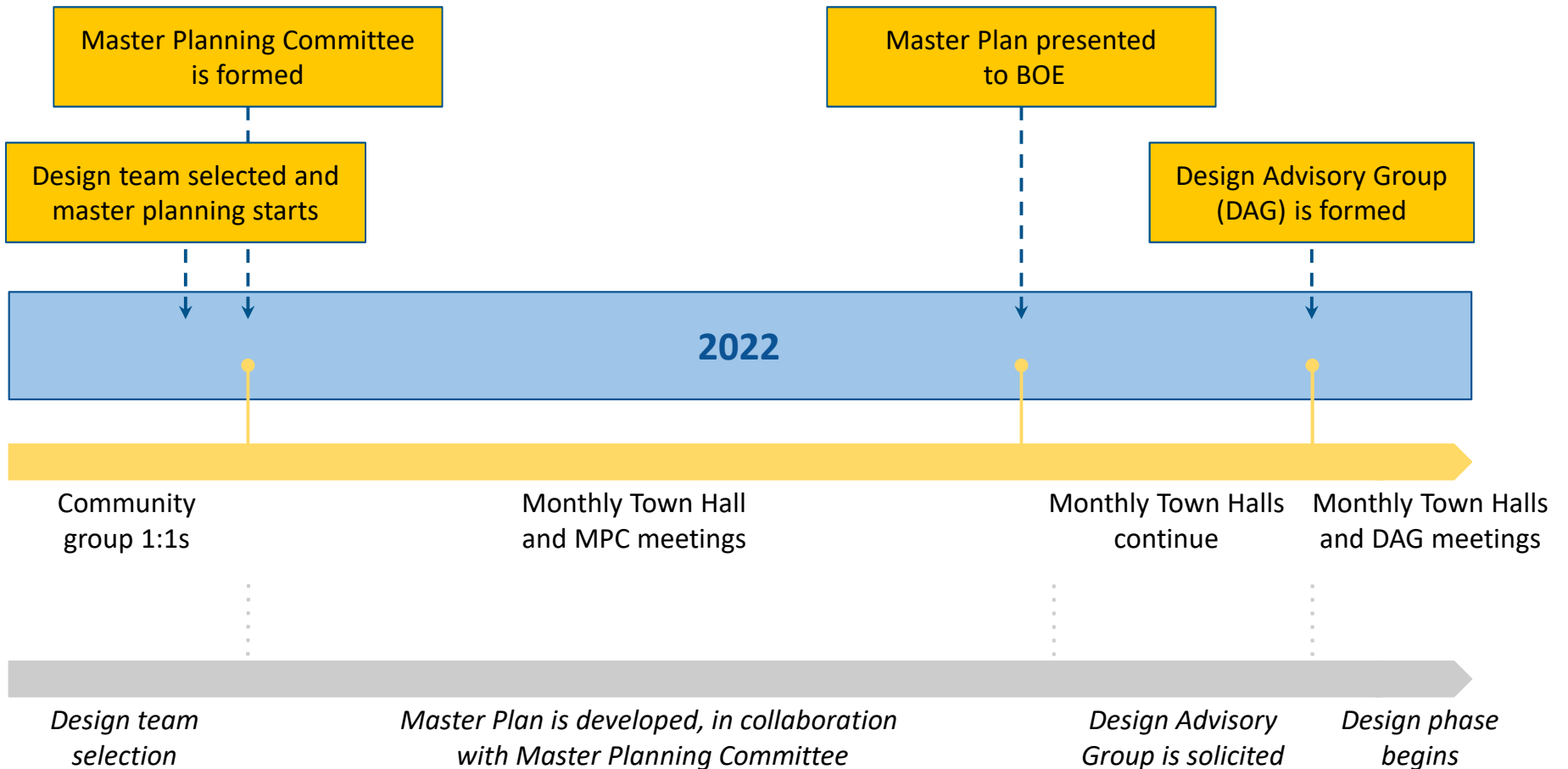
# Jefferson HS Modernization Project: Work To Date







# Jefferson HS Modernization Project: The Year Ahead





# Jefferson HS Modernization Project: MPC



## MASTER PLANNING COMMITTEE (MPC)

- Committee will be made up of students, parents, teachers, staff and community members
- Committee members will participate in design discussions and workshops to help guide development of the master plan
- Applications for the MPC will be released in the coming weeks
- After Master Plan approval, MPC members may be able to continue into the Design Phase as part of the Design Advisory Group



# Jefferson HS Modernization: Community Engagement

## COMMUNITY PARTNER MEETINGS

- Project team members are holding small group meetings with essential community partners
- Meetings are introducing team member contacts and providing project status updates

## MONTHLY TOWN HALLS

- Project team will be holding monthly town hall meetings in coordination with MPC meetings
- Meetings will provide updates on master planning and other project information, as well as soliciting feedback and comment from community members during meetings

## PUBLIC DESIGN WORKSHOPS

- Design workshops will be held for the public during the master planning process to solicit feedback from the broader community

## MAILING LIST

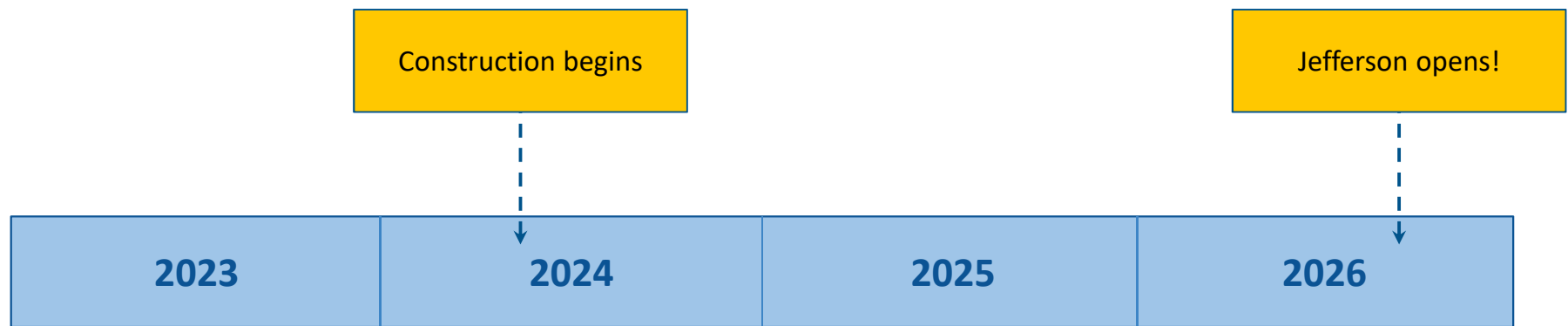
- Community members have signed up for a mailing list [JHSBond@pps.net](mailto:JHSBond@pps.net) to receive regular project updates

## WEBSITE

- Project information is available online at [www.pps.net/JeffersonBond](http://www.pps.net/JeffersonBond)



# Jefferson HS Modernization Project: Key Future Dates



**BUILDING OUR FUTURE TOGETHER.**

<https://www.pps.net/JeffersonBond> • [JHSMod@pps.net](mailto:JHSMod@pps.net) • 503-916-2222

[www.facebook.com/pps.homepage/](https://www.facebook.com/pps.homepage/) [@PPSConnect](https://twitter.com/PPSConnect)

Portland Public Schools  
School Building Improvement Bond





**2020 Bond Budget Amount: \$311,000,000**

## Estimating Process:

Hard Costs – Conceptual Master Plan, professional cost estimator

- Option A, per feedback from BOE

Soft Costs – 14% of hard costs

- Based on historic cost data (10-13%), review of professional estimates, and review of complexity of design, initially set at 15%
- BAC recommended reducing to 14%

FF&E – \$27/sf

- Based on historic cost data (\$22.75-\$39.14 in 2017 mods, with two projects both at \$27)
- BAC reviewed and agreed

Contingency – 15% of hard costs

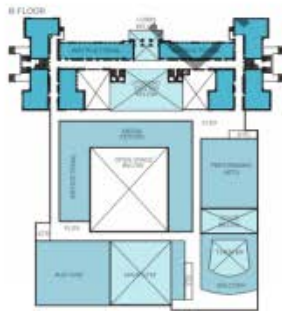
- Based on OSM contingency standard for renovations
- BAC reviewed and agreed

Escalation – 2 years at 4%, remaining years at 3%

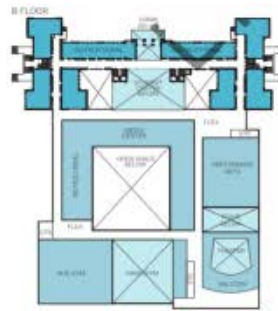
- Based on forecasts from 3 local cost estimators; forecasts from 3 national cost estimators; market predictions from five national industry sources in February 2020; market predictions from six national sources in June 2020
- Staff initially recommended 1 year at 5%, remaining years at 4%
- BAC recommended reducing to 2 years at 4%, remaining years at 3%



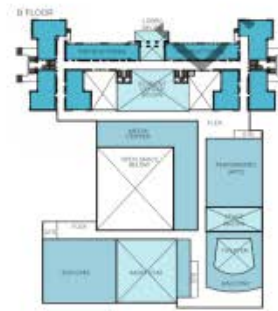
## Jefferson High School Conceptual Master Plan Options



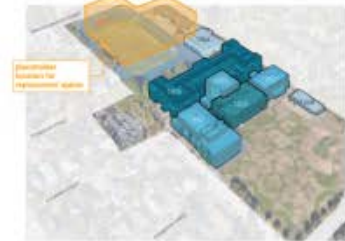
**APPROACH A**



**APPROACH C**



**1,000 STUDENTS**



**NEW CONSTRUCTION**

HARD COST		183,142,890		190,736,572		169,184,309		171,943,094
EST CONTINGENCY	0.00%	0	0.00%	0	0.00%	0	0.00%	0
SOFT COST	14%	25,640,005	14%	26,703,120	14%	23,685,803	14%	24,072,033
FFE	27.00	9,029,070	27.00	9,029,070	27.00	8,084,178	27.00	8,372,538
CONTINGENCY	15%	32,671,795	15%	33,970,314	15%	30,143,144	15%	30,658,150
SWING		INCL		INCL		INCL		INCL
ESCALATION	2yr @ 4%, rem @ 3%	54,442,727	2yr @ 4%, rem @ 3%	56,606,519	2yr @ 4%, rem @ 3%	50,229,103	2yr @ 4%, rem @ 3%	40,730,502
OTHER		-		-		-		-
<b>TOTAL</b>		<b>304,926,487</b>		<b>317,045,595</b>		<b>281,326,537</b>		<b>275,776,317</b>
<b>TOTAL - ROUNDED</b>		<b>305,000,000</b>		<b>317,000,000</b>		<b>281,000,000</b>		<b>276,000,000</b>
SEISMIC ADD		6,000,000		6,000,000		5,000,000		5,000,000
<b>TOTAL W/ SEISMIC</b>		<b>311,000,000</b>		<b>323,000,000</b>		<b>286,000,000</b>		<b>281,000,000</b>



# Adjourn

**Next meeting:  
May 25, 2022  
5:30 pm**