

# Meeting Minutes **April 23, 2014**

Portland Public Schools Bond Accountability Committee  
(BAC)



**PORTLAND PUBLIC SCHOOLS**  
**Office of School Modernization**  
501 North Dixon Street Portland, OR 97227

---

*Members present:* Kevin Spellman, Steve March, Tom Peterson, John Mohlis, Willy Paul,  
Louis Fontenot, Cheryl Twete

*Board members present:* Greg Belisle

*PPS staff present:* Jim Owens, Dan Jung, Ken Fisher, Darwin Dittmar,

*Public Present:*

PPS's Contractor Workforce Equity Program will be implemented using an IGA between PPS and the City of Portland. The city will manage the program in support of PPS project teams. It will apply to prime contracts greater than \$200,000 and each subcontractor having a subcontract of \$100,000 or more. Prime contractors will ensure that a minimum of 20% of labor hours in each apprenticeable trade performed are worked by state registered apprentices.

Our two high school projects, Franklin and Roosevelt are in schematic design and are working to align schedules, scopes and budgets. Both schools have their CM/GC contracts awarded and are actively engaged with the project teams; Skanska on the Franklin project and Lease Crutcher Lewis on the Roosevelt project.

The Faubion master plan was approved by the Board last month. The partnership with Concordia University is continuing to progress. The master planning contract with Boora Architects was amended to begin schematic design phase focusing on the land use planning. Staff and Concordia will decide when to continue the second half of the SD once we get to that point. Completion of the project is still scheduled for Fall 2017.

Auditing – the program continues to have both financial and performance auditing.

The financial audit was presented at the last meeting.

The performance audit for the first year of the program will be ready in June.

Staff will provide an opportunity to review audit findings with you prior to Board presentation on June 23rd.

The Superintendent has convened a Bond Development Advisory Committee to evaluate high school planning criteria for potential future bond planning. Specifically which high schools will be the priority and what are the criteria for deciding the priority. This will also inform staff the sequencing of the master planning of the







A: " Heery has on-site construction managers on projects and they will have oversight of project safety."

Q: " Which contracts will be a part of the program?"

A: " Contracts connected to formal procurements of Division 49 over \$100,000 regardless of fund source."

VIII. Balanced Score Card-Equity perspective

Objective A- Business Equity. MWESB remains constant at 11.5% overall but some

## Franklin Modernization

Estimates for the schematic design are being reviewed and looking at VEs (value engineering) to bring project into budget. The overall budget remains the same.

Debbie Pearson, Project Director, led the project team – DOWA, Skanska and Heery at the Franklin High School workshop in a Construction Career Day. Approximately 80 students attended and learned about being an owner's rep, designer, construction manager and contractor. Students were split up into groups and they had to design a structure from marshmallows and spaghetti. Skanska is on board as the t tC





Looking at the schedule you will see that the phase bars are starting to overlap. This is definitely expected since this is a phased project. The first project team phasing meeting will happen next week. Staff will add an additional slide to show the phasing of the project.

Staff is scheduled to present the schematic design to the board on June 9<sup>th</sup> and have adoption on June 23<sup>rd</sup>.

The project is currently 110 days off the baseline schedule. CDs in this model show 8.6 months and staff feels there is some flex time there to make up time and also during the phasing.

Q: "It looks like the duration of DDs increased by 60 days from the baseline. Why?"

A: "This was to take into consideration about how we are phasing documents and phasing development now into DD rather than in schematic. It's timing on how we phase the work itself and how we develop the design packages."

#### Faubion

Master plan was approved on April 16<sup>th</sup> by the board.

A contract amendment is underway with Boora Architects to include 50% of the schematic design and to get started on the land-use process.

The budget has changed with the \$620,000 put back into the project for the portables from the Swing Site project.

The traffic study has started as the project moves into the schematic design phase.

Schedule has schematic design starting in May. With the window at the end of CDs and construction for the continuation of the fundraising period.

Concordia is currently projecting approximately 15.1 million raised by all partners.

Q: "Are you depending on the funding from partners? How does this tie together?"

A: "We are pretty confident that this will all come together and able to move forward just a question of timing. If partner funding did not come together the district is still responsible for building a K-8 school. Concordia has staffed a development team to work on this project and the district is working with them on fair market tax credits. There are development agreements, cost sharing and many different aspects to this project that make it very complex.

Q: "If Concordia does not raise enough money does PPS lend then money?"

A: "No. They could borrow money and get bridge loans themselves for their portion."

Q: "Has there been a decision to use CM/GC for this project?"

