



Meeting Minutes __ October 21st, 2015

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, Cheryl Twete, Steve March, Tom Peterson, John Mohlis, Louis Fontenot

PPS OSMS staff present: CJ Sylvestre, Dan Jung, Ken Fisher, Debbie Pearson, Michelle Platt, Michelle Chariton, Darwin Dittman, David Mayne, Derek Henderson, Theresa Fagin, Erik Gerding, Ayana Horn

Public Present: 4 members of the public

Absentees

BAC: Willy Paul

Board Liasons:

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- x Kevin Spellman states: We should have a good sense of this based on the contracts.
- x Tom Peterson ask Are all tiers tracked? Dan Jung replies: Yes, as invoices come in we get a report from B2G.
- x Kevin Spellman states: It would be interesting to get a report on how contractors are attempting to get MWESB contractors. They were partly selected to brig this 18 percent, so if it is not happening they should explain this to OSM and the District.
- x Tom Peterson adds: This should be dollars spent as well as award issues. Might be useful to see what their target is and how they track it. Dan Jung replies what we have discussed is asking what steps they are going through. Kevin Spellman adds: this would be good for the program to explore way to

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x Franklin High School

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all bid packages came in we were over and our options were adding money and value engineering. We brought costs down as much as possible with VE, but money was eventually added to the project. Kevin Spellman states: This typically results in arm wrestling, who is who is responsible for this. CJ Sylvester states: There has been robust conversation with the Design firm about this. Kevin Spellman states: We might need a subcommittee to go over this in detail.

- o Cheryl Twete asks: What of the forecasted overage about the over and under. CJ Sylvester responds: this is the contingencies we were discussing previously.

x Roosevelt High School

- o Ken Fisher thanks Michelle Platter for her hard work and dedication, especially to her devotion to the Roosevelt project for the last two years.
- o Budget pie chart remains unchanged. Current assessment is that this will remain constant.
- o Schedule is getting back on track and all is going well. Expect to open all phases of construction on time. No accidents here.
- o Kevin Spellman asks: Regarding the RHS auto shop, since the last meeting, the BAC recommended in its report that BOE does not move forward with this. Clearly, they chose not to heed this advice. Can you give an update on what has happened since then? CJ Sylvester responds: Roosevelt Bid Packages were coming in on August 4th as the teams were finishing this. Bassetti prepared a conditions report for this. Lease Crutcher Lewis prepared a cost report. Both a draft report and staff report have been submitted to the BOE chairs, as well as meeting with the Capital Bond Committee, and meetings with these groups will continue and we hope to get a better sense of timing and decision on this in the near future.
- o Kevin Spellman asks: How did Bassetti and Lease Crutcher do this? Michelle Platter responds: when we originally went through the demo. Bassetti started with going through entire building for what we have. Next step was CTE and STEM needs for the space. Code requirements were then examined. Research then about grandfathered in, which helped to get a handle on what we can do. LCL on the other hand was looking at cost for this and what needs had to be done. The

- o Tom Peterson asks: Is the roof a problem? Michelle Platter responds: Yes the roof is a problem. Walls are also a problem, and the overall issue of life safety. I would like to add that one thing ~~do not~~ look at is what would need to be done aesthetically.
- o Kevin Spellman asks: What about outreach on this, was anything done? Michelle Platter responds: We did not do any outreach on this because
- o CJ Sylvester adds: Staff has recommended program development and a task force is working on the program.
- o Kevin Spellman states: Observationally, they seem to be working backwards.
- o Tom Peterson states: Sometimes you have to go through this to get understand
- o Kevin Spellman asks: What about the effect on the other high schools? CJ Sylvester responds: This was addressed and the issue is with the BOE.
- o Michelle Platter adds: Another issue is with ~~the~~ courts and the removal of that program if the auto shop goes through.
- o Kevin Spellman states: Hopefully they will not let \$2 million derail the project.
- o Tom Peterson asks: How is construction going on an active schools site?
- o Michelle Platter ~~state~~: Its going well and we are fine tuning the communication. We have radios now so we can communicate on campus. Fire drills have gone well. Michelle Platter states for future reference that the project coordinator is spending about 75 percent of her time facilitating all of this, and projects on an active site should anticipate this level of involvement to keep things running smoothly.
- o Ken Fisher adds: This is the fourth effort working on active school sites. Lots of success working on active sites.
- o There was a small fire in the Roosevelt auditorium. This was determined to be a break in and arsoMichelle Platter adds: a report will be available when the Fire Marshall completes their review.
- o Schedule: because of all the things going on we don't have a finalized schedule, but we have the Project Director's assessment. Permitting continues to be an issue with the city for the schedule.
- o Cheryl Twete asks: Why is the permitting taking longer? Michelle Platter responds: The structural review is ~~one~~ outstanding item and has been for an extended period of time. The City has not been willing to accept additional funding for overtime review or outside review. We anticipated 12 weeks, and we are now on 20 weeks. We understand that this is due to ~~the~~ work in the city. This is not impacting our work,

as we have shifted some work to existing permits and courtesy inspections.

- o Tom Peterson states: During the downturn in the economy, the city laid off 40 to 60 percent of their staff and they are trying to dig out with the massive amount of work going on.
- o Ken Fisher states: despite all of the challenges, we feel completely confident that phase 1 will be on time.
- o Kevin Spellman adds: I want to highlight the committee appreciation of Michelle Platter and through a couple of difficult details.

x Grant High School

- o Project is in master planning. Mahlum is the architect, and the project has 3 D.A.G meetings already completed, and the first public design workshop is happening on October 24th
- o Tom Peterson asks: Is anyone from the BAC involved in this? CJ Sylvester asks: Would you like to be involved OSM to invite BAC Tom Peterson and Kevin Spellman to future workshops.
- o Budget has remained constant. On schedule
- o Kevin Spellman asks: Are we on schedule for masterplan in December? Ken Fisher replies: Yes. We are on schedule for December.

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- o First step is out on contracting. Skanska has notified us that they are out. Prebid meeting was earlier this week with the remaining four.
- o Concordia has transferred the property to us. 2 houses to be demolished on that property.
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- x Tubman
 - o Opened on time and is up and running.
 - o Large chunk of green in the pie chart is primarily due to transportation.
- x IP 14
 - o In closeout, nearly complete. This will not be on the next report.
- x IP 15
 - o Great and very active summer, the most activity in this bond program. Woodlawn elevator installed and moving up and down. Expect this to be completed at winter break. Ainsworth elevator is in the works, and could be done as early as February but ~~res~~ will be ready by the scheduled time of April. Sabin skylights are coming in. One accident ABC roofing subcontractor working for Corp. Inc. got splashed by tar. Recordable incident.
- x Creative Science
 - o Variety of classroom upgrades.
 - o Casework issue, ~~s~~ work was poorly installed and is being replaced.
- x Maplewood
 - o Very large roof. Made a late decision to move ahead with this prior to the schedule, but got it in the works due to need.
- x IP 16
 - o Well into planning. There is a little extra work time next summer
 - o Looking to do a ~~two~~ step bid process for summer work with IP 16.
 - o Kevin Spellman states: I assume this process will be tailored for the IP work? Ken Fisher states: This will be tailored for the IP work.
 - o Design in works.
- x Master Planning:
 - f* Benson ~~DOWA~~ contract is being finalized.
 - f* Lincoln ~~BOORA~~ has been selected.
 - f* Madison ~~pending~~ RFP.
 - f* Slight adjustment to the schedule on this.
 - o Kevin Spellman asks: So the development of capacity standards for Benson has clearly set us back. Do we still feel confident ~~about~~ the schedule? CJ Sylvester responds: I would say this is not the ideal schedule. Staff has gone to the Capital Bond Committee and the committee has spent six hours on this, and a recommendation was ready, but the ~~co~~ chairs asked that it wait until further notice.
 - o Kevin Spellman asks: Do we know what the capacity is for this? CJ Sylvester responds: We need to define the capacity for the programs that are going on, decide on whether or not these programs remain at

Benson, which brings up under build over build issues. Staff recommends that Benson High School has 1700 capacity

- x BAC presentation to the BOE will be on 11/3/2015 or 11/17/2015? Kevin Spellman can do either. Kevin Spellman asks for a volunteer. Steve March and Louis Fontenot volunteer to help.
- x Next meeting: January 20th would be the normal time. Currently, it is known that 2 BAC members will be out of town. Another date needs to be identified.

V. BAC Discussion

- x No Discussion.

VI. Wrap-Up

- x Kevin Spellman thanks everyone for coming.

VII. Adjournment

- x Kevin ended the meeting at 7:01 pm.