

Facilities and Operations Committee
Friday, May 31, 2024 4:30 PM

Dr. Matthew Prophet Education Center
501 N. Dixon St.
Portland, OR 97227

Agenda

1. Introductions
2. Update: Grant Bowl
3. 2024 Bond Planning
4. Public Comment - 5 *Two-Minute slots* *To sign-up for public comment email
PublicComment@pps.net or call 503-916-3741
5. Adjourn



PORTLAND PUBLIC SCHOOLS

OFFICE OF OPERATIONS

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STAFF MEMO

Date: May 30, 2024

To: Facilities & Operations Committee

From: Dan Jung, Chief Operating Officer

Subject: Grant Bowl Field Lighting

BACKGROUND

On February 25, 2020 the Board of Education approved Resolution No. 6058 approving the proposed Grant Bowl Alternative Master Plan and directing the Superintendent to design and construct Phase 1 with proceeds of the 2012 general obligation bond.

Phase 1 (completed in 2022) included an OSAA compliant softball field at the upper field (shared outfield with baseball) to include field lighting to support softball, baseball and soccer.

PPS recently completed replacement of the Grant Bowl synthetic turf field, and will be resurfacing the track soon.

Phase 2 contemplates reconfiguration of the track-and-field amenities such as high jump, shot put and javelin facilities, new field lighting, grandstand seating for up to 1500 capacity, concessions, press box and storage areas, and perimeter for ticketed events. Replacement of the track and field was also included in Phase 2. The estimated cost in 2020 was approximately \$11.2M (including replacement of the track and field).

At the September 5, 2023 Board of Education meeting, board members recommended discussion regarding Phase 2 take place at future Facilities & Operations (F&O) Committee meetings.

CURRENT STATUS

The [January 24, 2024 Facilities and Operations Committee meeting Staff Memo](#) provided an overview of the topic and staff recommendation. Due to the condition of PPS's existing facility portfolio, and the limited availability of funding to address deferred maintenance, staff recommended that future improvements to Grant Bowl be considered as part of future bond planning.

The Grant High School community is an active supporter of Grant athletics and many community members have expressed that they are eager to proceed with the design of Phase 2, and construction. Specifically, and as discussed at the previous F&O Committee meetings, there is an eagerness to proceed with installation of new field lights, which would increase the usage of the Grant Bowl, and significantly reduce the necessity for student athletes to find offsite locations for practices and games.

Since the February 28 F&O Committee meeting staff reviewed the 2020 Phase 2 cost estimate and updated data to isolate a "lights only" option. Below is a high-level cost estimate and schedule summary.

Cost Estimate

- *\$480k Light purchase & installation*
- *\$50k Site improvements*
- *\$100k Utility connections, permits and fees*
- *\$100k Design and professional services*
- *\$25k Owner costs (permits, insurance, etc)*
- ***\$755k SUBTOTAL***
- *\$75k Project contingency*
- ***\$830k TOTAL***

Sample Schedule (with approximate duration estimates)

- *Project Approval + Project Start-Up*
 - *Staffing assigned*
 - *Funding transferred*
- *Design Team Procurement* *1 - 2 months*
 - *Prepare scope of work*
 - *Advertise RFP*
 - *Review proposals*

- *Negotiate and execute contract*
- *Design (site, electrical, structural)* *1 - 2 months*
- *Land Use* *5 - 7 months*
 - *Pre-application requirements*
 - *Prepare application*
 - *Completeness review*
 - *Public notice*
 - *Staff review/report*
 - *Public hearing*
 - *Appeal period*
- *Permitting* *2 - 3 months*
 - *Prepare and submit*
 - *2-3 rounds of comments +review*
 - *Issuance*
- *Contractor Procurement* *2 - 3 months*
 - *Develop bid materials*
 - *Advertise*
 - *Negotiate and execute contract*
- *Construction* *2 - 3 months*
 - *General contractor*
 - *Lights installer*
 - *Electrical provider*
- *TOTAL (assuming overlapped work when possible)* *10 - 12 months*

COMMUNITY ENGAGEMENT

PPS Staff met with the Grant Bowl Community Coalition on May 16, 2024 and discussed (in general) the above information. It was a positive meeting and Staff acknowledged the value of providing field lights to Grant student athletes and the community, and the challenges student athletes face by having to travel to most practices and games offsite. Staff also highlighted the substantial deferred maintenance backlog, poor condition of most schools and noted (with few exceptions) that the very limited discretionary unrestricted capital funds are being allocated to addressing critical building systems. See the [January 24, 2024 Facilities and Operations Committee Staff Memo](#) for more details.

RECOMMENDATION

Considering the condition of PPS's existing facility portfolio, and the limited availability of funding to address deferred maintenance, Staff recommends that future improvements to Grant Bowl be considered as part of future bond planning.

REFERENCES

- Grant Bowl Master Plan (02/07/2020)

- Resolution no. 6058 - Resolution Authorizing Grant Bowl Master Plan
- Resolution no. 6755 - Resolution to Replace the Grant Bowl and the Buckman Field Track for the use of Grant and Benson High School Students
- Staff Memo - Grant Bowl; Phase 2 (01 09 2024)



DRAFT

Bond Planning

Facilities & Operations Committee

May 31, 2024





Summary

January 23, 2024 Board Work Session

Materials <https://meetings.boardbook.org/Public/Agenda/915?meeting=618340>

February 28, 2024 Facilities & Operations Committee

Materials <https://meetings.boardbook.org/Public/Agenda/915?meeting=624188>

March 20, 2024 Facilities & Operations Committee

Materials <https://meetings.boardbook.org/Public/Agenda/915?meeting=628478>

April 17, 2024 Facilities & Operations Committee

Materials <https://meetings.boardbook.org/Public/Agenda/915?meeting=632063>



Summary

High Level Takeaways:

- Pursue a large(r) bond principal amount
- Continue to prioritize high school modernization projects
- Allocate significant funds to address existing facility conditions
- Proceed with planned technology improvements
- Retain the existing levy rate (\$2.50 / 1,000)



2024 Bond Planning (to date)





Scope of Work

Deferred Maintenance	\$400,000,000
Priority Scope Upgrades	\$50,000,000
Athletics	\$168,000,000 *
Technology	\$138,000,000
Physical Education	\$90,000,000
Curriculum	\$334,000,000
Jefferson High School	\$125,000,000
Cleveland High School	\$450,000,000
Ida B Wells High School	\$435,000,000
Harriet Tubman Middle School	\$66,000,000
K5 Learning Lab	\$62,000,000
Administration	\$70,000,000
Contingency (15%)	\$347,000,000
	\$2,735,000,000



Schedule

Existing Funds \$600,000,000
 2024 Bond \$2,700,000,000
\$3,300,000,000

	Spend Rate		
	\$150M / year	\$250M / year	
2025	\$3,300,000,000	\$3,300,000,000	1
2026	\$3,150,000,000	\$3,050,000,000	2
2027	\$3,000,000,000	\$2,800,000,000	3
2028	\$2,850,000,000	\$2,550,000,000	4
2029	\$2,700,000,000	\$2,300,000,000	5
2030	\$2,550,000,000	\$2,050,000,000	6
2031	\$2,400,000,000	\$1,800,000,000	7
2032	\$2,250,000,000	\$1,550,000,000	8
2033	\$2,100,000,000	\$1,300,000,000	9
2034	\$1,950,000,000	\$1,050,000,000	10
2035	\$1,800,000,000	\$800,000,000	11
2036	\$1,650,000,000	\$550,000,000	12
2037	\$1,500,000,000	\$300,000,000	13
2038	\$1,350,000,000	\$50,000,000	14
2039	\$1,200,000,000		15
2040	\$1,050,000,000		16
2041	\$900,000,000		17
2042	\$750,000,000		18
2043	\$600,000,000		19
2044	\$450,000,000		20
2045	\$300,000,000		21
2046	\$150,000,000		22



Scope of Work

Deferred Maintenance

\$400,000,000

PPS's 2020 **Facility Condition Assessment** categorized nearly three-quarters of all assets "Aged – Exceeded Design Life."

The District's average **Facility Condition Index** score is "Poor" with sixty-two (62) facilities rated Poor or Critical of the ninety-four (94) sites assessed.

Staff estimate that to improve the District's overall condition from Poor to Fair will require a total investment of approximately \$700 million over 10 years.

The APPA benchmark for annual investment into maintenance and refurbishment is 3% of CRV for a ten-year total investment of \$2.4 billion, with an average expenditure of \$171 million per year.

\$400 million is a significant investment and will improve many schools across the district. These funds will be allocated to projects that improve PPS's facility condition.

For more details see:

- Staff Memo: General Obligation Bond Planning - Board Work Session - 01 23 2024
- Staff Memo: General Obligation Bond Planning - Board Work Session - 02 26 2024



Scope of Work

Priority Scope Upgrades

\$50,000,000

In response to Board feedback requesting that some funds be set aside for facility improvements that are not considered deferred maintenance, staff propose allocating \$50 million to allow the high priority projects to proceed forward in the 2024 bond.

Example projects could include: using funds to pursue seismic grants, installation of window coverings and security cameras, updating playground equipment, new elevators, etc.

For more details see:

- Staff Memo: General Obligation Bond Planning - Board Work Session - 01 23 2024
- Staff Memo: General Obligation Bond Planning - Board Work Session - 02 26 2024



Scope of Work

Athletics

\$167,000,000* - \$304,000,000

The PPS **Long Range Facility Plan** identifies high priority improvements for athletic facilities including three athletic hubs and four middle school field improvements projects. Total cost for this scope totals \$167 million**.

At the March Facilities & Operations Committee meeting an alternate list of athletic improvements was proposed. The estimated total of all projects is approximately \$300 million.

* used in current budget calculation

**Previous bond options included \$148 million for the LRFP high priority athletic improvements

For more details see:

- Staff Memo - PIL Facility Improvements Bond Planning Update - 05 30 2024



Scope of Work

Technology

\$138,000,000

- ERP - Our aging Enterprise Resource Planning (ERP) technology is approaching the “end-of-life” compared to similar systems and has been identified as a potential risk to stable operations in the future.
The PPS ERP technology is entwined with significant foundational business operations, including (but not limited to): Finance, Human Resources, Payroll, Procurement, Asset Management, and Budget
A successful ERP modernization effort will reduce or eliminate the risks to key operational areas, and will provide additional operational benefits to PPS.
- Device Refresh - Devices for both staff and students will reach end of life by the end of the 24-25 SY. Instructional efforts and resources are dependent upon functioning technology to deliver and receive high-quality instruction, both in and away from the classroom.
- Cyber Security - School districts across the country continue to be a high value target for cyber criminals. Continued investments are required to maintain the security of critical data and to prevent the interruption of the educational process.
- Data Center / Classroom Tech / Infrastructure - Deferred maintenance in many areas of our infrastructure require an immediate investment in maintaining our current operations and to ensure they are functional in to the future. Similar to computing devices, network infrastructure which the supports and enables both the educational as well as the operational processes must be refreshed and replaced to ensure operational effectiveness/
- HVAC & Energy Sustainability - A vast majority of our infrastructure closets in our schools have insufficient or no cooling for the electronics systems required to maintain our infrastructure. This investment will ensure operations will be uninterrupted.



Scope of Work

Physical Education

\$90,000,000

Physical Education instructional spaces are needed in order to bring facilities into closer alignment with the **Ed Spec** and the high priority PE facilities improvements identified in the **Long Range Facilities Plan**.

Many schools support PE instruction in spaces that are not suited to physical education due to space size, flooring type and a lack of safety features. In addition, conducting PE in spaces which are not designed for it disrupts adjacent classes and student support activities due acoustic impacts.

The most economical way to bring the number of teaching stations into alignment with the Ed Spec and LRFP is to convert spaces to movement labs in 30 schools and to provide PE teaching stations with the addition of outdoor covered play spaces at 30 schools.

The sample option includes \$90 million for PE instructional space facility improvements.

For more details see:

- Staff Memo: PE Facility Improvements Bond Planning Update - 05 30 2024



Scope of Work

Curriculum

\$334,000,000

The total ask for the next two required curriculum cycles (14 yrs total) is \$287,268,727. Additionally, we anticipate the need to respond to new requirements and to support elective courses with curriculum totalling \$40,753,545. This brings the total need for the 2024 Bond: Curriculum to **\$328,022,272**. Including \$640,000 for Pre-Kindergarten curriculum this total comes to **\$328,662,272**. While this budgeting and methodology process is thorough in concept, we recognize the need for additional contingency, of \$5,337,728, to allow flexibility for new requirements (Senate Bills, House Bills and new tools in support of our instructional priorities). For this reason we are rounding up the ask to **\$334,000,000** This is inclusive of administrative costs, estimated inflation, digital applications, and translation of high quality instructional materials for dual language immersion.



Scope of Work

Jefferson High School	\$125,000,000
Cleveland High School	\$450,000,000
Ida B Wells High School	\$435,000,000
Harriet Tubman Middle School	\$66,000,000
CBSE + K5 Learning Lab	\$62,000,000
Administration	\$70,000,000
Contingency (15%)	\$347,000,000



Next Steps

Continued scope and cost refinement. Focus areas:

- CBSE + K5 Learning Lab
- Administration
- Escalation

Program schedule options

Updated levy rate analyses

Community feedback

BAC review of cost estimating methodology

F&O Committee: June 26, 2024



Questions?



Annex



Financing

Sample Bond Financing Options	Date Reviewed	Approx Bond Amount (Principal)	Estimated Total Interest	Total Rev Needed	Approx Interest as % of Principal	Approx Length of Debt	Estimated Levy Rate
A.1 Use available capacity below (e) levy rate 8-year debt term	Jan '24	\$450M	\$90M	\$540M	20%	8 years	\$2.50 / 1000 (renewal)
A.2 Use available capacity below (e) levy rate 12-year debt term	Jan '24	\$850M	\$250M	\$1.1B	30%	12 years	\$2.50 / 1000 (renewal)
A.3 Use available capacity below (e) levy rate variable debt term	Jan '24	\$850M	\$325M	\$1.175B	38%	16 years (8 year drop)	\$2.50 / 1000 (renewal)
B.1 \$1.5B principal amount retain (e) levy rate	Jan '24	\$1.5B	\$575M	\$2.075B	38%	20 years (16 year drop)	\$2.50 / 1000 (renewal)
B.2 \$1.5B principal amount increase levy rate to \$3/1000	Jan '24	\$1.5B	\$250M	\$1.175B	17%	16 years (12 year drop)	\$3.00 / 1000 (\$0.50 increase)
C.1 \$1.5B principal amount 8-year debt term	Jan '24	\$1.5B	\$300M	\$1.8B	20%	8 years	\$4.50 (\$2 increase)
C.2 \$1.5B principal amount 12-year debt term	Jan '24	\$1.5B	\$400M	\$1.9B	26%	12 years	\$3.25 (\$0.75 increase)
D.1 \$1.5B principal amount retain (e) levy rate variable debt term	Feb '24	\$1.5B	\$950M	\$2.45B	64%	24 years (8 year drops)	\$2.50 / 1000 (renewal)
E.1 \$1.8B principal amount retain (e) levy rate variable debt term	Feb '24	\$1.8B	\$1.7B	\$3.5B	95%	28 years (8 year drops)	\$2.50 / 1000 (renewal)
E.2 \$1.8B principal amount retain (e) levy rate retire debt ASAP	Feb '24	\$1.8B	\$800M	\$2.4B	44%	16 years	\$2.50 / 1000 (renewal)
F.1 \$2.2B principal amount retain (e) levy rate variable debt term	April '24	\$2.2B	\$2.1B	\$4.3B	95%	28 years (8 year drops)	\$2.50 / 1000 (renewal)



2024 Bond Planning: Budget and Methodology Overview

Brief overview of the Curriculum Adoptions

PPS is committed to providing high-quality culturally-relevant educational materials to every school. The 2020 bond allowed the district to come into compliance by adopting curriculum across multiple subject areas. These areas include English, Math, and Science, as well as in vital areas like Social and Emotional Learning, Visual and Performing Arts (VAPA), and Physical Education, with corresponding instructional materials. In order to maintain Division 22 compliance as determined by the Oregon Legislature or the State Board of Education, PPS needs to continue to adopt curriculum in accordance with ODE’s adoption cycles.

Per the Oregon Department of Education, Instructional Material for purposes of Oregon law is defined as any organized system which constitutes the major instructional vehicle for a given course of study, or any part thereof. A major instructional vehicle may include such instructional items as a hardbound or a softbound book or books, or sets or kits of print and non-print materials, including electronic and internet or web-based materials or media. Basal instructional programs may be adopted by the State Board of Education. Accessible Instructional Materials are required. Oregon Revised Statutes are created by the legislature. Oregon Administrative Rules are created by the State Board of Education as authorized by the legislature.

[Oregon Department of Education Curriculum Adoption Cycles:](#)

English Language Arts (ELA) and Literacy (2021-2028)

Mathematics (2022-2029)

Science (2023-2030)

English Language Proficiency (2024-2031)

Social Sciences (2025-2026)

World Languages (2026-2033)

Health and Physical Education (2026-2033)

PPS Proposed 14 Year Adoption Schedule:

Num Years	PPS K-12 School Year	PPS K-12 Enrollment	Estimated Cost Per Adoption Year	Estimated Translation Cost	Inflation	Estimated Cost Per Student
1	2024-25	43,826	\$10,893,340.11	30%	3.4%	\$257.01

2	2025-26	42,950	\$11,263,713.67	30%	3.4%	\$262.25
3	2026-27	41,926	\$11,646,679.94	30%	3.4%	\$277.79
4	2027-28	41,043	\$12,042,667.05	30%	3.4%	\$293.42
5	2028-29	40,395	\$12,452,117.73	30%	3.4%	\$308.26
6	2029-30	39,790	\$12,875,489.74	30%	3.4%	\$323.59
7	2030-31	39,605	\$13,313,256.39	30%	3.4%	\$336.15
8	2031-32	39,338	\$13,765,907.10	30%	3.4%	\$349.94
9	2032-33	39,129	\$14,233,947.95	30%	3.4%	\$363.77
10	2033-34	39,144	\$14,717,902.18	30%	3.4%	\$375.99
11	2034-35	39,223	\$15,218,310.85	30%	3.4%	\$387.99
12	2035-36	39,494	\$15,735,733.42	30%	3.4%	\$398.43
13	2036-37	39,794	\$16,270,748.36	30%	3.4%	\$408.87
14	2037-38	39,144	\$16,823,953.80	30%	3.4%	\$429.80
Estimated Cost						Estimated Cost/Ss
\$210,452,452.00						\$343.00

Methodology for 2024 Bond Funds Budget:

The 2020 bonds are vital in ensuring the District’s ability to meet the Division 22 Standards. The average per pupil expenditure from actualization of the bond funds to spring of 2024 was \$242.00 (including translation). In order to come into compliance, multiple content areas were required to adopt new high-quality instructional materials within a short amount of time, rather than the intended seven year cycles outlined through the ODE. In this next wave of seven years of adoptions, we have mapped what it will take to bridge our current timelines to then meet the required year of adoption. Following this cycle of adoptions ending in 2032, PPS will be positioned to follow the ODE outlined schedule moving forward. [The Bond Funds & Adoption Timeline At a Glance](#) provides detail on each adoption year moving through the 2020 Bond into the use of the 2024 bond. In order to provide up to date curriculum aligned to our instructional framework for Pre-Kindergarten, we also have included \$320,000 per seven year cycle totaling \$640,000.

Additionally, digital applications are paid for through the bond funds. A thorough review process is in place to reevaluate the potential renewal of existing contracts. Learning Technologies and Office of Teaching & Learning have been partnering on a process to review the 18 digital applications that are up for renewal in 2024. The two central questions that were considered as criteria for renewal are:

- Is the digital app a critical Learning Management System?

- Does the digital app directly support the use of our adopted High Quality Instructional Materials or grade level and standards aligned instruction in areas without adopted HQIM?

The team also considered feedback from the application owners and site-based teammates, looked at usage data, and reviewed budget implications. The average cost per year on digital applications since 2020 is \$2.0M. Moving forward, we estimate \$1.5M annually on previous digital applications. The methodology for the digital applications considers the new renewal process and a 10% increase calculation.

As education continues to evolve and we respond to the dynamic nature of curriculum and instruction, we anticipate curricular needs outside of the seven year cycles outlined by the ODE. As an example, recently Social Emotional Learning became a requirement (to be implemented in the fall of 2024), which is included in our methodology and calculations. Additionally, we have middle school and high school elective courses that also require curriculum. For these two reasons of anticipating an additional requirement (within each seven year curriculum cycle) and the known need to support our educators with curriculum in elective courses, we have built in a calculation that equals one and one half years of a typical adoption. This calculation takes the seventh year of enrollment and the three point anticipated cost per pupil and multiplies by one and one half, within each seven year curriculum cycle. The total of this cost is \$40,753,545.

Estimated Calculation for Curriculum Adoptions 2025-2038:

The total ask for the next two required curriculum cycles (14 yrs total) is \$287,268,727. Additionally, we anticipate the need to respond to new requirements and to support elective courses with curriculum totalling \$40,753,545. This brings the total need for the 2024 Bond: Curriculum to **\$328,022,272**. Including \$640,000 for Pre-Kindergarten curriculum this total comes to **\$328,662,272**. While this budgeting and methodology process is thorough in concept, we recognize the need for additional contingency, of \$5,337,728, to allow flexibility for new requirements (Senate Bills, House Bills and new tools in support of our instructional priorities). For this reason we are rounding up the ask to **\$334,000,000** This is inclusive of administrative costs, estimated inflation, digital applications, and translation of high quality instructional materials for dual language immersion.

TABLE 1

ATHLETIC FACILITY IMPROVEMENTS							
<i>Facility needs are based on the PPS Ed Spec and Long Range Facility Plan [letter] after an item indicates a content note; see Notes below this chart.</i>	LRFP	Q2 2024 ESTIMATES [i]	Staff Memo March 2024	Concept PIL Investments (Board List) March 2024	Updated PIL List (Q2)		
High School Athletic Hubs							
Jackson HUB [c]	X	\$29,507,362	X \$29,507,362	X \$29,507,362	X	\$29,507,362	X \$29,507,362
Marshall Campus HUB [c]	X	\$31,072,029	X \$31,072,029	X \$31,072,029	X	\$31,072,029	X \$31,072,029
Whitaker HUB [c]	X	\$40,739,738	X \$40,739,738	X \$40,739,738	X	\$40,739,738	X \$40,739,738
Middle School Turf & Lights							
West Sylvan [c]	X	\$16,545,970		X \$16,545,970	X	\$16,545,970	X \$16,545,970
Ockley Green [c]	X	\$16,545,970	X \$16,545,970	X \$16,545,970	X	\$16,545,970	X \$16,545,970
George [c]	X	\$16,545,970	X \$16,545,970	X \$16,545,970	X	\$16,545,970	X \$16,545,970
Hosford [c]	X	\$16,545,970		X \$16,545,970	X	\$16,545,970	X \$16,545,970
Lane [c]	X	\$16,545,970	X \$16,545,970	X \$16,545,970	X	\$16,545,970	X \$16,545,970
Beaumont [c]	X	\$16,545,970		X \$16,545,970	X	\$16,545,970	X \$16,545,970
Roseway Heights [c]	X	\$16,545,970	X \$16,545,970	X \$16,545,970	X	\$16,545,970	X \$16,545,970
High School Improvements							
Benson Track [a]		n/a	n/a	X n/a	X	n/a	X n/a
McDaniel Field House [b]		n/a	n/a		X		X n/a
Roosevelt Grandstand [c] [j]		n/a	n/a	X n/a	X	n/a	X n/a
Roosevelt Turf Baseball, Softball and Hitting Facility [c] [j]		\$27,351,175		X \$27,351,175	X	\$27,351,175	X \$27,351,175
Grant Lights [a]		\$1,133,401		X \$1,133,401	X	\$1,133,401	X \$1,133,401
Grant Seating [a]		\$8,648,806		X \$8,648,806	X	\$8,648,806	X \$8,648,806
Franklin Upper (turf, lights, hitting facility) [c]	X	\$22,246,052		X \$22,246,052	X	\$22,246,052	X \$22,246,052
Powell Park Turf [d]				X [d]	X [d]		X [d]
Other							
Roosevelt Gymnasium Bleacher [c]		\$1,789,591			X		X \$1,789,591
East Sylvan [e]				X [e]	X		
HS Turf and Track Replacement in next 10 years (10,000,000)		\$10,000,000 [k]		X \$10,000,000	X	\$10,000,000	X \$10,000,000
Maintenance Equipment and Supplies (1,000,000)		\$1,000,000 [k]		X \$1,000,000	X	\$1,000,000	X \$1,000,000
Purchase of Facilities and/or Upgrades (15,000,000)		\$15,000,000 [k]		X \$15,000,000	X	\$15,000,000	X \$15,000,000
		\$304,309,946		\$167,503,010		\$302,520,355	\$304,309,946

- NOTES:**
- a) Improvement per board resolution, funding source TBD.
 - b) Improvement to support PIL HS and Youth; mixed funding including community, PPS Facilities.
 - c) Ed Spec requirement and/or Long Range Facility Plan improvement priority; anticipated funding through school bond, including future and past bonds.
 - d) Cleveland HS athletic facilities as a stand-alone scope are not incorporated into 2024 athletic facility bond planning, they are under the modernization project budget.
 - e) No estimate. East Sylvan school site constraints require study to determine field feasibility/extent of work.
 - f) Revenue and maintenance plan assumes rental funds support athletic track and field refurbishments and replacements.
 - g) Dedicated maintenance equipment is assumed incorporated into project equipment budget with supplies procurement under revenue and maintenance plan.
 - h) March 2024 planning assumed: 1) Marshall Hub scope included baseball and softball 1) Franklin access to baseball and softball accommodated at Marshall, and 3) less detail in contingencies. The updated estimate assumes design, estimating, and construction contingencies carried as separate variables.
 - i) Estimates based on historic PPS project data: \$28/SF is used to calculate project costs for turf fields based on turf field projects at Wells, Jefferson, Marshall, and McDaniel, hard costs are adjusted to 2022 costs and escalation applied. Assumptions also include \$790k for field lighting plus \$25k allowance for electrical service based on Musco ROM (quote) from late 2019, adjusted to 2022 costs. Middle school fields assumed to be combined use Soccer/Football/Lacrosse; with Baseball and Softball. Estimated field area is an average; surveyed site conditions will determine actual project area.
 - j) RHS field athletics scope is assumed to be a single project for efficiency in permitting processes.
 - k) Maintenance equipment, refurbishment and replacements, and property replacements or purchases were not incorporated into bond scenarios through Q1 2024.

CONCEPTUAL BUDGETS

5/30/2024

The budgets included in this document are conceptual. They are provided to illustrate general cost ranges to facilitate bond planning discussion. They are not final cost estimates.

	<i>April 2024 (sample option)</i>	<i>May 2024 (sample option)</i>	<i>Delta (May - April)</i>
Physical Facility Improvements	\$548,000,000	\$618,000,000	\$70,000,000
Critical Systems			
Deferred Maintenance Backlog (Reduce FCI)	\$400,000,000	\$400,000,000	\$0
Roof / Building Exteriors		incl above	
Mechanical / Electrical / Plumbing		incl above	
Capital Asset Renewal		incl above	
Priority Scope Upgrades	\$0	\$50,000,000	\$50,000,000
Seismic		incl above	
ADA		incl above	
Security		incl above	
Outdoor Spaces		incl above	
All Gender Restrooms		incl above	
Emergency Capital		incl above	
Athletics	\$148,000,000	\$168,000,000 *	\$20,000,000
Educational & Technology Improvements	\$246,000,000	\$562,000,000	\$316,000,000
Technology			
ERP	\$38,000,000	\$38,000,000	\$0
Device Refresh	\$50,000,000	\$50,000,000	\$0
Cyber Security	\$3,500,000	\$3,500,000	\$0
Data Center / Classroom Tech / Etc	\$36,500,000	\$36,500,000	\$0
Tech: HVAC & Energy Sustainability	\$10,000,000	\$10,000,000	\$0
Physical Education	\$33,000,000	\$90,000,000	\$57,000,000
Other Examples			
Curriculum	\$75,000,000	\$334,000,000	\$259,000,000
Performing Arts	\$0	\$0	
Career Technology Education	\$0	\$0	
Capacity	\$0	\$0	\$0
RHS - Phase 5	\$0	\$0	
Enrollment Changes	\$0	\$0	
Modernizations	\$1,114,000,000	\$1,138,000,000	\$24,000,000
Jefferson High School	\$125,000,000	\$125,000,000	\$0
Cleveland High School	\$425,000,000	\$450,000,000	\$25,000,000
Cleveland High School - Powell Park Option			
Ida B Wells High School	\$425,000,000	\$435,000,000	\$10,000,000
Harriet Tubman MS	\$66,000,000	\$66,000,000	\$0
CBSE + K-5 Learning Lab	\$73,000,000	\$62,000,000	-\$11,000,000
Prophet Center	\$0	\$0	
Native American Student Center	\$0	\$0	
Admin + Contingency	\$343,440,000	\$417,240,000	\$73,800,000
Administration 3%	\$57,240,000	\$69,540,000	\$12,300,000
Contingency 15%	\$286,200,000	\$347,700,000	\$61,500,000
TOTAL	\$2,251,440,000	\$2,735,240,000	\$483,800,000
Rounded	\$2,251,000,000	\$2,735,000,000	\$484,000,000

* \$168M - \$300M



PORTLAND PUBLIC SCHOOLS

OFFICE OF OPERATIONS

501 North Dixon Street / Portland, OR 97227

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Mailing Address: P. O. Box 3107 / 97208-3107

STAFF MEMO

Date: May 30, 2024

To: Facilities & Operations Committee

From: Dan Jung, Chief Operating Officer

Subject: PE Facility Improvements Bond Planning Update

Planning for PE facility needs between Q3 2023 and Q1 2024 focused on the requirements of the LRFP and Ed Spec, with scope assumptions developed at a high level. Two instructional space types were identified in that work: movement labs and outdoor covered play areas.

Movement lab scope was assumed to incorporate some building systems work such as ventilation improvement, as well as interior updates and equipment additions to convert existing spaces for PE instruction. Outdoor covered play area scope was assumed to include a structured covered area for PE instruction added to an existing campus.

Planning also considered the LRFP “moderate priority” addition of gyms to schools which only have cafegymatoriums. However, a comparison of hard costs for a gym at a minimum of 500-600\$/sf versus hard costs for a covered play area at 100-200\$/sf led to a focus on the LRFP “high priority” additions of outdoor covered play areas and movement labs. Adding gyms to existing school structures would also trigger more intensive engineering requirements which have the potential to push the cost per instructional station even higher.

Planning level cost estimates for movement labs and outdoor covered play areas through Q1 2024 did not include contingencies or allowances for hazardous materials abatement and other jurisdictional requirements. Movement labs were estimated to cost \$1.3m per site, and outdoor covered play areas were estimated at \$94k per site. Both of these costs include escalation over 10 years.

Starting late 2023 and extending into Q2 2024, more detailed work for PE corrective action planning was underway. This provided an opportunity to refine the scope for the movement labs. Updates to the assumptions include no building system improvements and the use of semi-permanent modular flooring systems which reduce costs and allow for future flexibility.

Updates to the outdoor covered play area scope were reviewed during this same time period, including the addition of a site development allowance to account for structural and civil engineering requirements (including stormwater systems).

Updated estimates in Q2 2024 for movement labs and outdoor covered play areas include design, estimating, and construction contingencies, allowances for hazardous materials abatement and other jurisdictional requirements, and equipment. The movement labs estimate is \$15,583,479; outdoor covered play areas are estimated at \$74,418,231. Both of these costs include escalation over 10 years.



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STAFF MEMO

Date: May 30, 2024

To: Facilities & Operations Committee

From: Dan Jung, Chief Operating Officer

Subject: PIL Facility Improvements Bond Planning Update, May 2024

Planning for PIL facility needs between Q3 2023 and Q1 2024 focused on the requirements of the LRFP and Ed Spec, with scope assumptions developed at a high level. Three athletic hubs and four middle school field improvements projects, which are identified as “high priority” needs in the LRFP, were the focus of that planning. Estimates for those were included in the [March 2024 bond memo](#).

The planning-level cost estimates for the hubs and middle school fields through Q1 2024 included an allowance for soft costs and jurisdictional requirements and were based on average areas for fields. The middle school fields scope was assumed to include a combined use field and lighting for \$11.5m per site. The athletic hubs were assumed to include an average size combined use field, lighting, and a hitting facility/field house building for \$38m/site. Both of these costs include escalation over 10 years.

Additional facility needs were identified by PIL and incorporated into planning late Q1 and into Q2 2024. Scopes for the hubs and middle school fields projects were refined during that same time period. Updates which impact estimated costs include:

- The field areas and amenities for each hub were adapted to locations; estimated costs came down for the Jackson and Marshall hubs and went up for the Whitaker hub;

- The middle school fields costs include an added allowance for electrical service;
- Middle school fields quantity was increased from four to eight locations;
- FHS upper fields and hitting facility were added;
- RHS field athletics (baseball, softball, and grandstand) and gym bleachers were added;
- GHS - bowl lighting and seating were added.

In addition to the scope changes listed above, estimates in Q2 2024 for athletic facilities have been updated to include design, estimating, and construction contingencies, an allowance for jurisdictional requirements, and, for the hubs, equipment.

See Table 1 (attached) for detail.