



PORTLAND PUBLIC SCHOOLS

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SUPERINTENDENT'S RECOMMENDATION TO THE BOARD AND STAFF REPORT

LONG RANGE FACILITY PLAN

Department: Planning & Assessment
Staff Lead: Robert Alexander, Robert Brooks

I. ISSUE STATEMENT

II. BACKGROUND

The Superintendent in December, 2011 convened a 34-member committee to recommend updates to the District's Long Range Facility Plan for possible consideration by the Board of Education. The Long Range Facility Plan is a strategic document that guides the PPS community including students, parents, teachers, PIA members, unions, business interests, architects and neighborhood associations. The Plan identifies goals and guiding principles for capital investments to address the district's long-term facility needs. The Plan also meets the requirements of the state's Capital Improvement Plan (CIP) process. The Plan also meets the requirements of the state's CIP process. The Plan also meets the requirements of the state's CIP process.

The development of the Plan began in 2011 and the district is currently reviewing funding options and refining capital investment priorities. The final meeting of the committee was held on May 2, 2012. The committee's recommendations and findings reflect the work of the advisory committee and education of the community.

III. RELATED POLICIES/BEST PRACTICES

The following Board policies informed and directed the Plan creation:

1. Resolution 3986 - Criteria to Determine the Order of Rebuilding and

2. Resolution 4042 - Establish a New Fund - Fund 405 - the 21st Century Capital Project Fund, Adopted: 2/23/2009;
4. 8.89.010 P - High Performance Facility Design, Adopted: 6/19/74, Amended: 8/12/2002.

IV. FISCAL IMPACT

Adoption of the Long Range Facility Plan update will assist the Board in developing future capital program alternatives to support future facility capital investments. The Plan will provide a framework for efficient and effective ways to allocate capital resources in a strategic strategy.

V. COMMUNITY ENGAGEMENT

The Committee worked to maximize public engagement through use of a project website that includes video summaries as well as public comment. Hosted a committee meeting were invited and asked to notify their teachers and parents of the event. Committee meetings were also publicized held in schools throughout the district.

Facilities and Schools...
...for elder buildings...
...April 5, 2010...
...to discuss the benefits of adapting buildings for modern use...
...of those occasions...
Facility Plan materials

VI. BOARD OPTIONS

Deny, amend or adopt the Superintendent's recommended Long Range Facility Plan update.

VII. STAFF RECOMMENDATION

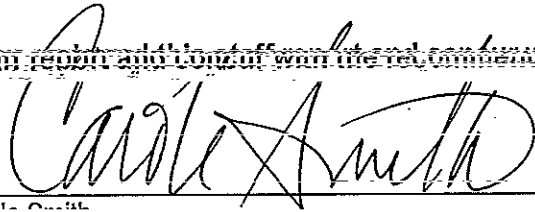
Staff recommends the Superintendent present the draft Long Range Facility Plan update to the Board of Education for public hearing on May 21

Resolution for adoption of the Long Range Facility Plan also supersedes prior Resolution 3987 - Adopting Guiding Principles to Use for Developing and Implementing a 21st Century School Facilities Plan as the guiding Resolution 3987.

VIII. TIMELINE FOR IMPLEMENTATION/EVALUATION

Staff plans to begin work on follow-up action items immediately. Staff will measure the success of facility capital spending

I have reviewed this plan and concur with the recommendation to the Board



Carol Smith
Superintendent

5/10/2012
Date

Portland Public Schools

ATTACHMENTS

- A. Discussion Summaries, Meeting #8 and #9
- B. Cover Letter from Chair Nancy Hamilton
- C. Long Range Facility Plan

RESOLUTION No. xxxx

Resolution to Adopt the Superintendent's Recommended
Update of the PPS Long Range Facility Plan
and Supersede Resolution No. 3987

RECITALS

A. In December 2011, the Superintendent convened a Long Range Facility Plan Advisory

B. The 39 member committee represented a broad cross-section of the PPS community including students, parents, educators, PPS administrators, business representatives

to questions heard during public testimony and from committee members.

Warning: The Plan also recommends a series of

in plan

the plan.

Lines and/or columns that remain blank are for the use of the individual member of the

board must be made among the family and as an element of their comprehensive plan.

11 The Superintendent recommends adoption of the Plan by the Board of Education. The

Board of Education 1987

The Board affirms the premise of the Plan that the quality of educational environments

principles and procedures to be used to increase the quality of educational environments in the
facilities. The Board also affirms the next steps of the Plan to begin implementation of the
Plan.

SWISSBROS INTERNATIONAL



MEETING NO. 8 DISCUSSION SUMMARY

DRAFT 4

MEETING DATE: April 10, 2012 **TIME:** 5:30 PM
LOCATION: PPS Lincoln HS

ATTENDEES: Committee: Scott Bailey, Tim Carman, Larry Dashiell, Lakeitha Elliott, Stuart Emmons, Shane Endicott, Louis Fontenot, Bob Glascock, Teresa Guerrero, Nancy Hamilton, Jeff Hammond, Bill Hart, Brett Horner, Scott Overton, Willy Paul, Lydia Poole, Abbie Rankin, Bobbie Regan, Ted Reid, Kevin Spellman, Dick Spies, Patrick Stupfel, Jason Thompson, Kevin Truong, Michael Verbout, Edward Wolf

PPS: Bob Alexander, Paul Cathcart, Tony Magliano, Marlys Mock, Jim Owens, Rhys Scholes, Carole Smith, CJ Sylvester, David Wynde

Mahlum: Diane Shiner, LeRoy Landers, Butch Reifert, Rene Berndt

Public: Bob Clark, Mike Roach, Steve Pinger

COPY TO: Judy Brennan, Andrew Colas, Melissa Goff, Angela Jarvis-Holland, Angela Kirkman, Sally Kimsey, John Mohlis, Matt Morton, Matt Newstrom, Kate Willis, Rudy Rudolph

The following represents the facilitator's understanding of discussions held and decisions reached in the meeting. Anyone with amendments to these minutes should notify the author within five (5) days of the minutes date in order to amend as appropriate.

NANCY HAMILTON'S INTRODUCTION

Declarative Statements

- Desire for a strong “story” such as “All KG in a new school by high school” or first step provides seismic safety for 20% of the kids.

Group 4

- Fully renovate/replace three high schools first.
- Subsequent campaigns to fully renovate/replace remaining portfolio.
- May not need full building stock in the future.
- Spend money on providing warm/safe/dry and protecting capital investment
- Work on building shells first (walls and roof).

MEETING ADJOURNED AT 8.30PM

EXAMPLE: A

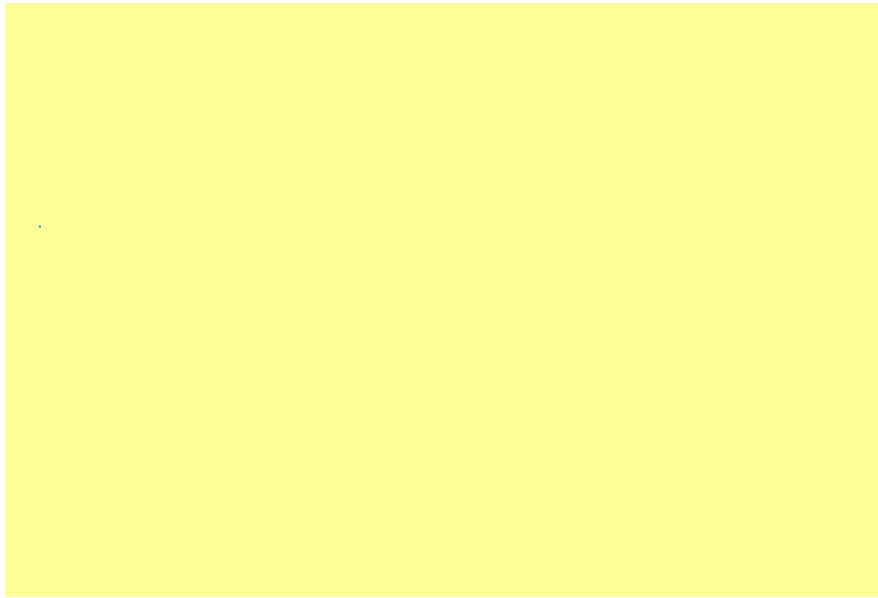
Phase 1

Phase 2

Phase 3

Phase 4

Phase 5



Total Program

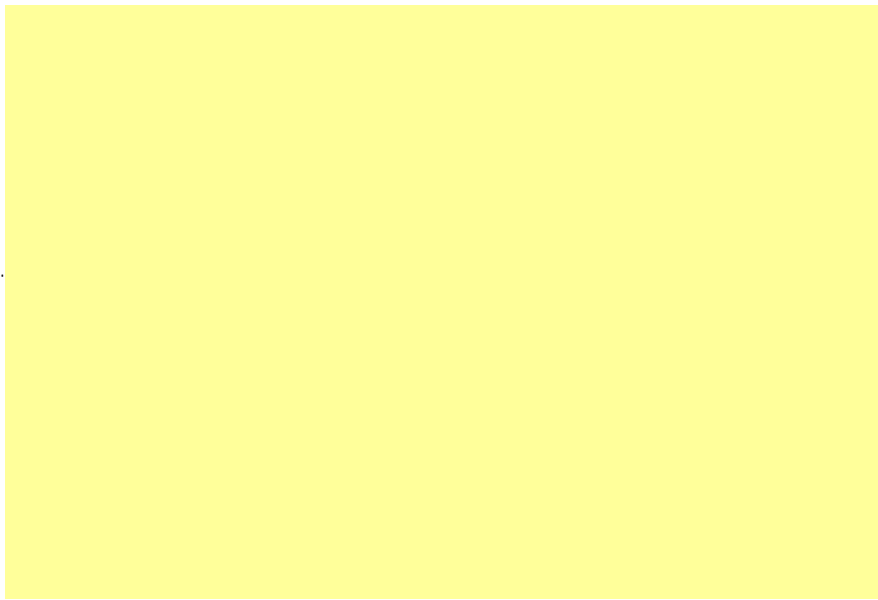
EXAMPLE: B

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	Total Program
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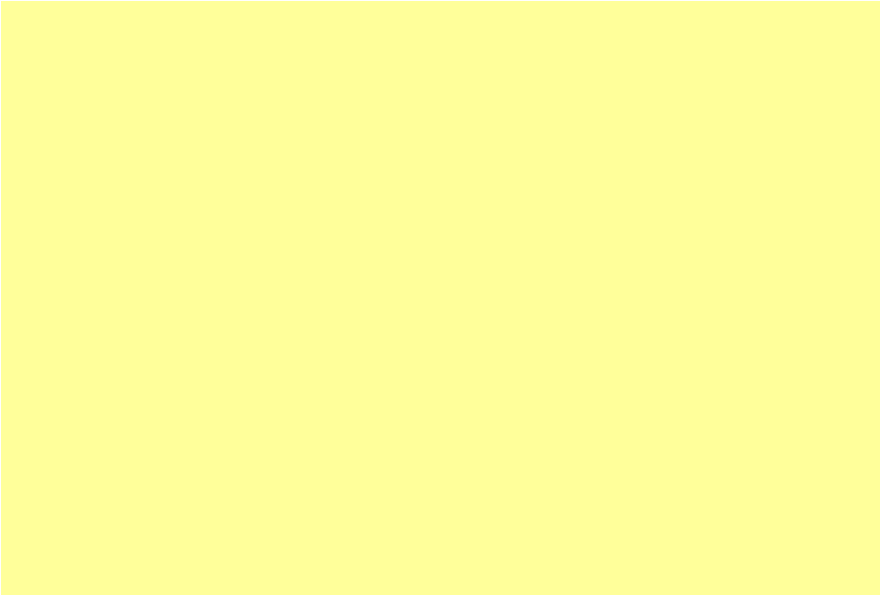
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EXAMPLE: B

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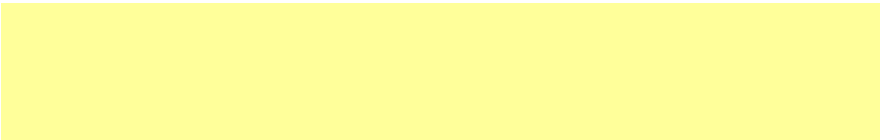
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EXAMPLE: A

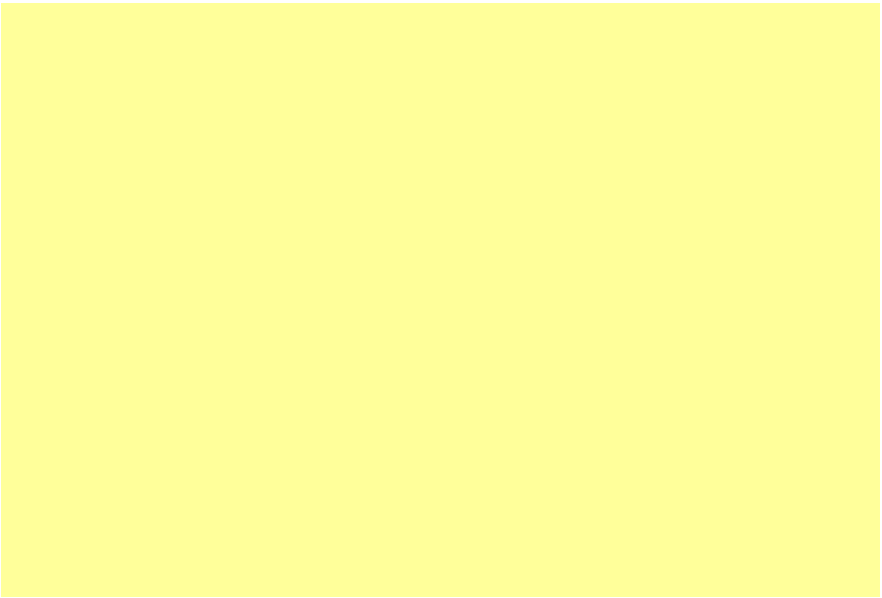
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April 24, 2012

5:30 PM

PPS Rigler Elementary School

Committee: Scott Bailey, Tim Carman, Larry Dashiell, Stuart Emmons, Shane Endicott, Bob Glascock, Teresa Guerrero, Nancy Hamilton, Jeff Hammond, Bill Hart, Brett Horner, Angela Jarvis-Holland, Angela Kirkman, Sally Kimsey, John Mohlis, Matt Newstrom, Scott Overton, Willy Paul, Lydia Poole, Abbie Rankin, Bobbie Regan, Ted Reid, Kevin Spellman, Dick Spies, Jason Thompson, Kevin Truong, Michael Verbout, Edward Wolf

PPS: Bob Alexander, Judy Brennan, Paul Cathcart, Tony Magliano, Marlys Mock, Jim Owens, Rhys Scholes, Carole Smith, CJ Sylvester,

Mahlum: Diane Shiner, LeRoy Landers, Butch Reifert, Rene Berndt

Leadership for Action: Carol Turner

Public: Richard Battaglia, Mike Casey, Bob Clark, Pamela Fitzsimmons, Randall Heeb, Jon McGrew, Scott Mutchie, Lindsey O'Brien, Glen Pak, Steve Pinger, Otto Schell, Sam Tenney

Ken Brock, Andrew Colas, Lakeitha Elliott, Louis Fontenot, Tripp Goodall, Melissa Goff, Matt Morton, Rudy Rudolph, Patrick Stupfel, Kate Willis, David Wynde

that Goal 2, which applies to every future decision by the District, already included this language.

Diane presented the four plan options that emerged after the sub-committee reviewed the characteristics and main distinguishing factors of the six scenarios developed during the small group work session in meeting 8. Committee members felt that the dollar-amounts shown in the charts would give the public the impression that the advisory group determined each amount based on deep study of supporting data instead of the big picture approach that was actually applied to allocations. The group also expressed concern that the dollar-amounts will be taken literally, and out of context focusing the public attention away from the distinguishing characteristics of each plan option. The advisory committee decided to remove the detailed charts from the LRFP and include

- Change last bullet: Invest prudently in schools identified for future replacement.
 - The sub-committee shall group all recommendations in three to four topic areas.
-
1. Bob Clark: Plan Option B and D will result in a tax burden that seems too large to be acceptable to the public. Option C seems realistic and would show voters that PPS is financially prudent. It is a good to spread the investments over many smaller neighborhood schools because the schools act as community centers even for population without children attending PPS.
 2. Glen Pak: 1. Stress partnerships. Use networking strategies to connect students, teachers, and businesses. PPS to become flexible in policies to receive funding. 2. Focus on improvements of buildings to free up money from operating funds. 3. Improve High Schools first to create better education for students preparing to attend colleges, setting them up for a better chance in job market.

Nancy Hamilton read a draft of the vision letter that will accompany the LRFP. The

May 8, 2012

Dear Superintendent Smith and members of the Portland Public School Board:

Enclosed please find a document which reflects the recommendations of the Portland Public Schools Long Range Facility Planning Committee.

We have been charged with creating a 10 year plan that outlines how the District and school board make sometimes challenging decisions that will inevitably face them over the next decade and beyond. We have taken months to learn about everything from the little rows with a teacher at

the front of a rectangular shaped room talking at them, industrial era style). And, of course, we've gone to school on what all of these things cost, which is where the rubber meets the road.

As a result, we've developed some fundamental umbrella recommendations, a series of principles, and a broad cross section of options for how to approach the transformation of our schools— from a budgetary and timing perspective.

The Board and our community will be faced with decisions about school closures, capital investments, approaches to redesign, etc. that cannot and should not be made in a vacuum. These recommendations are intended to help you make thoughtful, responsible decisions that reflect what your community cares most about. That said, these recommendations and guidelines will be as valuable as you choose to make them. And, it is the Board's job, ultimately, to make the actual on the ground tough choices we elected you to make.

In presenting this report to you, there are important areas of consensus that may not be adequately reflected in this document that I would like to articulate specifically here. First, none of this work matters if it isn't helping to make PPS the best urban public school district anywhere. We want our kids to thrive. We not only want them to meet benchmarks and pass each grade with a clear mastery of the information they have just been taught, we want them to become lifelong learners. We want them to move through a

So,

MEMORANDUM OF UNDERSTANDING

STEP INCREMENTS

The Portland Association of Teachers (PAT) and Portland Public Schools (PPS) agree that the step increments in this Agreement that were intended to take effect on June 1, 2012 will be delayed and will instead take effect for the second half of the 2012 – 2013 school year. Step increases will occur after one half of the 2012 – 2013 paychecks have been paid at the current step.

For the Association:

By: _____

For the District:

By: _____

Dated this ____ day of _____, 2012.

AND STAFF REPORT

16.0 - Construction Division Director

5/11/2010

Executive Committee Lead: C. J. Suberter, COO

Director Capital Operations

ISSUE STATEMENT

This report provides a recommendation in award a public infrastructure contract on the business as usual construction related capital improvements during November, 2011.

bid this into bid alternatives: Alternate 1 to fully expand the gym and Alternate 2

On May 2, 2012, we received four bids from qualified contractors. A fifth bid was received after the scheduled bidding deadline and was returned unopened to the bidder. There were no other irregularities. The bid results are as follows:

Contractor	Base Bid	Alternate 1	Alternate 2	Base + Alt 2
Skanska	\$4,366,775	\$328,000	\$58,000	
First Cascade	\$4,598,687	\$423,906	\$99,834	
Corp Inc Const	\$3,780,000	\$420,000	\$55,000	\$3,845,000
	\$4,100,000	\$400,000	\$0,000	

based on evaluation of several value engineering items, staff anticipates issuing a deductive change order in the amount of \$100,000 following award. With this change, the construction phase budget will be within \$30,000 of plan and adequate contingency remains in place to address unforeseen conditions during construction.

Corp. Inc. Construction also provided a bid of \$420,000 for the Gymnasium Expansion. Staff is not aware of any successful fundraising efforts to support this work nor any other available funding for this work.

Corp. Inc. Construction is prepared to commence work immediately upon execution of their contract and is committed to meeting the project's substantial completion date of November 1, 2012, which will allow staff adequate time to prepare the school for student occupancy following winter break in January 2013.

III. RELATED POLICIES/BEST PRACTICES

8.80.015-P Capital Improvements – Process for the completion of capital projects.

While the construction bid was greater than the engineer's estimate, a combination of value engineering and internal budget adjustments will absorb the additional construction cost and allow the overall Project to remain on plan.

V. COMMUNITY ENGAGEMENT

meeting held on March 6, 2012. The District hosted a table at the recent Multi-cultural Night which was held at Marysville at Rose City Park on May 1, 2012. The next scheduled community meeting is scheduled for May 15 at the Y-Arts Center. This will be an opportunity for the community to meet the contractor and learn what to expect as construction begins on the Project. A construction "ground breaking" event is scheduled for Saturday, June 2nd.

VI. BOARD OPTIONS

as follows,

- Base bid plus add alternate 2 for \$4,005,000.
- Base bid only for \$3,790,000; or
- Reject all bids

Recommend award as part of the business agenda of the Marysville K-8 insurance Repair base bid plus add alternate 2 to Corp. inc. Construction in the amount of \$3,240,000.

If non Board authorization for contract execution, project work efforts will proceed immediately with an anticipated construction start date of May 21, 2012.

I have reviewed this staff report and concur with the recommendation to the Board

RESOLUTION NO. 4545

Board meeting Date: May 20, 2012

Executive Committee Lead: Neil Sullivan, CEO

Department: Finance / Budget

Staff Lead: Zhai Logan, Budget Director

!! BACKGROUND

- On February 13, 2012, by way of Resolution No. 4545 the Board of Education ("Board") of ...
 ...
 ... to finance the purchase, lease, or conversion of ...

III. RELATED POLICIES/BEST PRACTICES

... be increased as authorized by previous resolutions. For example, this provides a buffer for the planned purchase of road maintenance equipment.

V. COMMUNITY ENGAGEMENT

There was no community engagement in developing this recommendation.

The Board could choose to operate without the additional funds. The risk is continued.

STATE RECOMMENDATION

This change would be effective for F-Y 2017/12. The new funds may be included in an amended



Carole Smith

5/4/12

Date

ATTACHMENTS

438 - Facilities Capital Fund.

1. Improve milestone outcomes
2. Successful implementation of High School System Design
3. Improve English Language Learners and Special Education Services
4. Increase cultural competence and diversity of staff
5. Build shared leadership and accountability for results
6. Measure and report on effectiveness of schools and programs
8. Deepen community and student engagement

BOARD OF EDUCATION
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON

INDEX TO THE AGENDA
REGULAR MEETING

May 14, 2012

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Purchases, Bids, Contracts

The Superintendent RECOMMENDS adoption of the following items:

Numbers 4594 through 4596

RESOLUTION No. 4594

Revenue Contracts that Exceed \$25,000 Limit for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) to enter into and approve all contracts, except as otherwise expressly authorized. Contracts exceeding \$25,000 per contractor are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into agreements in a form approved by General Counsel for the District.

NEW CONTRACTS

No New Contracts

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Amendment Amount, Contract Total	Responsible Administrator, Funding Source
State of Oregon, Department of Education	07/01/11 through 06/30/13 Year 2 of Contract	IGA/R 58459 Amendment 1	Columbia Regional Program: Educational services for birth to age 21 children with severe, low-incidence disabilities living in Clackamas, Hood River, Multnomah, and Wasco Counties.	\$1,044,300 \$19,891,803	T. Hunter Fund 205 Dept. 9999 Grant G1203
State of Oregon, Department of Human Services	09/01/11 through 09/30/16 Year 1 of Contract	IGA/R 58988 Amendment 1	District-wide: One year’s additional funding to reimburse District for student foster care transportation costs.	\$45,000	A. Leibenguth Fund 205 Dept. 5560 Grant G1234

INTERGOVERNMENTAL AGREEMENTS / REVENUE (“IGA/Rs”)

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Portland Development Commission	05/30/12 through 12/31/12	IGA/R 59105	Jefferson HS: Design, construction, and funding of N. Killingsworth Street frontage improvements.	Estimated in-kind value \$596,530	T. Magliano Fund N/A Dept. 5591

LIMITED SCOPE REAL PROPERTY AGREEMENTS

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Sunstone Montessori	08/01/12 through 07/31/17	Revenue R 59xxx	Terwilliger Site: Lease of site for the provision of education services.	\$1,493,161	T. Magliano Fund 101 Dept. 5591

N. Sullivan

RESOLUTION No. 4595

Personal / Professional Services, Goods, and Services Expenditure Contracts
Exceeding \$150,000 for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds \$150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into agreements in a form approved by General Counsel for the District.

NEW CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Skanska USA Building, Inc.	05/15/12 through 03/31/13	Construction Manager/General Contractor CMGC 59xxx	District-wide: Pre- construction planning services for natural gas boiler installations at 47 sites; see also Resolution No. 4575 (04/09/12).	\$385,000	T. Magliano Fund 191 Dept. 5597 Project F0259

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Amendment Amount, Contract Total	Responsible
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RESOLUTION No. 4596

Expenditure Contracts that Exceed \$150,000 Limit for Delegation of Authority
Office of School Modernization Projects Fund

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds \$150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter and execute agreements in a form approved by General Counsel for the District.

NEW CONTRACTS

Marysville K-8 School Insurance Rebuild Project				Total Budget: \$4,800,000	
Contractor	Contract Term	Contract Type	Description of Contract / Amendment	Contract Amount	Responsible Administrator / Funding Source
Corp. Inc. Construction	05/18/12 through 01/31/13	Construction C 59xxx	Marysville K-8: Construction services for planned capital improvements at fire-damaged school; see also Resolution No. 4507 (11/07/11).	\$3,845,000	J. Owens Funds 405 & 481 Dept. 5511 Project C0103

Project Budget OSM-funded \$4,800,000

Total Project Budget \$4,800,000

This Resolution Request \$3,845,000

Previously Committed Amount \$ 620,000 Remaining Bu

AMENDMENTS TO EXISTING CONTRACTS

No Amendments to Existing Contracts

INTERGOVERNMENTAL AGREEMENTS (“IGAs”)

No IGAs

Other Matters Requiring Board Action

The Superintendent RECOMMENDS adoption of the following items:

Numbers 4597 through 4600

RESOLUTION No. 4597

Memorandum of Understanding between Portland Association of Teachers and School District No. 1,
Multnomah County, Oregon

RECITALS

- A. The Superintendent's proposed budget, submitted to the Board on April 2, 1012, required overcoming a \$27.5 million gap between resources an

RESOLUTION No. 4598

Budget Committee Approval of the FY 2012/13 Budget and Imposition of Property Taxes

RECITALS

- A. Oregon Local Budget Law, ORS 294.401 requires the Budget Committee of Portland Public Schools (“District”) to hold one or more meetings to receive the budget message and the budget document; and to provide members of the public with an opportunity to comment upon the budget document.
- B. On April 2, 2012, the Budget Committee received the Superintendent’s budget message and Proposed Budget document.
- C. Between April 2, 2012 and May 14, 2012 the Budget Committee met two times in advertised public sessions to discuss the Proposed Budget.
- D. On May 14, 2012, the Budget Committee held a public hearing to also receive public comment on the Proposed Budget.
- E. Oregon Local Budget Law, ORS 294.411, requires submission of the budget document to the Tax Supervising Conservation Commission (“TSCC”) by May 15 of each year. ORS 294.411 allows taxing jurisdictions to request an extension of the submission date.
- F. The District requested, and the TSCC authorized, extending the submission date to no later than May 25, 2012.
- G. The Board of Education (“Board”) appointed a Citizen Budget Review Committee (“CBRC”) to review the Proposed Budget and current year expenditures of the existing Local Option Levy. The CBRC acts in an advisory capacity to the Board.
- H. On May 7, 2012, the Budget Committee received testimony and a report on the current year Local Option Levy expenditures, and testimony and budget recommendations from the CBRC.
- I. Oregon Local Budget Law, ORS 294.406 requires that each legal jurisdiction’s Budget Committee approve a budget and specify *ad valorem* property tax rate for all funds.

RESOLUTION

RESOLUTION No. 4599

Re-Open and Re-Name Fund 305

RECITALS

- A. On July 9, 2007, by way of Resolution No. 3727, the Board of Education (“Board”) closed Fund 305 – General Obligation Debt Service Fund, which had been used to account for the principal and interest expenditures relating to previous general obligation bond issues.
- B. On February 9, 2009, the Board of Education of Portland Public Schools (“District”) adopted Resolution No. 4032, affirming the need for the District to finance its immediate action highest priority projects from a variety of sources, including interfund loans.
- C. On February 23, 2009, by way of Resolution No. 4042 the Board authorized the creation of Fund 405 – 21st Century Capital Projects Fund to separately account for the resources and requirements related to the projects described in Resolution No. 4032.
- D. On February 23, 2009, the Board adopted Resolution No. 4043, authorizing an interfund loan to finance the projects described in Resolution

