



# Board of Education Informational Report

## MEMORANDUM

**Date:** January 24, 2017

**To:** Members of the Board of Education

**From:** Courtney Wilton, Interim Chief Operating Officer

**Subject:** Environmental Health and Safety Facility Improvements

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This Memorandum provides a brief explanation of the process used by PPS staff to quantify the estimated cost of the district's most pressing environmental health and safety facility needs and also prioritize these needs for inclusion into a future general obligation bond request. For context, PPS has a large number of schools spread across Portland. This analysis includes ninety separate locations and approximately 10m square feet (See **Appendix A**). These locations included all existing schools except those that have or will be renovated by the 2012 bond (Franklin, Roosevelt, Grant and Faubion), those planned to be included for renovation in the 2017 bond request (Benson, Lincoln, Madison and Kellogg) and Blanchard administrative facility. It also included a number of leased or currently vacant sites which may in the future revert back to PPS operation. It should be noted the vast majority of these buildings are older with an average age of 76 years (See **Appendix B**). Maintenance of these facilities has been deferred to a large extent over many years and their overall condition is considered fair to poor. The vast majority of these structures were also constructed at a time when building standards were much less demanding than the current code. Total safety needs are very significant as a result.

Eleven separate health and safety areas were identified and considered highest risk based on an analysis factoring in estimated hazard severity, frequency and also feedback from the PPS board. The cost of fully mitigating this risk for all locations was then calculated using a variety of methods and information sources including estimates provided directly by professional consultants (lead in water and paint), prior comprehensive reviews (seismic, ADA, Roofing) and the PPS internal facility database. A professional cost estimator was also used to help update prior year costs, calculate contingencies, and estimate inflation. The total cost to mitigate all risks was then calculated and is estimated at approximately \$1.6 billion. See **Appendix C** for detail by area and overall total.

Once total needs were calculated staff went through a number of prioritization exercises to size the total requirements to available bond resources,

fire life safety system, makes very meaningful progress in abating asbestos, devotes significant dollars towards pending roof replacement at twenty six buildings and at \$150m establishes a placeholder for ADA and school security improvements. At \$200m additional amounts are allocated for ADA and seismic improvements. No dollars were allocated towards stage safety and playground upgrades in any scenario; some, though not substantial, progress can be made on these fronts via grants and the district's annual capital budget. It's also important to note that the bond's modernization budget includes a very significant portion – in the range of 30% or around \$175m - of its budget devoted towards health and safety including sizable seismic and ADA components. These type improvements are also generally most efficiently made when part of a larger renovation – like a full scale modernization – vs. piecemeal. **Appendix D** details proposed safety allocations under the three scenarios.

We welcome questions and further review.

## Appendix A – List of School Sites Included in Evaluation

FACILITY	Current Use	Year Constructed	SFFloor Area	Number of Stories
Abernehy	Elementary	1925	65,897	3
Ainsworth	Elementary	1912	85,070	3
Ainsworth Annex	Elementary	1921	8,202	1
Alameda	Elementary	1954	103,809	2
Applegate	Elementary	1929	26,101	1
Arlea	Elementary	1949	138,609	2
Asbr	Elementary	1952	94,552	1
Akinson	Elementary	1928	96,738	1
Beach	Elementary	1926	71,299	3
Beaumont	Middle	1926	130,027	2
Boise Eliot	Elementary	1951	69,097	2
Bridger	Elementary	1958	84,602	1
Bridlemile	Elementary	1921	107,810	1
Buckman	Elementary	1917	126,861	3
Capitol Hill	Elementary	1923	102,247	2
Chapman	Elementary	1928	103,945	3
Chavez	Middle		132,590	2
Chief Joseph	Elementary	1970	86,650	1
Clarendon	Pre K	1928	47,063	1
Clark / Creative Science School	Elementary	1937	88,906	1
Cleveland	High	1955	351,185	3
Colombia	Tenant	1948	48,306	2
Cresbn	Elementary	1953	131,931	1
Cresbn Annex	Elementary	1926	10,175	1
Dairy	Elementary	1933	145,731	2
East Stan / Odyssey	Elementary	1911	24,986	2
Fernwood / Beverly Cleary	Middle	1998		
Forest Park	Elementary	1950	71,242	1
Glencoe	Elementary	Forest		

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Humboldt	Elementary	1932	82,245	1
Iringbn	Elementary	1966	93,816	2
Jackson	Middle	1929	326,155	2
James John	Elementary	1909	63,725	2
Jefferson	High	1952	300,955	4
Kelly	Elementary	1969	152,653	1
Kelly Learning Center	Special School	1913	14,651	
Kenbn	Tenant	1925	52,363	3
King	Elementary	1927	192,551	2
Lane	Middle			

Vernon	Elementary	1929	116,436	3
Vestal	Elementary	1954	149,695	2
West Stan	Middle	1954	209,247	2
Whitman	Elementary	1959	109,211	1
Wilson	High	1954	365,559	3
Winterhaven	Elementary	1930	39,084	2
Woodlaw	Elementary	1926	131,805	1
Woodmere	Elementary	1954	142,748	1
Woodsbck	Elementary	1910	121,287	1
Yongson	Elementary	1955	55,969	1
		90	9,786,734	

## Appendix B – Age of PPS Schools

Age of Construction	Count	Percent
0-20	2	2%
21-40	1	1%
41-60	12	13%
61-80	32	36%
81-100	33	37%
100+	10	11%
Total	90	100%

Average Age: 76 Years



# Appendix D – EHS Capital Projects Program Cost and Proposed Allocation

## EHS Capital Planning Program Cost Analysis

Staff Recommendation

Rev 8

Project Area	Assumed Project Costs		Number of Schools Faded	Number of Schools Faded		Number of Schools Faded	
	\$	\$100M		\$150M	\$200M	\$	\$
Improve building foundations and ventilation to mitigate radon levels	\$ 1,126,125	1,126,125	Up to 30	\$ 1,126,125	Up to 30	\$ 1,126,125	Up to 30
Repair unsafe auditorium stages	\$ 6,173,133	-	..	\$ -	...	\$ -	...
Remove or encapsulate exposed lead paint	\$ 16,623,936	16,623,936	Up to 88	\$ 16,623,936	Up to 88	\$ 16,623,936	Up to 88
Remove or encapsulate asbestos	\$ 21,297,466	9,000,000	Up to 37	\$ 12,000,000	Up to 48	\$ 14,000,000	Up to 58
Replace old pipes and fixtures to reduce lead and improve water quality	\$ 28,492,000	28,492,000	Up to 90	\$ 28,492,000	Up to 90	\$ 28,492,000	Up to 90

