

Meeting Minutes | May 20th, 2020



PORTLAND PUBLIC SCHOOLS
Office of School Improvement

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- 2012 Program Costs Summary):
 - ! S* notes t' at t' e 2012 , and Program is nearing t' e end and ! S* continues to clean up its budget line items to revert unspent and unneeded funds to 2012 , and Program Contingency).
 - ! S* notes t' at t' e P, ! & forecast still shows t' e 2012* t' at remains to be paid to P, ! & (e payment ' as not)et been completed.
 - ! S* notes t' at t' e audit o ! C# 1 ' as not)et been completed (and potential additional costs as a result o t' e audit are still unknown).
 - ! S* addresses a , +C question submitted prior to t' e meeting as0ing w') t' e 2012 , and Program Contingency) is s' owing over budget. ! S* notes t' at t' e Contingency) includes 232@000 being ' eld aside or /ran0lin . epairsA 2@50(000 or .oosevelt =indowsA and 21.35* or <rant , owl. &' e ull 2@50(000 ma) not be needed or t' e .oosevelt =indows but it is being ' eld w' ile costs are ' rmed up. &' e 21.35* or <rant , owl stems rom t' e <rant , owl * aster Plan t' at was approved b) t' e , oard between t' e last , +C meeting and t' is one. &' e , oard agreed to und t' at pro-ect out o 2012 , and funds. ! S* ' as not done t' e budget transfer)et rom 2012 , and Program to t' e pro-ect (so t' e amount is s' own in t' e Contingency) orecast.
 - ! S* notes t' at t' e bottom line o t' e report s' ows t' e 2012 , and Program pro-ect (as a w' ole (is under budget (but budget ' as not)et been moved into line items to matc' estimates at completion b) line item.
- 201@ Program Costs Summary):
 - ! S* notes t' at ! S* sold its last bond or t' e 201@ , and program in +pril. &' at sale netted a 234* premium (w' ic' is being s' own in t' e , and Premium line. &' e , +C

to the scope of the action requiring an additional phase; summer to complete (as previously reported to the , +C).

- The S* addresses the , +C question submitted prior to the meeting regarding the completion of the DES /ire +arms showing as 2021 instead of 2020. The S* notes that it is also from a schedule rollup issue. The work itself will still complete in December 2020 as required by the #<+ with the /ire *ars' all. The closeout of administrative tasks will take place in January 2021.

The S* , +C Discussion:

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I#. Program Update

- The S* addresses the , +C question submitted prior to the meeting regarding the final construction audits at the Roosevelt and Grant. It appears that there has been some miscommunication about what was considered the final construction audit. The S* notes that the final Construction Audit report was issued in 2018 (as was the Roosevelt /inal Construction Audit report (and shared previously) with the , +C. However (both of those reports were completed prior to the final payment. The construction auditor provided additional help in reviewing the final payment for Roosevelt (but did not provide another report for those errors. The auditor is working with the S* to review the closeout of the Roosevelt project against the audit findings (and that work remains in progress. The final Construction Audit for Grant has not yet been completed.
- The S* addresses the , +C question submitted prior to the meeting regarding the post-construction reports required for alternative procurements for Roosevelt and Grant. The S* notes that now that the contract has been closed out for Roosevelt (the S* staff are working on that report. Roosevelt and Grant C* ;<C contracts are not yet closed out (and reports cannot be completed until after those contracts are closed.
- The S* addresses the , +C question submitted prior to the meeting regarding the Madison *id9 Point Construction Audit report. The S* notes that the report was just completed last week.

#. Project Updates

WOOSE#E&' WIC)OW %E* +BI&I' +' IO(

- Accomplishments:
 - Assessment: Completed December 2019
 - Construction Documents: Completed January 2020
 - S*PO: Submitted memo documenting . DS * odernization * ! + accomplishments. Received response of concurrence from SDP!
 - Construction Procurement: Contract execution and B&P expected to be issued mid * a) 2020.
- Next Steps:
 - S*PO: ! ongoing effort to closeout . DS * odernization * ! + and negotiate amendment or =indow . e' abilitation project.
 - , oc-.Up: , eginning in * a) 2020.
 - Construction: * a) 2020
 - Interim Completion August 21(2020: Substantial Completion: ! ctober 30(2020
 - Final Completion: November 30(2020
- Challenges and ! pportunities:
 - Opportunities:

- Addition Design:

- C' allenges:
 -

- o +\$+ construction awaiting contract execution: <rou p 1 . oo s 5153 and <rou p 2 . oo s 515?
- o estrooms and ' and railings: Darrison Par0(! c0le) <reen(=oodlawn
- o estrooms(ramps and entrance improvements: * t. &abor(Kell)
- C' allenges:
 - o . igler elevator oundation di ering site conditions ' ave dela)ed pro-ect inal completion(due to issues wit' original building oundation dept' and soil conditions. /oundation wor0 is now completed.
 - o . igler elevator wor0 is ongoing but ces dela)s due to manu acturer dela)s rom Covid91%.

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- +ccomplis' ments:
 - o Completed (201%1
 - <rou p 2 /ire +larm ; Sprin0ler: +inswort' A \$a''inciA <reen &' umbA >eeA * aplewoodA Ce erson (/ire Sprin0ler1A =est S)lvan
 - o Gnder Construction (20201
 - /ire +larm <rou p 1 Bort' 5211: , eaumontA , everl) Clear) /ernwoodA /orest Par0A * ee0A Sabin
 - /ire +larm <rou p 2 Bort' 5212: +storA KentonA >aurel' urstA * >CA ''ernon
 - /ire +larm <rou p 3 Sout' 5213: +t0insonA <rou tA . obert <ra)A Step' enson
- Be6t Steps:
 - o Contracting:
 - . igler /ire Sprin0ler Gpgrade (20201
 - /ire +larm <rou p ? Sout' 521?: Darrison Par0A >entA * ar0' amA . ic' mond
- C' allenges:
 - o Contractor and tradespeople availability) or volume o wor0 in ire alarm pro-ects. Competition wit' securit) pro-ects and ire alarm pro-ects.
 - o * aterial dela)s due to manu acturer slowdowns rom Covid91% are a ecting <rou p 3 sc' ools and will li0el) a ect <rou p ? sc' ools.
- ! pportunities:
 - o ! utreac' is ongoing to sc' ools planned to receive ire alarm upgrades.

*E+&' * + () S+2E' 3: +sbestos

- Completed Pro-ects:
 - o <rou p ? +sbestos (20141: C' apmanA Ce erson
 - o (, ond /unded1 +sbestos Pro-ects: Darrison Par0 (?3

- +sbestos , ond Pro-ects 201%920 (?%2? F /K201 surve) E design completedA construction being contracted: , eaumont (P' ase921A C' apman (P' ase921A Capitol Dill (P' ase921A Dos ordA >aneA . iglerA Step' ensonA "ernonA =oodstoc0A "estal
- Supporting /+* pro-ect or steam trap repairs at . obert <ra) (<ra) F Steam &rap . epairs F 525@ F /K201
- C' allenges:
 - Cac0son P' ase 2 is being pus' ed to ne6t summer to re9bid or lower cost
 - Pro-ect comple6it) wit' ot' er construction scope
 - +bilit) to per orm wor0 in sites ahead) closed b) ot' er , ond wor0
- ! pportunities:
 - Coordinating wit' ot' er pro-ects or e icienc)

*E+&' * + () S+2E' 3: &ead Paint

- +ccomplis' ments:
 - P"ase.; Wor- (Priorit) Pre9K F 2nd <rade #nterior1 completed:
 - +ll P' ase 1 wor0 ' as been completed (total o 33 sites1
 - P"ase 7 and P"ase ? : 6Pre9K F 2nd <rade 76terior and additional #nterior locations in buildings wit' Pre9K F 2nd <rade programs1 underwa):
 - #nterior and 76terior wor0 part o P' ase 2 E 3 now ' appening simultaneous) as e6terior wor0 is dependent on weat' er. 3 Sites completed.
 -)ocumentation: "erdant \$atabase >ead Paint * odule purc' ased or trac0ing all lead paint wor0.
 - In. *ouse paint cre@: &wo additional in9' ouse painters ' ired and now wor0ing on t' e pro-ect (total o 3 on crew1
 -

, +)ISO(

- +ccomplis' ments:
 - Construction:
 - &' eater structure complete
 - Bew science wing structure complete
 - =all raming E * 7P roug' in in Sectors C(\$(E 7 in progress
 - Sout' ields are in progress
 - Currentl) on sc' edule despite C! "# c' allenges

- Permits:
 - Construction proceeding on Permit 1 or structural work
 - Permit 2 or the main building expected in August
 - Public works 30L permit review pending changes made by P=, and P<7
- Contract:
 - +approx. 22%* remaining budget or Phase 1. Phase 2 budget in 2021/22 is approx. 223% of scope.
- Challenges:
 - Redesign of main water and electrical services
 - C! "91% impact on structural steel procurement
 - Known potential impacts to labor and supply chain from C! "91%
- Opportunities:
 - , act to work plan implemented or the site staff based on SD+ guidelines
 - Sequencing of scope items to gain schedule improvements
- Safety Update:
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- Challenges
 - Building cleanout and move with large amount of heavy equipment
 - Postponed stakeholder community engagement due to school closure
 - Conducting virtual/online meetings with school and district stakeholders
 - Planning (move) transportation and messaging or relocation to multiple swing sites or 3 year construction period
- Opportunities:
 - Partial collocation on site

! Stakeholder Discussion:

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! S* ;, +C \$iscussion

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