

Office of School Modernization - Program

January 2025

STATUS AT A GLANCE

Legend:

	As planned: no concerns
	Caution: requires attention
	Impacts: impacts occurring

	As Planned	Caution	Impacts
Budget		X	
Equity		X	
Overall	X		

EQUITY

BUSINESS EQUITY

WORKFORCE EQUITY

		MBE	WBE	SDVBE	ESB	N-C	TOTAL	goal	MIN	goal	FEM	goal	APPR	req
Cumulative	Current	4.97%	8.21%	0.04%	2.15%	1.10%	16.47%	18%	32%	25%	6%	14%	23%	20%
	Prior Report	5.06%	8.23%	0.04%	2.18%	1.12%	16.63%		32%		6%		23%	
12 Month	Current	7.00%	6.56%	0.00%	0.63%	1.56%	15.75%	18%						
	Prior Report	6.98%	6.95%	0.00%	0.63%	1.58%	16.14%							

Percent of payments made to Certified owned businesses, cumulative and 12-month rolling; Percent of labor hours of apprenticeable trades, cumulative

BUDGET

2012 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Franklin HS Mod	81,585,655	112,932,069	110,950,414	1,981,656	112,932,069	-	112,932,069	-
Grant HS Mod	88,336,829	158,531,760	155,310,987	3,220,774	158,531,760	-	158,531,760	-
Roosevelt HS Mod	68,418,695	101,631,162	97,128,043	4,503,119	101,631,162	-	101,631,162	-
Faubion Replace	27,035,537	50,028,171	30,653,663	19,374,508	50,028,171	-	50,028,171	-
Grant Upper Field	-	3,170,988	3,170,988	-	3,170,988	-	3,170,988	-
RHS Phase IV	-	6,157,969	6,153,741	4,228	6,157,969	-	6,157,969	-
Other Projects	123,441,923	118,273,603	112,707,528	5,566,075	118,273,603	-	118,273,603	-
2012 Project Subtotals								-
Administration	68,117,563	31,484,245	31,280,762	203,482	31,484,245	-	31,484,245	-
Contingency	25,063,798	480,200	480,200	-	-	-	-	(480,200)
2012 Program Subtotals								(480,200)
Totals	482,000,000	582,690,167	547,836,325	34,853,842	582,209,967	-	-	(480,200)

2012 Budget Notes

99.9% Spent

- Any remaining 2012 funding will go towards prior add-on project requests at 2012 modernizations.

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2017 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson HS Mod	202,000,000	160,684,009	146,614,560	14,069,449	153,529,151	4,684,091	163,548,565	2,864,556
Benson Swings	-	12,205,396	12,199,595	5,801	12,205,396	-	12,205,396	-
Lincoln HS Repl	187,000,000	242,619,558	242,500,000	119,558	224,086,982	6,071,343	224,001,276	(18,618,282)
Kellogg MS Replace	45,000,000	57,941,414	57,697,500	243,914	57,892,035	582	57,892,617	(48,797)
McDaniel Mod	146,000,000	200,717,847	197,000,000	3,717,847	200,396,979	111,154	200,523,133	(194,715)
Health & Safety	-	153,141,408	123,433,044	29,708,364	145,498,132	766,937	152,467,134	(674,274)
Athletics	-	5,013,412	4,895,489	117,923	2,247,596	182,459	5,013,412	-
							2017 Project Subtotals	(16,671,511)
Administration	40,000,000	64,112,941	62,350,537	1,762,403	57,152,095	1,542,212	61,000,000	(3,112,941)
Contingency	20,000,000	22,102,760	22,102,760	-	-	-	-	(22,102,760)
Unallocated H&S	150,000,000	26,139,117	26,139,117	-	-	-	-	(26,139,117)
Unalloc Athletics	-	104,511	104,511	-	-	-	-	(104,511)
							2017 Program Subtotals	(51,354,817)
Totals	790,000,000	944,782,372	895,037,113	49,745,260	853,008,367	13,358,778	876,651,533	(68,026,329)

2017 Budget Notes

90% Spent

- Benson HS Modernization funding is split between 2017 and 2020. The 2017 Benson HS Modernization information shown above reflects 2017 funding and budget only, with actuals and additional encumbered specific to the 2017 funding as well.
- The Lincoln Modernization project is forecasting roughly \$18.6M under budget. These funds will ultimately be returned to 2017 Program contingency when contracts are closed out.
- There is ongoing discussion with the Board of Education (BOE) regarding use of remaining 2017 Program contingency funds. \$10M in bond funds were committed to be spent on priority health and safety projects as part of Portland Association of Teachers (PAT) contract negotiations. OSM is collaborating with FAM to prioritize projects.
- As the 2017 Health & Safety projects wind down, OSM is also reviewing to ensure that any Health & Safety funds not needed to complete certain categories of H&S scope get reallocated to other H&S categories, to ensure that the full \$150M dedicated to Health & Safety projects by the 2017 Bond measure is utilized as such. Current pressing needs include ongoing roof replacements, as well as replacement of fire alarm panels.

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2020 PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Benson 2020 funds	-	164,903,890	164,903,890	-	159,077,822	2,791,356	164,903,890	-
Jefferson HS Mod	311,000,000	366,007,500	366,000,000	7,500	18,976,504	21,087,175	490,752,796	124,745,296
CBSE	60,000,000	60,000,000	60,000,000	-	-	-	60,000,000	-
Cleveland HS Design	20,000,000	20,000,000	20,000,000	-	5,334,103	7,512,806	20,106,595	106,595
Wells HS Design	20,000,000	20,000,000	20,000,000	-	6,754,149	5,948,502	20,086,066	86,066
Roosevelt PhV Design	2,000,000	2,000,000	2,000,000	-	97,625	1,035	2,000,000	-
MPG Building	64,000,000	80,515,523	80,447,075	68,448	76,952,844	1,058,273	80,515,523	-
Curriculum	53,444,000	63,319,191	63,319,191	-	49,280,092	3,097,881	63,319,191	-
Technology	128,200,000	152,551,710	136,100,000	16,451,710	89,862,133	13,117,756	153,224,569	672,859
Infra Projects	-	268,878,838	261,320,973	7,557,866	200,655,267	38,450,165	261,575,672	(7,303,167)
2020 Project Subtotals								118,307,649
Administration	63,098,640	63,124,758	63,098,640	26,118	20,309,851	4,038,513	63,124,758	-
2017 Bond Balance	152,000,000	-	-	-	-	-	-	-
Contingency - OSM	93,257,360	59,511,241	59,511,241	-	-	-	-	(59,511,241)
Unalloc Proj Funds	241,000,000	17,052,588	17,052,588	-	-	-	-	(17,052,588)
2020 Project Subtotals								(76,563,829)
Totals	1,208,000,000	1,337,865,239	1,313,753,598	24,111,642	627,300,390	97,103,462	1,379,609,059	41,743,820

2020 Budget Notes

47% Spent

- The Benson HS modernization team has worked diligently to remain in budget, despite early unanticipated costs (detailed in previous reports), however OSM is negotiating change orders with contractor Andersen Construction for overtime labor to mitigate schedule delays. This is a potential significant financial risk and OSM is reviewing this issue with the contractor.
- Estimate at Completion for Jefferson HS Modernization has been updated to the cost estimate for the revised conceptual plan that was presented to the Board in April, 2024. Additional funds for Jefferson are available in the 2025 GO Bond referred to voters for May 2025.
- Encumbrances shown for Cleveland HS are for design fees through the Design Development phase. The CM/GC contract has been negotiated and signed by Skanska. The PPS Board of Education has delayed approving the contract indefinitely.
- Encumbrances shown for Wells HS are for design fees through the end of Design Development. The CM/GC contract has been negotiated and signed by Hoffman. The PPS Board of Education has delayed approving the contract indefinitely.
- As the District's CBSE team continues to review potential options for CBSE-related construction, no CBSE funds have been spent. Bond funds may only be spent on capitalizable assets; once such assets have been further defined, funds will be able to be used for planning, design and construction.
- Curriculum reporting in the Bond Programs Report shows Bond funds only. Non-bond funds related to planned bond scope were tracked in eBuilder for a short period of time only.
- The Board of Education delayed the next Bond Measure from November, 2024, to May, 2025. The delay caused a funding gap for Curriculum and Technology for the ERP Replacement project. \$9.9 mil was allocated from 2020 Contingency to Curriculum, and \$7.9 mil was allocated from 2020 Contingency to Technology to cover the gap in funding created by the Bond Measure Delay.

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OVERALL BOND PROGRAM	BUDGET		FUNDING		PROGRESS		FORECAST	
	Original Budget	Current Budget	Bond Funds	Other Funds	Actuals To Date	Additional Encumbered	Estimate At Completion	Over/Under
Totals	2,480,000,000	2,865,337,778	2,756,627,036	108,710,743	2,062,518,724	110,462,240	2,256,260,592	(26,762,708)

PROGRAM NOTES

Approved Usage of Bond Funds

- OSM continues to work closely with PPS Finance to ensure individual bond expenditures meet bond compensability requirements. A Bond Compensability Committee meets regularly to review compensability questions.
- All bond-funded projects are reported to the Bond Accountability Committee. Criteria for selection of projects to be funded by the 2017 Health & Safety allocation have been previously presented to the Board and are available on OSM's webpages. Criteria for long-term selection of projects to be funded by 2020 Infrastructure allocations were shared with the Facilities & Operations Committee in October 2022.

Bond Budget

- Please see budget notes above for more detailed information by bond measure.

Bond Scope

- No active projects remain in the 2012 Bond. Remaining funds and expenditures need to be fully reconciled to know final remaining funds in program and whether additional projects can be completed. The lengthy process of reconciliation is in progress.
- In the 2017 Bond, staff are working through returning unused funds from prior Health & Safety projects to the unallocated funding buckets for Health & Safety, to determine next steps for funding additional projects. Substantial unneeded funds being returned from the water quality and lead paint programs will likely be allocated to roof replacement projects, due to the great need for ongoing roof replacements. Additional needs include replacements of fire alarm panels at multiple sites; this work was overlooked in previous scopes because these panels were at sites that did not need additional fire alarm upgrades.

Bond Schedule

- At Benson and MPG, closeout, punch list, and commissioning activities continue. MPG has achieved Substantial Completion.
- Design for Jefferson HS, Cleveland HS, and Ida B Wells HS modernizations are currently on hold at the direction of Leadership to study cost savings strategies for all three projects.
- 2020 Infrastructure and Capacity projects continue to move forward as quickly as possible. Harrison Park Middle School is scheduled for substantial completion by Spring Break, 2025.