

Bond Accountability Committee Update

Q3 July 29, 2026



PORTLAND
Public Schools

July 29, 2026

Agenda

- **Call to Order, Welcome, and Introductions** **5:30pm**
- **Public Comments** **5:40pm**
- **Charter Update and Elections (Chair, Vice Chair)** **5:45pm**
- **Financial Update** **5:55pm**
- **Modernization Project Updates** **6:25pm**
- **PMP/PTMPs** **6:55pm**
- **Compensability Definition** **7:10pm**
- **BAC General Discussion, Updates** **7:15pm**
- **Adjourn** **7:30pm**

Introductions

Greg DiLoreto, BAC Committee Chair

Cara Turano, BAC Committee Member

Norm Dowty, BAC Committee Member

Ryan Kinsella, BAC Committee Member

Jonathan Truitt, BAC Committee Member

Chris Dunning, BAC Committee Member

Travis George, BAC Committee Member

Kelly Wingard, BAC Committee Member

Brian Harper, BAC Committee Member

Chris Poulsen, BAC Committee Member

Director Christy Splitt, BOE Liaison to the BAC

Sarah Norman, Executive Director, RISE, PROCEDEO

TJ Hopkins, Senior Director, RISE, PROCEDEO

Joanna Evenson, Senior Director, RISE, PPS

Michelle Morrison, CFO, PPS

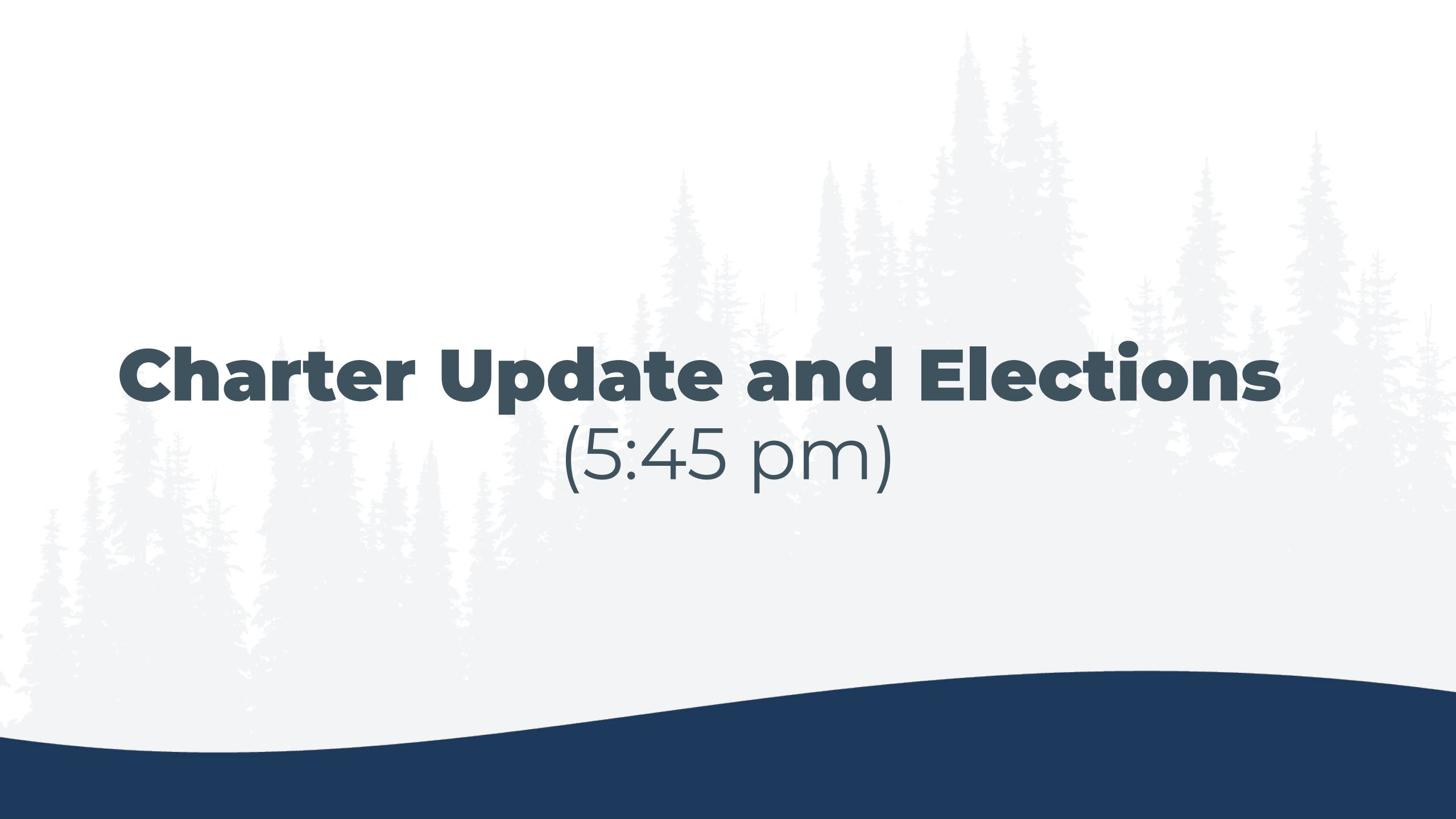
Maya Vinson, Financial Operations Manager, PPS

Presenters will introduce themselves at the time of their presentation.



Public Comments

(5:40 pm)

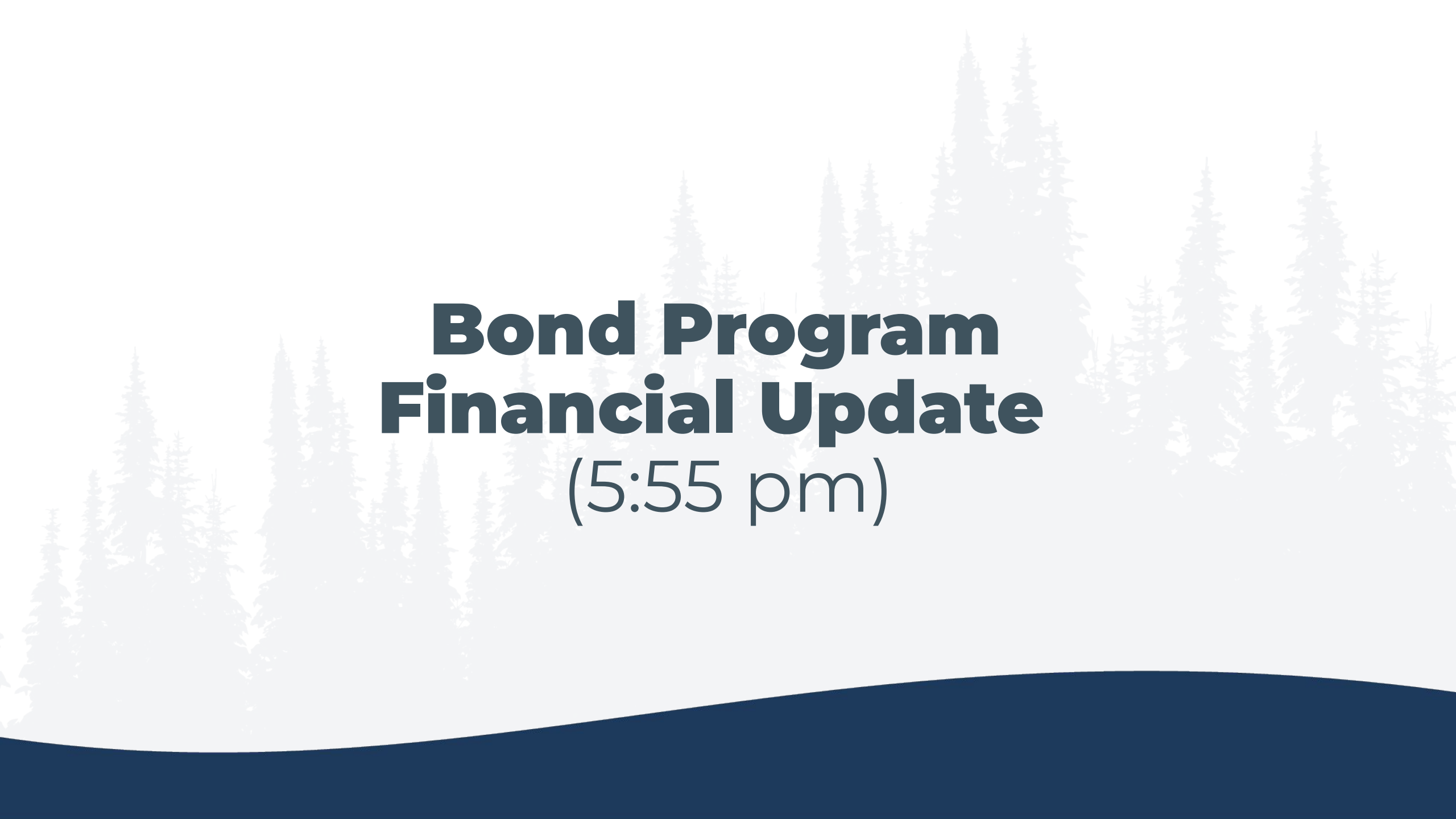


Charter Update and Elections

(5:45 pm)

BAC Charter

- The recent BAC Charter update was adopted by the Board on June 23, 2026
- In the BAC charter, the Board has directed the Committee to elect a Chair and a Vice-Chair at the start of the fiscal year (July)
- The Board also directed the BAC to answer the following questions:
 - Is the budget sufficient to complete the remaining work?
 - What are the identified risks and what is the response plan?
 - These questions will be answered as we move through the slides

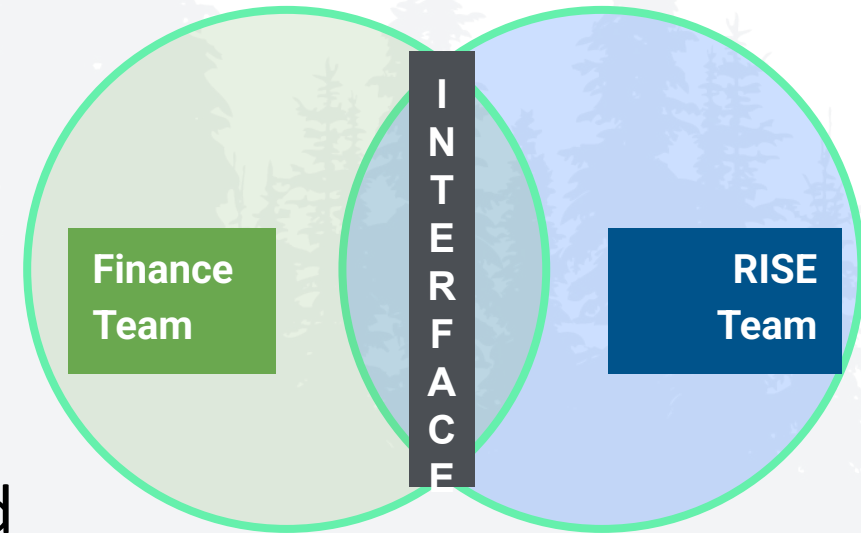


Bond Program Financial Update

(5:55 pm)

RISE and Finance Team Collaboration

1. What is the interface between the finance group and RISE (OSM)?
 - a. Weekly working sessions, additional collaboration as needed on program and fund-level budget, spend, encumbrance, arbitrage, interest, etc.
 - b. Cash flow need projection reports are updated monthly by RISE to inform Finance decisions on investments and future bond sale planning



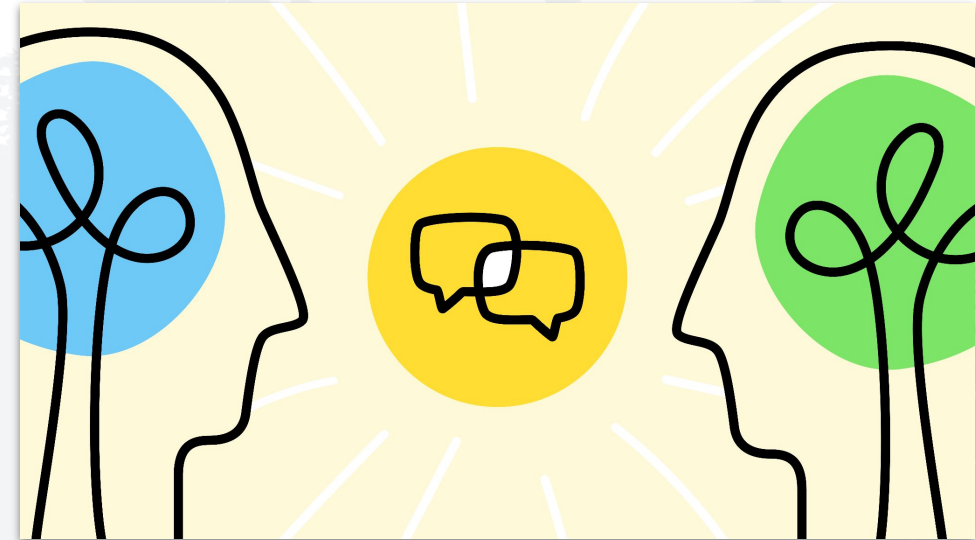
RISE and Finance Team Collaboration

2. How do we make sure all of the proceeds are spent in compliance with the work identified in the bond documents?
 - a. Updated Compensability SOP and guidance
 - b. When a new bond is passed, funding "buckets" are set up according to the bond language
 - c. Controls in financial systems and staff ongoing review prevent overspend and over-encumbrance by project and subfund



RISE and Finance Team Collaboration

3. How does the financial management side of things connect with the project management side
 - a. RISE controls team reviews all cost processes in coordination with PMs
 - b. PMs provide project details for forecast and cash flow need data



RISE and Finance Team Collaboration

4. When there are leftover bond funds, what do we do with those funds and how is that decided
 - a. Compensable projects are prioritized and savings or additional resources would be assigned to the next priority project at the conclusion of the bond program
 - b. Contingency usage for 2025 Bond will require board approval



PORTLAND PUBLIC SCHOOLS

Bond Program Dashboard

Data Source	Report Name	Date Exported
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eBuilder	BAC Data Project Management Cost 07.01.2026 06 30 23 AM.xls	7/2/2026 3:25:14
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eBuilder	PS Reconcile Export 07.01.2026 06 00 58 AM.xls	7/2/2026 3:25:13

Bond Measure

Deselect all	2012 Bond	2017 Bond	2020 Bond	2025 Bond
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Total Funds 4.6bn	Spent to Date 2.2bn	Outstd. Encumbrance 318.6M	Available Funds 2.1bn	Percent Available 46%
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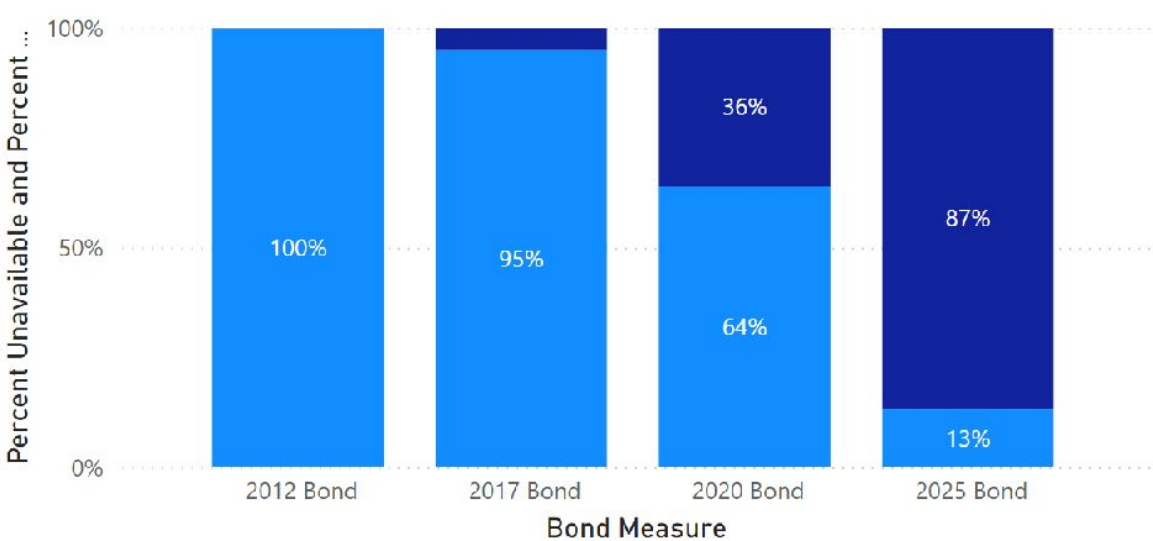
Spent to Date and Total Funds

● Spent to Date ● Total Funds



Spent and Encumbered

● Percent Unavailable ● Percent Available



PORTLAND PUBLIC SCHOOLS

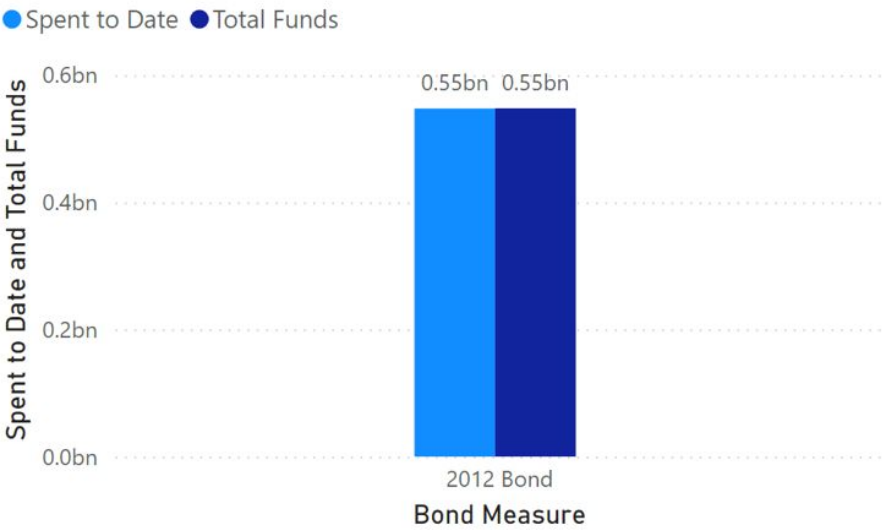
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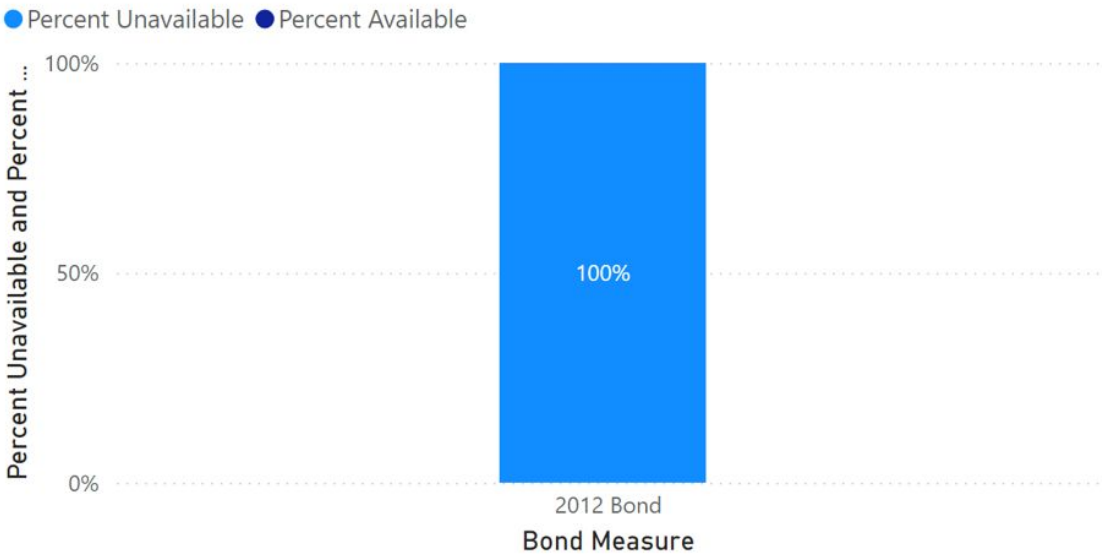
Bond Measure

Select all	2012 Bond	2017 Bond	2020 Bond	2025 Bond
Total Funds	Spent to Date	Outstd. Encumbrance	Available Funds	Percent Available
547.8M	547.4M	100.2K	306.0K	0%

Spent to Date and Total Funds



Spent and Encumbered



2012 Program Financial Status 7/1/2026

	BUDGET	FUNDING	PROGRESS					
2012 PROGRAM	Original Budget	Bond Funds	Actuals To Date	Bond Funds less Actuals to Date	Additional Encumbered	Available (Unspent & Unencumbered)	Forecast From Cash Flow	Variance From Cash Flow
Franklin HS Mod	81,585,655	110,950,414	110,950,414		-	-		
Grant HS Mod	88,336,829	155,300,188	155,300,188		-	-		
Roosevelt HS Mod	68,418,695	97,128,043	97,128,043		-	-		
Faubion Replace	27,035,537	30,653,663	30,653,663		-	-		
Grant Upper Field	-	3,170,988	3,170,988		-	-		
RHS Phase IV	-	6,153,741	6,153,741		-	-		
Other Projects	123,441,923	112,740,428	112,710,428	30,000	8,100	21,900		
Grant & Franklin add ons (Active)	-	367,663	75,464	292,199	92,107	200,092	343,303	21,104
2012 Project Subtotals								
Administration	68,117,563	31,284,018	31,284,018	-	-	-		
Contingency	25,063,798	83,104	(902)	84,006	-	84,006	-	(84,006)
2012 Program Subtotals								
Totals	482,000,000	547,832,249	547,426,043	406,205	100,207	305,998	343,303	(62,902)
		Bond Funds	Bond Actuals					
		547,832,249	547,426,043					

Modernizations: Franklin HS, Grant HS, Roosevelt HS, and Faubion PK-8
Middle School Science Upgrades
Consolidated Projects: Accessibility, Seismic

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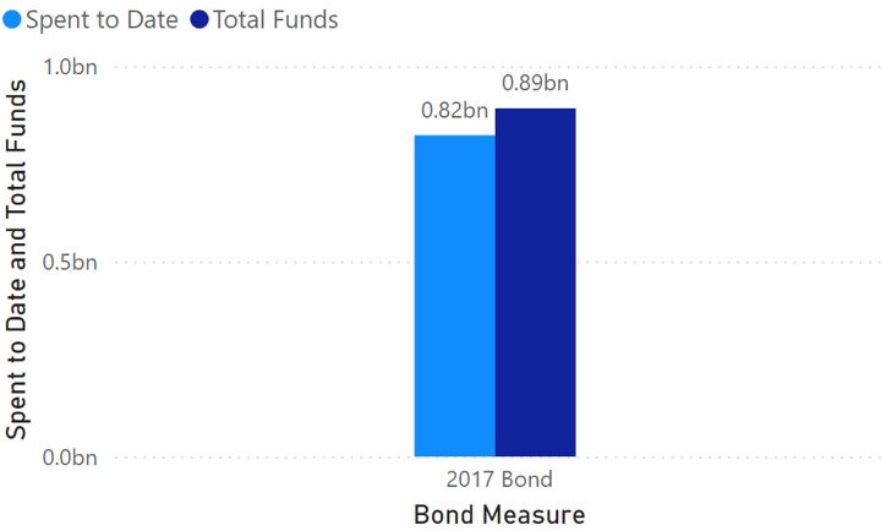
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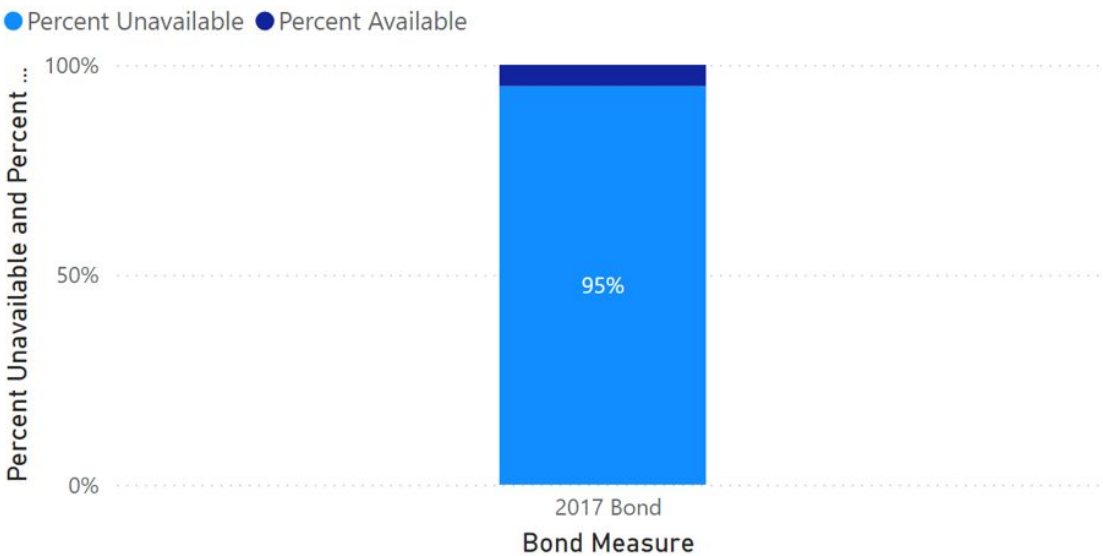
Bond Measure

Select all	2012 Bond	2017 Bond	2020 Bond	2025 Bond
Total Funds	Spent to Date	Outstd. Encumbrance	Available Funds	Percent Available
892.4M	823.5M	23.5M	45.4M	5%

Spent to Date and Total Funds



Spent and Encumbered



2017 Program Financial Status 7/1/2026

	FUNDING	PROGRESS					
2017 PROGRAM	Bond Funds	Actuals To Date	Bond Funds less Actuals to Date	Additional Encumbered	Available (Unspent & Unencumbered)	Forecast From Cash Flow	Over/Under From Cash Flow
Benson HS Mod	146,614,560	143,715,501	2,899,059	378,356.91	2,520,702.05	3,005,776	106,717
Benson Add Ons	2,865,020	1,266,243	1,598,777	232,666.49	1,366,110.57	1,076,190	(522,588)
Benson Swings	12,199,595	12,199,595	-	-	-	-	-
Lincoln HS Repl	240,836,448	224,096,580	16,739,868	28,737.68	16,711,130.06	-	(16,739,868)
Kellogg MS Replace	57,648,703	57,648,703	-	-	-	-	-
McDaniel Mod	197,000,000	196,817,745	182,255	48,406.70	133,847.96	-	(182,255)
Health & Safety	160,064,250	124,615,088	35,449,162	22,536,517	12,912,645.03	34,014,226	(1,431,320)
Athletics	4,734,678	2,278,729	2,455,948	174,034.16	2,281,914.20	-	(2,455,948)
2017 Project Subtotals							
Administration	61,087,401	60,908,060	179,342	168,934.03	10,407.61	175,242	(39,512)
Contingency	593,194	-	593,194	-	593,194.35	-	(520,333)
Unallocated H&S	8,801,436	-	8,801,436	-	8,801,435.66	-	(8,801,436)
Unalloc Athletics	-	-		-	-		
2017 Program Subtotals							
Totals	892,445,285	823,546,245	68,899,040	23,567,653	45,331,387	38,271,433	(30,586,541)
	892,445,285	Bond Actuals:					
		823,546,245					

Modernizations: Benson Polytechnic, Lincoln, McDaniel, Kellogg Middle School and Multiple Pathways to Graduation

Consolidated Projects: Water Quality, Security Upgrades, New Roofs, Asbestos Abatement, Radon Remediation, Lead Paint Stabilization, Life Safety Upgrades, Accessibility, Seismic

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Bond Program Dashboard

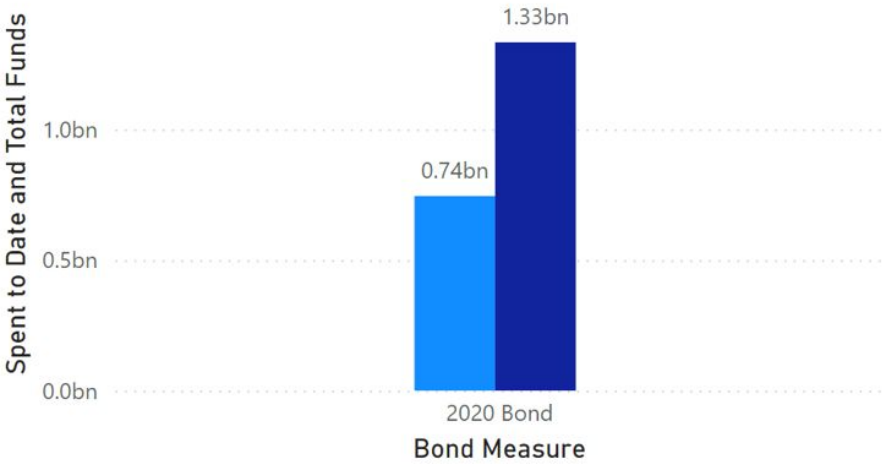
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Bond Measure

Select all	2012 Bond	2017 Bond	2020 Bond	2025 Bond
Total Funds	Spent to Date	Outstd. Encumbrance	Available Funds	Percent Available
1.3bn	745.0M	108.7M	480.0M	36%

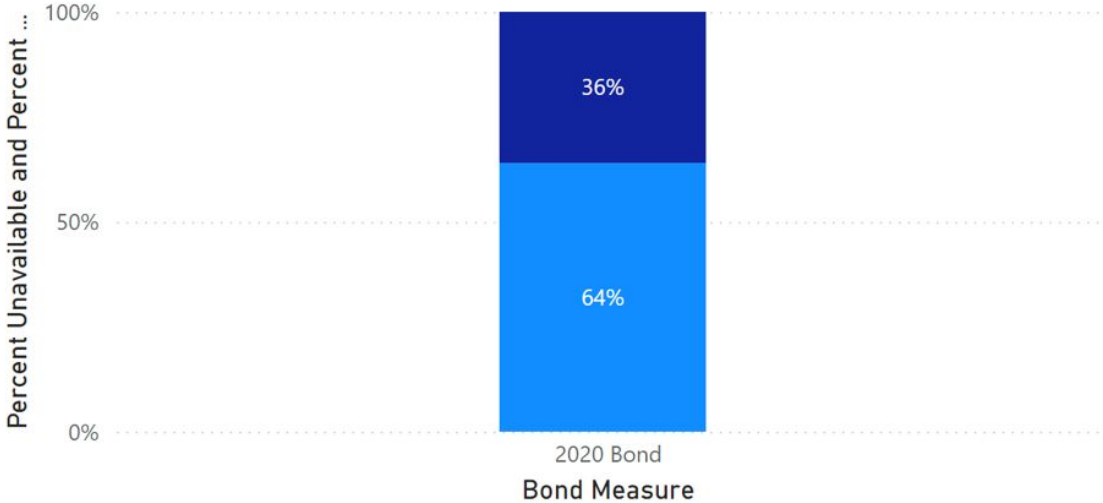
Spent to Date and Total Funds

Spent to Date Total Funds



Spent and Encumbered

Percent Unavailable Percent Available



2020 Program Financial Status 7/1/2026

		FUNDING	PROGRESS					
2020 PROGRAM		Bond Funds (incl. unissued)	Actuals To Date	Bond Funds less Actuals to Date	Additional Encumbered	Available (Unspent & Unencumbered)	Forecast From Cash Flow	Over/Under From Cash Flow
Benson 2020 funds		164,903,890	162,995,589	1,908,301	274,906	1,633,395	1,978,102	69,801
Jefferson HS Mod		366,007,500	31,472,198	334,535,302	42,150,185	292,385,117	334,134,832	-
Jefferson Add Ons		152,175	250	151,925	149,945	1,980	151,925	-
CEE		60,000,000	16,222,680	43,777,320	3,109,204	40,668,117	43,777,320	-
Cleveland HS Design		23,679,515	16,536,742	7,142,774	7,288,233	(145,459)	7,142,774	-
Cleveland Swing Site		137,500	106,496	31,004	1,800	29,204	31,345	342
Wells HS Design		20,000,000	17,767,877	2,232,123	1,945,932	286,191	1,319,063	(915,218)
Roosevelt PhV Design		2,000,000	97,625	1,902,375	1,035	1,901,340	-	(1,902,375)
MPG Building		80,447,075	77,957,698	2,489,377	267,192	2,222,185	-	(2,489,377)
Curriculum		63,319,191	54,847,493	8,471,698	1,529,637	6,942,061	6,930,985	(1,520,322)
Technology		136,100,000	93,599,728	42,500,272	31,592,506	10,907,767	41,057,920	(1,439,352)
Infra Projects		268,093,755	238,419,231	29,674,524	19,247,419	10,427,104	25,360,888	(4,270,902)
2020 Project Subtotals								
Administration		51,706,045	34,961,465	16,744,580	-	16,744,580	16,509,583	(199,542)
2017 Bond Balance		-	-	-	-	-	-	-
Contingency - OSM		80,737,019	-	80,737,019	-	80,737,019	-	(79,451,387)
Unalloc Proj Funds		16,361,921	-	16,361,921	-	16,361,921	-	(17,647,553)
2020 Project Subtotals								
Totals		1,333,645,585	744,985,070	588,660,515	107,557,994	481,102,521	478,394,738	(109,765,887)
			Bond Actuals:					
		1,333,638,085	744,985,070					

Modernizations: Jefferson HS, Pre-Planning/Design Ida B Wells and Cleveland HS, The Center of Black Excellence, Roosevelt (added capacity), and Benson

Consolidated Projects: Curriculum Materials, New Technology for classroom and distance learning, Health & Safety, Seismic, Security, Re-Roofing

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Bond Program Dashboard

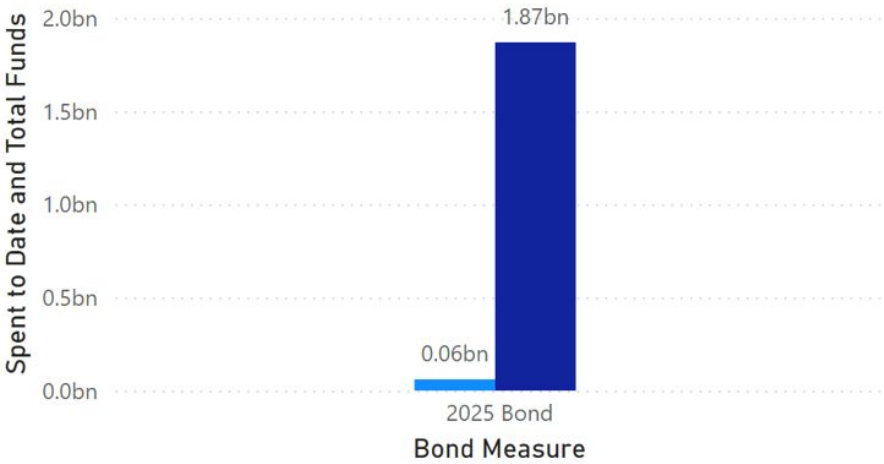
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Bond Measure

Select all	2012 Bond	2017 Bond	2020 Bond	2025 Bond
Total Funds	Spent to Date	Outstd. Encumbrance	Available Funds	Percent Available
1.9bn	60.4M	186.3M	1.6bn	87%

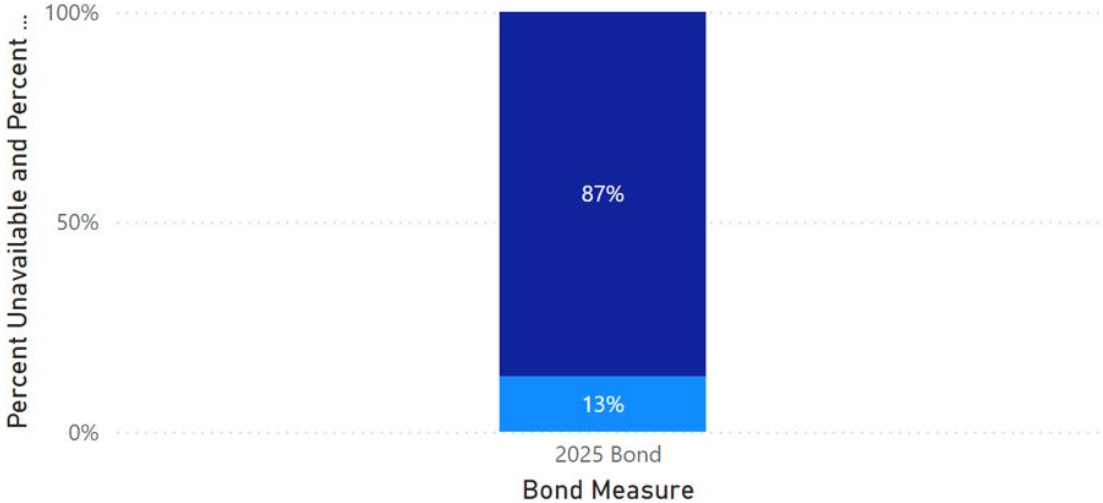
Spent to Date and Total Funds

Spent to Date Total Funds



Spent and Encumbered

Percent Unavailable Percent Available



2025 Program Financial Status 7/1/2026

	FUNDING	PROGRESS					
2025 PROGRAM	Bond Funds (incl. unissued)	Actuals To Date	Bond Funds less Actuals to Date	Additional Encumbered	Available (Unspent & Unencumbered)	Forecast From Cash Flow	Variance From Cash Flow
Jefferson 2025 Funds	100,000,000	-	100,000,000	-	100,000,000	100,400,470	400,470
Cleveland HS Modernization	448,911,745	3,591,950	445,319,795	42,852,561	402,467,234	445,319,453	60,373
Wells HS Modernization	429,350,000	1,540,996	427,809,004	28,851,302	398,957,702	428,752,240	837,458
Curriculum	56,000,000	-	56,000,000	150,585	55,849,415	50,231,776	(5,768,224)
Technology	176,000,000	42,833,809	133,166,191	40,085,759	93,080,432	134,735,066	1,568,875
Elementary & MS	-	-	-	-	-	-	-
Physical Education	-	-	-	-	-	-	-
Athletics Projects	33,444,683	2,906,715	30,537,968	6,556,509	23,981,460	17,314,274	(13,178,384)
Seismic Projects	12,784,800	1,065,584	11,719,216	9,821,743	1,897,473	12,027,212	307,996
Priority Facilities	248,000	250	247,750	123,139	124,611	235,250	(12,500)
Administration	83,050,000	8,507,436	74,542,564	57,893,908	16,648,656	74,816,654	274,090
Contingency	125,956,806	-	125,956,806	-	125,956,806	-	(125,956,806)
Unalloc Elementary & MS	171,738,255	-	171,738,255	-	171,738,255	-	(171,738,255)
Unalloc Priority Facilities	89,752,000	-	89,752,000	-	89,752,000	85,000,000	(4,752,000)
Unalloc Physical Education	10,000,000	-	10,000,000	-	10,000,000	10,000,000	-
Unalloc Athletics	45,555,317	-	45,555,317	-	45,555,317	11,577,829	(33,977,488)
Unalloc Seismic	87,215,200	-	87,215,200	-	87,215,200	89,900,000	2,684,800
Totals	1,870,006,806	60,446,740	1,809,560,066	186,335,506	1,623,224,560	1,460,310,224	(349,249,597)
		Bond Actuals:					
	1,870,006,806	60,446,740					

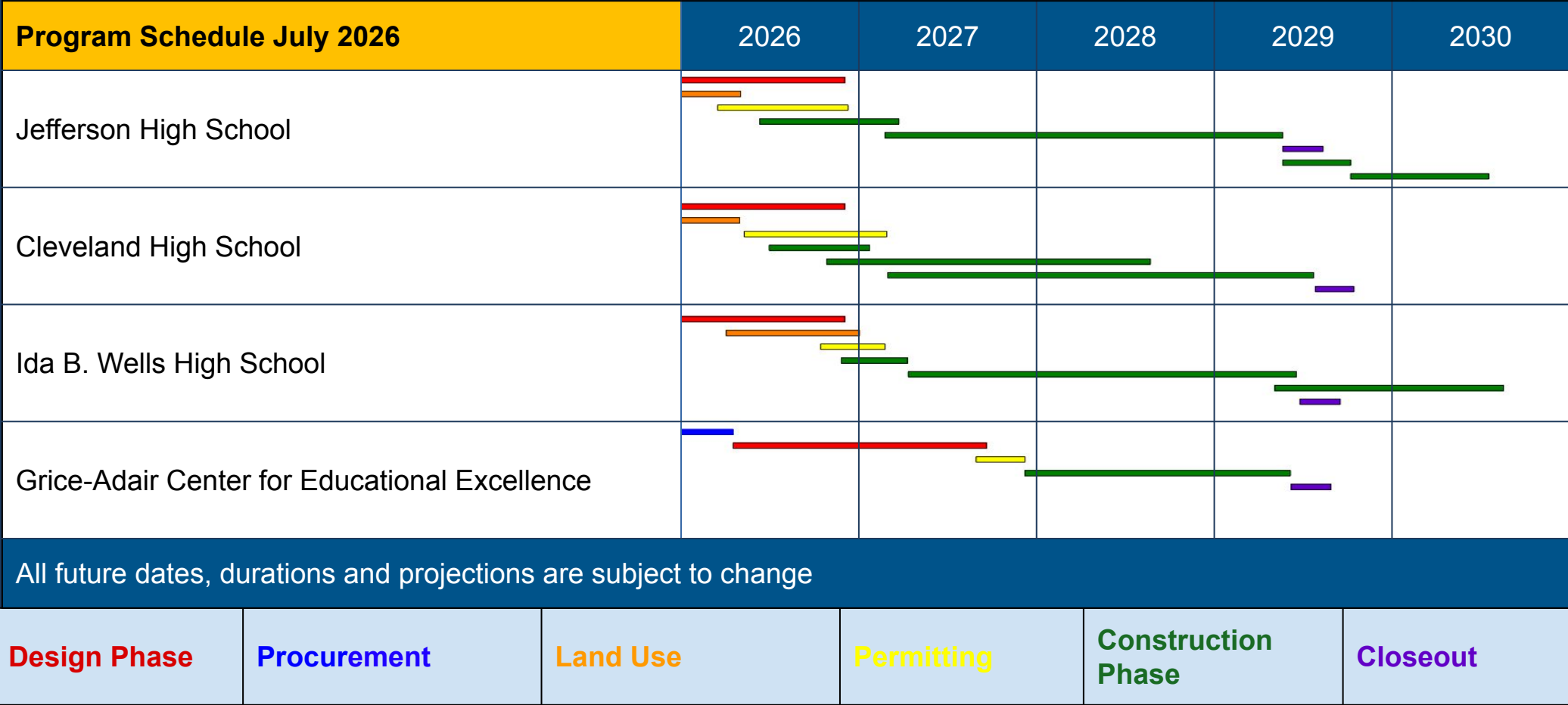
Modernizations: Cleveland HS, Ida B Wells HS, and Jefferson

Consolidated Projects: Security Upgrades, Seismic, Technology, Improvements for Roosevelt, Lincoln, Franklin, and Grant, and New Athletic Hub Facilities at Jackson MS and Marshall Campuses



Modernization Projects (6:25 pm)

Program Schedule Update



Jefferson HS Modernization

5210 N Kerby Ave, Portland, OR 97217

PPS PM
Steve Effros

Contractor (CMGC)
Colas Hoffman

PPS Zone 2
Michelle DePass

Architect
BORA & LEVER

Project Budget	
Total Budget	CMGC GMP
\$466,007,500	GMP: \$TBD

Project Overview

Current Phase: In Construction
Scope: New Facility
New Facility: 299,485 SF
Construction Start: Spring 2026
Student Move-In: 29-30 School Yr
Tentative Sub Com: Fall 2030
GMP Construction Timeline: TBD

General Scope

- ✓ New all-electric multi-story building
- ✓ Includes a theater, health center, teen parent center, and dance studios
- ✓ Track and field relocated to the site of the current structure
- ✓ New softball field and baseball/soccer multiuse field

Project Status

Design Procurement

100%

Design

75%

50% CD Review In Progress

Construction

0%

Construction NTP
6/15/26

Project Update

1	50% CDs submitted by the Architect on 7/17
2	Review of the 50%s is underway
3	Contractor mobilized and fencing is up

Certified Business Update - Jefferson

- **Architect** - BORA
 - Current Award: \$40,644,000
 - 12.05% paid towards 18% aspirational goal of certified firms
 - 16 of 27 are certified subcontractors (59%)
 - 5 of the 4 required annual Career Learning activities have taken place
- **General Contractor** - Colas Hoffman
 - Current Award: \$28,225,252
 - 0.00% paid towards 18% aspirational goal of certified firms
 - 2 of 16 are certified subcontractors (13%)
 - 0 of the 6 required annual Career Learning activities have taken place

Cleveland HS Modernization

3400 SE 26th Ave, Portland, OR 97202

PPS PM
Erik Gerding

Contractor (CMGC)
Skanska

PPS Zone 6
Stephanie Engelsman

Architect
Mahlum

▶ Project Budget

Total Budget	CMGC GMP
\$472,553,760	GMP: TBD

Project Overview

Current Phase: In Construction

Scope: New Facility

New Facility: 297,000 SF

Construction Start: Summer 2026

Student Move-In: 29-30 School Yr

Tentative Sub Com: Summer 2029

GMP Construction Timeline: TBD

General Scope

- ✓ 2 new four-story buildings connected by a skybridge
- ✓ Dynamic outdoor courtyard
- ✓ New arts theater, black box theater, 2 gyms, and dance and wrestling studios
- ✓ Improvements to track and athletic fields

▶ Project Status

Design Procurement



Design



50% CDs In Review

Construction



Construction

Marshall Swing Start - 3/30/26
Demo Start - 7/6/26

▶ Project Update

1	Internal review of the 50% CDs is complete
2	100% CDs due in late Summer
3	Demo work began on 7/6/26

Certified Business Update - Cleveland

- **Architect** - Mahlum w/ Studio Petretti
 - Current Award: \$29,092,728
 - 37.24% paid towards 18% aspirational goal of certified firms
 - 17 of 25 are certified subcontractors (68%)
 - 19 of the 4 required annual Career Learning activities have taken place
- **General Contractor** - Skanska
 - Current Award: \$33,880,689
 - 0.03% paid towards 18% aspirational goal of certified firms
 - 14 of 30 are certified subcontractors (47%)
 - 3 of the 6 required annual Career Learning activities have taken place

Ida B Wells HS Modernization

1151 SW Vermont St, Portland, OR 97219

PROCEDEO PM
Gabe Asch

Contractor (CMGC)
Hoffman Construction

PPS Zone 1
Christy Splitt

Architect
BORA Architects

▶ Project Budget

Total Budget	CMGC GMP
\$449,350,000	GMP: \$TBD

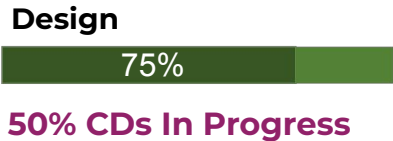
Project Overview

Current Phase: In Design
Scope: New Facility
New Facility: 283,867 SF
Construction Start: Winter 2026
Student Move-In: 29-30 School Yr
Tentative Sub Com: Fall 2030
GMP Construction Timeline: TBD

General Scope

- ✓ New four-story building including instructional spaces for Career Technical Education programs
- ✓ New performing arts, commons, and outdoor spaces
- ✓ Full complement of athletic fields and upgrade of existing fields on the Rieke side
- ✓ The existing pool is not in the scope, but a new pool support building is included

▶ Project Status



▶ Project Update

1	50% CD submittal due on August 10
2	100% CD submittal due by the end of the year
3	Conditional Use hearing set for July 22

Certified Business Update - Ida B Wells

- **Architect** - BORA
 - Current Award: \$31,003,942
 - 16.40% paid towards 18% aspirational goal of certified firms
 - 16 of 25 are certified subcontractors (64%)
 - 7 of the 4 required annual Career Learning activities have taken place
- **General Contractor** - Hoffman
 - Current Award: \$15,600,097
 - 0.00% paid towards 18% aspirational goal of certified firms
 - 0 of 1 are certified subcontractors (0%)
 - 2 of the 6 required annual Career Learning activities have taken place

Grice-Adair Center for Educational Excellence

1 N. Fremont St, Portland, OR 97227

PROCEDEO PM
Khalil Rivera

Contractor (CMGC)
TBD

Architect
DLR

▶ Project Budget	
Total Budget	CMGC GMP
\$60,000,000	GMP: \$TBD

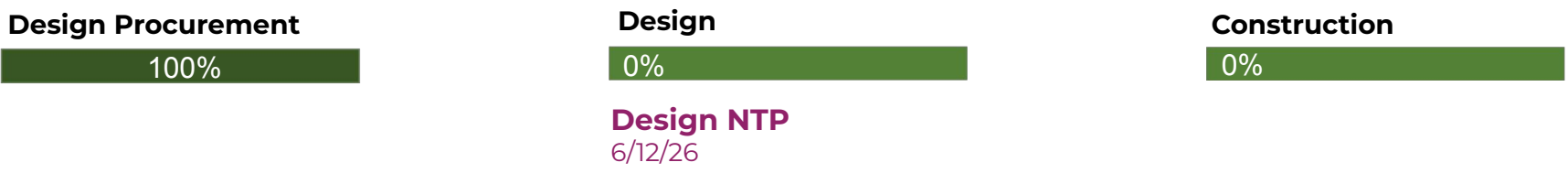
Project Overview

Current Phase: Design
Scope: Renovations
Renovations: TBD
Construction Start: TBD
Tentative Sub Com: TBD
GMP Construction Timeline: TBD

General Scope

✓ TBD

▶ Project Status



▶ Project Update

1	DLR has been selected as the Architect
2	STB submission due on 8/7
3	Partnering with the CEE Director to refine program requirements and building occupancy

Programmatic Risks and Mitigation

Cost

Value Engineering (VE) - Consistent effort from design team at every submission to reconcile costs and VE as needed.

Early work assignment - CMGCs releasing bid packages early to gain best pricing ahead of escalating market pricing.

All budgets include an allowance for cost escalations to mitigate future unforeseen cost increases.

Programmatic Risks and Mitigation

Schedule (Impacts)

Lookahead scheduling: Proactive identification of potential risks in regular design and construction meetings.

Recovery schedules: Working closely with CMGCs in proactive development of recovery schedules when needed.

Proactive schedule review as needed to identify activity relationships that can achieve potential time savings

Programmatic Risks and Mitigation

Design (Scope Creep)

Cost Reconciliation: Consistent effort from design team at every submission to reconcile cost estimates and VE as needed to maintain budgets.

Constructability reviews during each design phase to ensure design is progressing in alignment with budget constraints

Weigh the cost of must have vs. nice to have design elements

Programmatic Risks and Mitigation

Permitting (Delays)

Major Projects Group (MPG): Collaborative design review meeting to expedite review and permitting process.

Increased communication: Multiple points of contacts from professional partners reaching out to permitting agency for status updates.

Site Security (Break-ins/theft prior to turnover to GC)

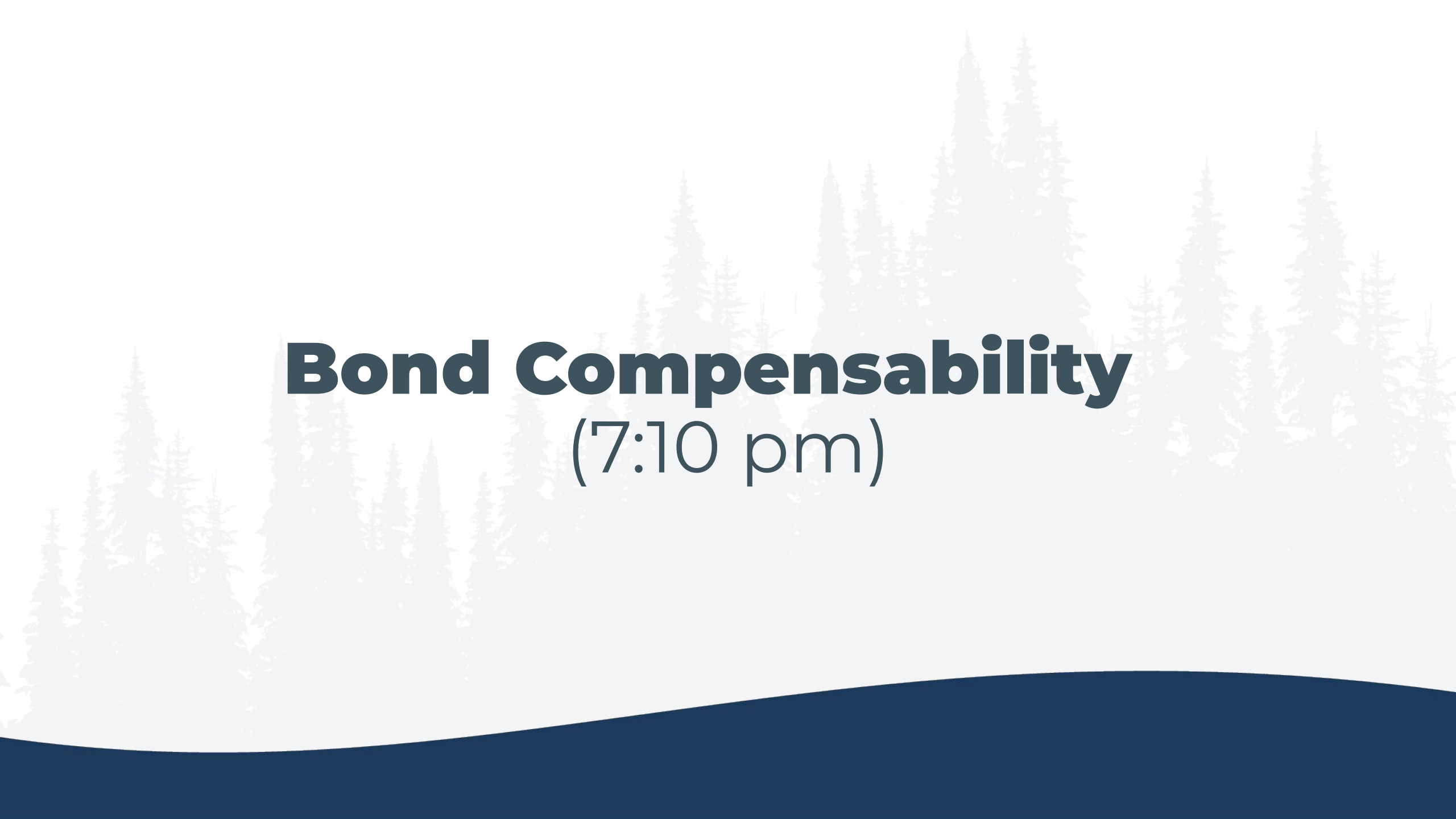
Enhanced security measures: Patrols, continuity in district property insurance prior to GC turnover.

Early release of the GC site security plan and measures prior to full site turn over



PMP

PTMPs



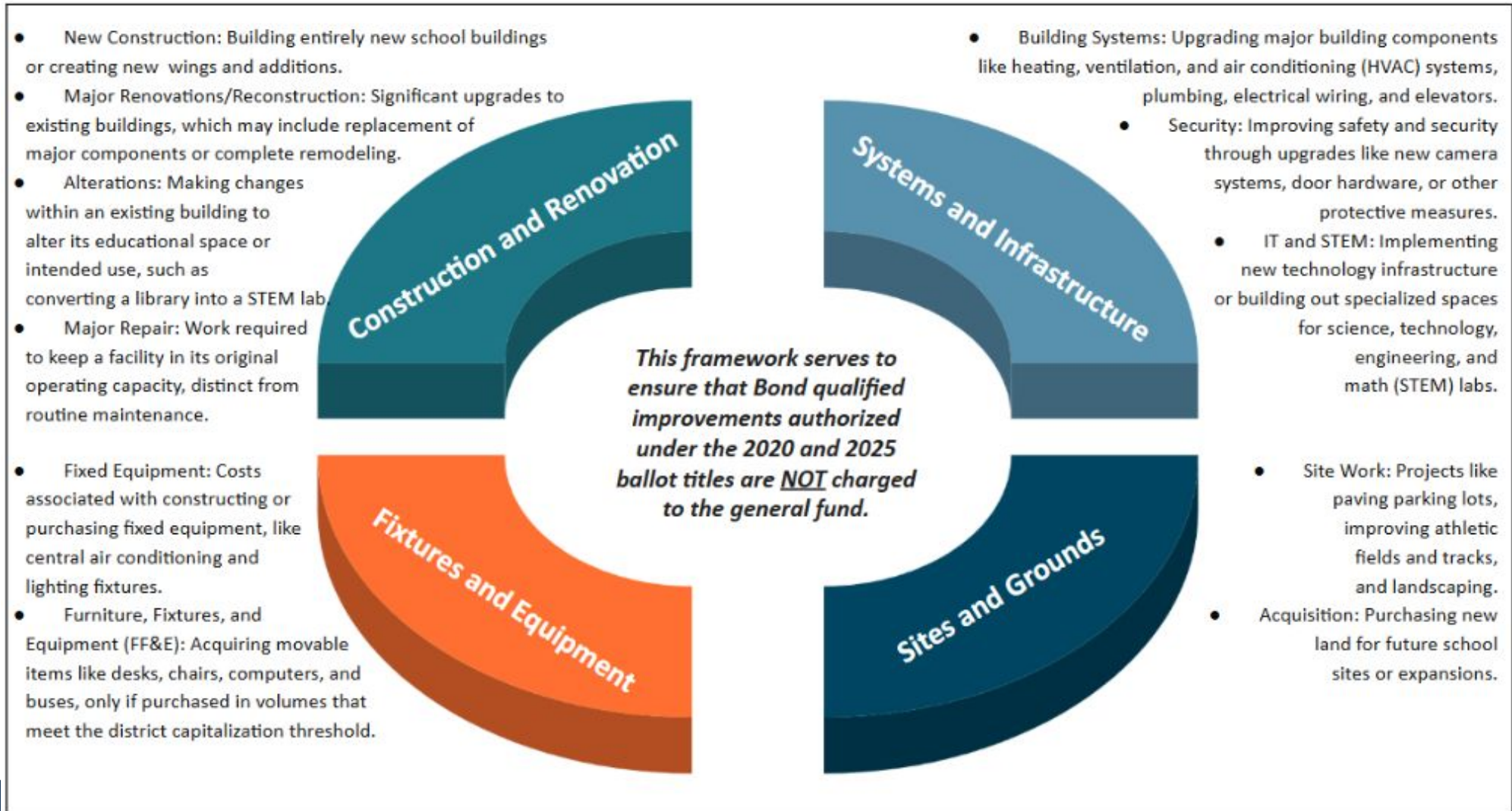
Bond Compensability

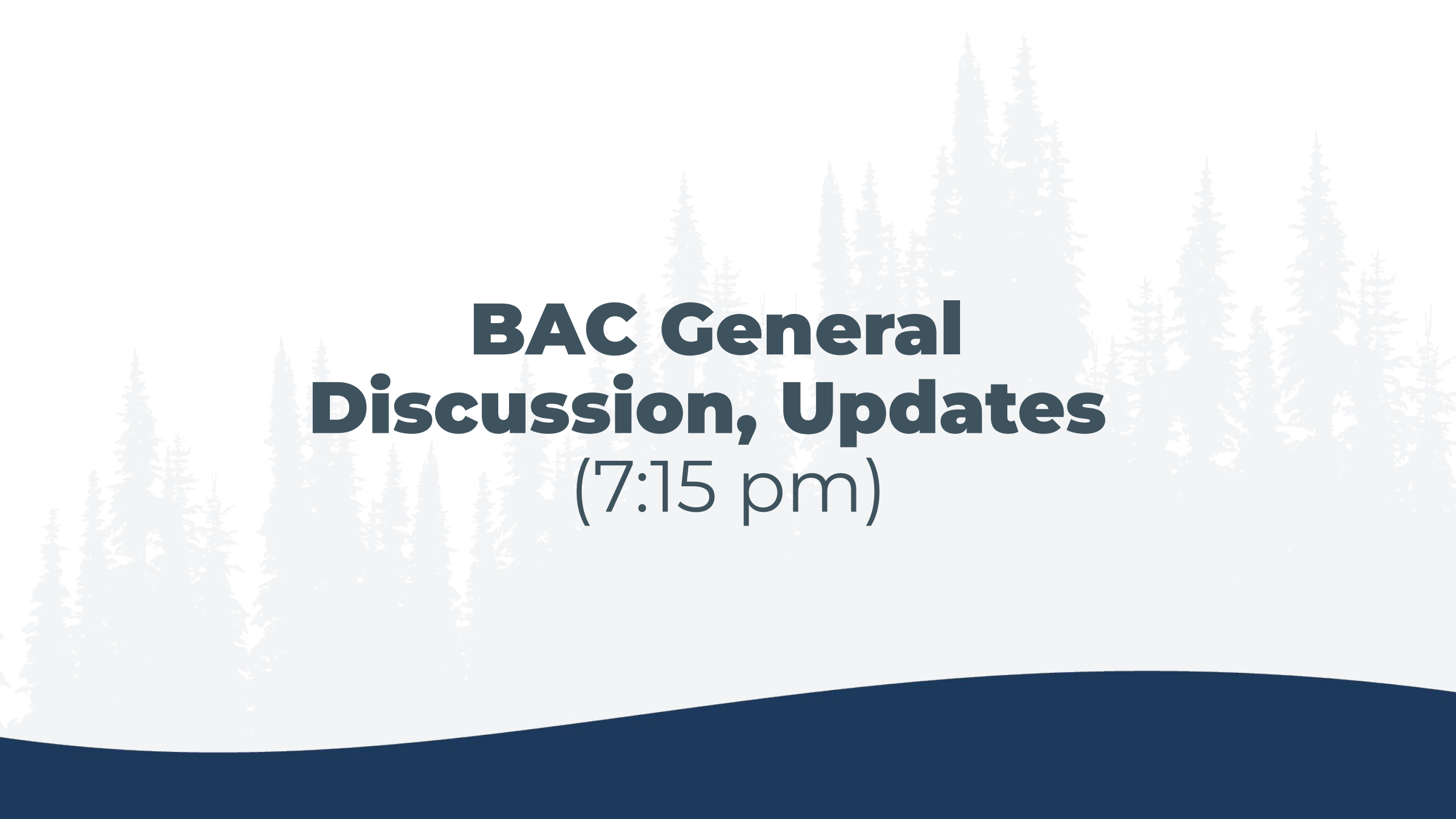
(7:10 pm)

Definitions

- **Capital Improvements:** work that adds value, results in betterment of the facility, extends the property's life, or adapts it for new use. Capitalization threshold is \$25k
- **Repair/Maintenance:** work that restores the property to its original condition
- **Categories of Capital Improvements:**
 - Construction and Renovation
 - Systems and Infrastructure
 - Fixtures and Equipment
 - Sites and Grounds

Bond-Authorized Capital Improvements





BAC General Discussion, Updates

(7:15 pm)

Votes

- Q1 Meeting Minutes
- Q2 Meeting Minutes
- Charter Discussion Meeting Minutes



Adjourn

Next Meeting:

October 28, 2026
(Virtual)