



PORTLAND PUBLIC SCHOOLS

OFFICE OF SCHOOL MODERNIZATION

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Date: August 8, 2025

To: PPS Board of Education, Facilities Improvement Oversight Committee

From: Stormy Shanks, Senior Director, Office of School Modernization

Subject: OSM Status Update – August, 2025

BACKGROUND

In November 2012, May 2017, November 2020, and May 2025, voters approved general obligation bonds to complete capital improvement projects for Portland Public Schools. This report provides a status update on Bond projects in the categories of High School Modernizations, Health and Safety, and other infrastructure improvement projects.

HIGH SCHOOL MODERNIZATION PROJECTS

The Jefferson, Cleveland, and Ida B Wells modernization projects' design efforts were paused in November during their Schematic Design Phases to study cost reduction strategies that aligned with the framework the Board developed in Resolution 7051 - Resolution to Adopt a Framework to Build High Quality-High Schools in a Cost-Efficient Manner. The project teams updated the Board in March and April with conceptual design revisions and a range of expected cost savings that would result from the Board's framework.

Since April, the teams have been putting more detail into their revised designs, cost estimates and project schedules that resulted from the cost reduction phase. By the end of August, the revised Comprehensive Plans for the modernization projects that set their revised scope, schedule, and budget will be complete and ready to present to the Board for approval. After Board approval of the comprehensive plans, the teams will continue through the remainder of the design, permitting, and construction phases to complete the projects according to their approved comprehensive plans.

The Jefferson Modernization team completed the procurement process for a new Construction Manager/General Contractor (CM/GC), and the Notice of Intent to Award to the Colas / Hoffman team was issued. The team is negotiating contract terms and will request board approval for the contract after the terms are set within the next few weeks.

2017 BOND HEALTH AND SAFETY PROGRAM PROJECTS

In the 2017 Bond, \$150 million was identified for the category of Health and Safety projects. So far, \$104 million of the \$150 million has been spent on projects, another \$38.4 million is allocated to active projects in process, and \$7.6 million remains to be allocated.

2017 Bond Health and Safety Category	Projects Completed	Active Projects	Bond Actuals to Date	Progress Notes
ADA Accessibility (2017 Bond)	6	0	\$8,910,000	The 2017 ADA program scope is complete.
Asbestos Remediation	49	11	\$9,360,000	
Fire Alarm / Sprinkler	9	1	\$17,747,000	A multi-site fire alarm panel replacement project will be funded soon.
Lead Paint	0	1	\$4,436,000	The lead paint mitigation program is scheduled for completion this summer. It will finish significantly below its original budget.
Radon Mitigation	4	1	\$192,000	Many radon mitigation projects are multi-site projects.
Roofing (2017 Bond)	16	7	\$45,122,000	Recently funded projects include Holladay Annex, Cesar Chavez, Woodmere, Vestal, Marshall
Security (2017 Bond)	7	0	\$8,135,009	The 2017 Security program scope is complete.
Water Quality	23	0	\$10,491,000	The water quality program is complete. All drinking water fixtures in PPS buildings are now equipped with filters to bring lead content well below allowable limits.

2017 BOND ATHLETICS PROGRAM PROJECTS

The Roosevelt grandstands expansion project is the only active project in the 2017 Bond Athletics program. It has \$2.5 million allocated, and the architectural and engineering design contract has just recently been awarded. The design and construction schedule are currently under development.

2020 BOND INFRASTRUCTURE PROGRAM PROJECTS

The original 2020 Bond budget included \$241 million for facilities infrastructure improvements. Subsequently, that amount was increased to \$278 million. Of that, \$213 million has been spent and \$53 million is allocated to active projects, and about \$12 million remains to be allocated to new projects.

2020 Bond Infrastructure Projects Category	Projects Completed	Active Projects	Bond Actuals to Date	Progress Notes
Capacity (Terwilliger ACCESS and Harrison Park Conversion)	1	1	\$31,000,000	Harrison Park is in the closeout phase and will reach final completion in early Fall 2025.
ADA and SPED	4	12	\$47,707,000	All of the originally identified scope for ADA and SPED in the 2020 Bond are scheduled for completion in Fall 2025.

2020 Bond Infrastructure Projects Category	Projects Completed	Active Projects	Bond Actuals to Date	Progress Notes
Roofing (2020 Bond)	11	4	\$62,690,000	All active 2020 bond roofing projects are scheduled for completion in Fall 2025.
Mechanical	2	5	\$48,567,000	Active projects include full HVAC upgrades at Bridger and Kelly (both in close-out phase) and at Lent (substantial completion Fall 2025), and multisite controls upgrades.
Security (2020 Bond)	2	7	\$25,561,000	All of the originally identified scope for security in the 2020 Bond is scheduled for completion in Fall 2025. Security projects will finish below the original budget.
Seismic Improvements	2	1	\$11,581,000	Completed projects: Lent and Creative Science full retrofits Active Project: Marysville full retrofit, scheduled for completion Fall 2026.

2025 BOND PROGRAM

Staff are engaged in developing a 2025 Bond Execution Plan that will include a staffing plan, prioritization criteria for projects in each facility program category, anticipated project schedules over the 8-10 years of the Bond implementation, communications and transparency guiding principles, and anticipated contracted program management support scope. OSM and Finance are in the process of setting up the financial infrastructure for the 2025 Bond. Below is an outline of the 2025 Bond program budgets.

High School Modernizations – \$1.15 billion

- Jefferson High School
- Ida B. Wells High School
- Cleveland High School
- Remaining funding will be used for facility improvements at middle and elementary schools.

Physical Facility Improvements – \$269 million

- Deferred Maintenance & Priority Scope Improvements – \$190 million
 - \$100 million allocated to end of life and emergency system replacements / improvements
 - The next priority is seismic improvements at the 8-10 schools with the highest risks
- Athletics Improvements – \$79 million
 - West Sylvan Middle School (turf and lights) to support Lincoln High School athletics
 - Roosevelt High School (turf for baseball, softball and hitting facility)
 - Grant High School (lights at track and new seating)
 - Franklin High School (turf and lights for baseball, softball and hitting facility)
 - Jackson Middle School to support district wide athletics
 - Marshall campus to support district wide athletic

Educational and Technology Improvements – \$288 million

- Technology Improvements - \$176 million

- Business Modernization/ERP - \$38 million
- Staff & Student Device Refresh - \$70 million
- Data Center/Classroom Tech/Infrastructure - \$50.5 million
- Cybersecurity - \$7.5 million
- HVAC and Energy Sustainability - \$10 million

Physical Education – \$10 million

Curriculum Adoption – \$56 million

Program Administration – \$83 million

Program Contingency – \$83 million

2025 BOND SEISMIC IMPROVEMENTS PROGRAM

Current Phase – Prioritization and Planning

The seismic improvements prioritization and planning process includes three steps:

1. Gather detailed seismic deficiency data at all schools - Complete
2. Obtain risk scoring / priority recommendations from structural engineer – Draft received 8/6/25, Final anticipated end of August
3. Evaluate recommendations Using PPS priority criteria - To Be Completed

1. Seismic Deficiency Data - Complete

In mid-2024, a structural engineering consultant delivered a high level seismic assessment report for all school buildings. The high level assessment report includes seismic vulnerabilities and rough order of magnitude (ROM) construction costs to correct the vulnerabilities.

2. Priority Recommendations - In Progress

At the end of 2024, a new contract was established with the engineering firm to develop a prioritization of the identified seismic work documented in the 2024 assessment. The prioritization work includes collaborating with the District to define the criteria by which the work is prioritized, completing the prioritization, and developing a report as the work product for the prioritization effort. Some of the prioritization criteria are technical in nature and are calculated according to FEMA and American Society of Structural Engineers (ASCE) standards. Other criteria are defined or informed by the district: building part occupant density and Title I status, for example. A draft of the report was received from the structural engineer on August 6, 2025. Staff will review the report, pass comments to the engineer, and will receive the final report by the end of August. This is a significant step in the process for prioritizing our seismic retrofit scope in a way that is intentional and based on accepted industry standards.

3. PPS Priority Criteria - To Be Completed

The final and critical step for PPS will be to review the engineers' recommendations and apply its own priorities and criteria to determine which projects should move forward. While the recommendations from phases one and two will provide a strong data-driven foundation, PPS will need to consider additional factors outside the engineers' scope. These include anticipated impacts of potential school consolidation, the feasibility and consequences of multi-summer construction schedules, and potential disruptions to ongoing programs such as summer school. This internal evaluation will ensure that Project decisions align with both operational realities and district-wide educational goals.

Next Phase – Execution Phase

In the execution phase, OSM will execute the prioritized seismic improvement projects according to its Standard Operating Procedures for bond-funded construction programs. OSM will establish key performance indicators (KPIs) related to the Seismic program. Accountability and transparency will be provided through the following:

- OSM will report the status of the Seismic Upgrade Program bimonthly to the FIO Committee in a dashboard style report that communicates the status of the scope, schedule, and budget for each identified project.
- OSM will also report the status of the program to the Bond Accountability Committee.
- A 2025 Bond Seismic Improvements website will provide updates to the public.

The Seismic Improvements Program will be included in the annual performance audits that will cover the 2025 Bond as a whole.

2025 BOND ATHLETICS - GRANT BOWL LIGHTS

The project to add lights at the field at Grant began in September, 2024, with the required City of Portland Land Use review, which was recently approved. The next step is for the design team to develop the permit documents and submit them to the City, which is expected to take about eight weeks. Permitting is expected to take about two months.

A new electrical service is required to power the lights. Engineers will design the service and then installation could take six weeks. Lighting will be provided by Musco under a cooperative contract agreement. The contracting process will take 2-3 weeks and then needs to be approved by the Board, and the cycle for submitting to the Board is typically 2-3 weeks. The material lead time is 8-10 weeks, and installation will be 3-4 weeks. The contractor will need to be able to mobilize and work safely on the site. They will need to help determine whether their work can be done while the field and surrounding areas are being used for athletics.