Portland Public Schools
DABC Meeting
February 6, 2020
Agenda

1. Welcome and Approval of Prior Meeting Minutes

2. Business Items
   A. Scope/Budget Timeline
   B. Options Discussion
   C. Next Steps

3. Adjourn
## Scope/Budget Timeline-Revisited

### Escalation

<table>
<thead>
<tr>
<th>Year</th>
<th>Historic Construction Index</th>
<th>Escalation</th>
<th>Source</th>
<th>Adjusted City Cost Index, Portland, ME Means</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>655</td>
<td>5.19%</td>
<td>Turner Construction cost index (national)</td>
<td>5.00%</td>
</tr>
<tr>
<td>2005</td>
<td>717</td>
<td>8.65%</td>
<td>Turner Construction cost index (national)</td>
<td>8.33%</td>
</tr>
<tr>
<td>2006</td>
<td>793</td>
<td>9.58%</td>
<td>Turner Construction cost index (national)</td>
<td>9.23%</td>
</tr>
<tr>
<td>2007</td>
<td>854</td>
<td>7.14%</td>
<td>Turner Construction cost index (national)</td>
<td>6.88%</td>
</tr>
<tr>
<td>2008</td>
<td>908</td>
<td>5.95%</td>
<td>Turner Construction cost index (national)</td>
<td>5.73%</td>
</tr>
<tr>
<td>2009</td>
<td>832</td>
<td>-9.13%</td>
<td>Turner Construction cost index (national)</td>
<td>-8.80%</td>
</tr>
<tr>
<td>2010</td>
<td>799</td>
<td>-4.13%</td>
<td>Turner Construction cost index (national)</td>
<td>-3.98%</td>
</tr>
<tr>
<td>2011</td>
<td>812</td>
<td>1.60%</td>
<td>Turner Construction cost index (national)</td>
<td>1.54%</td>
</tr>
<tr>
<td>2012</td>
<td>830</td>
<td>2.17%</td>
<td>Turner Construction cost index (national)</td>
<td>2.09%</td>
</tr>
<tr>
<td>2013</td>
<td>864</td>
<td>3.94%</td>
<td>Turner Construction cost index (national)</td>
<td>3.79%</td>
</tr>
<tr>
<td>2014</td>
<td>902</td>
<td>4.21%</td>
<td>Turner Construction cost index (national)</td>
<td>4.06%</td>
</tr>
<tr>
<td>2015</td>
<td>943</td>
<td>4.35%</td>
<td>Turner Construction cost index (national)</td>
<td>4.19%</td>
</tr>
<tr>
<td>2016</td>
<td>970</td>
<td>2.78%</td>
<td>Projected</td>
<td>2.68%</td>
</tr>
<tr>
<td>2017</td>
<td>1000</td>
<td>3.00%</td>
<td>Projected</td>
<td>2.89%</td>
</tr>
<tr>
<td>2018</td>
<td>1035</td>
<td>3.38%</td>
<td>Projected</td>
<td>3.26%</td>
</tr>
<tr>
<td>2019</td>
<td>1070</td>
<td>3.27%</td>
<td>Projected</td>
<td>3.15%</td>
</tr>
<tr>
<td>2020</td>
<td>1110</td>
<td>3.60%</td>
<td>Projected</td>
<td>3.47%</td>
</tr>
<tr>
<td>2021</td>
<td>1150</td>
<td>3.48%</td>
<td>Projected</td>
<td>3.35%</td>
</tr>
<tr>
<td>2022</td>
<td>1185</td>
<td>2.95%</td>
<td>Projected</td>
<td>2.84%</td>
</tr>
</tbody>
</table>

*Note: Base year 1967, index 100*

Data sources: Turner Construction cost index, R.S. Means
Scope/Budget Timeline

Increase in Construction Costs 2005-2022

Legend
- Turner Cost Index (2016)
- Actual Escalation

Actual:
- 2016 – 5%
- 2017 – 5%
- 2018 – 8%
- 2019 – 6%

53.2%
58.2%
66.2%
72.2%
50.94%
53.94%
57.32%
64.20%
48.16%
43.81%
45.16%
36.02%
31.89%
33.50%
35.66%
39.50%
Scope/Budget Timeline—Revisited

<table>
<thead>
<tr>
<th></th>
<th>Years of Escalation</th>
<th>Escalation—November Referendum</th>
</tr>
</thead>
<tbody>
<tr>
<td>School 1</td>
<td>2015-2018</td>
<td>13.01%</td>
</tr>
<tr>
<td>School 2</td>
<td>2015-2019</td>
<td>16.16%</td>
</tr>
<tr>
<td>School 3</td>
<td>2015-2020</td>
<td>19.63%</td>
</tr>
<tr>
<td>School 4</td>
<td>2015-2021</td>
<td>22.98%</td>
</tr>
</tbody>
</table>

- Project order has not been determined

- Budgets were run through escalation factors using “least expensive first / most expensive last” and “most expensive first / least expensive last” scenarios and the total cost difference (due to escalation) was approximately $500,000

- A “schedule mid-point” escalation factor of 18% has been used in the following budgets in order to provide an average escalation factor for scheduling flexibility
Scope/Budget Timeline

### BFOF Escalation

<table>
<thead>
<tr>
<th>Escalation from Actual</th>
<th>0%</th>
<th>8%</th>
<th>12%</th>
<th>18%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presumpsct</td>
<td>13,628,178</td>
<td>11,549,303</td>
<td>11,549,303</td>
<td>11,549,303</td>
</tr>
<tr>
<td>Lyseth</td>
<td>17,997,554</td>
<td>15,252,164</td>
<td>15,252,164</td>
<td>15,252,164</td>
</tr>
<tr>
<td>Longfellow</td>
<td>15,388,128</td>
<td>13,040,786</td>
<td>13,040,786</td>
<td>13,040,786</td>
</tr>
<tr>
<td>Reiche</td>
<td>17,246,276</td>
<td>14,615,488</td>
<td>14,615,488</td>
<td>14,615,488</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>64,260,136</strong></td>
<td><strong>54,457,742</strong></td>
<td><strong>54,457,742</strong></td>
<td><strong>54,457,742</strong></td>
</tr>
</tbody>
</table>

This scenario breaks down the $64M bond total assuming that it has an 18% escalation. From there, we build the escalation back up 6% per year, assuming that 2019 is year 0 with no escalation factor. Total budget surplus is $5M.
BUDGET FACTORS

- **Time**: Lost two years (getting to referendum, hiring architect, going out to bid)
- **Scope**: BFOF original budget established on very high level scope information
- **Cost**: Increase in percentage beyond Turner prediction
## Scope/Budget Timeline

### Yarmouth Maine

<table>
<thead>
<tr>
<th>School</th>
<th>Renovated Area</th>
<th>New Area</th>
<th>Pre Bid Construction</th>
<th>Pre Bid Project</th>
<th>Post VE Actual</th>
<th>Bid Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rowe Primary</td>
<td>2,155</td>
<td>11,882</td>
<td>$5,629,539</td>
<td>$6,815,825</td>
<td>$5,057,609</td>
<td>September 2019</td>
</tr>
<tr>
<td>Yarmouth Elementary</td>
<td>47,060</td>
<td>49,410</td>
<td>$23,560,514</td>
<td>$28,487,395</td>
<td>$23,460,315</td>
<td>October 2019</td>
</tr>
<tr>
<td>Harrison Middle School</td>
<td>2,256</td>
<td>6,155</td>
<td>$4,393,682</td>
<td>$5,512,689</td>
<td>$4,914,909</td>
<td>December 2019</td>
</tr>
<tr>
<td>Yarmouth High School</td>
<td>4,255</td>
<td>28,691</td>
<td>$10,955,772</td>
<td>$13,097,500</td>
<td>$9,824,685</td>
<td>October 2019</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>55,726</td>
<td>96,138</td>
<td>$44,539,507</td>
<td>$51,997,403</td>
<td>$43,257,518</td>
<td></td>
</tr>
</tbody>
</table>
# Other Construction Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Estimate</th>
<th>Average Bid</th>
<th>Percentage Over Estimate</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>212 Canco Road Reno</td>
<td>$1,700,000</td>
<td>$2,092,625</td>
<td>23%</td>
<td>4/30/18</td>
</tr>
<tr>
<td>Fleet Services Facility at 250 Canco Road</td>
<td>$3,800,000</td>
<td>$4,365,505</td>
<td>15%</td>
<td>6/28/18</td>
</tr>
<tr>
<td>Sanitation Office/Crew Space 109 District Road</td>
<td>$200,000</td>
<td>$375,508</td>
<td>88%</td>
<td>10/4/18</td>
</tr>
<tr>
<td>Brighton Avenue Sewer Separation project</td>
<td>$1,015,000</td>
<td>$2,705,178</td>
<td>167%</td>
<td>1/17/19</td>
</tr>
<tr>
<td>Mackworth-Ocean-Walton CSO Separation Phase 1</td>
<td>$5,500,000</td>
<td>$8,996,170</td>
<td>64%</td>
<td>3/7/19</td>
</tr>
<tr>
<td>Mackworth-Ocean-Walton CSO Separation Phase 1</td>
<td>$7,100,000</td>
<td>$9,091,703</td>
<td>28%</td>
<td>12/12/19</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$19,315,000</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Scope/Budget Timeline

### BFOF Project Budget (Re-estimated 2020)

<table>
<thead>
<tr>
<th>SCHOOL</th>
<th>PROJECT BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>LYSETH</td>
<td>$23 M</td>
</tr>
<tr>
<td>LONGFELLOW</td>
<td>$25 M</td>
</tr>
<tr>
<td>PRESUMPSCOT</td>
<td>$23 M</td>
</tr>
<tr>
<td>REICHE</td>
<td>$33 M</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$105 M</strong></td>
</tr>
</tbody>
</table>

*Note: Lyseth BFOF Scope was estimated in 2019*
# Scope/Budget Timeline

## “Lyseth Scope” Budget (Re-estimated 2020)

<table>
<thead>
<tr>
<th>SCHOOL</th>
<th>PROJECT BUDGET</th>
<th><strong>(Actual)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>LYSETH</td>
<td>$17 M</td>
<td></td>
</tr>
<tr>
<td>LONGFELLOW</td>
<td>$23 M</td>
<td></td>
</tr>
<tr>
<td>PRESUMPSCOT</td>
<td>$21 M</td>
<td></td>
</tr>
<tr>
<td>REICHE</td>
<td>$24 M</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$85M</strong></td>
<td></td>
</tr>
</tbody>
</table>
History of Scope/Budget

ASSUMED 18% ESCALATION

- BFOF Scope-Original (2013): $51M
- BFOF Scope-Escalated (2016): $69M
- BFOF Scope-Plus (2016): $72M
- BFOF Scope-Reduced Bond (2017): $64M
- Pre-Lyseth Escalation (2018): $61M
- Re-Priced Bond Scope (2019): $105M
- Lyseth Scope (2020): $85M
Scope Summary

BFOF Original Scope

• Capacity
• Accessibility
• Separate Gym
• Music Rooms
• Art Rooms
• Sprinkler, Fire Alarm, Exit Signage, Emergency Lighting
• Lighting Upgrades
• Telcom Upgrades
• Security Systems
• Interior Finish Upgrades
• Door Replacement
• HVAC, Controls, Mechanical Systems
• Exterior Wall Upgrades
• Vehicular/Pedestrian Circulation
• Small Group Learning Spaces
• Special Education Spaces
• Performance Spaces
• Abatement/Remediation
• LEED

“Lyseth” Actual Scope

• Capacity
• Accessibility
• Separate Gym
• Music Rooms
• Art Rooms
• Sprinkler, Fire Alarm, Exit Signage, Emergency Lighting
• Lighting Upgrades
• Telcom Upgrades
• Security Systems
• Interior Finish Upgrades
• Door Replacement
• HVAC, Controls, Mechanical Systems (*Not all Longfellow & Reiche)
• Exterior Wall Upgrades
• Vehicular/Pedestrian Circulation
• Small Group Learning Spaces
• Special Education Spaces
• Performance Spaces
• Abatement/Remediation
• LEED (*New construction only in Lyseth, New Ordinance for Longfellow & Reiche)
Longfellow - BFOF Scope

- Lobby
- Gym (stage)
- Library
- Classrooms (2-Stories)

BFOF Estimate (2017): $15.4M
BFOF Estimate (2019): $25.1M
66%
Longfellow - “Lyseth Scope”

Lower Level Plan

Estimate (2020): $23M
Longfellow - “Lyseth Scope”

First Floor Plan

Estimate (2020): $23M
Longfellow - “Lyseth Scope”

Second Floor Plan

Estimate (2020): $23M
Presumpscot - BFOF Scope

BFOF Estimate (2017): $13.6M
BFOF Estimate (2019): $23.2M
76%
Reiche - BFOF Scope

- Entrance
- Music Room
- Renovation (Create Rooms)

BFOF Estimate (2017): $17.2M
BFOF Estimate (2019): $32.8M
90%
Reiche - “Lyseth Scope”

First Floor Plan

Estimate (2020): $24M
Reiche - “Lyseth Scope”

Second Floor Plan

Estimate (2020): $24M
District Advisory Board Committee (DABC):

**CHARGE:** To advise and provide recommendations to the Portland Board of Public Education, who have final authority for all decisions related to the construction and renovation of four elementary schools: Lyseth, Presumpscot, Reiche, and Longfellow as authorized by the November 7, 2017 voters’ referendum.
Options Discussion

Reduce Scope

• Conform to current cost estimates across three schools
  o Pros: Stays on budget, funds all three schools
  o Cons: Reduces scope significantly (i.e., may not be able to do new construction or key aspects of original vision)

Reduce Number Schools Renovated

• Reduce scope to include only 2 out of the 3 schools
• Still require scope reductions from “Lyseth Scope”

Increase Funding

• Engage with Board/Council/Stakeholders to increase project funding
  o a new referendum
  o statutory permissible increase of ~5M per project
Options Discussion

SCENARIO 1 – “Classrooms”

Longfellow:
• Classroom Addition for Art/Music, Pre-K (5,300 SF): $3M
• Abate and Renovation Existing Classrooms – little to no reconfiguration (40,000 SF): $8M
• Secure Entry (3,500 SF): $2M
• Elevator: $0.5M
• Misc Upgrades (Life Safety, Code): $2M

Presumpscot:
• Classroom addition to replace portables (10,000 SF): $6M
• Secure Entrance (3,000 SF): $2M
• Misc Upgrades (Life Safety, Code): $2M

Reiche:
• Renovate school side only (build walls), no work on community side (47,000 SF): $18M
• Misc Upgrades (Life Safety, Code): $2M
Options Discussion

SCENARIO 2 – “Separate Gyms”

**Longfellow:**
- Build new Gym (8,500 SF): $6M
- Secure Entry (3,500 SF): $2M
- Elevator: $0.5M
- Misc Upgrades (Life Safety, Code): $2M

**Presumpscot:**
- Classroom addition to replace portables (10,000 SF): $6M
- Build new Gym (8,500 SF): $5M
- Secure Entrance (3,000 SF): $2M
- Misc Upgrades (Life Safety, Code): $2M

**Reiche:**
- Renovate school side only (build walls), no work on community side (47,000 SF): $18M
- Misc Upgrades (Life Safety, Code): $2M
Next School Board Workshop:
    February 25, 2020, 6pm-9pm

Next DABC Meeting:
    February 27, 2020 – outline next steps to the board