



Portland Public
Schools

2009—2010 School Year

Facilities & Asset Management NEWSLETTER

Volume 1: Spring 2010

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How Safe are our Schools in an Earthquake?

Except for Forest Park and Rosa Parks, our schools were constructed before building codes or construction methods recognized the need for seismic-resistant design. Starting in 1995, PPS evaluated schools for earthquake-resistance and initiated significant seismic upgrades, focusing on preventing collapses and improving safe exiting at the highest priority schools.

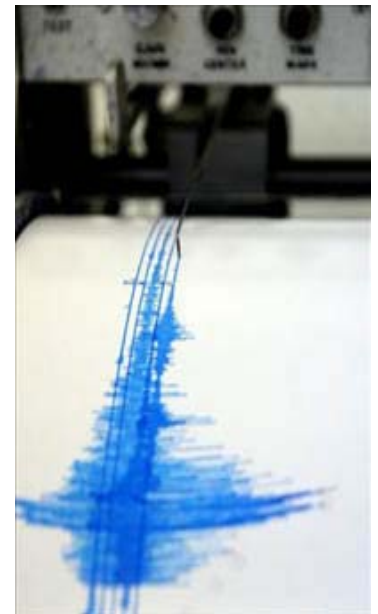
PPS completed upgrades at 53 schools and two other PPS facilities out of a total of 109 schools and other facilities owned by the District at that time at a cost of about \$47 million under the 1995 bond program. In addition, PPS completed seismic upgrades at 18 schools as part of re-roofing projects since 1995. Last year, PPS completed seismic upgrades at 8 of 9 re-roofing project sites.

Where do we go from here?

Last summer, KPFF Engineers prepared a survey of the seismic safety of our school buildings, looking at a sampling of PPS schools to project the extent of work and related costs to bring all our school buildings up to a modern standard. The cost is estimated to be \$206 million, if done as part of overall school renovations or if accomplished alone.

As PPS moves forward with school modernization, making schools safe in an earthquake will be a major challenge, but one that FAM already has 15 years of experience addressing.

~John McCormick
Project Manager
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Energy Conservation Tips:

- Use CFL instead of incandescent bulbs
- Turn off lights when not needed
- Keep doors and windows shut, especially when heating
- Power down computers on nights, weekends, and holidays

30 PPS Sites Participating in Electricity Incentive Program

FAM solicited all PPS sites to participate in the very first Electricity Incentive Program which can yield up to \$2,000 back into the schools' budget. Thirty sites have opted to participate in the program targeted to reduce energy consumption across the district. Through behavioral changes and technological improvements, each site is required to reduce their electricity

consumption by 1-3% in order to be eligible for the incentive funds.

FAM staff will provide administrators and custodians at each site an update of the past month's electric bill, including their reduction (or increase) from the previous year. In addition, conservation tips and monthly rankings will be communicated to each site. The goal of

this program is to influence a change in behavior around electricity use and reduce the amount of money spent on utilities.

~Aleta Mills
AmeriCorps
Energy Specialist
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Over 1600 Responses to the FAM Custodial Survey

Tony Magliano, Director of Facilities and Asset Management, sent out a survey to all PPS building staff on February 8, 2010, asking for feedback regarding the custodial services at their site. More than 1600 Portland Public Schools employees responded to the survey.

The FAM survey asked respondents where they work, what their position is, seven multiple choice questions, and three open-ended questions. Here is some data from the survey:

- 79% of respondents were teachers

- 81% of respondents agree custodial staff responds to inquiries in a timely manner
- 87% of respondents agree custodial staff is knowledgeable, courteous and professional
- 75% of respondents agree custodial staff takes pride in their work

The data collected in this survey has been passed on to the Field Operations Supervisors (FOS's) so that they can address issues at specific sites and work to

improve custodial department services.

A special thanks goes to Jared Kobak and the Research and Evaluation Department for their help in sending out the custodial survey as well as organizing the data collected for Facilities staff to utilize.

~Lindsay Trapp
Administrative Assistant
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Getting to Know the New AD of Project Management, Randy Miller

As the eldest of eight, Randy Miller grew up in Great Falls, Montana. He earned both a Bachelor's degree in Political Science and a Master's degree in Public Administration from the University of Montana. He would later move from Montana to California, then to Oregon in 1989. Before joining PPS, Randy most recently worked on the project management team at Heery International.

In his free time, Randy enjoys riding his motorcycle, working

out at the gym, and sea kayaking. Randy has both a daughter and a son, and has found much pleasure in coaching football, lacrosse, and basketball. Having a passion for the arts, Randy is a part of a number of arts organizations, including the Regional Arts and Culture Council and the Board at the Museum of Contemporary Craft. Furthermore, Randy serves on the Honored Citizen Committee for the Architecture Foundation of Oregon.

Welcome to the FAM team, Randy!

~Lindsay Trapp
Administrative Assistant
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Thanks to all PPS principals and staff that have responded to the FAM surveys. We appreciate your input!

Recovery Act Funds School Lighting Projects

PPS pursued and won \$378,923 in federal funds from the Oregon Department of Energy for energy-efficient lighting projects at 16 schools and the BESC. The project is funded by the American Recovery and Reinvestment Act awarded through the State Energy Program (SEP). These funds are designated for energy efficiency and renewable energy projects in public buildings. The U.S. Department of Energy administers the funds, approves the projects, and reviews the

state's progress.

FAM will use the funds to finance T12-to-T8 fluorescent lighting retrofits at the remaining sites needing these retrofits: Atkinson, Bridger, Buckman, Grout, Hayhurst, James John, Kellogg, Kelly, Lane, Llewellyn, Markham, Marshall, Roosevelt, Tubman, and Youngson. The funds also will be used to pay for HID (high-intensity-discharge)-to-fluorescent retrofits at: Portsmouth, Tubman,

and the BESC.

FAM Project Manager Jeff Lewis and Energy Specialist Catherine Diviney will complete the work by June 15, 2010. This project is expected to save Portland Public Schools approximately \$70,000 in electricity costs per year (over 700,000 kWh).

~Catherine Diviney
Energy Specialist
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Central Reorganization Unfolds at Cubicle Level

Facilities and Asset Management has moved more than 240 staff members since March 2009. Consolidating educators will increase support to schools and team collaboration. Project Manager Gretchen Hollands reports the job was completed substantially under budget.

“A critical component to changing an organization’s culture is creating an environment that supports that change. We’re pleased to create work space that encourages employee collabora-

tion” said C.J. Sylvester, Chief Operating Officer. “We are able to deliver these changes in large part thanks to the generous furniture donation from the Port of Portland.”

The cubicle donation from the Port of Portland created a substantial cost savings for the District. Carpet and paint were only replaced in the worst cases, which also helped contain costs.

A project of this scale requires a lot of support. Thanks go to these PPS team members:

Jerry Lively and the crafts from Maintenance, Duane Hill and the custodial team, Brenda Caldwell and Jeff Lewis from Project Management, and crew members from the Warehouse.

Thanks go to the people moving as well. The project was fast-paced and our PPS staff handled the uncertainty and a new work environment with grace and humor.

~Gretchen Hollands
Project Manager
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Thank you to Woodstock Custodian, Greg Baldwin

On Tuesday, February 23, 2010, a fire broke out in the Woodstock School boiler room. Head custodian Greg Baldwin entered the room and determined the smoke he was seeing was being caused by a fire in the motor that pumps air through the main ventilation system for the building. Baldwin immediately shut the motor down and extinguished the fire, preventing both the fire from growing and smoke from entering the school.

Superintendent Carole Smith and Deputy Superintendent Greg Baker joined the students and staff at Woodstock School on March 1, 2010, to honor Greg. He received a commendation from the Portland Fire Department and was presented with a “PPS Head Custodian” shirt from the Facilities department.

~Lindsay Trapp
Administrative Assistant
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“A critical component to changing an organization’s culture is creating an environment that supports that change.”
~C.J. Sylvester,
COO

New Solar System Installed at Jefferson High School

PPS recently installed a new solar system at Jefferson High School. The 3.264 kW system is comprised of 24 Unisolar flat panel modules. An Earth Day event was held at Jefferson High School on April 22nd to celebrate the installation of the solar panels. This was part of the Carbon Footprint Fair where the Jefferson High School Student Sustainability team provided information about the expanding field of sustainability careers.

The solar panel system was made possible by a \$15,000 grant from the Earth Day Network and a Solar Electric Incentive from the Energy Trust of Oregon. Northwest Solar Solutions installed the solar panels and Frahler Electric provided the electrical work. Additional partners in the project included the National Audubon Society, Toyota’s Together Green Fellowship Program, Legacy Health, McMenamins, Local IBEW, and Carbon Concierge. Frahler

Electric utilized an apprentice electrician on the project who is now an employee of the company.

Future plans include the installation of a web-based educational kiosk so students will be able to track energy production from the panels.

~Ned Nabeta
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PPS Mission:

At Portland Public Schools, this is our goal: By the end of elementary, middle, and high school, every student by name will meet or exceed academic standards and will be fully prepared to make productive life decisions.

Portland Public Schools Facilities & Asset Management

The Facilities & Asset Management (FAM) Department supports classroom teaching and learning by providing a safe and healthy environment that is conducive to learning for students and staff.

Spring Cleaning brought new carpet & lights to Benson Library

FAM replaced both the carpet and the light fixtures in the Benson library over the 2010 spring break week within a tight time frame and through a collaborative effort between Maintenance and Project Management.

The whirlwind project began on Saturday, March 20, with all the furniture and bookcases being moved out of the library. On Monday, the old carpet was removed. Electricians started changing out the light fixtures on Tuesday, and completed the fixture replacement on Wednesday. The flooring company started the carpet tile installation on Thursday and finished the job the following day. Furnishings

were brought back into the library and the project was complete on Saturday. The library was finished and ready for students and staff on Monday, March 29.

PGE donated the carpet tile for this project. They had recently re-carpeted their offices and the current carpet tile had only been used for one year. The flooring contractor that PPS hired to complete the Benson project was familiar with the PGE remodel. He knew the PGE carpet tile was in good condition, and that PPS would be able to reuse the carpet. PPS saved nearly \$8,000 by using the used carpet tile.

~Don Huld
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