



Portland Public
Schools

2011-2012 School Year

Facilities & Asset Management NEWSLETTER

Volume 2: Summer 2011

Inside this issue:

- Welcome Allen Carpenter to PM Team **2**
- 10-11 Oregon Green Schools Recap **2**
- Large-scale Moves this Summer at PPS **2**
- Partnership with BES Brings More Trees to PPS **3**
- New Software System for Civic Use of Buildings **3**
- Steve Brand Memorial Field at Chapman **3**
- New Sr. Manager of Real Estate, Bob Alexander **4**

Don't forget to

Submit a PDR!

Every project requires a Project Development Request (PDR) form. Visit the FAM website to learn more!

Recovery Zone Bond Projects Update

FAM has completed two more projects funded through the Recovery Zone Bond Program. FAM has installed new dual-flush toilets in 83 schools and new automatic field irrigation systems at Wilson, Madison, Franklin, and Jefferson High Schools. This work is slated to save the district approximately \$440,000 in water savings annually.

Project Managers also have completed the replacement of kitchen refrigerators/freezers, warmers, and ovens at various sites, retrofitted LED exit signs throughout the district, and completed Phase I of the Mechanical Steam Valve replacements at 16 schools. Steam control valves provide a means of control at the zone level by modulating valves open or close to meet temperature set points called for within the zones. Project kick-off has begun on Phase 2 of the Mechanical Steam Valve replacements. This pro-

ject will continue to replace old, leaky steam control valves in 25 schools and allow for better thermal comfort and control within our schools. Construction is scheduled to start in the next few weeks.

FAM is also managing the Energy Savings Performance Contract with Ameresco Quantum. Ameresco is an Energy Savings Company contracted with the District to generate energy or water saving measures and establish a guaranteed savings from implementation of the measures. They oversee and manage the development of those measures throughout design and construction and then provide ongoing support with a measurement and verification plan.

Ameresco has completed an in-depth Technical Energy Audit here at the BESC which identified a variety of conservation measures that will be completed

to address lighting, heating and cooling systems, and water usage inefficiencies.

Ameresco is also performing in-depth audits at six additional schools throughout the district and researching district-wide measures at all schools. Specifically, PPS will be replacing all water-cooled compressors that serve kitchen walk-in coolers with more efficient air-cooled compressors which eliminate the use of water completely. PPS will also address the automatic flush valves serving urinals throughout the district by installing occupancy sensors to dictate flush times. Currently the urinals flush every 5-10 minutes 24 hours a day!



Electricity Conservation in the Upcoming School Year

The District-wide Electricity Conservation Incentive Program starts in September for the second year. This year, participating schools will receive 30% of the savings generated by their efforts to reduce electricity use through behavior change. This Program

motivates students and staff to save as much electricity as possible, maximizing the financial benefits to school budgets and the general fund. Forty-two schools registered to participate in the Electricity Conservation Incentive Program; seven more than last year.

Also in September, the District's plug-load reduction policy, limit-

ing staff members' personal appliance use in the PPS buildings becomes mandatory. This effort to reduce the use of personal appliances will reduce the fire risk in our school buildings and save money and environmental resources across the District. Most schools are already taking significant steps to conserve electricity and reduce plug-loads.

Allen Carpenter joins FAM's Project Management Team

Allen Carpenter is the newest member of the project management team. Allen works on projects with an instructional technology component. Allen grew up in Gresham, Oregon. He graduated from Gresham High School and became an electrician, although his dream job was to become a White House photographer due to his love for photography and politics. Allen worked as a low-voltage electrician for 14 years, then took three years off to have multiple knee surgeries and recover. He first started at PPS as a temporary

IT employee and was hired permanently in 2007.

Allen enjoys spending time with family, going on bike rides, and gardening in his free time. He has been with his current partner for 14 years, and has three daughters and two grandsons. Allen now lives in Canby on five acres, but would love to retire in Maui. Be sure to stop by Allen's desk and welcome him to the Facilities Department!



2010-2011 Oregon Green Schools Recap

Oregon Green School certification plays an important role in integrating sustainability into school districts statewide. The program gives schools a way to outline goals, track progress, motivate students and staff, and take ownership over their "green" efforts. Green School certification provides recognition for those who work hard and volunteer their time to better their schools and to save valuable resources.

2010-2011 was a productive

year for Portland Public Schools' Oregon Green Schools program. PPS currently has 36 certified schools, with four more to be added before the end of the summer. This year the District celebrates the certification of Ainsworth, Beach, Cleveland, Fernwood, Hollyrood, Madison, Markham, Peninsula, and Rieke as Green Schools. Chief Joseph was re-certified at the Green level and Glencoe was re-certified to join the three other Premier level schools. Applications for Alameda,

MLC, Rigler, and Stephenson are currently being reviewed.

For more information and a complete list of certified schools, check out the Oregon Green Schools page on the Sustainability website.



Large-scale Moves this Summer at PPS

Large-scale moves and building changes are underway as part of the High School Design implementation program. Project managers have already moved Marshall High School programmatic materials and furniture to Franklin and Madison High Schools.

The District also has undertaken large-scale, complex programmatic changes as part of this process. In addition to

the obvious displacement of students, staff and materials; programs have moved including SUN School, DART (Day and Residential Treatment), Night School and other community programs.

FAM project managers are currently completing construction projects at Madison, Benson and Franklin to accommodate the students and

programs that will shift to those schools.



Partnership with BES Brings More Trees to PPS Sites

Facilities & Asset Management recently partnered with the Bureau of Environmental Services (BES) Grey to Green Program. The City of Portland started the Grey to Green initiative in 2008 to expand stormwater management techniques that mimic natural systems, protect and restore natural areas, and improve watershed health. These investments in green infrastructure improve the quality of Portland's neighborhoods, rivers and streams, and help the City adapt to the changing climate.

A large component of this program includes street tree planting. PPS worked with BES to develop a tree planting program (including identifying schools, tree locations and tree species) completed this summer at PPS's 16 most tree-deficient sites.

BES will water and maintain (and replace if they die) the trees for two years. These trees will help reduce stormwater run-off, and beautify and cool PPS school sites. PPS is excited to participate in the Grey to Green Program on

this important initiative that will benefit neighborhoods, schools, students and staff.



New Software System for Civic Use of Buildings

This summer brings a new room reservation system to our Civic Use of Buildings (CUB) Department called Event Management System (EMS). Initially this change will only affect CUB staff and a small group of schools participating in the program.

The new system will help FAM better track, manage and report how the District's buildings are used during non-school hours. Once the system is fully implemented, by the end of the 2011-12 school

year, it will allow CUB requestors and school staff to:

- Make room requests over the web – faxes will no longer be necessary
- Allow principals to approve/reject requests electronically
- Receive notifications and confirmations via email
- View a school calendar of upcoming CUB events on the web



Look for updates on the progress of this project in upcoming newsletters. Contact Andy Fridley at afridley@pps.net for more information.

Steve Brand Memorial Field at Chapman School

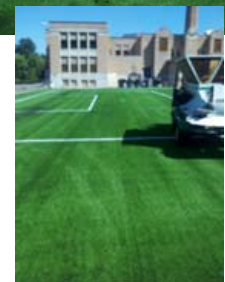
Portland Public Schools in partnership with the Hillside Soccer club and dozens of community donors is building a new synthetic turf field at Chapman School in memorial of Steve Brand. Steve was a Chapman teacher, soccer coach, father, husband and friend to many. Steve died in December 2010.

The soccer community at Chapman has donated field

improvements previously, but initiated a larger field project last year. The group successfully raised funds to design, permit and install synthetic turf replacing the existing muddy, poorly-drained field. FAM is providing project management for the project.

The field will be complete by the start of school. A dedication event for the Steve Brand

Field is scheduled for September 11.



Portland Public Schools

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PPS Mission:

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.

Meet our new Senior Manager of Real Estate/Assets, Bob Alexander

Bob Alexander is the new manager of the District's real estate holdings and CUB Department. Bob was born in Fresno, California and raised in Porterville, California, near the Sierra Nevada Mountains in the central valley. Bob earned his Bachelor's degree in business administration from Oregon State University. He met his wife in college and they lived in San Francisco Bay area where he worked for Macy's - California. After seven years in the Bay Area, the two opened up a kitchen supply shop /deli in Forest Grove. Bob found his career moving away from the kitchen supply business to the world of economic development. Bob became the presi-

dent of the Forest Grove Chamber of Commerce; and subsequently established and directed a public/private non-profit Economic Development Council.

Before coming to PPS, Bob worked at the Portland Development Commission for 16 years. He worked as a special project manager on urban renewal area efforts, managed two urban renewal areas, was the project manager for Airport MAX, and was Director of Economic Development. In his free time, Bob enjoys travel, wine tasting, and photography. Two of his favorite trips were Germany for Oktoberfest and Nyuzen, Japan for a Sister City program. Bob's

mother, sister-in-law, and two nieces were all teachers, so joining Portland Public Schools suits him well. Drop by the FAM department on L1 and say hello to Bob if you haven't met him already!

