

Regular Meeting
Tuesday, October 14, 2025 6:00 PM

Dr. Matthew Prophet Education Center - Board
Auditorium
501 N. Dixon St
Portland, OR 97227

Agenda

1. 6:00 pm - Call to Order / Opening
2. 6:05 pm - Resolution Proclaiming the Celebration of National Hispanic Heritage Month in Portland Public Schools (Resolution 7185) Vote - Public comment accepted
3. 6:10 pm - Resolution Recognizing Indigenous People's Day (Resolution 7186) Vote - Public comment accepted
4. 6:15 pm - Employee Recognition
5. 6:20 pm - Superintendent's Report
6. 6:25 pm - Student Representative's Report
7. 6:30 pm - Student and Public Comment
8. 6:50 pm - Comments from our Union Partners
9. 6:55 pm - Board Committee and Conference Reports
 - Audit Committee
 - Facilities Improvement Oversight Committee and Committee Charter
 - Policy Committee
 - Teaching, Learning, & Enrollment Committee and Committee Charter
 - CUBE Conference Report
10. 7:10 pm - Resolution to Approve the Charter for the Facilities Improvement and Oversight Committee (Resolution 7202) Vote - Public comment accepted
11. 7:15 pm - Bond Accountability Committee (BAC) Quarterly Report
12. 7:30 pm - Jefferson HS Modernization Revised Comprehensive Plan (Resolution 7187) Vote - Public comment accepted
13. 7:45 pm - Cleveland HS Modernization Revised Comprehensive Plan (Resolution 7188) Vote - Public comment accepted
14. 8:00 pm - Authorizing Stipends for Current and Future Board Members
 - Authorizing a Stipend to the Current and Future Director from Zone 1 (Resolution 7189)
 - Authorizing a Stipend to the Current and Future Director from Zone 2 (Resolution 7190)
 - Authorizing a Stipend to the Current and Future Director from Zone 3 (Resolution 7191)
 - Authorizing a Stipend to the Current and Future Director from Zone 4 (Resolution 7192)
 - Authorizing a Stipend to the Current and Future Director from Zone 5 (Resolution 7193)
 - Authorizing a Stipend to the Current and Future Director from Zone 6 (Resolution 7194)

- Authorizing a Stipend to the Current and Future Director from Zone 7 (Resolution 7195)
15. 8:15 pm - Annual Division 22 Report Public Comment Accepted
 16. 8:35 pm - Resolution to Approve Postponement of the Regular Purchase of State-Adopted Instructional Materials (Resolution 7201) Vote - Public comment accepted
 17. 8:45 pm - Outdoor School Update
 18. 8:50 pm - Finance Focus
 19. 9:05 pm - Consent Agenda: Resolutions 7196 through 7200 Vote- Public Comment Accepted
 - 19.(a) Resolution 7196 - Expenditure Contracts
 - 19.(b) Resolution 7197 - Revenue Contracts
 - 19.(c) Resolution 7198 - Adoption of Minutes
 - 19.(d) Resolution 7199 - Authorizing Off-campus Activities
 - 19.(e) Resolution 7200 - Approving Board Member Conference Attendance as Representatives of the Board
 20. 9:10 pm - Other Business / Committee Referrals
 21. 9:15 pm - Adjourn

RESOLUTION No. 7185

Resolution Proclaiming the Celebration of National Hispanic Heritage Month in Portland Public Schools

RECITALS

- A. Hispanic Heritage Month was started as a heritage week in 1968 and begins on September 15, which is the anniversary of the independence of five Latin American countries: Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua.
- B. Hispanics and Latinos have enriched and positively shaped our community. From those whose roots trace back generations to those who have recently arrived to pursue the promise of the United States, they represent the spirit of our American Dream: with hard work and an education, you can build a better life for yourself and a better future for your children and make profound contribution in education, medicine, art, culture, and public service and have been a consistent and vital influence in our community's growth and prosperity.
- C. Our schools honor and preserve the linguistic and cultural assets of students through student clubs like MECHA and enrichment programs such as our Dual Language Immersion, Ethnic Studies, Critical Race Theory courses, and the option to obtain a seal of Biliteracy upon graduation that honor and enrich the diverse backgrounds of our heritage Spanish-speakers, while exposing non-Spanish speakers to diverse multilingual and multicultural perspectives;
- D. We recognize that when we lift up Hispanic/Latino students, staff, families, and community members, we strengthen our entire district; when we create more pathways to educational opportunity, we provide the chance for all students to reach their greatest potential;
- E. Understanding, recognizing, and promoting the assets of our Hispanic and Latino students, staff, families and community is an important part of celebrating Hispanic Heritage Month;
- F. Portland Public Schools has a Racial Education Equity Policy that is aligned to our District's vision of the Graduate Portrait and states our commitment to affirmatively overcome the educational barriers that have resulted in a persistent, unacceptable gap for students of color and to give each student the opportunity and support to meet his or her highest potential;
- G. Closing opportunity gaps while raising achievement for all students is the top priority of the Board of Education, the Superintendent, and all district staff; and
- H. The Portland Public Schools Board of Education believes each and every student is to be celebrated and appreciated for the distinct and vibrant contributions made by sharing cultures, language, ideas, beliefs and values within a school community.

RESOLVED

The Portland Public Schools Board of Education hereby promotes September 15th through October 15th as Hispanic Heritage Month and encourages staff, students, and community to observe, recognize, and celebrate the culture, heritage, and economic contributions of Hispanics and Latinos to Portland, Oregon, and the United States through culturally relevant activity, and to learn from the past and understand the experiences that have shaped the United States.

RESOLUTION No. 7186

Resolution Recognizing Indigenous Peoples' Day

RECITALS

- A. The Board of Education ("Board"), recognizes that the Indigenous Peoples of the lands that would later become known as the Americas have occupied these lands since time immemorial.
- B. What is now known as Portland is situated on the traditional homelands and villages of the Multnomah, Clackamas, Kathlamet, Tualatin, Kalapuya, Cowlitz, and Molalla Nations. In addition to these respected Nations, this land was historically home to more than 60 tribal nations who were forcibly removed, and whose federal recognition was unjustly terminated under the Western Oregon Indian Termination Act of 1954..
- C. The Board values the many contributions made to our very own community and the world through Indigenous Peoples' knowledge, labor, technology, science, philosophy, arts, and cultural practices that have substantially shaped the character of Portland and the State of Oregon.
- D. The Board has a responsibility and duty to oppose systemic racism toward Indigenous Peoples in the United States, which perpetuates inequities in health, income, housing, employment, and education, and contributes to disproportionate social crises.
- E. The Board seeks to confront prejudice and counteract discrimination and institutionalized racism, and to promote awareness, understanding, and positive relations among Indigenous Peoples and all other segments of our District.
- F. The Board affirms the State of Oregon's Tribal History/Shared History (SB 13) requirement. It recognizes its importance in ensuring that all students learn the histories, cultures, governments, and sovereignty of Oregon's nine federally recognized Tribes: the Burns Paiute Tribe, the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians, the Coquille Indian Tribe, the Cow Creek Band of Umpqua Tribe of Indians, the Confederated Tribes of Grand Ronde, the Klamath Tribes, the Confederated Tribes of the Umatilla Indian Reservation, the Confederated Tribes of the Warm Springs Reservation, and the Confederated Tribes of Siletz Indians.
- G. The Board recognizes the importance of partnering with Tribal governments and Indigenous-led community organizations and actively encourages the development and nurturing of strong, respectful, and lasting relationships. These partnerships are essential to ensuring that Portland Public Schools reflects, respects, and responds to the diverse needs and voices of Indigenous Peoples.

RESOLUTION

- 1. The Board strongly encourages all Portland Public Schools staff to continue implementing culturally sustaining curricula, including Oregon's Tribal History/Shared History (SB 13), and to meaningfully integrate the rich histories, vibrant cultures, and enduring political sovereignty of Indigenous Peoples throughout the educational experience. We believe that honoring and uplifting these stories is not only essential to a well-rounded education is also a step toward truth, respect, and reconciliation.
- 2. The Board recognizes the second Monday of October as Indigenous Peoples' Day to honor the enduring strength, resilience, and invaluable contributions of Indigenous Peoples, including the vital presence and leadership of Portland Public Schools' own Indigenous staff, students, and their families.

3. The Board wholeheartedly endorses the well-being, identity affirmation, and academic growth of every Portland Public Schools student, especially American Indian and Alaska Native students, recognizing that nurturing their unique identities and voices through culturally sustaining practices and deep, ongoing partnerships with families and Tribal communities is essential to creating a truly inclusive and empowering educational environment.

Draft Teaching, Learning & Enrollment Committee Charter

I. Purpose

The Teaching, Learning & Enrollment Committee is a standing committee of the Portland Public Schools (PPS) Board of Education. Its purpose is to provide oversight, focused review and formal recommendations to the full Board on matters that directly impact student learning, academic achievement and equitable access to educational opportunities. The committee's work supports the board's vision, goals and policy priorities, ensuring that all students across all neighborhoods and backgrounds have access to high quality, well-resourced educational programs.

II. Scope of Work

The committee is responsible for the following:

A. Advisory and Oversight

1. Receive updates, review proposals and provide advisory on curriculum, assessment, professional development initiatives or changes prior to consideration by the full Board.
2. Provide oversight, review proposals and provide advisory to ensure students at all schools have equitable access to resources and opportunity
3. Review enrollment strategies, trends and proposals; receive updates and provide advisory on boundary and enrollment related initiatives prior to consideration by the full Board.
4. Review and receive updates on education-related state grants
5. Receive updates and monitor the district's charter schools as required by statute
6. Receive updates and monitor Special Education programs, as required by statute
7. Ensure clear and consistent communication with the Board of Directors on curriculum, assessment, and enrollment matters, serving as the key liaison to the full board for project updates and approvals.
8. Collaborate with the Bond Accountability Committee (BAC) and Audit Committee to support bond program transparency and accountability as it pertains to Bond funded curriculum and relevant IT expenditures
9. Review topics and initiatives related to the Board Goals and Post-Secondary Readiness, engaging deeper learning on such topics
10. Provide oversight of the district's progress in meeting board goals and milestones set forth by the district work plan and strategic plan
11. Refer policy matters to the Policy Committee as appropriate
12. Receive updates on legislative or legal changes impacting curriculum, enrollment or other matters related to the scope of the committee's work
13. Discuss other topics aligned with the Superintendent and Board priorities.

B. Community Engagement and Equity

1. Serve as a conduit to the full Board for community engagement on matters relating to the work of the committee
2. Apply an equity lens to the work of the committee in order to ensure that students have access to the resources and materials they need to be successful
3. Serve as a conduit between the full Board, the community, and district teams/department supporting equity and inclusion
4. Ensure that planning and implementation processes are aligned with the PPS Racial Equity and Social Justice Framework.

III. Membership

- The committee shall consist of three (3) members of the PPS Board of Directors, one of whom shall be designated as Chair by the Board Chair, who also serves as an ex-officio member of the committee.
- The District Student Advisory Council (DSC) may assign a student representative to serve as ex-officio member of the committee.
- Staff from relevant PPS departments shall attend as needed to provide subject matter expertise and technical support.

IV. Meetings

- The committee shall meet on a regular basis.
- Meeting agendas shall be publicly posted on the PPS website a 48 hours in advance.

V. Reporting Responsibilities

- The committee chair will update the Board on the work of the committee at regular Board meetings.
- Reports shall include updates on project milestones, key findings, emerging issues, and formal recommendations for Board action.

VI. Charter Review and Revision

- The Committee shall review this charter as needed to assess the committee's structure, effectiveness, and alignment with District goals. If any changes are recommended, they will be submitted to the full Board for approval.

The Committee operates in compliance with PPS policy and applicable public meeting laws.

Facilities Improvement and Oversight Committee Charter

I. Purpose

The Facilities Improvement & Oversight (FIO) Committee is a standing committee of the Portland Public Schools (PPS) Board of Education. Its purpose is to provide financial oversight, strategic guidance and formal recommendations to the full Board regarding the development, implementation, and ongoing refinement of school modernizations, physical facility improvements, health and safety projects, and other districtwide strategic initiatives including alignment with the District's Long-Range Facilities Plan (LRFP).

II. Scope of Work

The committee is responsible for the following:

A. Board Advisory on Facilities and Capital Planning

1. Ensure clear and consistent communication with the Board of Directors on board-facing, facilities-related and capital planning initiatives, serving as the key liaison to the full board for project updates and approvals that will require full board votes.
2. Review and provide recommendations on the development and periodic updates to the LRFP.
3. Advise the Board on the prioritization of facilities investments based on factors including, but not limited to:
 - o Building condition assessments
 - o Educational program needs and adequacy
 - o Student and staff safety
 - o Equity in access and opportunity
 - o Current and projected enrollment trends
 - o Capital and operating budgets

B. Environmental Health and Safety

1. Promote facilities investments that support student health, accessibility, and high-quality learning environments.
2. Support PPS goals related to environmental sustainability, the responsible stewardship of public resources, energy efficiency, and climate resilience.

C. Coordination with Committees and Departments

1. Maintain ongoing coordination with the Office of School Modernization (OSM), Facilities & Asset Management, and other District departments that include bond-funded programs.
2. Collaborate with the Bond Accountability Committee (BAC) and Audit Committee to support bond program transparency and accountability.
3. Refer policy matters to the Policy Committee as appropriate.

D. Community Engagement and Equity

1. Promote transparency in long-term facilities planning by reviewing and disseminating accessible, up-to-date project information.
2. Act as a conduit for community input and public feedback for matters that fall within this committee charter.
3. Ensure that planning and implementation processes are aligned with the PPS Racial Equity and Social Justice Framework.

III. Membership

- The committee shall consist of three (3) members of the PPS Board of Directors, one of whom shall be designated as Chair by the Board Chair who also serves as an ex-officio member of the committee.
- The District Student Advisory Council (DSC) may assign a student representative to serve as ex-officio member of the committee.
- Staff from relevant PPS departments shall attend as needed to provide subject matter expertise and technical support.

IV. Meetings

- The committee shall meet on a regular basis.
- Meeting agendas shall be publicly posted on the PPS website a minimum of five (5) business days in advance.

V. Reporting Responsibilities

- The committee chair will update the Board on the work of the committee at regular Board meetings.
- Reports shall include updates on project milestones, key findings, emerging issues, and formal recommendations for Board action.

VI. Charter Review and Revision

- The Committee shall review this charter as needed to assess the committee's structure, effectiveness, and alignment with District goals. If any changes are recommended, they will be submitted to the full Board for approval.

RESOLUTION No. 7202

Resolution to Approve the Charter for the Facilities Improvement and Oversight Committee

RECITALS

- A. On July 22, 2025, the Portland Public Schools Board of Education voted to establish the Facilities Improvement and Oversight Committee for the 2025–26 school year.
- B. On August 12 and September 16 2025, the Facilities Improvement and Oversight Committee developed a proposed charter and recommended it be submitted to the Board for approval.

RESOLUTION

The Portland Public School Board of Education hereby adopts the Charter for the Facilities Improvement and Oversight Committee as reflected in Exhibit A.

Exhibit A

Facilities Improvement and Oversight Committee Charter

I. Purpose

The Facilities Improvement & Oversight (FIO) Committee is a standing committee of the Portland Public Schools (PPS) Board of Education. Its purpose is to provide financial oversight, strategic guidance and formal recommendations to the full Board regarding the development, implementation, and ongoing refinement of school modernizations, physical facility improvements, health and safety projects, and other districtwide strategic initiatives including alignment with the District's Long-Range Facilities Plan (LRFP).

II. Scope of Work

The committee is responsible for the following:

A. Board Advisory on Facilities and Capital Planning

1. Ensure clear and consistent communication with the Board of Directors on board-facing, facilities-related and capital planning initiatives, serving as the key liaison to the full board for project updates and approvals that will require full board votes.
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B. Environmental Health and Safety

1. Promote facilities investments that support student health, accessibility, and high-quality learning environments.
2. Support PPS goals related to environmental sustainability, the responsible stewardship of public resources, energy efficiency, and climate resilience.

C. Coordination with Committees and Departments

1. Maintain ongoing coordination with the Office of School Modernization (OSM), Facilities & Asset Management, and other District departments that include bond-funded programs.
2. Collaborate with the Bond Accountability Committee (BAC) and Audit Committee to support bond program transparency and accountability.
3. Refer policy matters to the Policy Committee as appropriate.

D. Community Engagement and Equity

1. Promote transparency in long-term facilities planning by reviewing and disseminating accessible, up-to-date project information.
2. Act as a conduit for community input and public feedback for matters that fall within this committee charter.
3. Ensure that planning and implementation processes are aligned with the PPS Racial Equity and Social Justice Framework.

Exhibit A

III. Membership

- The committee shall consist of three (3) members of the PPS Board of Directors, one of whom shall be designated as Chair by the Board Chair who also serves as an ex-officio member of the committee.
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V. Reporting Responsibilities

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VI. Charter Review and Revision

- The Committee shall review this charter as needed to assess the committee's structure, effectiveness, and alignment with District goals. If any changes are recommended, they will be submitted to the full Board for approval.

Exhibit A

Facilities Improvement and Oversight Committee Charter

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A. Board Advisory on Facilities and Capital Planning

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C. Coordination with Committees and Departments

1. Maintain ongoing coordination with the Office of School Modernization (OSM), Facilities & Asset Management, and other District departments that include bond-funded programs.
2. Collaborate with the Bond Accountability Committee (BAC) and Audit Committee to support bond program transparency and accountability.
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Report to The Portland Public Schools Board of Directors

Date: July 23, 2025

From: Bond Accountability Committee

Subject: BAC Report #48

Committee Charge

The Portland Public Schools Board of Education (Board) has appointed a citizen Bond Accountability Committee (“Committee”) whose charge is to monitor the planning and progress of the bond programs relative to voter-approved work scope, schedule, and budget objectives.

The duties of the Committee are (i) to receive reports on the status and planned implementation of the bond program; (ii) to determine whether such status and implementation are consistent with the program approved by the voters; and (iii) to report their findings to the Board.

The current members of the BAC are:

Greg DiLoreto
Norman Dowty
Jessica Dunham
Chris Dunning
Travis George
Ryan Kinsella
Annie Kwon
Jonathan Truit
Cara Turano, Chair

Background:

In November 2012, voters approved a \$482M capital improvement bond measure for Portland Public Schools. In May 2017, voters approved a \$790M capital improvement bond measure. In November 2020, voters approved a \$1.206B capital improvement bond measure.

All regular BAC meetings are publicly noticed and open to the public. Staff presentation materials and meeting minutes, along with BAC reports are regularly posted on the district website. Meetings are also video recorded, which allows BAC members unable to attend scheduled meetings to watch the proceedings and review the materials at their convenience.

The BAC meeting on July, 2025 was held in-person at Harrison Park Middle School. Five members participated in the meeting, Greg DiLoreto, Travis George, Annie Kwon, Jonathan Truit, and Cara Turano. The meeting covered four areas: Year 6 Performance Audit, Bond

Program administration update, 2017 and 2020 Modernizations, and 2025 Bond Summary. A discussion about appointing a new BAC Chairperson was postponed. There was no public comment.

Report

1. Whether the school district bond revenues are expended only for the purposes for which the bonds were approved, and that bond revenues are not used for any purpose prohibited by law;

- The BAC reviewed the Bond Program Administration report and additional reports specific to bond revenues and expenditures.
- **Based on the information provided, it appears that the school district is spending revenues only for the purposes for which the bonds are approved.**

2. Whether the bond budget is sufficient to complete the scope of work as outlined in the voter-approved bonds;

- At the July meeting the BAC reviewed the Bond Program Administration report as well as the Year 6 Performance Audit, 2017 and 2020 Modernizations, and 2025 Bond Summary. Additionally, a Modernization Cost Reduction verbal only update was given by Stormy Shanks.
- **Based on the information provided, it appears that the 2012 bond program will have sufficient funding to complete the scope of work. Current projected costs for the 2012 bond program are 99.9% spent, estimated to be \$379,820 under budget. It is noted in the report that the remaining 2012 Bond Funds will be used for completion projects at Grant that respond to lessons learned.** Remaining funds will be used for compensable projects by the end of FY 25-26 so the 2012 Bond Program can be closed out.
- **Based on the information provided, it appears that the 2017 bond program will have sufficient funding to complete the scope of work. The program is 91% spent as of the July 2025 meeting.** The current forecast is indicating approximately \$31.9 million under budget for the 2017 bond program, which is up from the \$67M in the April 2025 report. Of that amount the Lincoln High School modernization continues to forecast under budget at approximately \$16.3M currently vs \$17M in the July report. Approximately \$11.7M remains in contingency as of July 2025 which is being held until the Benson project team's claim with the CM/GC contractor is finalized as the budget continues to be a risk. Contingency funds may then be allocated to additional project scope.
- Specific to the 2017 Health & Safety projects, any funds not needed to complete certain H&S scope get reallocated to other H&S categories so the full \$150M dedicated to H&S is utilized as such. **The BAC was apprised at the January 2025 meeting that \$10 million in 2017 bond funds were committed to facilities projects that will improve thermal comfort as agreed to in contract negotiations with the Portland Teachers Association bringing the program total to \$160M.**

- **Based on the information provided, the 2020 bond program is projecting sufficient funding to complete nearly all the scope of work. At this time 50% has been spent; however, Jefferson is only going to be able to be constructed because of the passage of the 2025 bond measure.** Contingency and unallocated project funds for the 2020 bond program are approximately \$71M. The Jefferson Modernization CM/GC procurement is in process and both Cleveland and Ida B. Wells high schools CM/GC contracts have been executed. As of the July 2025 meeting, no funding has been spent on the CBSE (Center for Black Student Excellence) and bond funds may only be spent on capitalizable assets once assets have been defined. The delay in the Bond Measure from 2024 to 2025 caused a funding gap for Curriculum and Technology, specifically the ERP Replacement project, resulting in 2020 Contingency allocations to Curriculum (\$9.9M) and Technology (\$7.9M).
- A Modernization Cost Reduction update for Jefferson, Wells and Cleveland was provided by each project manager based on the February 11th Board guidance the projects are being redesigned to Ed Spec SF minimum of 295,000 SF each. **Total savings are expected to be in the range of \$36M-\$45M across the three projects.** Further savings are being investigated in areas such as contracting methodology, insurance and auditing of the CMGC contracts.

*3. Whether the projects planned, in progress, and completed will meet the **scope of work** specified in the voter-approved bonds; and*

- The BAC reviewed the 2017 and 2020 Modernizations, and 2025 Bond Summary project updates.
- **Based on the information provided by staff, it appears that the school district is proceeding with work that meets the intent of the scope of work specified in the voter-approved bonds.**
- Modernization projects: Jefferson, Wells, and Cleveland completed initial cost reduction strategies and are currently finalizing CM/GC contracts.
- The 2025 Bond Program projects are defined with scope and budgets within program parameters prioritizing seismic improvement projects. OSM will establish KPIs related to the seismic program with accountability and transparency provided through bimonthly reports to the SFIOC, quarterly reports to the BAC, a 2025 Seismic Improvements website, and included in the annual performance audits of the entire 2025 bond.

*4. Whether the projects are being delivered on **schedule** relative to the voter-approved bonds;*

- The BAC reviewed the 2017 and 2020 Modernizations project updates.
- Based on the information provided by staff, it appears the design projects for Jefferson, Cleveland and Wells HS are completed and within schedule parameters; however, the sequencing of three major high school modernization projects simultaneously totaling \$1.5B is a very high risk scenario.

5. *The Committee will receive and review copies of annual performance audit reports and financial audit reports to ensure Bond revenues are expended in compliance with state law and the ballot measure language.*

- **All bond revenues appear to be in compliance with state law and the ballot measure language.**
- **In regards to the audit recommendations, understaffing in the role of business operations affects the ability to enact Year 6 Audit Recommendations.**

Additionally, the Committee may provide feedback and/or advice to the Board on one or more of the following topics:

- *Alignment with the goals and principles of the Long-Range Facilities Plan;*
 - *Alignment with the goals of the Business Equity Policy;*
 - *District standards and innovative practices for achieving lower maintenance and construction costs while improving operating efficiency, sustainability, and increasing building longevity;*
 - *Historic preservation and school renovation opportunities compatible with the architecture of surrounding Portland neighborhoods;*
 - *Potential capital partnerships for joint and shared use of PPS facilities;*
 - *Implementation of appropriate ways to address seismic issues;*
 - *Topics and scope for the annual performance audit work plan;*
 - *Compliance with ADA; and*
 - *Communicating key information related to the bonds to the School Board, public groups, organizations and stakeholders.*
- Total cumulative Business Equity is down from the previous report from 16.47 to 16.42% while the current 12 months is down from 15.75% to 14.05% which continues to trend below the 18% goal. It must be noted however; business equity utilization data represents a point in time and may not fully represent actual payments received by Certified Business.
 - Cumulative Workforce Equity performance remained the same from the previous report as did minority workforce participation at 32% (the goal is 25%) and female workforce participation remained at 6% (the goal is 14%). Apprenticeship stayed at 23% (above the 20% requirement).

General Comments

In the interest of improving the effectiveness of the BAC and our ability to meet the intent of our charter we have offered recommendations to OSM staff that include:

- **The BAC would like to see a comparison for the ERP implementation to other similarly sized school districts to understand how/if the \$62 million budget aligns in terms of costs.**
- The BAC would like to see the appointment of a new BAC Chairperson.

- The BAC requests if BAC relevant information is released to the public that the BAC receives notification that the documents are available.
- The Center for Black Student Excellence is at high risk of not being delivered on time or as intended. The BAC hopes that based on recent news media the work plans, schedules, and conceptual cost options for three potential locations will be determined by the end of February and there is still no update. The BAC would appreciate hearing CBSE plan updates from OSM in between meetings especially in regards to press regarding bond related initiatives.
- The BAC would like to share the opinion that the district should not be building such large high schools when there is not the student body to justify it. Given declining enrollment and decreasing birth rates this issue is even more pronounced given the project budget issues.

In conclusion, we commend PPS with what they have accomplished as the number of projects is numerous and are complex. Projects are generally coming in on time and within budget and scope with the exceptions previously noted. We continue to appreciate the quality and professionalism of OSM staff, design teams and contractors as they take on multiple issues and ongoing efforts to explore new approaches. We thank the Board for this opportunity to serve and play a small part in your bond programs.

Additional Resources:

PPS Bond Program website at <https://www.pps.net/Page/117>

PPS BAC page at <https://www.pps.net/Page/464>



PORTLAND PUBLIC SCHOOLS

OFFICE OF OPERATIONS

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-2000

Mailing Address: P. O. Box 3107 / 97208-3107

Date: October 14, 2025

To: School Board

From: Jon Franco, Senior Chief of Operations

Subject: Adoption of Revised Jefferson HS Comprehensive Plan

BACKGROUND

Board Resolution 6153 referred the Jefferson High School Modernization project to voters as a part of the 2020 bond.

After the passage of the 2020 Bond, the Jefferson High School Modernization Project Team (Project Team) worked with internal stakeholders, external stakeholders, a community Comprehensive Planning Committee and the internal Jefferson Steering Committee to develop a Comprehensive Plan in conformance with the Comprehensive High School Education Specifications and Design Guidelines & Standards.

In December 2022, the PPS Board of Education approved the original Jefferson High School Comprehensive Plan as part of Resolution No. 6627, with a \$366M total project cost, a capacity of approximately 1,700 students, and a program that included a 1,000-seat theater, dance studios, and a construction CTE program. That plan reflected PPS Facility Standards, the Climate Crisis Response Policy, and established a two-phase construction schedule with substantial completion in 2028.

In June 2023, Andersen Construction's first estimate of the project showed that a phased renovation, keeping students on site during construction, was adding over \$150M to the project. Following a 3rd party VE workshop in July 2023, the Project Team proposed a new construction approach that would occur in a single phase in which students would swing off-site during construction.

In December 2023, the PPS Board of Education approved a change to that approach, where students would remain on campus during construction in the existing building, while a new building is constructed on the North end of the site. On April 2, 2023, the Board approved this project approach, with a \$491M total project cost.

In December 2024, the three Project Teams were directed by District Leadership to pause designing and develop a series of cost reduction strategies for the JHS, CHS & IBW

modernizations, reducing project scope and costs. In February 2025, the Board passed Resolution No. 7051 to Adopt a Framework to Build High-Quality High Schools in a Cost-Efficient Manner. This resolution established a set of standards that the Project Teams utilized to develop their approach to the Cost Reduction Study. The Project Team worked to revise the design based on the revised scope, achieving a total project cost savings of \$25M.

In Spring 2025, the Project Team was directed by District leadership to begin a new Schematic Design Phase based on the Cost Reduction Study.

Voters most recently passed the May 2025 Bond which provides the balance of necessary funding to complete the Jefferson High School Modernization project.

Finally, this Revised Jefferson HS Comprehensive Plan was first shared at the Facilities Improvement and Oversight Committee (FIOC) and that committee reviewed and recommended to forward it to the full Board at their September 16th meeting.

RELATED POLICIES/BEST PRACTICES

The PPS Comprehensive High School Educational Specifications, along with information on current Jefferson High School programming, was used as the basis for programming of the modernized Jefferson High School.

In addition to using these documents as the foundation for the Jefferson program, the Project Team conducted a rigorous outreach and engagement effort. The Project Team met with internal and external focus groups having over 600 stakeholder discussions and developed a Comprehensive Plan report for Jefferson that presents the specific room requirements and square footages, the interrelationships of spaces, and most importantly, represents the core educational values of PPS.

As part of the Jefferson High School Comprehensive Plan, the Project Team developed a detailed Area Program Summary that refines the PPS High School Ed Specs so that it meets the specific requirements for Jefferson High School.

ANALYSIS OF SITUATION

The current Jefferson High School building was originally built in 1909 with multiple modifications and additions occurring throughout the 1960's. Jefferson High School, located in the North Portland Albina neighborhood, is a densely developed site that has historically served as one of the anchors of the Black community in Portland and was historically considered Portland's Black high school. The 14-acre site includes the original 1909 structure, later alterations and additions, track, fields, and parking. Approximately 300,000 SF, the school is bound by North Killingsworth to the North and North Humboldt Street to the South, and is bisected towards the south of the site by North Albina Street.

A Conceptual Master Planning effort was undertaken in late 2019 to help inform cost estimates for inclusion of the Jefferson High School Modernization project on the District's successful 2020 Bond measure. This effort was guided by a Conceptual Master Planning Committee (CMPC) that included parents, teachers, students and community stakeholders.

The Conceptual Master Planning work was guided by several key principles that developed over

the course of early meetings: be a hub with access provided to its community; honor Jefferson's history as Portland's black high school and celebrate its future diversity; create a flexible and adaptable design; provide welcoming, safe, resilient and accessible facilities; offer a rich variety of educational opportunities and maintain strong partner programs; and provide essential outreach and engagement.

Since 2022, the Project Team has guided the project design through several updates as part of Board & District Leadership direction, with the new design reflecting a requirement to keep students on site and construct a new building on the North end of the site.

After the Cost Reduction Study Phase in early 2025, the Project Team developed a revised design that achieved a total project cost savings of \$25M. The revised design achieves the PPS Ed Spec required school capacity of 1,700 students with space to support JHS unique programs including new Career Technical Education [CTE] programs, a 720-seat theater, new dance studios for the Jefferson Dancers program, a centrally located student commons, dedicated spaces for local community partners and service providers, a new main gym and auxiliary gym, new football field, track, grandstand, and a multi use baseball/soccer field, plus a softball field, and tennis courts.

FISCAL IMPACT

The total project budget identified in the 2020 Bond materials for the Jefferson High School Modernization project was \$311M.

The original budget allocation was established in early 2020, and planning at this point could not have predicted the market disruptions experienced in the intervening years. Two independent cost estimates were obtained in November 2020. Based on these cost estimates and forecast data, the total proposed Comprehensive Plan Budget was \$366M.

In December 2023, the PPS Board of Education approved a change to that approach, where students would remain on campus during construction in the existing building, while a new building is constructed on the North end of the site. On April 2, 2023, the Board approved this approach, with a \$491M total project cost.

In February 2025, the Project Team was directed to develop a Cost Reduction Study approach that met the framework provided in the Board Resolution No. 7051 to Adopt a Framework to Build High-Quality High Schools in a Cost-Efficient Manner. The Project Team worked to determine the revised scope and appropriate cost reductions, achieving a total project cost savings of \$25M, with a \$466M total project cost.

Please see the attached Jefferson HS Comprehensive Plan Report for more detailed project cost information.

COMMUNITY ENGAGEMENT

This JHS project has been underpinned with broad and meaningful community engagement founded in the principles of Design Justice.

As the Jefferson High School modernization project moves into the Design Development phase,

community engagement continues to play a central role. The current approach is focused on bringing the broader community into the design process through public information sessions, community workshops, classroom visits, and participation in events like Back to School Night, 8th Grade Information Night, Good in the Hood, and Juneteenth. In this next phase, there is also a renewed focus on engaging students and families from Jefferson's feeder schools, who will be directly impacted by the future of the new campus. These broader efforts are designed to make the process more open, accessible, and transparent as the design evolves.

Earlier phases of the project were shaped by years of smaller, targeted engagement with key stakeholders. Structures such as the Comprehensive Planning Committee (CPC), Design Advisory Group (DAG), and Community Design Organizers (CDOs) provided critical insight during the Conceptual and prior Schematic Design phases. These groups — composed of students, families, alumni, educators, and community partners — helped ground the project in Design Justice principles and brought forward voices often excluded from traditional planning processes. This earlier input generated valuable lessons and clear priorities that continue to guide design decisions today.

To date, the project has included over 150 engagement events — more than any PPS modernization — and collected over 4,500 comments through classroom attendance, school events, advisory groups, surveys, workshops, and community meetings. As the project evolves, these past learnings are being used to shape broader outreach efforts, inviting new and returning participants into the process. By expanding from targeted stakeholder groups to inclusive, community-wide engagement, the design team is ensuring that Jefferson's future reflects the full spectrum of its community's history, needs, and aspirations.

TIMELINE FOR IMPLEMENTATION / EVALUATION

If the proposed JHS Comprehensive Plan is approved, the Project Team will continue forward with building and site design. This will take place in coordination with ongoing community engagement. Design will continue through the Fall of 2026.

Construction will occur in three phases, with students and staff staying on site. The first phase is targeted to begin in the Spring of 2026 with early field improvements, which will be complete in the Winter of 2026/27. Construction of the new school building will begin at the start of 2027 and continue until the Spring of 2029, with students and staff moving into the building in the Fall of 2029. The final phase will include demolition of the existing building and completion of site work, including the track and football fields, and will be completed by the Fall of 2030.

Please see the attached Comprehensive Plan Report for more detailed project schedule information.

BOARD OPTIONS WITH ANALYSIS

Staff requests approval of the proposed Jefferson High School Revised Comprehensive Plan Resolution.

CONNECTION TO BOARD GOALS

The new modernized Jefferson High School will provide each student with an equitable, individualized, high-quality learning experience and the tools to reach their full potential within an environment that is safe, healthy, and joyful. The new Jefferson High School will embody PPS's Mission, Vision and Values, and its Climate Policy, to strengthen the future of its students and its communities through a robust set of Guiding Principles that guide the process, the cultural experience, and the school program.

STAFF RECOMMENDATION

Staff requests approval of the proposed Jefferson High School Revised Comprehensive Plan Resolution.

ATTACHMENTS

- A. Jefferson HS Revised Comprehensive Plan
- B. Jefferson HS Revised Comprehensive Plan Board Presentation

RESOLUTION No. 7187

Resolution Authorizing Amending the Jefferson High School
Modernization Comprehensive Plan

RECITALS

- A. The Board of Education adopted resolutions 6627 authorizing a Comprehensive Plan for the modernization of Jefferson High School.
- B. The District has proposed revisions to the Jefferson High School Comprehensive Plan to, among other things, revise the size of the modernized school to approximately 300,000 square feet and to begin construction of the new building at the start of 2027, concluding in the spring of 2029. Those revisions were presented to the Facilities Improvement & Operations Committee on September 16th 2025.

RESOLUTION

- 1. The Board of Education authorizes a revised Jefferson High School Comprehensive Plan as detailed on Exhibit A.

BORA

Jefferson High School Modernization Revised Comprehensive Plan Executive Summary DRAFT

August 15, 2025

EXECUTIVE SUMMARY

Process & Timeline:

In December 2022, the PPS Board of Education approved the Jefferson High School Comprehensive Plan, as follows:

- Total hard costs: \$291,057,660 [including construction costs, 1.5% GET, hazardous material abatement, and public ROW improvements]
- Total project cost: \$366,000,000 [including soft costs, FF&E, contingencies and escalation]
- School capacity: 1,700 students +/-
- Includes spaces to support JHS unique programs, such as 1000-seat theater, dance studios, and construction CTE program
- Includes right-sizing of spaces to reflect lessons learned from other PPS modernized high schools
- Incorporates PPS' current Facility Standards
- Reflects PPS' Climate Crisis Response Policy and Resiliency Goals
- Schedule: Phase 1 building and new Track & Field complete June 2026, Renovation of the 1909 building complete Fall 2028.

In June 2023, Andersen Construction's first estimate of the project showed that a phased renovation, keeping students on site during construction, was adding over \$150M to the project. Following a 3rd party VE workshop in July 2023, OSM directed the design team to design the project in a single phase in which students would swing off-site during construction.

In December 2023, the PPS Board of Education approved a change to the approach, where students would remain on campus during construction in the existing building, while a new building is constructed on the North end of the site. On April 2, 2023, the Board approved the following:

- Total hard costs: \$409,297,113 [including construction costs, 1.5% GET, hazardous material abatement, and public ROW improvements]
- Total project cost: \$490,752,796 [including soft costs, FF&E, contingencies and additional escalation]; the delta from the 2020 bond of \$124,745,297 would be included in a new bond.
- School capacity: 1,700 students +/-
- Includes spaces to support JHS unique programs, such as 1000-seat theater, dance studios, and construction CTE program
- Includes right-sizing of spaces to reflect lessons learned from other PPS modernized high schools
- Incorporates PPS' current Facility Standards
- Reflects PPS' Climate Crisis Response Policy and Resiliency Goals
- Schedule: New building complete June 2028, Demolition of existing building and new fields complete Fall 2029.

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Based on this direction, Bora delivered a Schematic Design for JHS on September 9th, 2024. This project has been estimated by Andersen Construction and RLB [a third-party estimator], and after a Value Engineering effort the project was tracking on budget and schedule as follows:

- Total hard costs: at or below the budget of \$409M [including construction costs, 1.5% GET]
- School capacity: 1,700 students +/- with space to support JHS unique programs
- Schedule: building complete June 2028, and site complete June 2029

In December 2024, the JHS design team was directed to develop a series of cost reduction strategies for the JHS modernization, reducing project scope and costs associated with the 100% Schematic Design. A series of memos and meetings have informed this work:

1. "Cost Reduction Study Proposal and Deliverables Memo" issued December 9, 2024, and Appendix A, issued December 3, 2024, further clarified in the "High School Modernization Cost Reduction Study – Option Clarifications" issued on December 12, 2024;
2. Additional direction was provided in OSM in two ways: marked up comments in draft materials for CHS, JHS and IBW HS studies shared on 12/20/24, and a 10 AM phone conversation with OSM on 12/21/24 [recorded by OSM].

Bora delivered a Cost Reduction Study Phase 1 Package on December 24, 2024. The study provide (3) options framed within the parameters set by these memos and conversations, specifically that at least one option reaches a target construction budget of \$270M. The information for these studies was developed as a collaboration between PPS OSM, Design Team led by Bora and PPS' CMGC, Andersen Construction. Andersen has provided schedule input and ROM pricing. Bora's third-party estimator, RLB, was provided the draft submissions on December 17, 2024, and is compared overall costs with benchmarks from projects in other school districts in the area.

In February 2025, JHS design team was directed to develop a Cost Reduction Study Phase 2 that meets the framework provided in the Board Resolution No. 7051 to Adopt a Framework to Build High-Quality High Schools in a Cost-Efficient Manner. The design team has worked collaboratively with OSM to determine the revised scope and appropriate cost reductions. As part of the Cost Reduction Study Phase 2, the third-party estimator, RLB, delivered a cost model and draft project schedule based on the Cost Reduction Study Phase 2 package reviewed by OSM and the design team. OSM presented the JHS Modernization Budget and Scope based on the Cost Reduction Study Phase 2 at the 7/22 Bond Accountability Committee [BAC] as follows:

- Total hard cost range: \$356M-361M
- Total project budget range: \$464M-469M
- School capacity: 1,700 students +/- with space to support JHS unique programs, including the following modifications from December 2024:
 - o 295,290 GSF
 - o 500-seat Theatre
 - o No site buildings except a ticket booth.
 - o Schedule: early baseball field complete Fall 2026, building complete June 2029, and site complete June 2030

In Spring 2025, the design was directed to re-start the Phase 2 scope of services from the beginning with a new Schematic Design [SD] Phase based on the Cost Reduction Study Phase 2 package. During SD discussions with PPS and the OSM team, the design team was directed to revise the following major scope and schedule items from the Cost Reduction Study Phase 2:

- Increase the theatre size to 720 seats by adding a 220-seat balcony to the 500-seat theatre footprint.
- Add a 360gsf field support building to include concessions and single-user restrooms
- Include the softball field as part of the early field work.

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Per discussions in late July 2025, the OSM team directed the design team to further revise the Comprehensive Plan to include modifications from the 2025 SD phase. The Cost Reduction Study Phase 2 budget and schedule were modified as follows:

- Total hard cost: \$357.6M
- Total project cost: \$465.6M
- Schedule: early baseball & softball field complete Fall 2026, building complete June 2029, and site complete June 2030

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Previous Design: The Jefferson High School modernization paused work at the completion of the 50% Design Development progress set on December 6, 2024. The basis of the Cost Reduction Study is the last reconciled cost estimate by Andersen and RLB, the 100%SD Revision 2 Estimate with a Construction Cost of \$415,593,991 for a building size of 322,451 gross square feet.

Site Constraints: The JHS site is extremely constrained. At only 14.2 acres, the site is roughly 5 blocks long by 1.5 block wide. This narrow configuration means it barely has enough area to fit a track & field and a combination baseball / multipurpose field. Consequently, some cost-reduction measures are not feasible:

- *Not enough room to fully utilize tilt-up concrete construction. It will be evaluated where achievable.*
- *To meet the full 1700-student program, the structure must be 4 stories tall.*

The following matrix summarizes the revisions to the Comprehensive Plan from the 2024 100% SD design:

Revised Comprehensive Plan Comparison

	Previous Design 2024 100% SD	Revised Comprehensive Plan
Building Size (GSF)	322,451	299,044
Student Capacity	1700	1700
Teaching Stations	73	73
Deviate from Standards	No	No
Site Program		
Track & Field	New	New
Baseball	New	New
Softball	New	New
Tennis	New	New
Swing	No	No
School Opening Date	Building: Fall 2028 Track: Fall 2029	Building: Fall 2029 Track: Fall 2030
ROM cost	\$409M	\$357.6M

There will be no change to the following project criteria:

1. **Students will remain on-site for the duration of construction.** This will require at least two-phases of work.
2. **Capacity will remain at 1700 students** at 85% classroom utilization
3. **Building on the North end of the site** to maximize the new athletic fields provided.

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REVISIONS TO THE COMPREHENSIVE PLAN

Revisions to the Comprehensive Plan Summary:

- The revised Comprehensive Plan proposes a compact, four-story, 299,044 GSF building on the North side of the site, accommodating 1,700 students at 85% utilization.
- Key area changes are outlined below; the most significant changes from 2024 100% SD scope are the reduction of the 1000 Seat Theater and removal of dedicated Community Partner Spaces: Indian Education and SEI Coordinator Office. Classrooms have increased in size from 920sf to 950sf.
- Softball will be added to the early fields construction scope. All other construction phasing will remain unchanged.
- There has been no change to the following:
 - o Commitment to PPS Climate Policy. Maintains all-electric infrastructure.
 - o Inclusion of PPS's Facility Standards.
 - o Inclusion of 1.5% of the construction budget will be allocated for Green Energy Technology in accordance with Oregon State law.
 - o Overall Construction Phasing: In the first phase, students will remain on site in the existing school buildings during the construction of the new school. Upon completion of the new school, students will occupy the new facility and the old school buildings will be demolished. Following demolition of the old school, a second phase of construction will complete the site work for the modernization project. To avoid the complete loss of athletic fields during construction, early fields will be permitted and constructed during the first construction phase. This work will be scheduled for completion before demolition of the existing track and field begins.
- Site Changes from the 2024 100% SD Scope
 - o Remove the Teen Parent Center and majority of the all-user restrooms from the site support program. The Teen Parent Center and site accessed all-use restrooms will be located in the building.
 - o The site support program has been reduced to:
 - (1) building with (2) single-user restrooms and site concessions.
 - (1) independent ticket booth at the entrance to the crossblock.
 - o Site storage will be located below the grandstands only.
 - o Remove improvements at the Kerby Grove.
 - o Reduce site improvements at cross block connection by 15%.
- Building from the 2024 100% SD Scope
 - o Reduce the GSF to 299,044, see program summary
 - o Locate the Main Gym to the first floor
 - Reduces area and stairs for egress
 - Reduces structural requirements below Main Gym
 - o Reduce the size of the Theatre from 1000 seats to 720 seats including a balcony.
 - o Net to Gross multiplier decreased from 46% to 42% from the 100%SD Design
 - o Optimize the building layout and structure for the base classroom mechanical option, see Mechanical Narrative
 - o Reduce number of main entrances with event lobbies from three to two minimum
 - o Avoid stacking program which requires vibration mitigation over other learning spaces, i.e. Dance Studios, Auxiliary Gym, etc.
 - o Optimize solar orientation to reduce mechanical loads from a West classroom orientation

Site Program Summary:

- Demolition and abatement of the existing school.

BORA

-
- The 14.02-acre site includes: a new grandstand with weatherproof storage below, track and football field, combined baseball field and practice soccer field, softball field and (4) tennis courts
 - The site will include a City of Portland required public cross block connection south of the new building, PBOT required ROW and sidewalk improvements, and fencing around the main Jefferson HS site and the parcel south of Alberta.
 - The parking scope will include:
 - o Updates to the existing Kerby parking lot to conform to existing zoning. No other upgrades are assumed in this area.
 - o New parking lot within the parcel south of Alberta.
 - Reduce site improvements at cross block connection by 15%.
 - The site support program has been reduced to:
 - o (1) building with (2) single-user restrooms and site concessions.
 - o (1) independent ticket booth at the entrance to the crossblock. No site improvements at the Kerby Grove

Building Program Summary:

- Accommodates 1,700 students at 85% Utilization [requires some sharing of classrooms, shared teacher planning spaces are provided]
- Program adjusted from the 2024 100% SD scope including:
 - o Theatre reduced to a 720-seat with balcony from a 1000-seat with balcony
 - Theatre maintains features such as the sound and light locks, orchestra pit, fly-tower and grid iron
 - o Highlighted program removed:
 - Dedicated Community Partner Spaces: SEI Coordinator Offices and Indian Education
 - (2) Team Rooms
 - Student Mediation
 - Student Government Office
 - Library Classroom
 - School Archive Room
 - o Reduced Gym Size
 - o Reduced locker count from 1700 to 1000
 - o Reduced Dance Studios by 700sf each
 - o Reduced Choir Room by 200sf
 - o Modifies the following, with agreement from OSM:
 - Target Net to Gross multiplier of 42%
 - Standard classroom size reduced from 980 SF to 950 SF
 - Updates single user restrooms to 64 SF to meet current code requirements

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Area Program Summary [compare with page 49 of 2017 Education Specification [Page 55 of PDF]
<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/PPS%20Comp%20HS%20Ed%20Specs%20September%202017.pdf>

2025 SD Jefferson High School Program - 1700 Students at 85% Utilization

SUMMARY

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		950
	Quant.	SF Room	Quant.	SF Room	Total
COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS					
General Education (Gen-Ed) Classrooms	39				41,050
Science Labs	11				17,880
Fine & Performing Arts (Drama, Theater)	7				36,230
Career Preparation/CTE ³	6				11,750
Athletics (includes area for P.E. instruction)	4				38,510
Education Support ⁴					57,960
SPED	5				
ELL	1				
Sub-Total Recommended Teaching Stations	73				203,380
Community Partners ⁵					660
Wrap-Around Service Providers ⁵	0				4,353
Sub-Total					5,013
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA					208,393
Net to Gross Ratio of 43.5% ⁶					90,651
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED					299,044

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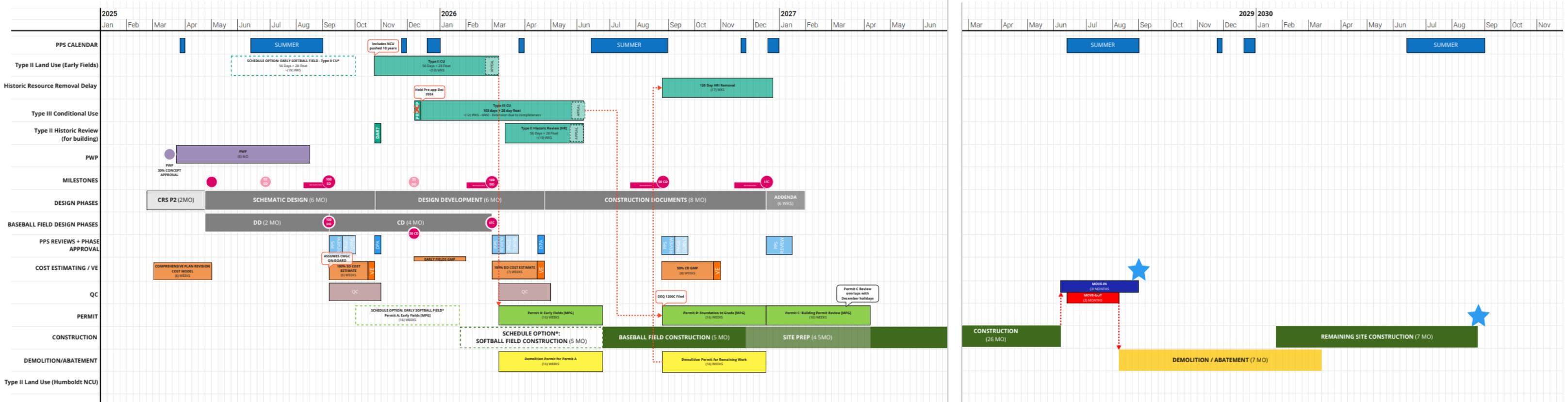
Schedule Summary:

The design schedule for the revised Comprehensive Plan assumes the following:

- 6-month Schematic Design Phase with a 1-month GC Coordination phase, 5-month Design Development Phase, 8-month Construction Documents Phase.
- Students remain in the existing building during construction of the new building, resulting in a “phased” construction process.
- Early baseball and softball field delivery is provided to support on-site athletics during construction. This results in three rounds of permit review.
- Most of the complexities stemming from a phased project, site utility scope, and a compact building will remain the same as the current project scope. The scope of site improvements will also remain nearly the same.
- The schedule assumes the following:
 - CMGC pricing at 100% Schematic Design
 - 26-month Construction duration for the new building to allow for move in Fall 2029

Attachments:

- Exhibit 1: REVISED DESIGN AND CONSTRUCTION SCHEDULE
- Exhibit 2: 2025 SD SPACE PROGRAM
- Exhibit 3: 2025 SD REVISED SITE PLAN
- Exhibit 4: 2025 SD PROGRAM FLOOR PLANS
- Exhibit 5: REVISED UPDATED BUILDING MASSING
- Exhibit 6: COST REDUCTION STRUCTURAL NARRATIVE
- Exhibit 7: COST REDUCTION MECHANICAL NARRATIVE
- Exhibit 8: COST REDUCTION STUDY LAND USE NARRATIVE
- Exhibit 9: REVISED COMPREHENSIVE PLAN COST MODEL
- Exhibit 10: DRAFT CONSTRUCTION SCHEDULE FROM RLB



*Early Softball Field phase is being reviewed with OSM. This is not included in project scope at this time

2025 SD Jefferson High School Program - 1700 Students at 85% Utilization

SUMMARY

Recommended / Preferred / Optional	Recommended		Pref / Opp		950
AREA	Quant.	SF Room	Quant.	SF Room	Total
COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS					
General Education (Gen-Ed) Classrooms	39				41,050
Science Labs	11				17,880
Fine & Performing Arts (Drama, Theater)	7				36,230
Career Preparation/CTE ³	6				11,750
Athletics (includes area for P.E. instruction)	4				38,510
Education Support ⁴					57,960
SPED	5				
ELL	1				
Sub-Total Recommended Teaching Stations	73				203,380
Community Partners ⁵					660
Wrap-Around Service Providers ⁵	0				4,353
Sub-Total					5,013
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA					208,393
Net to Gross Ratio of 43.5% ⁶					90,651
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED					299,044

Notes:

- ¹ Area program for 1,700 student enrollment. Required program refers to the education program needed to meet graduation requirements. The area program
- ¹ Based on 980 SF/General education classroom
- ² Areas identified in Area Program are more readily achieved in new construction; it is expected the area of rooms and spaces in existing buildings will vary
- ³ Each Comprehensive High School will contain a minimum of 6,000 SF for career preparation/CTE/Maker Space
- ⁴ Includes Optional Teacher planning/collaboration areas
- ⁵ Assumptions based upon current average area of partners/providers in high schools
- ⁵ Gross areas includes walls, corridor, circulation
- ⁶ Bold & Italics text in the quantity column identifies teaching stations
- ⁶ Gross area includes walls, corridors and circulation areas; 36% net to gross for new construction; ratio for modernization projects will vary depending on

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional	Recommended		Pref / Opp		
AREA	Quant.	SF Room	Quant.	SF Room	Total
CORE PROGRAM ⁷					
Career Preparation CTE ⁸					
Classrooms		TBD per site			0
CTE Specialized Classrooms					
Art Room (Screenprinting CTE)	1	1,200			1,200
Darkroom (Screenprinting CTE)	1	400			400
Digital Media (Digital Photography CTE) (Computer Lab)	1	1,100			1,100
Product Design (CTE)	1	1,500			1,500
IT Cybersecurity (CTE) (Computer Lab)	1	1,100			1,100
Business & Marketing (CTE)	1	950			950
Recording Suite	1	600			600
Shop (Construction CTE)	1	3,700			3,700

Exhibit A

Culinary Arts			
Robotics			
Maker Space	1	1,200	1,200
Sub-Total Career Prep CTE	6		11,750
General Education Classrooms - Core Program Recommendations ^{9,10,11,12}			
English	11	950	10,450
Math	8	950	7,600
Social Studies	8	950	7,600
Health	2	950	1,900
World Language	6	950	5,700
Electives ¹³	4	950	3,800
Sub-Total Gen Ed Classrooms	39		37,050
Specialized Classrooms - Core Program Recommendations			
Science Lab	10	1,500	15,000
Health Sciences / Biotech Lab (CTE)	1	1,500	1,500
Chemical Storage	1	180	180
Prep Rooms	6	200	1,200
Electives	0	950	0
Sub-Total Specialized Classrooms	11		17,880
Smaller Instructional Spaces ¹⁴		4	500
Flexible Learning Areas ¹⁴		4	500
Sub-Total Preferred			
Sub-Total Optional			
Sub-Total Optional			4,000
Sub-Total Recommended Classrooms			66,680
SUB-TOTAL RECOMMENDED: CORE PROGRAM WITHOUT FLEXIBLE LEARNING + SMALLER INSTRUCTIONAL			70,680
Notes:			
⁷ Bold italics text in quantity column indicates teaching station			
⁸ See "Career Preparation Spaces" and "STE(A)M" for a list of Career Preparation CTE STE(A)M spaces. Space devoted to classrooms and/or labs for			
⁹ See Education support for computer labs, SPED Learning Resource Centers, and ELL classrooms. Programmatic needs for ELL and SPED Resource			
¹⁰ Classrooms greater than 1,000 SF require two exits			
¹¹ Advanced classes held in regular classrooms			
¹² Assumes general education classrooms could be used all periods. See classroom utilization in Program Development above.			
¹³ "Electives" include core and non-core program subjects; some electives may require specialized classroom space which will make them unavailable for			
¹⁴ Smaller Instructional Spaces and Flexible Learning Areas as defined in room information sheet are optional. HOWEVER, the general requirements,			

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	

FINE & PERFORMING ARTS

Fine & Visual Arts

Exhibit A

Art Room (2D)	1	1,200	1	1,700	1,200
Art Room (3D)	1	1,500	1	1,700	1,500
Kiln Room	1	200			200
Supply /Storage	1	280			280
Art Office(s)	0	120			0
Sub-Total Fine & Visual Arts					3,180

Band/Orchestra ^{24, 27}

Band Room	1	2,200	1	2,400	2,400
Large Instrument Storage Room	1	250			250
Uniform & Robe Storage [shared]	1	300			300
Music Library [shared]	1	100			100
Small Equipment Storage	1	200			200
Large Practice Rooms/Music Lab	1	300	2	300	600
Small Practice Rooms	2	100	3	100	300
Band Office ²⁶	1	120			120
Sub-Total Band/Orchestra					4,270

Choir ^{24, 27}

Choir Room	1		1	1,500	1,500
Choir Office ²⁶			1	120	120
Equipment & Robe Storage			0	200	0
Sub-Total Choir					1,620

Sub-Total Preferred	6,700
Sub-Total Optional	1,700

SUB-TOTAL RECOMMENDED FINE & PERFORMING ARTS Fine & Visual Arts **9,070**

Notes:

- #REF! Separate band and orchestra spaces are preferred. If installed as a single space, it should be able to accommodate band, orchestra, and choir functions (if
- #REF! Single music library to serve any combination of band/orchestra/choir room(s)
- #REF! Single office space to serve any combination of band/orchestra/choir rooms
- #REF! If separate choir room is not built, space for choir will be shared with band/orchestra

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	

FINE & PERFORMING ARTS

Theater/Dance ²⁸

Theater (500 seat)	1	5,000	1	6,000	6,000
Theater Balcony (~220 seats)	1	2,200			2,200
Orchestra Pit	1	500			500
Stage	1	3,500			3,500
Drama Classroom/Black Box	1	1,600	1	2,600	1,600
Dance Studio	2	2,000			4,000
Dance Studio Storage	2	200			400
Dance Costume Storage	1	1,500			1,500
Dance Prop Storage	1	500			500
Dance Sewing & Costume Design	1	500			500
Dance Dye Station	1	100			100
Dance Tap Floor Storage	1	150			150
Dance Office / Conference	1	120			120
Arts Event Lobby (Multi-Purpose Production Area) ²⁹	NA		1	1,500	1,500
Laundry	1	250			250
Control Room	1	200			200
Sound Booth	1	100			100
Office	1	120			120
Box Office/Tickets ²⁹	1	100			100
Concession Stand ³⁰	1	100	1	200	100
Scene Shop	1	1,500			1,500

Exhibit A

Equipment Storage	1	120		120
Lighting Storage	1	100		100
Theater Costume Storage	1	400		400
Make-up Room	1	500		500
All User Dressing	1	900		900
All User Toilet	2	40		80
All User Toilet / Shower	2	60		120
Green Room			1	400
Sub-Total Preferred				8,800
Sub-Total Optional				1,900

SUB-TOTAL RECOMMENDED FINE & PERFORMING ARTS Theater/Dance **27,160**

Notes:

#REF! *Dance accommodated in Mat/Wrestling/Dance room. See Physical Education/Athletics.*

#REF! *If built, Multi-Purpose Production Area to include or be adjacent to shop, provide storage for equipment, lighting, costumes, make-up room, boy's and girl's*

#REF! *Box office and concession stand to be located with other public venues when possible.*

36,230

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
PHYSICAL EDUCATION/ATHLETICS					
Athletics Events Lobby	1	1,400			1,400
Gym (large; two teaching stations) ³¹	1	15,080	1	14,676	15,080
Mat/Wrestling/Dance ³²	1	3,000	1	3,500	3,000
Mat/Wrestling/Dance Storage	1	300			300
Weight Room/Aerobics	1	2,500	1	3,000	2,500
Boy's PE Coaches Office	1	150			150
Girl's PE Coaches Office	1	150			150
Boy's Locker Room/Shower ³³	1	1,600			1,600
Girl's Locker Room/Shower ³³	1	1,600			1,600
Multi-purpose Toilet/Shower	3	150			450
PE Storage	2	200			400
Training Room	1	580			580
School Team Room (Large)	1	600	1	800	600
School Team Room (Small)	2	300	1	800	600
Athletic Storage - Large	1	1,000			1,000
Athletic Storage - Small	1	500			500
Ticketing / Concessions ³⁴	1	100	1	200	200
Laundry Room	1	200			200
Uniform/Equipment Storage	1	1,000			1,000
Gym (auxiliary - practice)	1	5,700	1	7,500	5,700
Auxiliary gym bleachers	1	1,000			1,000
Auxiliary gym storage	1	500			500

Exhibit A

Field Equipment Storage ³⁵	0	1,000		0
Sub-Total Preferred			28,876	
Sub-Total Optional			800	
SUB-TOTAL REQUIRED PHYSICAL EDUCATION/ATHLETICS				38,510

Notes:

- #REF! Elevated running track is optional
 - #REF! Optional size should be used with two mats; storage for dance included in area
 - #REF! Locker rooms to use stacked baskets not individual lockers
 - #REF! Concession area to be combined with and in proximity to other public venues
 - #REF! Field Equipment Storage to be located outside of building. See "Site Requirements" for requirements related to outdoor athletic/recreational facilities
- ²⁴ Auxiliary gym is optional at size noted. Preferred size is 7,500 SF

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
EDUCATION SUPPORT					
<i>Administration</i>					
Reception/Lobby	1	400			400
Waiting Areas	1	100			100
Principal's Office	1	200			200
Principal's Secretary	1	80			80
Vice Principal's Office	2	150			300
Vice Principal's Secretary	2	80			160
Dean of Students	1	120			120
Teacher Planning/Collaboration Area			5	950	0
Attendance	1	120			120
Bookkeeper	1	120			120
Campus Monitor Office	1	200			200
Resource Officers ³⁷	1	100			100
Camera Monitors ³⁷	0	100			0
Restrooms	2	64			128
Records Storage	1	50			50
Office Storage	1	125			125
Business Manager	1	120			120
Health Office	1	220			220
Sick Room	1	150	2	150	150
Sick Toilet	1	100			100
Student Support/Mediation Office	0	700			0
Student Support/Mediation Support	0	300			0
Staff Workroom/Mail/Delivery Process Center	1	300			300
Staff Break Room	0	400			0
Conference Rooms	2	150			300
Parent Volunteers/Family Resource/PTA/Boosters/Alumni Room	1	500			500
Sub-Total Optional				5,050	
Sub-Total Administration					3,893
Sub-Total ADMINISTRATION without Teacher Planning/Collaboration Areas³⁶					8,643
<i>Counseling/Career</i>					
Counseling Offices	5	120			600
Counseling Secretary/Waiting	1	400			400
Drug/Alcohol Counselor Office	1	125			125
Conference Room (large)	1	240			240
Conference Room (medium)	1	150			150
Career Center	1	700	1	980	700
Career Center Office	1	120			120
Career Counselor	1	100			100
Secure Records Storage	1	80			80

Exhibit A

Restroom	2	64	128
Sub-Total Counseling/Career			2,643

Notes:

#REF! Teacher planning/collaboration areas as defined in room information sheet are optional. HOWEVER, the general requirements, functions, location, and
³⁷ Resource officer and campus monitor to be in separate rooms; camera monitors to be located in main office

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
EDUCATION SUPPORT					
<i>Student Activities</i>					
Athletic Director & Staff	1	270			270
AD Support Staff	0	120			0
Sub-Total Student Activities					270
<i>Technology Access ³⁸</i>					
Computer Lab (dedicated)	0	1,100			0
Computer Lab (non-specialized)	0	1,100			0
Computer Cart Storage	0	250			0
Sub-Total Student Testing					0
<i>Special Education (SPED)</i>					
Sensory Support Room (active)	1	350			350
Sensory Support Room (quiet)	1	150			150
Learning Resource Center Intensive Skills Classes ³⁹	3	950			2,850
Low Intensity Classroom (includes kitchen) Storage	2	950			1,900
Reception	1	100			100
Conference	0	100			0
Office [SPED & QMHP]	0	120			0
Office [SPED & QMHP]	2	100			200
Special Needs Toilet	1	200			200
Itinerants					
Speech Pathologist offices	2	120			240
Psychologist Offices	2	120			240
Sub-Total SPED					6,230
<i>Emerging Language Learning (ELL)</i>					
Emergent Bi-Lingual Classroom ⁴⁰	1	950			950
Sub-Total ELL					
<i>Student Center</i>					
Student Center/Commons: One lunch @ 600 students	1	7,800			7,800
Main Servery	1	1,400	1	1,800	1,400
Demo Kitchen	1	500			500
Food Prep/Kitchen	1	1,500			1,500
Dish Washing	1	200			200
Dry Storage/Cart Storage	1	500			500
Cooler	1	200			200
Freezer	1	200			200
Office	1	120			120
Staff Lockers/Dressing Rooms	1	150			150
Table Storage	1	400			400
Student Store	1	300			300
Sub-Total Student Center				1,800	13,270

Notes:

Exhibit A

³⁸ Dedicated computer labs support specific programs/ curriculum within each school. Non-specialized computer labs provide school wide technology access

³⁹ Number of Life Skills classrooms dependent on number of students in each school needing life skills and/or medical support

⁴⁰ Assumes more ELL instruction in classrooms (push-in pedagogy)

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional	Recommended		Pref / Opp		
AREA	Quant.	SF Room	Quant.	SF Room	Total
EDUCATION SUPPORT					
<i>Media Center/Library ⁴¹</i>					
Library	1	3,200	1	4,500	3,200
Office	1	120			120
Workroom	1	200			200
Text Storage	1	400			400
Collaboration Space	1	400			400
Multi-use Rooms	3	150			450
IT Repair/Tech Coordinator	1	300			300
Library Classroom	0	0	1	950	0
Sub-Total Media Center				950	5,070
<i>Student Space</i>					
Student Government Room/Office ⁴²	0	200			0
Sub-Total Student Space					0
<i>Custodial</i>					
Custodial Office	1	350			350
Custodial Restroom / Shower	1	150			150
Freight / Receiving	1	550			550
Custodial Laundry	1	150			150
Custodial Rooms	10	150			1,500
Building Storage	1	1,000			1,000
Building Furniture Storage	1	500			500
Material Storage	1	500			500
Flammable Storage	1	100			100
Sub-Total Custodial					4,800
Notes:					
⁴¹ Size of media center presumes renovation of existing larger space (auditorium in older structures). Optional space size is for new construction. Preference is					
⁴² Student government areas should be located near Counseling/Career Center					

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional	Recommended		Pref / Opp		
AREA	Quant.	SF Room	Quant.	SF Room	Total
EDUCATION SUPPORT					
<i>Miscellaneous</i>					
Lobby	1	1,500			1,500
Student Lockers ⁴³	500	1			500
Student Toilets	10	480			4,800
Gender Neutral Toilet ⁴⁴	1	60	1	64	64
Gender Neutral Shower	1	100			100
Boiler Room [Main Mech Room]	1	4,000			4,000
MDF	1	180			180
IDF	11	100			1,100
Main Electrical Room	1	1,000			1,000
Emergency Electrical Room	1	300			300
Sub Electrical Room	10	100			1,000
Restroom (teacher planning/collaboration areas)	10	70			700

Exhibit A

Riser Room	1	250		250
Water Entry	1	250		250
Satellite Water	1	100		100
Elevator Room	3	80		240
Mechanical Fan Rooms ⁴⁵			1	2,000
Corridors ⁴⁶			Variable	0
Sub-Total Miscellaneous				16,084
Sub-Total Preferred Educational Support				1,864
Sub-Total Optional Educational Support				3,450
SUB-TOTAL RECOMMENDED EDUCATIONAL SUPPORT				57,960

Notes:

⁴³ Half size, double-stacked lockers are at the discretion of each school administration

⁴⁴ Provide at least one gender neutral restroom on each floor and near gym facilities. Also ensure at least one gender neutral and one accessible restroom are

⁴⁵ Preference is to locate mechanical fan rooms within building; otherwise mechanical fans should be located on roof

⁴⁶ See Corridor Characteristics

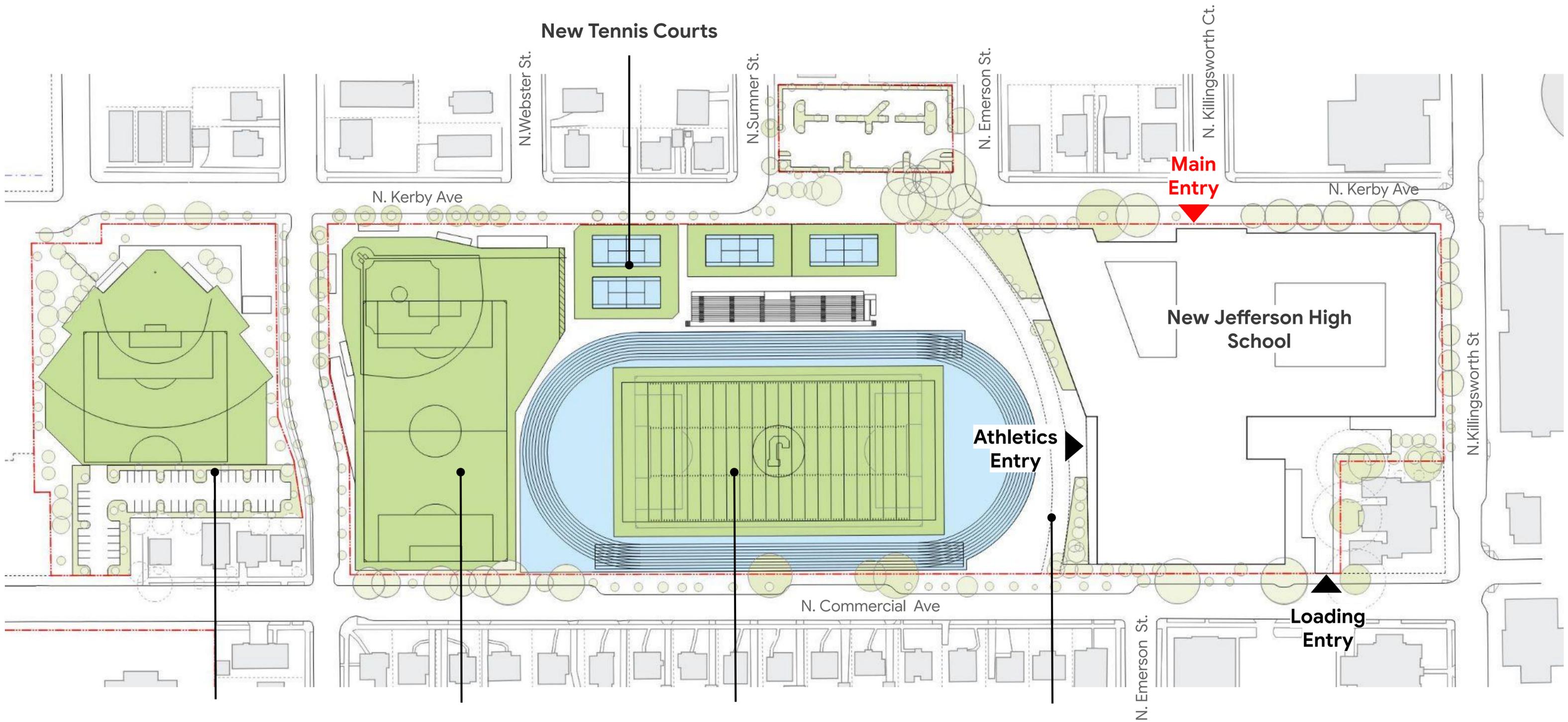
PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
PARTNER & COMMUNITY USES ⁴⁷					
Partner Program Office	0		1	150	
Pantry / Partner Storage	2	80	1	200	160
Clothing/Food Closet	1	500	1	2,000	500
After School Instruction ⁴⁸			4	500	
Sub-Total Preferred				2,000	
Sub-Total Optional Educational Support				850	
SUB-TOTAL COMMUNITY & PARTNER USES					660

WRAP AROUND SERVICE PROVIDERS ⁴⁸

Health Clinic					
Reception	1	125			125
Waiting	1	350			350
Office					0
Office, Service Provider [shared]	2	160			320
Conference/Break	1	180			180
Lab	1	160			160
Restroom	1	80			80
Exam Room	2	110			220
Exam Room, accessible/bariatric	1	130			130
Hall	1	180			180
Sub-Total Health Clinic					1,745
Teen Parent Services					
Infant Room ⁴⁹	1	250	1	50	250
Breastfeeding Room			1	64	64
Toddler Room	1	300			300
Crawler Room	1	300			300
Toilet	1	64			64
Toddler toilet room	1	90			90
Changing Area	1	50			50
Nap Area	1	100			100
Storage/Kitchen	1	300			300
Stroller Storage	1	100			100
Office	1	150			150
Sub-Total Teen Parent Services					1,768
Office Space Social Service Providers (Includes SUN, STEP UP and ESL)	7	120	5	200	840
Classroom(s)	0	950			0
SUB-TOTAL WRAP AROUND SERVICE PROVIDERS					4,353

Final Condition Site Plan



New Softball / Soccer Field and Parking

New Baseball / Soccer Field

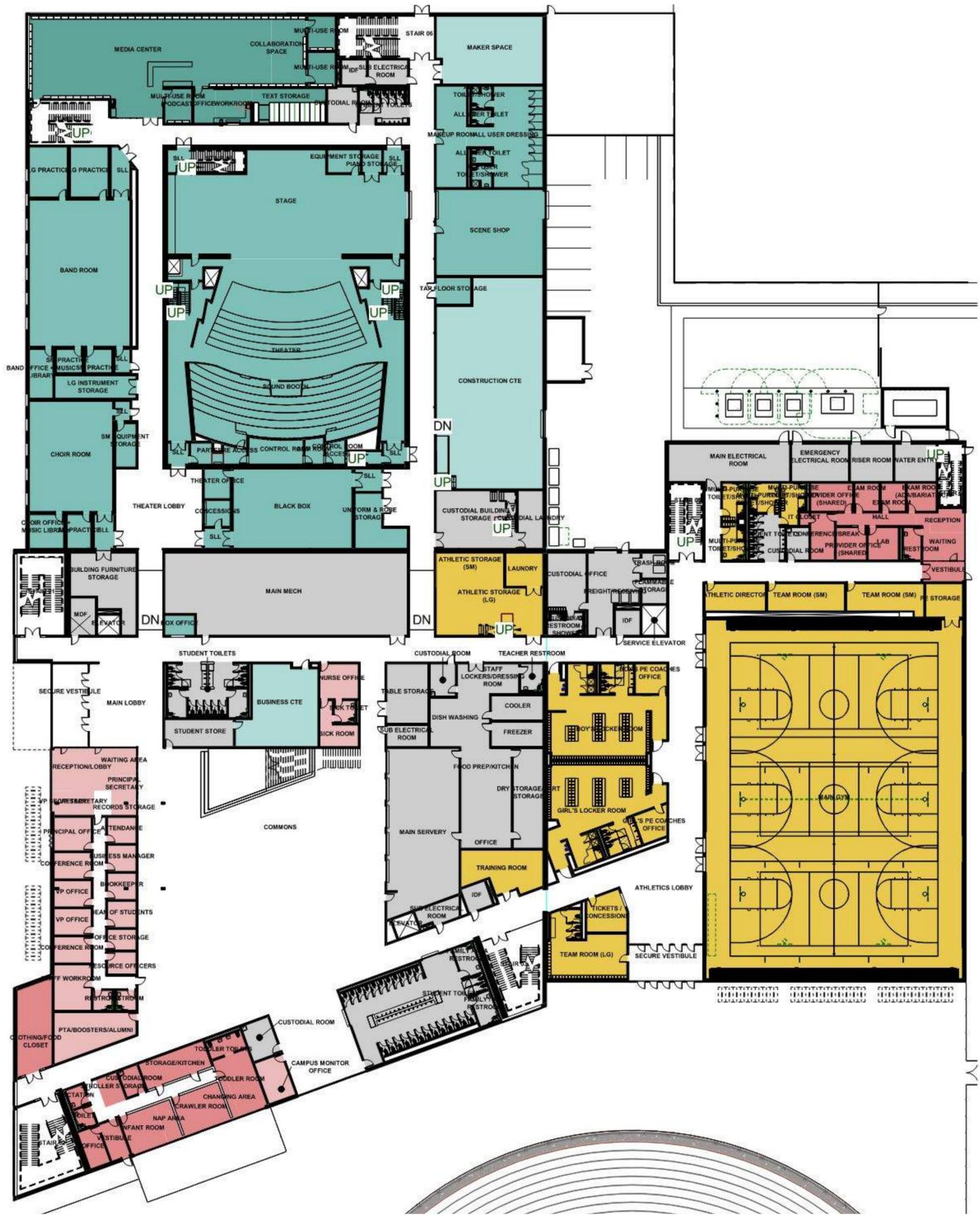
New Track / Field and Grandstands

New Crossblock Pedestrian Connection



Floor Plan - Level 1

- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT



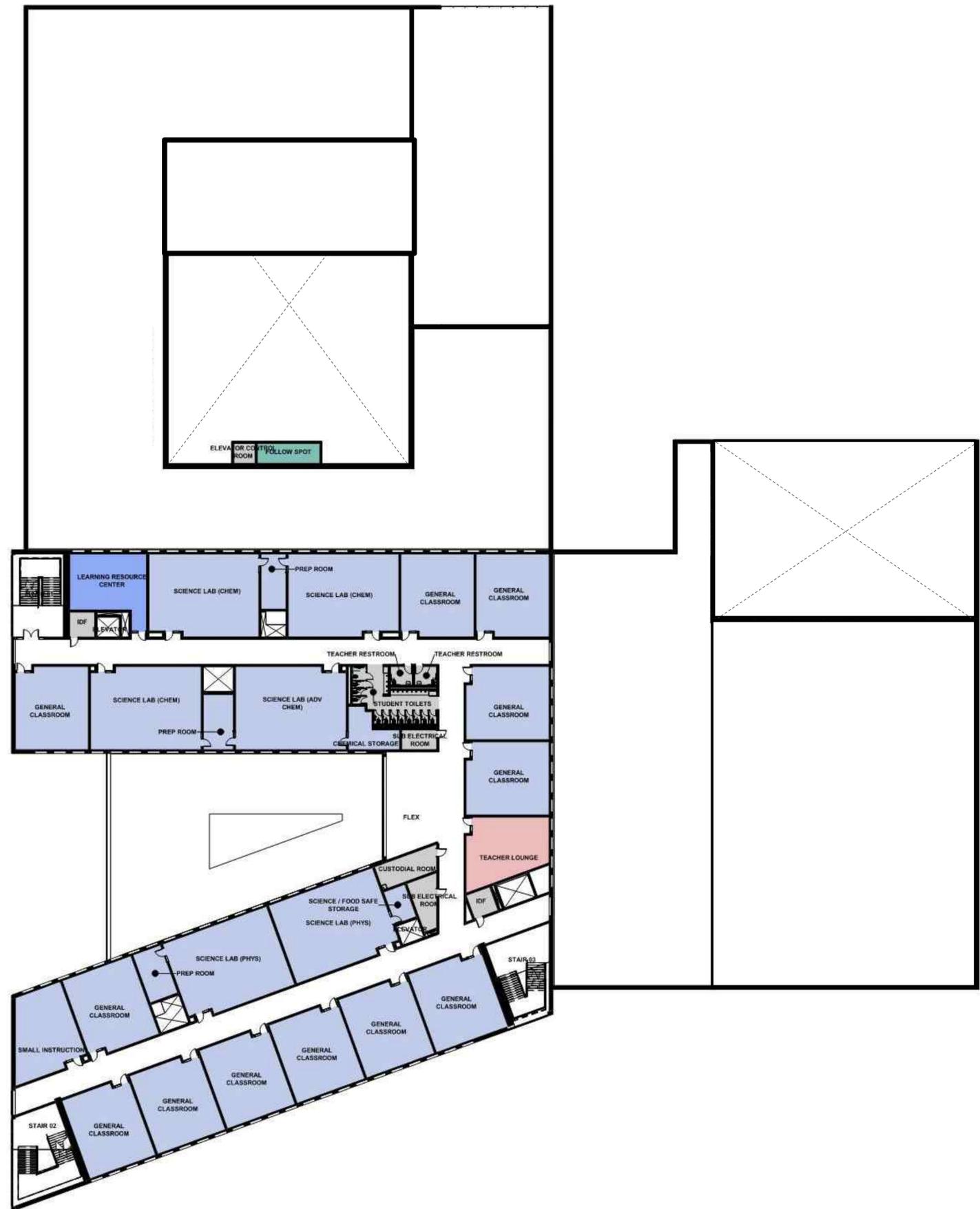
Floor Plan - Level 2

- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT



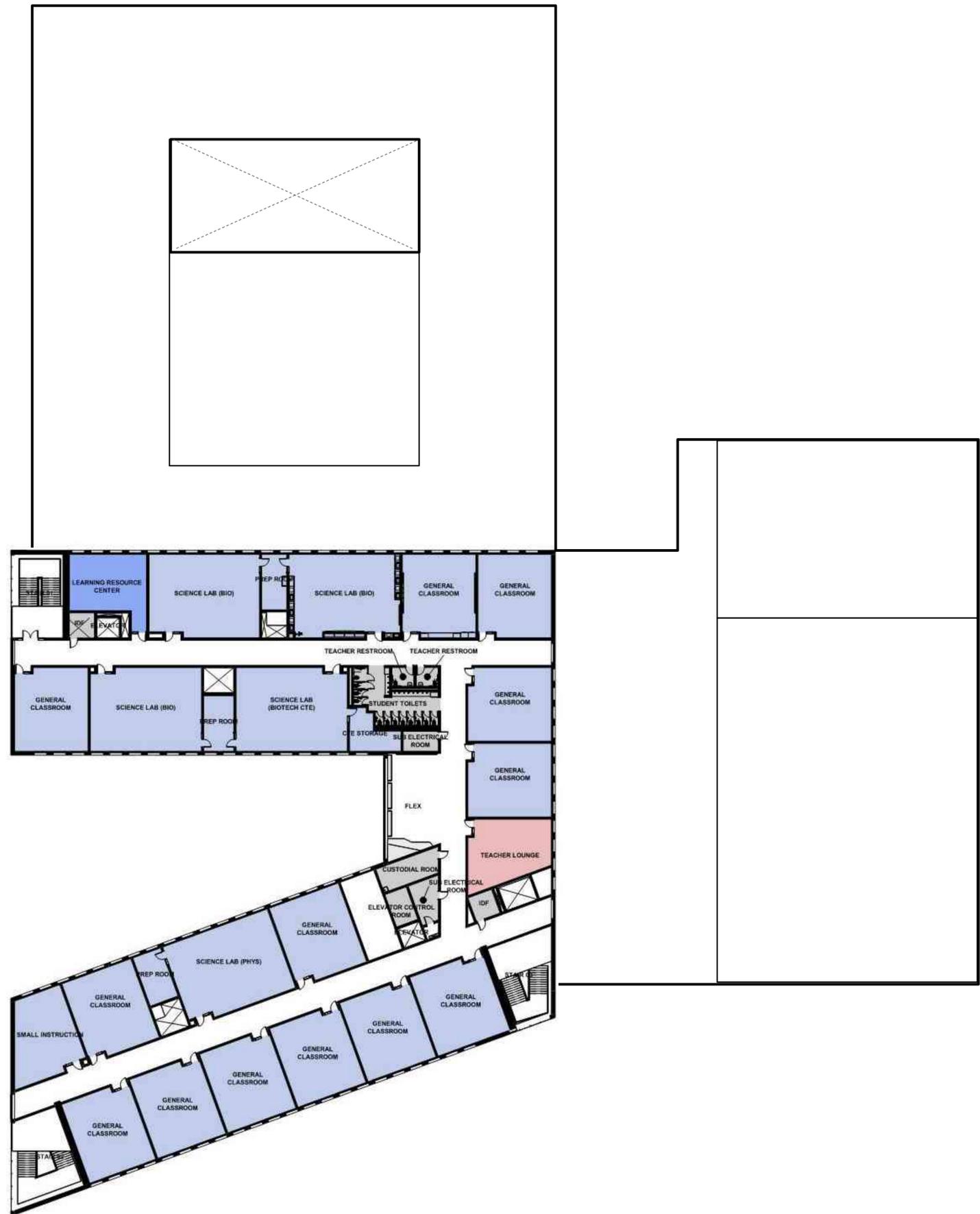
Floor Plan - Level 3

-  ADMIN, COUNSELING & CAREER
-  COMMUNITY & PARTNERS
-  GENERAL CLASSROOMS & SCIENCE
-  SPED
-  FINE / GRAPHIC ARTS & CTE
-  PERFORMING ARTS
-  MEDIA CENTER
-  ATHLETICS
-  BUILDING SUPPORT



Floor Plan - Level 4

-  ADMIN, COUNSELING & CAREER
-  COMMUNITY & PARTNERS
-  GENERAL CLASSROOMS & SCIENCE
-  SPED
-  FINE / GRAPHIC ARTS & CTE
-  PERFORMING ARTS
-  MEDIA CENTER
-  ATHLETICS
-  BUILDING SUPPORT



Academics / Entry



Academics / Entry



Academics / Entry



Academics / Entry



Academics / Entry





JEFFERSON HIGH SCHOOL
PORTLAND PUBLIC SCHOOLS
COST REDUCTION STRUCTURAL NARRATIVE
APRIL 18, 2025

INTRODUCTION

Jefferson High School is located at Killingsworth Ave and North Kerby Ave in North Portland. The existing high school will be replaced with a new building that includes a four-story classroom sector with a commons space and server, a two-story arts sector with dance studios and an auditorium, and an athletics sector with main gym, auxiliary gym, locker rooms, and CTE spaces. This narrative focuses on cost reduction studies for the building structure and is based on concept drawings from BORA.

Over the last two years, the design team has studied several structural system options for the new building. Based on these studies and KPFF's experience on numerous high school projects, this narrative presents structural systems that we believe will be the most cost-efficient. This narrative aims to provide concept-level pricing information for the high school to assist the cost estimator.

The current concept design has three seismically separated buildings: theater, gym, and classroom. Reference the figures 1 through 4 below for the floor plan of each level. The classroom is a 4-story building in the southeast. It features a central courtyard space surrounded by learning spaces. The south wing of the classrooms is angled towards the athletic fields to the south. The gym building is to the east and is a 2-story building with high-volume spaces at the gym and auxiliary gym. It also houses the locker/team rooms, storage, and support spaces. The performing arts is to the north and houses the media center and support spaces; it is a 2-story building. The theater will be 500 seats with a full fly loft but no balcony. Choir, band, and media spaces are on the ground level, the second floor supports Dance, arts, and other support spaces.

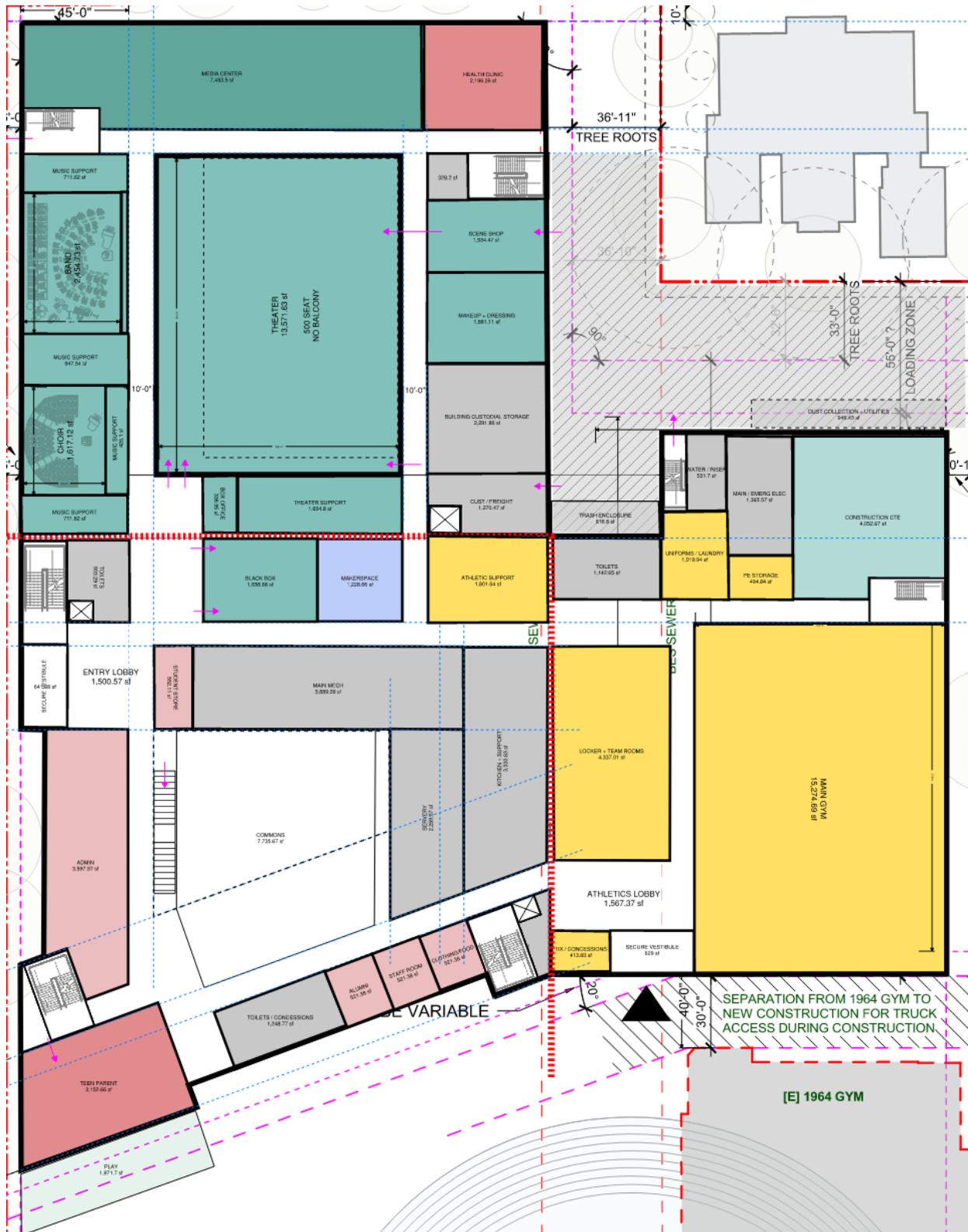


Figure 1 – First Floor Concept Design

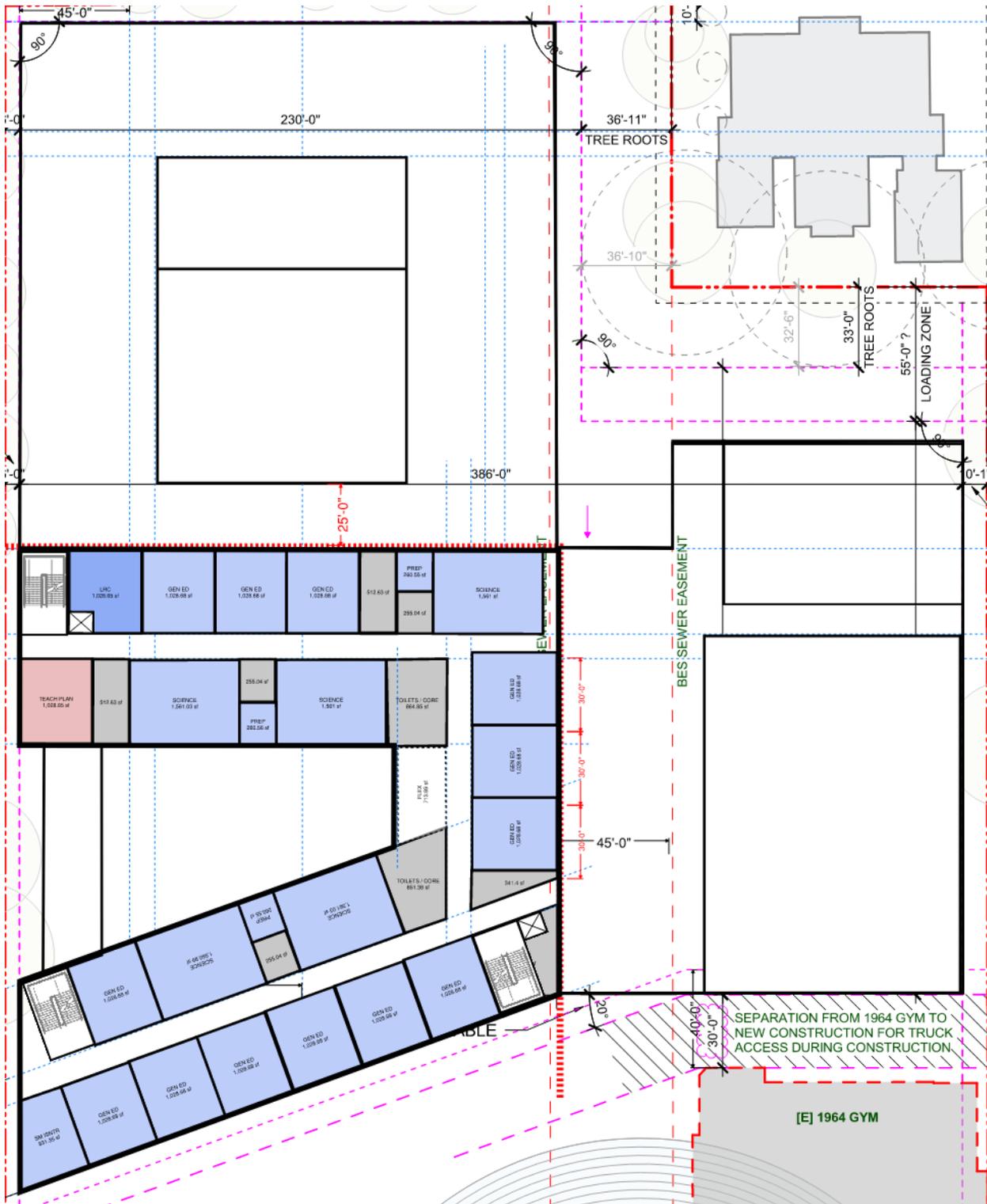


Figure 3 – Third Floor Concept Design

STRUCTURAL SYSTEM RECOMMENDATIONS

Classroom Building

The classroom building will be a 4-story structure. In previous studies, the design team found that a mass timber structure worked well for the classroom building and was a cost savings to the project when compared with a steel structure. We continue to recommend this building as a mass timber structure. The reduction in cost comes from speed of erection, no concrete pours at the floors and no spray applied fire protection to the structural members.

The mass timber frame will have either 5-ply CLT or 2x6 DLT panels spanning to glulam beams supported by glulam columns. In the previous design, DLT was cost-feasible over CLT as the contractor had partnered with StructureCraft, the sole supplier of DLT in North America. If that relationship changes or tariffs with Canada are put in place, the cost of DLT could change, and we would need to reevaluate the use of DLT versus CLT.

The lateral load-resisting system for the classroom building will consist of either buckling-restrained braced frames or special moment-resisting frames. We think the structural cost of these two systems is similar, but once we understand the building's floor plan, further study is required.

The roof of the classroom building will be designed to support MEP equipment and to be solar ready per the OSSC code requirements. A tall steel-framed screen wall will conceal mechanical air-handling units and other miscellaneous MEP systems on the roof. We estimate the screen wall steel weight to be 10 psf. Concrete housekeeping pads will be needed under the mechanical units, and we estimate the thickness as 4"-6" depending on the acoustic analysis.

Public stairs shall be assumed to be steel framed with concrete treads and landings.

For cost estimating, we recommend using the framing, braced frames and foundation information provided in the 50% Design Development Drawings for the classroom building. This cost per square foot could be applied to the revised square footage of the classroom building.

Classroom Steel Framed Alternate

This alternate consists of elevated floor framing with a composite slab of 3 inches of reinforced concrete over a 3 inch, 20-gauge metal deck. The composite slab would be supported by steel wide flange beams at 10' spacing and girders spanning 30'. The beams and girders would be supported by HSS and/or steel wide flange columns on a 30' x 30' grid. The roof would be steel framed with 1½ inch, 18-gauge steel roof deck. We estimate that the approximate steel weight of the classroom areas would be 13 psf for the floors and 10 psf for the roof. This includes columns, connections, and miscellaneous steel.

Concrete on metal deck with steel beams and columns weighs more than timber deck with plywood and glulam beams and columns. Due to the increased structural weight, the spread footings in the classroom areas would increase by about 25% if changing to an all steel-framed system.

Performing Arts

We recommend that the theater be steel-framed, as shown in the 50% Design Development Drawings provided in December 2024. Although the theater's size may be reduced, the structural system cost on a square-foot basis should be approximately the same.

Gym, Aux Gym and Support Space

We recommend constructing the gymnasium with CMU perimeter walls and a metal deck over steel trusses at the roof. The CMU could be exposed on the interior face, reducing the cost of interior finishes. Additionally, CMU is very durable for the use of the space. Steel trusses are the most cost-effective and structurally efficient for the long-span roof. The weight of the steel roof would be approximately 11 psf.

CMU can be slow to erect, and concrete tilt panels could be an alternative. Based on previous studies, we think the site logistics of having enough area to pour the panels could be challenging. If tilt panels were utilized, they would be 12" thick panels with 150 lbs per cubic yard of reinforcing.

Another alternative is to provide an all steel-framed gym. The roof would be constructed of 1 ½ 18-gauge metal deck over long-span steel trusses supported by steel columns. Buckling restrained braced frames would be provided for the seismic force resisting system. Where there is a second floor, it would consist of a composite slab of 3 inches of reinforced concrete over a 3 inch, 20-gauge metal deck. The composite slab would be supported by steel wide flange beams at 10' spacing and girders spanning 30'. The beams and girders would be supported by HSS and/or steel wide flange columns on a 30' x 30' grid. We estimate that the approximate steel weight of the gym and surrounding areas would be 13 psf for the floors and 11 psf for the roof. This includes columns, connections, and miscellaneous steel.

Seismic Resilience

The new school buildings are designed as Risk Category IV structures in response to the PPS Resilience Measures Document dated May 9, 2024. Non-structural components like MEP systems will not be designed to Risk Category IV.

If building separation is required between the classroom building to the south and the gym/theater building to the north, it is possible to design the school with the gym and auditorium as Risk Category IV and the classroom portion to the south as Risk Category III. Based on our previous studies, we expect the added cost for Risk Category IV structure to be approximately \$5 per square foot. Therefore, we estimate that this strategy could save the project approximately \$675,000.

This strategy was recently used at Lincoln High School where we designed the 6-story classroom building as Risk Category III and the adjoining theater/gym building as Risk Category IV.

Foundation System

The building's foundations are based on recommendations provided by GRI in the Geotechnical Investigation report dated February 27, 2025. Based on this report, the classroom building, gymnasium, performing arts wing, grandstand, and site structures are supported on conventional spread footings established in firm, native soil or compacted structural fill.

For cost estimating, we recommend using the foundation sizes provided in the 50% DD set provided in December 2024. If portions of the building are changed to steel from mass timber, the spread footings would increase by about 25%.

The slab on grade will have a base layer and vapor-retarding membrane as recommended in the Geotechnical report.

Canopies

Canopy structures are located around the exterior of the buildings. The canopies are assumed to be steel-framed for durability and resistance to water. Provide a steel allowance of 15 psf for the canopy steel framing. This includes columns and allowance for connections and miscellaneous steel.

Exterior Walls

To reduce cost, we recommend limiting the use of brick. Brick is heavy and requires a stiff support structure to limit deflection. The weight of brick also increases the building's seismic mass, which increases seismic forces and therefore the lateral element sizes. We recommend trying to use a mixture of lightweight materials, including metal panels, GRFC, and glazing.

The backup system for the facade will be light gage metal stud framing that is supported on the ground floor and at each floor above. Stud framing will run past the roof to act as a parapet. Deflection heads are required at each floor line. Exterior studs supporting lightweight materials can be assumed to be 6" 16-gauge metal studs at the first floor, due to the increased height and 18 gauge at floors above.

Additional miscellaneous steel is required to support glazing systems in large open areas where no floor is provided, such as stairs. This steel weight is included in our estimate of steel weight at each floor.

Exterior studs to support brick veneer will need to be 16 gauge minimum. At locations of brick veneer, additional miscellaneous steel is required to support the brick in the form of steel lintels over the windows and brick relief angles at each floor line.

Provide the following additional allowances to the primary building structure to support brick veneer facades:

- At the mass timber-framed option, provide perimeter glulam beams and an additional 30 plf steel allowance along the building perimeter.
- At the all-steel option, provide an additional 0.5 psf of steel weight on each floor to accommodate increased beam stiffness and miscellaneous steel.

GEOTECHNICAL REPORT SUMMARY

GRI provided a final Geotechnical Investigation report dated February 27, 2025. Based on GRI's report, the site soil consists of non-engineered fill underlain by alluvial sand and gravel. The site soils are classified as Site Class D.

The risk of liquefaction, cyclic softening, lateral spreading, and slope instability is low at this site based on the subsurface conditions, topography, and site location. Reference "Foundation System" section of this narrative for additional information.

SITE STRUCTURES

Several small stand-alone one-story buildings are anticipated, including but not limited to:

- Grandstand
- Concession building for the grandstand
- Covered bike parking
- Track and field support building for ticketing and storage
- Batting facilities including dugouts and batting cages
- Trash enclosure

The site buildings are assumed to be fully grouted CMU walls with steel wide flange roof beams with metal deck. Interior steel HSS columns on spread footings may be required for some structures. Assume a 4-inch slab on grade at site buildings. Refer to the foundations section of this report for foundation information.

The trash enclosure is assumed to be a three-sided fully grouted CMU building with cold-formed joists and metal roof deck. Provide an appropriate allowance for steel gates and their support.

New foundations for flag poles and field netting for the athletic facilities will also be required. Provide appropriate allowances.

The security fence will be a cantilevered fence product with embedded round concrete footings.

Memo

Date: March 14, 2025
Project: Jefferson High School
To: Bora
From: PAE
Subject: Concept Cost Package

The intent of this memo is to summarize the base MEP systems for the Jefferson HS Modernization project as part of the Concept Cost Reduction Study Phase 2. This is a high-level summary intended to inform the concept level pricing effort.

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Five 200-ton air to water heat pumps located on the roof (Based on Trane ACX (2-pipe)) will be the primary source of heating and cooling for the building. The heat pumps will feed into a 4-pipe (HWS/HWR/CHWS/CHWR) primary/secondary building distribution system. Chilled water will be distributed to all air handlers for cooling. Heating water will be distributed to all air handlers and throughout the building to each zone.

The plant will include two 700 kW electric boilers for backup heat. Plant equipment will also include primary and secondary pumps, buffer tanks, expansion tanks, glycol makeup, and other accessories as detailed in the 100% SD documents for the baseline central plant. This equipment will be in a ground level mechanical room with dedicated piping risers to each rooftop heat pump.

Air Distribution Systems

Rooftop variable-air-volume (VAV) custom air handlers (AHU) will be the source of air distribution to the building. The AHUs will include air-to-air heat recovery wheels, heating water coils, and chilled water coils. Combined airflow of the units is estimated to be around 295,000 cfm with a maximum size of 35,000 cfm per AHU. Sizing and quantity of AHUs will vary based on final building layout and programming.

Large commons spaces will be served by single zone VAV AHUs. Classrooms, office, and other smaller zones will be served by multizone VAV AHUs. Supply air will be fully ducted. Return air will utilize a plenum return system, with ducted inlets at the mechanical shaft on each level. Acoustical treatments (sound attenuators or sound lined ductwork) for return plenum ducted inlets to be provided as necessary per acoustical consultant recommendations.

Science labs, art rooms, and other high exhaust spaces will have single-pass 100% dedicated outside air (DOAS) VAV AHUs with heat recovery. Supply and exhaust air will be fully ducted.

Multizone systems will have single duct VAV terminal units with heating water reheat coils for individual zone temperature and ventilation control. No secondary zone cooling systems will be provided; chilled water will be limited to the air handlers.

March 14, 2025



Specialty & Miscellaneous Systems

Specialty exhaust will be provided based on final programming and equipment as detailed in the previous 100% SD documents. This will include a subsoil radon exhaust, exhaust for kilns, fume hoods, chemical storage rooms/cabinets, point of use dust collectors, and other fume and heat exhaust. An outdoor recirculating dust collector for the wood shop will support the construction CTE space.

Rooftop exhaust fans will serve each Type I and Type II hood in the kitchen located on level 1. Type I grease exhaust will be welded and fire wrapped. Type II heat/vapor exhaust will be aluminum or stainless steel.

Split systems will be provided for spaces with 24-hour cooling requirements such as MDF, IDF, and electrical rooms. Split systems will utilize A2L refrigerants distributed vertically within ventilated shafts with exhaust fans for each shaft at the roof.

Building Controls

Building controls, measurement and verification scope, and miscellaneous systems will be provided as detailed in the 100% SD documents.

Teen Parent Center

The teen parent center programming will be integrated into the high school building programming and no longer be its own dedicated building. The teen parent center programming will be served by VAV terminal units w/ reheat from a rooftop VAV AHU.

Remove the HVAC systems and controls detailed in the 100% SD documents, the chilled and heating water mains extended from the high school building, and the associated underground utility trench.

ELECTRICAL SYSTEMS

Main Building Electrical Service Size

The new building will be served by Pacificorp. Primary power will be routed from Pacificorp overhead lines located at the north or east of the site and dropped down to route to a new Pacificorp MV switch cabinet. From there, the primary feeds will extend out to transformer vaults. There will be a total of (3) primary service feeders from this switch cabinet to the transformers.

The switch vault will serve three (3) new utility transformers. Two (2) 4" conduits will be provided to each transformer vault.

Three (3) oil filled, pad mount transformers, will be located at the NE of the building in a utility yard. Pacificorp will confirm exact transformer quantity as design progresses. Each utility transformer will be pad-vault mounted with secondary feeds to three (3) 4000A, 277/480V EUSERC rated service switchboards at the exterior of the building and will contain the service disconnect and sub-feed circuit breaker to the feeder into the building. The vaults, primary and secondary conduits, and service switchboards with utility metering equipment will be provided by the project and installed per Pacificorp requirements. The utility (Pacificorp) will provide the primary conductors, pad mounted transformers, MV switch equipment, and the secondary conductors into the main switchboards.

The (3) service switchboards will feed sub-distribution panels in the electrical room.

March 14, 2025



Generator Size

Backup power will be provided by a 600kW/750kVA, 277/480V 3-phase diesel fired generator. The generator will be exterior mounted with weatherproof, sound attenuated enclosure and built in sub-base 24-hr fuel tank sized for operation at full load. A single feeder from the generator will be brought into the building to a 1200A, 277/480V emergency power main distribution switchboard. Separate transfer switches and distribution gear will be provided, a 225A, 277/480V system for emergency loads and a 600A, 277/480V system for standby loads. A remote docking station will be provided for connection of a temporary generator during maintenance of the system. A remote fuel filling station may be required pending the final location of the generator and its accessibility from the street by a fuel dispensing truck.

Hydrolyzed Vegetable Oil (HVO) will be investigated as a possible fossil fuel reducing source of fuel for the generators. HVO has a much longer shelf life and can be swapped 1 for 1 with diesel with no equipment necessary. HVO comes at a premium and may be more difficult to source than Diesel, however, is a more planet conscious fuel to use in backup generators.

Electrical loads on generator are as follows:

- NEC 700 (Code Required)
 - Egress and Exit Lighting
 - Fire Alarm
 - ERRCS
 - Generator Accessories (battery charger, block heater, etc.)
- NEC 695 (Code Required)
 - Fire Pump
 - Jockey Pump
- NEC 701 (Code Required)
 - None at this time.
- NEC 702 (Optional Standby)
 - MDF/IDF Rooms and associated cooling.
 - Intrusion Alarms
 - Clock Systems
 - Phone System
 - Walk-in Coolers and Freezers at the Kitchen.
 - One hand dryer per restroom.
 - Non-emergency lighting within selected areas:
 - Gymnasiums
 - Commons
 - Main Office
 - Heat trace Freeze Protection (recommended)

March 14, 2025



Photovoltaic System Size

A renewable power source using a Photovoltaic (PV) array will be provided for the facility. The PV array will be located on the roof and will be approximately 500 kW in size. The size noted is based on the concept level roof plan and preliminary rooftop mechanical system layouts. Exact PV array size will be verified and coordinated during design in later phases. Power inverters will be located within the building. PV system panel technology to be used is Crystal silicon construction with a minimum efficiency rating of 18.8 percent.

The PV system will be tied into one of the main distribution switchboards to offset usage.

PPS Standards Note:

- PV inverter output will have remote monitoring system.
- No energized PV conductors will route through the interior of the building where normally occupied by staff or students.



THE
BOOKIN
GROUP
LLC

Land Use &
Institutional
Planning

Project
Management

Policy Analysis

JHS Cost Reduction Phase – Land Use Summary

Date: April 23, 2025

The following memo summarizes the research and conclusions that were made regarding Land Use and Zoning during the Cost Reduction Phase of the project (January – April 2025).

- **Land Use Schedule:** The development of the site will still require the same land use entitlements – A Conditional Use review for the entire site and a Historic Resource Review for the portion on the development that will be located within the Piedmont Historic District on the north end of the site. Additionally, the removal of the existing buildings on site will be subject to the 180-day Demolition Delay because of their historic status. PPS is still exploring the possibility of starting the south field(s) earlier by submitting a Type II Conditional Use review in September of 2025. The Type III Conditional Use review for the rest of the development would be submitted late 2025, followed shortly by the Type II Historic Resource Review.

A second Pre-Application Conference would not be required if the Type III Review is submitted by December 3, 2026 (one year from the date of the last Pre-Application Conference). A new Early Assistance Appointment is generally not recommended unless the design changes significantly, since there would be little new information the City would provide for the cost of the appointment. A second Early Neighborhood Notification meeting is not required, and PPS has indicated that one will not likely be held due to the low attendance at the previous neighborhood meeting held in December 2024. An additional Design Advice Request is not required but could be optionally applied for to have the Historic Landmarks Commission weigh in on the new design.

- **South Field(s) Review:** The previous application for Type II Conditional Use review for the south baseball field was withdrawn from the City at the end of March 2025, to avoid the application expiring and all application fees being lost. A refund of \$20,085 is being process by the City for this application.

It appears that it may be possible to have both the baseball field, and the softball field included in the same Type II Conditional Use review with the new submittal. To avoid a Type III Conditional Use for these fields the exterior improvement area related to the fields must stay below 25,000 sq. ft. excluding areas of artificial turf. “Exterior improvements” are defined in the Zoning Code as: *“All improvements except buildings or other roofed structures...include surface parking and loading areas, paved and graveled areas...improved open areas such as plazas and walkways, but does not include vegetative landscaping, synthetic turf, natural geologic forms, or unimproved land.”*

- **On-Site Tree Canopy:** The site must comply with the standards of Title 11 which require 25% of the site to be covered by tree canopy. Calculations of the previous design by Place found that the site could meet this standard, but it was very tight. Several of the trees that were included in this calculation may need to be removed from the updated plan (for example: trees in the Kerby Street pedestrian plaza and in the cross-block connection). Urban Forestry may be receptive to allowing a lower tree density standard for the site using the justification that so much of the outdoor area on the site will be artificial turf. However, this reduced

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Exhibit A

number must be negotiated with Urban Forestry and Planning and will require coordination from both review groups. It is suggested that PPS initiates talks with these reviewers about on-site tree density early since there is no official process or timeline for this request and no standard reduction that can be anticipated in the design.

- **Non Conforming Upgrades:** Per discussions with PPS, the required upgrades to the Humboldt Elementary site will not be deferred 10 years but rather completed as part of the last phase of the redevelopment of JHS. PPS may still need to enter into a covenant with the City to delay the upgrades at Humboldt a year or so to have them align with the final phases of construction. A more thorough assessment of the site conditions at Humboldt will be required to fully understand what upgrades will be necessary, which will need to include a site survey and an arborist report. The strategy for upgrades will need to be nailed by the submittal of the Type II Conditional Use for the south fields, since this would be the first project that will trigger the upgrades, so PPS is encouraged to begin this work as soon as possible.

Because both schools are included in the definition of site, PPS has directed the team to look for opportunities to have the improvements made to the JHS site count toward the required upgrades at the Humboldt site. Probably the best opportunity for this would be in how the Adjustments included with the Conditional Use applications are structured and requested. The Adjustments could look at how the standards apply to the entire site (such as in the case of overall landscaping for example) and if the JHS site is over on standard the excess should be credited to the Humboldt site. It is recommended that PPS discuss this strategy with city planning staff, particularly because of how the City is calculating fees for the Adjustments (per frontage or element vs. per standard).



JEFFERSON HS MODERNIZATION

REVISED COMPREHENSIVE PLAN COST MODEL - 2025

UNIFORMAT LEVEL 3 SUMMARY

323,058 Incl. TPC & Grandstands

300,823 Includes Grandstands

Ref	Description	GFA \$/SF	100% SD Est. Rev.3 Nov - 2024	GFA \$/SF	Rev. Cost Model Total Cost \$	Cost Delta ~ Cost Model - SD Rev.3	RLB COMMENTS ON COST VARIANCES b/w Rev. Comp Plan Cost Model and SD Rev.3 Est.
<p><i>In general, the total Building Gross Floor Area (GFA) reduction of 22,235 SF (from 317,951SF to 295,716SF) has cost savings overall.</i></p>							
A1010	Standard Foundations	\$ 16.19	5,229,434	\$ 17.30	5,204,238	(25,196)	Less overall building gross floor area
A1020	Special Foundations		Excl.	\$ -	-	-	
A1030	Slab on Grade	\$ 14.76	4,767,581	\$ 16.31	4,906,423	138,842	Less overall building gross floor area
A2020	Basement Walls	\$ 1.12	362,094	\$ 1.20	360,988	(1,106)	
B1010	Floor Construction	\$ 65.88	21,284,205	\$ 66.62	20,040,828	(1,243,377)	Deleted Theater balcony floor structure
B1020	Roof Construction	\$ 50.91	16,445,474	\$ 53.11	15,976,710	(468,764)	Updated structural steel allowances per KPFF narrative 03/14/25
B2010	Exterior Walls	\$ 50.61	16,351,503	\$ 47.74	14,361,290	(1,990,213)	Updated mechanical screen wall steel psf per KPFF narrative Revised Façade SF based on less building GFA
B2020	Exterior Windows	\$ 17.36	5,608,210	\$ 16.92	5,089,925	(518,285)	Revised Windows SF based on less building GFA
B2030	Exterior Doors	\$ 3.90	1,260,784	\$ 3.88	1,167,193	(93,591)	Less overall building GFA
B3010	Roof Coverings	\$ 17.74	5,732,151	\$ 17.95	5,399,773	(332,378)	Deleted Teen Parent Center and Less overall building SF
C1010	Partitions	\$ 48.42	15,640,975	\$ 49.41	14,863,664	(777,311)	Updated costs based on area reductions to Classrooms, Gym, Theater
C1020	Interior Doors	\$ 7.47	2,413,600	\$ 7.87	2,367,477	(46,123)	Less overall building GFA
C1030	Specialties	\$ 11.11	3,589,106	\$ 10.14	3,050,345	(538,761)	Reduced lockers count Less overall building GFA
C2010	Stair Construction	\$ 7.80	2,520,000	\$ 7.05	2,120,802	(399,198)	Less egress stairs based on executive scope summary and updated pricing
C3010	Wall Finishes	\$ 22.37	7,225,670	\$ 21.81	6,560,950	(664,720)	Updated costs based on area reductions to Classrooms, Gym, Theater
C3020	Floor Finishes	\$ 14.29	4,615,824	\$ 14.28	4,295,752	(320,072)	Updated costs based on area reductions to Classrooms, Gym, Theater
C3030	Ceiling Finishes	\$ 18.27	5,900,911	\$ 17.07	5,135,049	(765,862)	Updated costs based on area reductions to Classrooms, Gym, Theater
D1010	Elevators and Lifts	\$ 4.40	1,420,000	\$ 4.07	1,224,350	(195,650)	Adjusted pricing per current market
D2010	Plumbing Fixtures	\$ 1.82	588,455	\$ 1.65	496,358	(92,097)	
D2020	Domestic Water Distribution	\$ 5.25	1,694,962	\$ 7.12	2,141,860	446,898	GFA generated variance--Price increase per GFA offsets due to higher sub pricing at reconciliation
D2030	Sanitary Waste	\$ 4.63	1,495,428	\$ 4.82	1,449,967	(45,461)	
D2040	Rain Water Drainage	\$ 1.27	411,118	\$ 1.37	412,128	1,010	
D2090	Other Plumbing Systems	\$ 8.20	2,646,685	\$ 8.65	2,602,119	(44,566)	
D3020	Heat Generating Systems	\$ 9.44	3,048,983	\$ 8.87	2,668,300	(380,683)	Primarily GFA generated variance affecting piping distribution
D3030	Cooling Generating Systems	\$ 9.89	3,194,398	\$ 15.87	4,774,061	1,579,663	Primarily GFA generated variance affecting piping distribution
D3040	Distribution Systems	\$ 31.30	10,112,317	\$ 25.68	7,725,135	(2,387,182)	Reduced CFM's per narrative, return air plenum based, ASHP capacities reduced Switched to a standard VAV system, deleted fancoil units, radiant heating and more expensive convective panels
D3050	Terminal & Package Units	\$ 7.86	2,540,100	\$ 3.50	1,052,881	(1,487,220)	
D3060	Controls & Instrumentation	\$ 10.80	3,489,700	\$ 11.60	3,489,547	(153)	GFA generated variance--Price increase per GFA offsets due to higher sub pricing at reconciliation
D3070	Systems Testing & Balancing	\$ 0.98	317,951	\$ 0.98	294,807	(23,144)	Primarily GFA generated variance
D3090	Other HVAC Systems and Equipment	\$ 31.74	10,252,291	\$ 18.44	5,547,176	(4,705,115)	Primarily GFA generated variances coupled with deletion of preconstruction services allowance and ceiling fans.
D4040	Sprinklers	\$ 7.95	2,568,051	\$ 8.12	2,442,683	(125,368)	
D5010	Electrical Service & Distribution	\$ 25.23	8,151,449	\$ 21.32	6,413,546	(1,737,903)	
D5020	Lighting & Branch Wiring	\$ 26.26	8,484,377	\$ 26.56	7,989,859	(494,518)	
D5030	Communications & Security	\$ 20.92	6,758,292	\$ 21.27	6,398,505	(359,787)	
D5090	Other Electrical Services	\$ 24.74	7,993,902	\$ 22.46	6,756,485	(1,237,417)	
E1020	Institutional Equipment	\$ 4.28	1,383,394	\$ 4.60	1,383,786	392	
E1030	Vehicular Equipment	\$ 0.08	25,000	\$ 0.08	24,066	(934)	
E1090	Other Equipment	\$ 29.72	9,599,951	\$ 25.92	7,797,332	(1,802,619)	Theater seating decreased from 1000 to 500 Reduced A/V systems budget by 10%, as advised
E2010	Fixed Furnishings	\$ 11.01	3,558,025	\$ 11.17	3,360,193	(197,832)	Less building GFA
E2020	Moveable Furnishings		Excl.	\$ -	-	-	
F2010	Building Elements Demolition	\$ 20.18	6,520,500	\$ 18.06	5,432,863	(1,087,637)	Reduced allowances due to potential open-bid competitiveness rather than limited consortium partners
F2020	Hazardous Components Abatement	\$ 21.57	6,967,000	\$ 20.34	6,118,740	(848,260)	Reduced allowances due to potential open-bid competitiveness rather than limited consortium partners
G1010	Site Clearing	\$ 0.01	4,500	\$ 0.01	4,500	-	
G1020	Site Demolition & Relocations	\$ 4.40	1,422,069	\$ 4.73	1,422,893	824	
G1030	Site Earthwork	\$ 30.83	9,956,909	\$ 32.96	9,915,126	(43,783)	Deleted West parking lot improvements Reduced improvements at cross block connection
G2010	Roadways	\$ 0.87	282,628	\$ 0.39	117,321	(165,307)	Deleted site improvements at Kerby Grove
G2020	Parking Lots	\$ 1.00	324,375	\$ 0.66	198,543	(125,832)	Reduced West parking lot site improvements
G2030	Pedestrian Paving	\$ 5.97	1,929,241	\$ 6.41	1,928,275	(966)	
G2040	Site Development	\$ 25.74	8,316,076	\$ 27.64	8,314,748	(1,328)	Deleted West parking lot improvements Reduced improvements at cross block connection
G2050	Landscaping	\$ 3.85	1,243,327	\$ 4.13	1,242,399	(928)	
G3010	Water Supply	\$ 0.71	227,772	\$ 0.76	228,625	853	
G3020	Sanitary Sewer	\$ 0.18	57,610	\$ 0.19	57,156	(454)	
G3030	Storm Sewer	\$ 7.23	2,334,283	\$ 7.31	2,199,016	(135,267)	Deleted West parking lot improvements
G3060	Fuel Distribution	\$ 0.02	5,000	\$ 0.02	6,016	1,016	
G4010	Electrical Distribution	\$ 0.18	56,600	\$ 0.19	57,156	556	
G4020	Site Lighting	\$ 6.55	2,115,265	\$ 6.87	2,066,654	(48,611)	Deleted West parking lot improvements
G4030	Site Communication and Security	\$ 1.36	440,425	\$ 1.46	439,202	(1,223)	
ESTIMATED NET COST		776.62	250,889,931	754.91	227,095,783	(23,794,148)	
MARGINS & ADJUSTMENTS							
Design / Estimating Contingency		6.9%	17,247,295	7.0%	15,896,705	(1,350,590)	No change
Escalation to Start of Construction - April 2025 to July 2026		6.1%	16,477,328	6.0%	14,579,549	(1,897,779)	Updated to date
Escalation to Mid-point of Construction - July 2026 to May 2028 (10% - Discounted to reflect early buyout of Main Building)		6.2%	17,787,016	4.3%	11,204,358	(6,582,658)	Updated to date
Tariffs Risk / Market Volatility Contingency			-	0.0%	-	-	Excluded per direction from Bora
CM/GC Contingency (5%)		4.9%	14,895,079	5.0%	13,438,820	(1,456,259)	No change
General Conditions/General Requirements (49 months duration)		16.8%	53,175,430		-	(53,175,430)	
General Conditions (49 months duration)			-	9.0%	25,399,369	25,399,369	Allowance optimized based on benchmarking other CMGC projects in PNW region
General Requirements (49 months duration)			-	7.0%	21,533,021	21,533,021	
Cranes and hoisting - Incl. Above			Incl.		-	-	
Bonds & Insurance (3%)		3.0%	11,114,163	3.0%	9,874,428	(1,239,735)	No change
Overhead & Profit (3.5%)		3.5%	13,355,518	3.5%	11,865,771	(1,489,747)	Fee could be an opportunity for small reduction.
Preconstruction Services Allowance		0.4%	1,470,000		1,500,000	30,000	
Preconstruction Services - Sept. 24 to Aug 25 - to match CMGC, as advised		0.6%	2,333,921		Excl.	(2,333,921)	Deleted
Solar/Green Energy Allowance - Included in Est. Detail			Incl.		Incl.	-	
Total Estimated Construction Cost (in current dollars)		\$ 1,234.29	\$ 398,745,681	\$ 1,171.41	\$ 352,387,804	(46,357,877)	
Owner Contingency - Excluded, as Advised			Excl.		Excl.		
ESTIMATED TOTAL COST		\$ 1,234.29	\$ 398,745,681	\$ 1,171.41	\$ 352,387,804	\$ (46,357,877)	



JEFFERSON HS MODERNIZATION

REVISED COMPREHENSIVE PLAN COST MODEL - APRIL 2025

UNIFORMAT LEVEL 3 SUMMARY

323,058

300,823

Ref	Description	323,058		300,823	
		GFA \$/SF	100% SD Est. Rev.3 Nov - 2024	GFA1 \$/SF	Rev. Cost Model Total Cost \$
A1010	Standard Foundations	\$ 16.19	5,229,434	\$ 17.30	5,204,238
A1020	Special Foundations		Excl.	\$ -	-
A1030	Slab on Grade	\$ 14.76	4,767,581	\$ 16.31	4,906,423
A2020	Basement Walls	\$ 1.12	362,094	\$ 1.20	360,988
B1010	Floor Construction	\$ 65.88	21,284,205	\$ 66.62	20,040,828
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B2030	Exterior Doors	\$ 3.90	1,260,784	\$ 3.88	1,167,193
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C1010	Partitions	\$ 48.42	15,640,975	\$ 49.41	14,863,664
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C1030	Specialties	\$ 11.11	3,589,106	\$ 10.14	3,050,345
C2010	Stair Construction	\$ 7.80	2,520,000	\$ 7.05	2,120,802
C3010	Wall Finishes	\$ 22.37	7,225,670	\$ 21.81	6,560,950
C3020	Floor Finishes	\$ 14.29	4,615,824	\$ 14.28	4,295,752
C3030	Ceiling Finishes	\$ 18.27	5,900,911	\$ 17.07	5,135,049
D1010	Elevators and Lifts	\$ 4.40	1,420,000	\$ 4.07	1,224,350
D2010	Plumbing Fixtures	\$ 1.82	588,455	\$ 1.65	496,358
D2020	Domestic Water Distribution	\$ 5.25	1,694,962	\$ 7.12	2,141,860
D2030	Sanitary Waste	\$ 4.63	1,495,428	\$ 4.82	1,449,967
D2040	Rain Water Drainage	\$ 1.27	411,118	\$ 1.37	412,128
D2090	Other Plumbing Systems	\$ 8.20	2,648,685	\$ 8.65	2,602,119
D3020	Heat Generating Systems	\$ 9.44	3,048,983	\$ 8.87	2,668,300
D3030	Cooling Generating Systems	\$ 9.89	3,194,398	\$ 15.87	4,774,061
D3040	Distribution Systems	\$ 31.30	10,112,317	\$ 25.68	7,725,135
D3050	Terminal & Package Units	\$ 7.86	2,540,100	\$ 3.50	1,052,881
D3060	Controls & Instrumentation	\$ 10.80	3,489,700	\$ 11.60	3,489,547
D3070	Systems Testing & Balancing	\$ 0.98	317,951	\$ 0.98	294,807
D3090	Other HVAC Systems and Equipment	\$ 31.74	10,252,291	\$ 18.44	5,547,176
D4040	Sprinklers	\$ 7.95	2,568,051	\$ 8.12	2,442,683
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D5020	Lighting & Branch Wiring	\$ 26.26	8,484,377	\$ 26.56	7,989,859
D5030	Communications & Security	\$ 20.92	6,758,292	\$ 21.27	6,398,505
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E2010	Fixed Furnishings	\$ 11.01	3,558,025	\$ 11.17	3,360,193
E2020	Moveable Furnishings		Excl.		-
F2010	Building Elements Demolition	\$ 20.18	6,520,500	\$ 18.06	5,432,863
F2020	Hazardous Components Abatement	\$ 21.57	6,967,000	\$ 20.34	6,118,740
ESTIMATED NET COST		687.72	222,171,851	661.18	198,898,151
MARGINS & ADJUSTMENTS					
	Design / Estimating Contingency	6.9%	17,247,295	7.0%	13,922,871
	Escalation to Start of Construction - April 2025 to July 2026	6.1%	16,477,328	6.0%	12,769,261
	Escalation to Mid-point of Construction - July 2026 to May 2028 (10% - Discounted to reflect early buyout of Main Building)	6.2%	17,787,016	4.3%	9,813,155
	Tariffs Risk / Market Volatility Contingency			0.0%	-
	CM/GC Contingency (5%)	4.9%	14,895,079	5.0%	11,770,172
	General Conditions/General Requirements (49 months duration)	16.8%	53,175,430		
	General Conditions (49 months duration)		-	9.0%	22,245,625
	General Requirements (49 months duration)		-	7.0%	18,859,346
	Cranes and hoisting - Incl. Above		Incl.		-
	Bonds & Insurance (3%)	3.0%	11,114,163	3.0%	8,648,357
	Overhead & Profit (3.5%)	3.5%	13,355,518	3.5%	10,392,443
	Preconstruction Services Allowance	0.4%	1,470,000		1,250,000
	Preconstruction Services - Sept. 24 to Aug 25 - to match CMGC, as advised	0.6%	2,333,921		-
	Solar/Green Energy Allowance - Included in Est. Detail		Incl.		Incl.
Total Estimated Construction Cost (in current dollars)		\$ 1,234.29	\$ 370,027,601	\$ 1,025.75	\$ 308,569,381
	Owner Contingency - Excluded, as Advised		Excl.		Excl.
ESTIMATED TOTAL COST		\$ 1,234.29	\$ 370,027,601	\$ 1,025.75	\$ 308,569,381



JEFFERSON HS MODERNIZATION

REVISED COMPREHENSIVE PLAN COST MODEL - APRIL 2025

UNIFORMAT LEVEL 3 SUMMARY

Ref	Description	323,058		300,823	
		GFA \$/SF	100% SD Est. Rev.3 Nov - 2024	GFA1 \$/SF	Rev. Cost Model Total Cost \$
G1010	Site Clearing	\$ 0.01	4,500	\$ 0.01	4,500
G1020	Site Demolition & Relocations	\$ 4.40	1,422,069	\$ 4.73	1,422,893
G1030	Site Earthwork	\$ 30.83	9,958,909	\$ 32.96	9,915,126
G2010	Roadways	\$ 0.87	282,628	\$ 0.39	117,321
G2020	Parking Lots	\$ 1.00	324,375	\$ 0.66	198,543
G2030	Pedestrian Paving	\$ 5.97	1,929,241	\$ 6.41	1,928,275
G2040	Site Development	\$ 25.74	8,316,076	\$ 27.64	8,314,748
G2050	Landscaping	\$ 3.85	1,243,327	\$ 4.13	1,242,399
G3010	Water Supply	\$ 0.71	227,772	\$ 0.76	228,625
G3020	Sanitary Sewer	\$ 0.18	57,610	\$ 0.19	57,156
G3030	Storm Sewer	\$ 7.23	2,334,283	\$ 7.31	2,199,016
G3060	Fuel Distribution	\$ 0.02	5,000	\$ 0.02	6,016
G4010	Electrical Distribution	\$ 0.18	56,600	\$ 0.19	57,156
G4020	Site Lighting	\$ 6.55	2,115,265	\$ 6.87	2,066,654
G4030	Site Communication and Security	\$ 1.36	440,425	\$ 1.46	439,202
ESTIMATED NET COST		88.90	28,718,080	93.73	28,197,632
MARGINS & ADJUSTMENTS					
	Design / Estimating Contingency	6.9%	17,247,295	7.0%	1,973,834
	Escalation to Start of Construction - April 2025 to July 2026	6.1%	16,477,328	6.0%	1,810,288
	Escalation to Mid-point of Construction - July 2026 to May 2028 (10% - Discounted to reflect early buyout of Main Building)	6.2%	17,787,016	4.3%	1,391,203
	Tariffs Risk / Market Volatility Contingency			0.0%	-
	CM/GC Contingency (5%)	4.9%	14,895,079	5.0%	1,668,648
	General Conditions/General Requirements (49 months duration)	16.8%	53,175,430		
				9.0%	3,153,744
				7.0%	2,673,674
	Cranes and hoisting - Incl. Above		Incl.		-
	Bonds & Insurance (3%)	3.0%	11,114,163	3.0%	1,226,071
	Overhead & Profit (3.5%)	3.5%	13,355,518	3.5%	1,473,328
	Preconstruction Services Allowance	0.4%	1,470,000		250,000
	Preconstruction Services - Sept. 24 to Aug 25 - to match CMGC, as advised	0.6%	2,333,921		-
	Solar/Green Energy Allowance - Included in Est. Detail		Incl.		Incl.
Total Estimated Construction Cost (in current dollars)		\$ 1,234.29	\$ 176,573,830	\$ 145.66	\$ 43,818,422
	Owner Contingency - Excluded, as Advised		Excl.		Excl.
ESTIMATED TOTAL COST		\$ 1,234.29	\$ 176,573,830	\$ 145.66	\$ 43,818,422

Jefferson HS Modernization



Activity ID	Activity Name	Original Duration	Start	Finish	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
					J	J	J	J	J	J	J	J	J	J
Jefferson HS Modernization		1420	04/21/25	12/24/30										
Milestones and Summaries		985	01/15/27	12/24/30										
MIL-1000	Early Fields Completed	0		01/15/27			◆							
MIL-1010	New Building Ready for Use	0		08/31/29*					◆					
MIL-1020	Phase 3 Complete	0		12/24/30							◆			
Design		446	04/21/25	02/02/27										
Early Fields		231	04/21/25	03/24/26										
DES-EF-1000	Develop 100% Design Documents-Early Fields	90	04/21/25*	08/27/25	█									
DES-EF-1010	Review 100% Design Documents-Early Fields	10	08/28/25	09/11/25	▒									
DES-EF-1020	Develop 50% Construction Documents- Early Fields	70	08/28/25	12/09/25	█									
DES-EF-1030	Review 50% Construction Documents- Early Fields	10	12/10/25	12/23/25	▒									
DES-EF-1040	Develop 100% Construction Documents- Early Fields	60	12/10/25	03/09/26	█									
DES-EF-1050	Review 100% Construction Documents - Early Fields	10	03/10/26	03/23/26	▒									
DES-EF-1060	Issue IFC Documents- Baseball and Softball Fields	1	03/24/26	03/24/26										
New School Building		446	04/21/25	02/02/27										
DES-NB-1000	Develop 100% Schematic Design- New School Building	110	04/21/25	09/25/25	█									
DES-NB-1010	Review 100% Schematic Design- New School Building	10	09/26/25	10/09/25	▒									
DES-NB-1020	Develop 25% Design Development- New School Building	50	09/26/25	12/09/25	█									
DES-NB-1030	100% SD Cost Estimate - New School Building	30	10/10/25	11/24/25	█									
DES-NB-1040	Develop 100% Design Development- New School Building	80	12/10/25	04/06/26	█									
DES-NB-1050	Review 100% Design Development- New School Building	10	04/07/26	04/20/26	▒									
DES-NB-1060	100% CD Cost Estimate - New School Building	35	04/07/26	05/26/26	█									
DES-NB-1070	Develop 50% Construction Development- New School Building	90	04/07/26	08/13/26	█									
DES-NB-1080	Review 50% Construction Development- New School Building	10	08/14/26	08/27/26	▒									
DES-NB-1090	Develop 100% Construction Development- New School Building	70	08/14/26	11/24/26	█									
DES-NB-1100	Review 100% Construction Development- New School Building	20	11/25/26	12/23/26	▒									
DES-NB-1110	CD Comment Reconciliation	25	12/24/26	02/01/27	█									
DES-NB-1120	Issue IFC Documents	1	02/02/27	02/02/27										
Permits		355	09/12/25	02/16/27										
PER-1000	Type II Conditional Use- Early Fields	60	09/12/25	12/09/25	█									
PER-1010	Permit A- Early Fields	80	12/10/25	04/06/26	█									
PER-1020	Demolition Permit for Permit A	80	12/10/25	04/06/26	█									
PER-1030	Type III Conditional Use	125	12/10/25	06/09/26	█									
PER-1040	Type II- Historic Review	90	02/02/26	06/09/26	█									
PER-1050	Demolition Permit for Remaining Works	80	06/10/26	10/02/26	█									
PER-1060	Permit B- Foundation to Grade	90	06/10/26	10/19/26	█									
PER-1070	HRI Removal	120	06/10/26	12/02/26	█									
PER-1080	Permit C- Building Permit	80	10/20/26	02/16/27	█									
Contract Procurements		210	12/10/25	10/09/26										
PRC-1000	Early Fields GMP	40	12/10/25	02/06/26	█									
PRC-1010	New Building 50% CD GMP-	40	08/14/26	10/09/26	█									
Construction		1180	04/07/26	12/24/30										
Phase 1- Early Fields		195	04/07/26	01/15/27										
CON-EF-1000	Softball Field Construction	85	04/07/26	08/06/26	█									

█ Develop 100% Design Documents-Early Fields
 ▒ Review 100% Design Documents-Early Fields
 █ Develop 50% Construction Documents- Early Fields
 ▒ Review 50% Construction Documents- Early Fields
 █ Develop 100% Construction Documents- Early Fields
 ▒ Review 100% Construction Documents - Early Fields
 | Issue IFC Documents- Baseball and Softball Fields

█ Develop 100% Schematic Design- New School Building
 ▒ Review 100% Schematic Design- New School Building
 █ Develop 25% Design Development-New School Building
 █ 100% SD Cost Estimate - New School Building
 █ Develop 100% Design Development- New School Building
 ▒ Review 100% Design Development- New School Building
 █ 100% CD Cost Estimate - New School Building
 █ Develop 50% Construction Development- New School Building
 ▒ Review 50% Construction Development- New School Building
 █ Develop 100% Construction Development- New School Building
 ▒ Review 100% Construction Development- New School Building
 █ CD Comment Reconciliation
 | Issue IFC Documents

█ Type II Conditional Use- Early Fields
 █ Permit A- Early Fields
 █ Demolition Permit for Permit A
 █ Type III Conditional Use
 █ Type II- Historic Review
 █ Demolition Permit for Remaining Works
 █ Permit B- Foundation to Grade
 █ HRI Removal
 █ Permit C- Building Permit

█ Early Fields GMP
 █ New Building 50% CD GMP-

█ Softball Field Construction

Remaining Level of Effort	Remaining Work
Actual Level of Effort	Critical Remaining Work
Actual Work	◆ Milestone

Date	Revision	Checked	Approved

Exhibit A

EXHIBIT TO
DRAFT CONSTRUCTION SCHEDULE

Jefferson HS Modernization



Activity ID	Activity Name	Original Duration	Start	Finish	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
CON-EF-1010	Baseball Field Construction	110	08/07/26	01/15/27										
Phase 2- New Building Construction		718	10/20/26	08/31/29										
CON-NB-1000	Site Preparation / Mobilization	80	10/20/26	02/16/27										
CON-NB-1010	Foundations / Slab on Grade/ UG MEP	90	02/17/27	06/24/27										
CON-NB-1020	Structure	150	06/25/27	02/01/28										
CON-NB-1030	Exterior Skin	240	08/30/27	08/14/28										
CON-NB-1040	Roof	200	09/28/27	07/17/28										
CON-NB-1050	Rough In / Framing and Interior Finishes	390	10/27/27	05/17/29										
CON-NB-1060	Site Work	200	02/02/28	11/15/28										
CON-NB-1070	New Building Punch, Commissioning and TCO	50	04/06/29	06/15/29										
CON-NB-1080	Move New Items From Old Building into New Building	40	06/18/29	08/14/29										
CON-NB-1090	Contingency	13	08/15/29	08/31/29										
Phase 3- Demo, Track, Fields and Site Works		340	08/15/29	12/24/30										
CON-TF-1000	Current Building Demolition / Abatement	150	08/15/29	03/22/30										
CON-TF-1010	Building Football / Tennis Fields	150	02/08/30	09/12/30										
CON-TF-1020	Site Works	60	06/04/30	08/28/30										
CON-TF-1030	Punch, Commissioning and Close out	70	09/13/30	12/24/30										

Remaining Level of Effort	Remaining Work
Actual Level of Effort	Critical Remaining Work
Actual Work	Milestone

Date	Revision	Checked	Approved



Jefferson High School Modernization

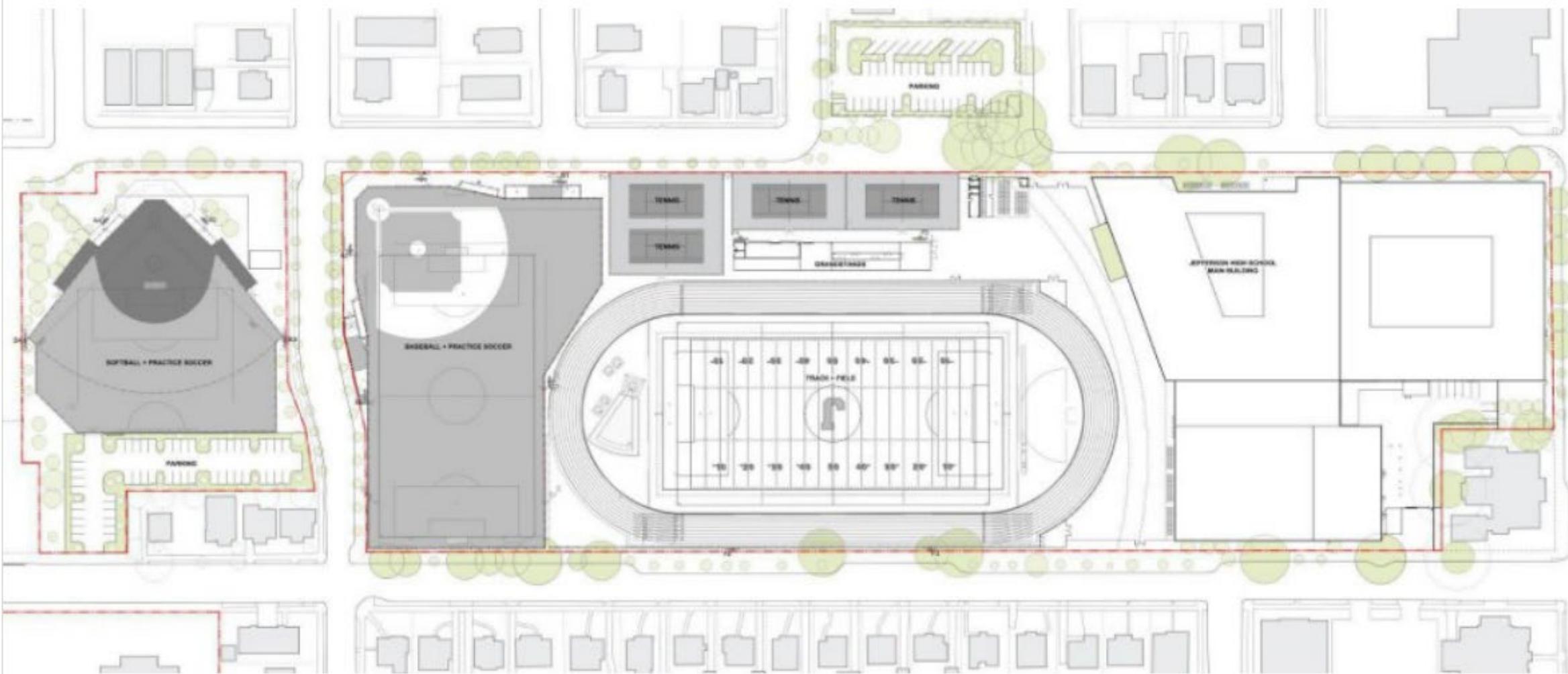
PPS School Board Meeting

October 14th, 2025



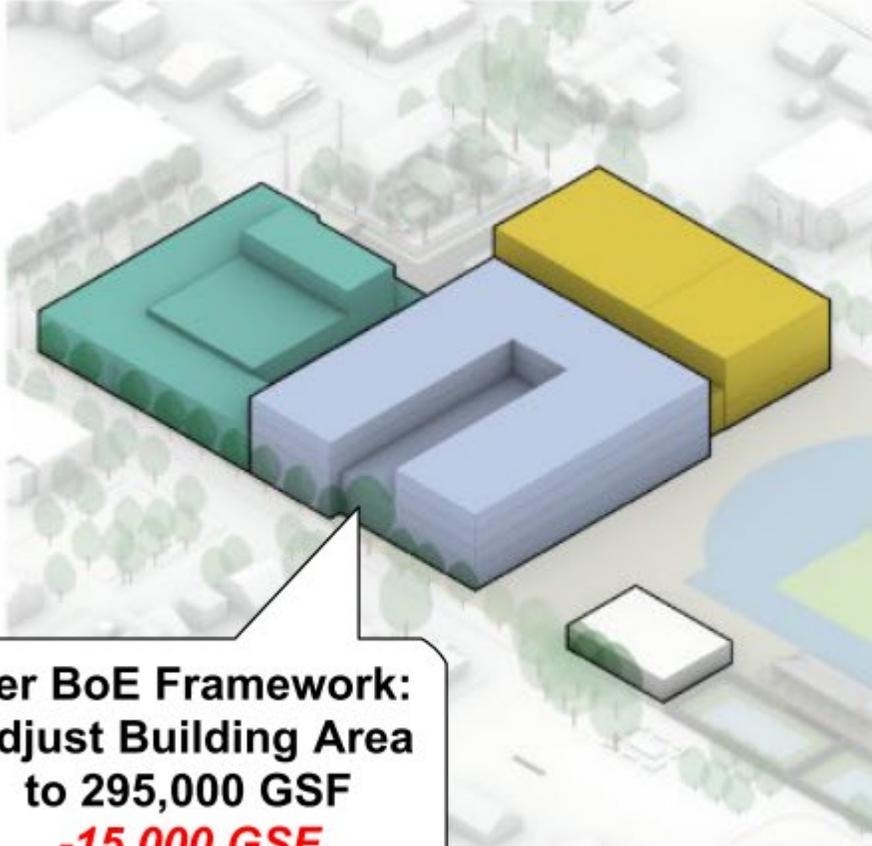
**PORTLAND
PUBLIC
SCHOOLS**

Current Plan Overview



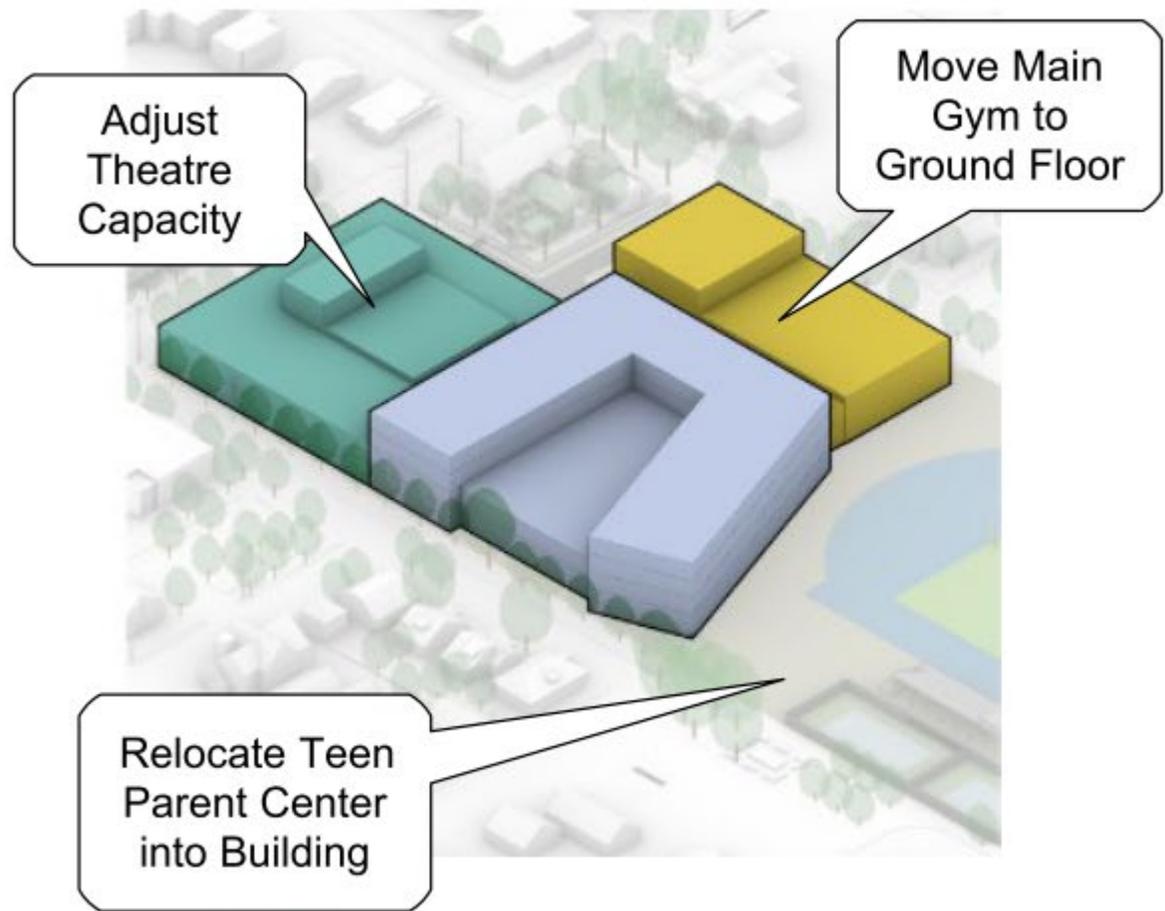
Cost Reduction Study Review

Previous Design



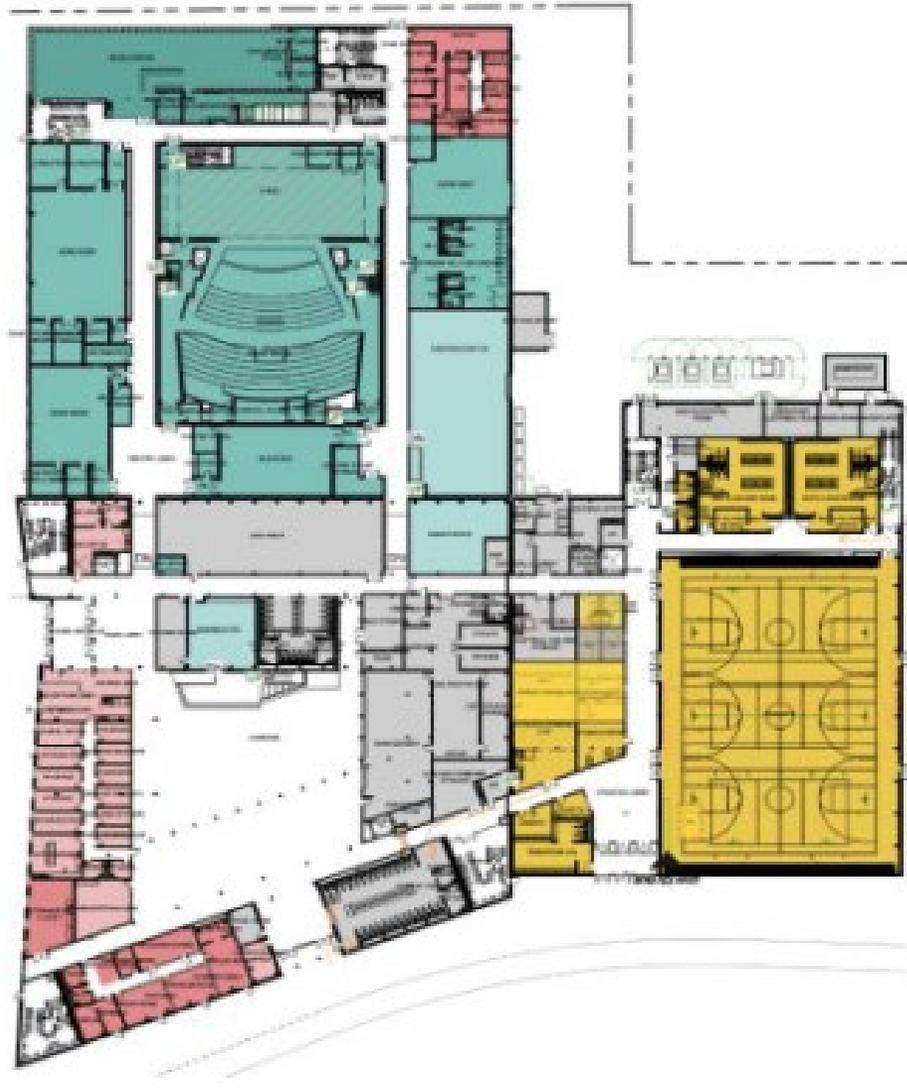
Per BoE Framework:
Adjust Building Area
to 295,000 GSF
-15,000 GSF

Updated Design



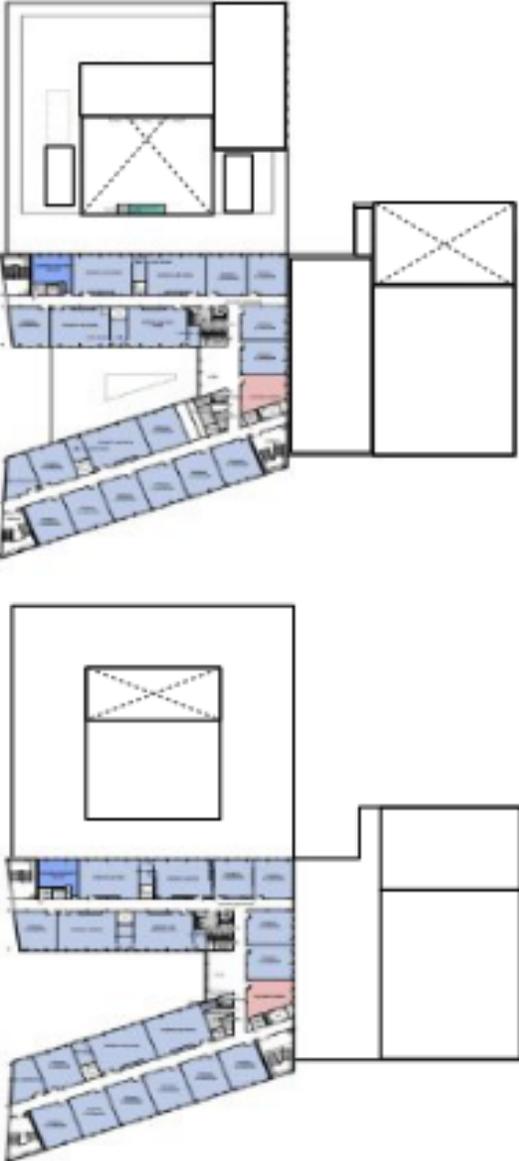
ACADEMICS PERFORMING ARTS ATHLETICS

Floor Plan Overview - Level 1



- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT

Floor Plan Overview - Levels 2 through 4



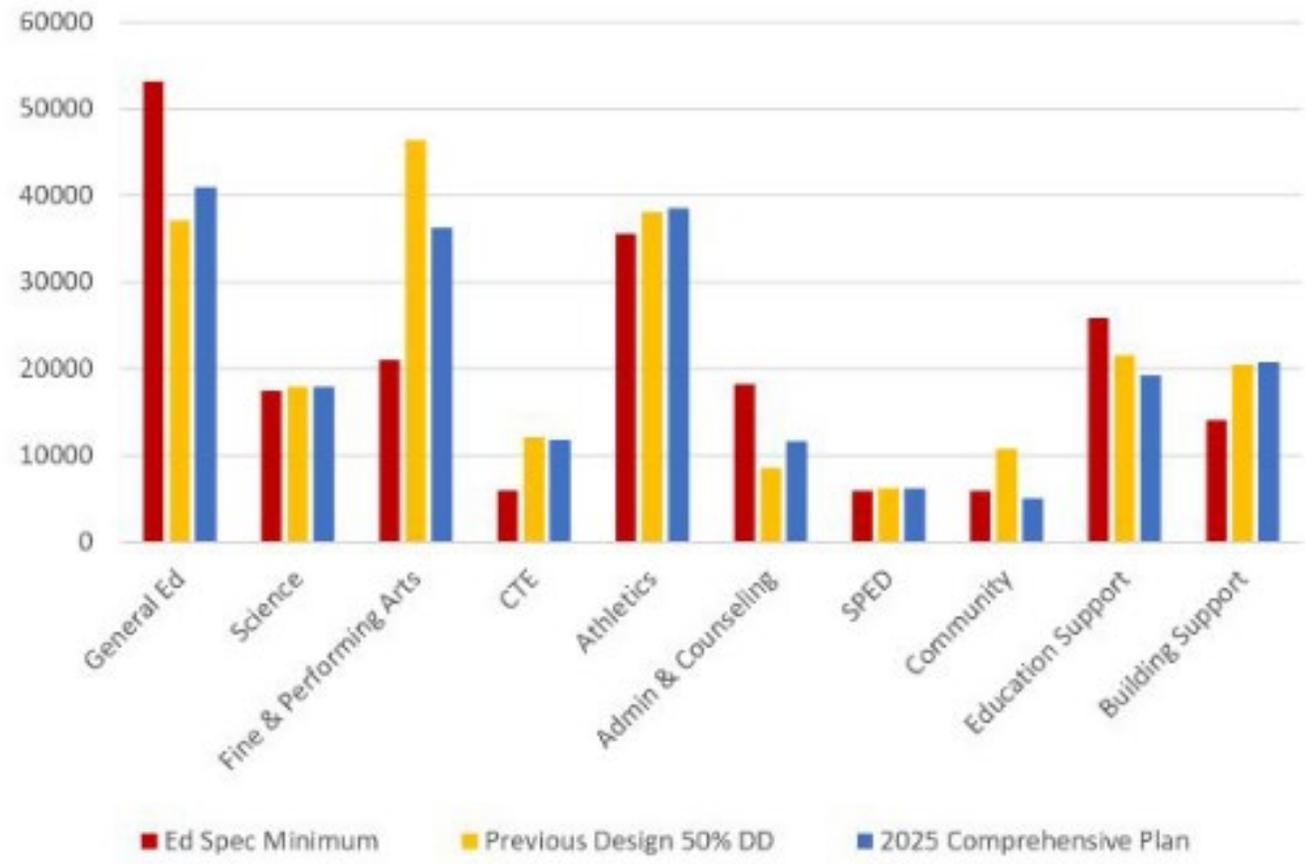
PPS Comprehensive Education Specifications

Ed Spec Minimum
Building Area
284,190 GSF

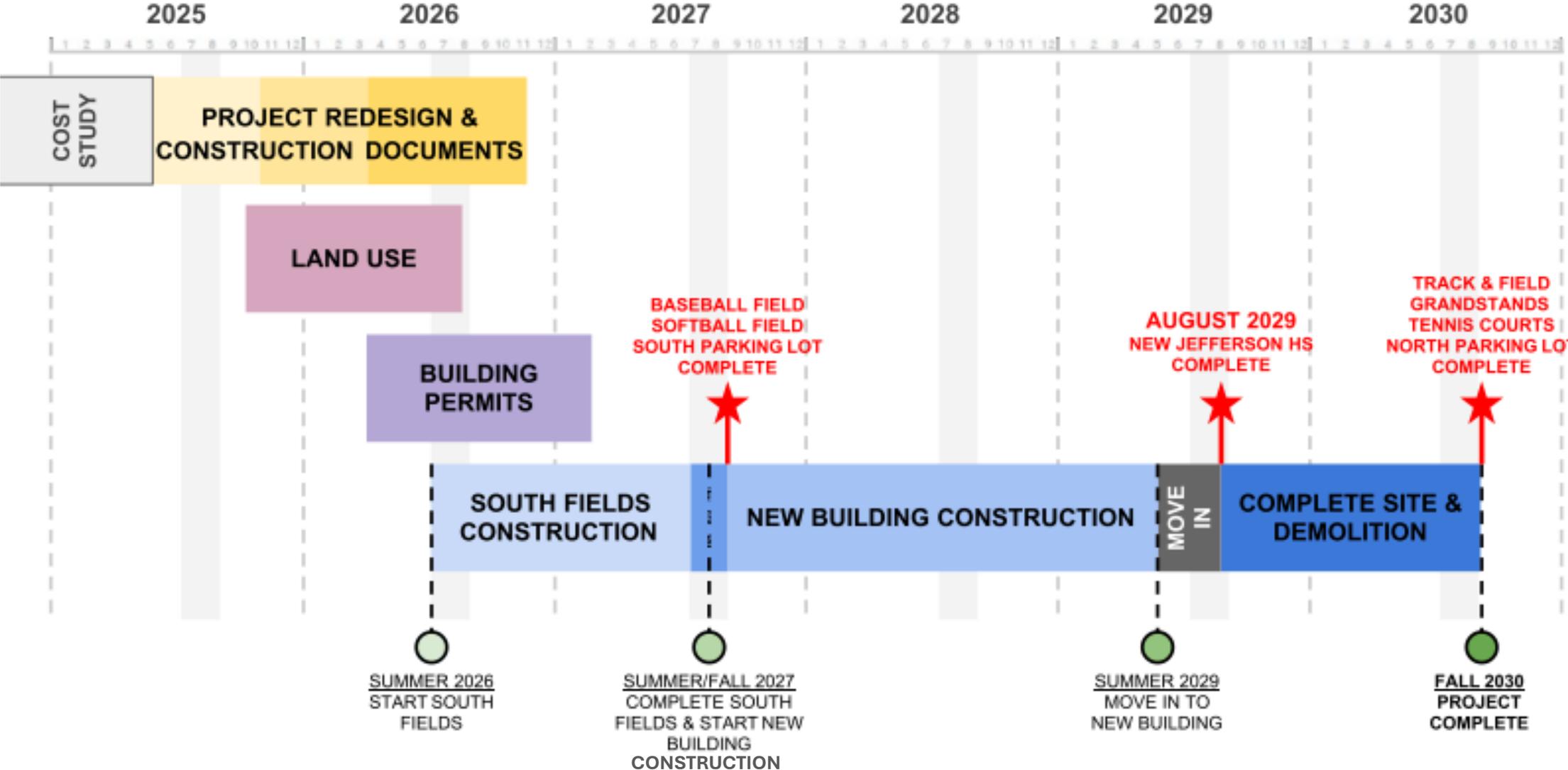
Previous Design – 50% DD
(EdSpec+)
Building Area
311,139 GSF

2025 Comprehensive Plan
Building Area
299,044 GSF
-Reduction of 12,095 SF from 50% DD
-5,233 GSF of additional Mech/Elec for All Elec
-293,811 GSF

Program Comparison



Jefferson HS Overall Project Schedule



Updated Budget Summary

JHS MODERNIZATION BUDGET SUMMARY		2022	2023	2025
COMPONENT	COMMENTS	BOE APPROVED COMPREHENSIVE PLAN	BOE APPROVED PROJECT PIVOT	CURRENT REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work 2025: Includes actuals paid-to-date to CM/GC	\$ 284,185,237	\$ 407,397,113	\$ 357,601,866
1.5% Green Energy Tech		\$ 3,450,423	Included in Hard Cost Estimate	
Subtotal		\$ 287,635,660	\$ 407,397,113	\$ 357,601,866
Owner Direct Hard Costs	Potential additional public improvements, hazardous materials abatement not included in Hard Cost 2025: Added allowance for potential additional off-site improvements	\$ 3,422,000	\$ 1,900,000	\$ 3,900,000
TOTAL HARD COSTS		\$ 291,057,660	\$ 409,297,113	\$ 361,501,866
Soft Costs	Approx. 12% of Hard Costs (includes design, engineering, consultant services, permitting, moving, insurance) 2025: Includes Added Redesign Costs	\$ 33,338,529	\$ 42,007,914	\$ 50,513,864
Fixtures, Furniture & Equipment, including technology	Approx. \$34 per SF	\$ 8,360,250	\$ 9,988,000	\$ 10,500,000
Moves / Swing Space / Temp Facilities		n/a	n/a	\$ 800,000
Contingency	2022: 10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate) 2023: 10% minus \$16,669,553 CM/GC contingency included in Hard Cost Estimate 2025: 10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate)	\$ 33,243,561	\$ 29,459,770	\$ 42,691,769
Escalation	Included in Hard & Soft Costs		Included in Hard & Soft Costs Above	
TOTAL PROJECT BUDGET		\$ 366,000,000	\$ 490,752,797	\$ 466,007,500
SAVINGS FROM 2023 DESIGN				\$ (24,745,297)

Next Steps

- Schematic Design (SD) Phase Approval: REVIEW PHASE
 - Document review by internal OSM staff
 - Page turn reviews by district stakeholders
 - Estimating by RLB (Design Team Estimating Consultant)
- New CM/GC Contractor – COLAS/HOFFMAN
 - Contractor Estimating based on 8/29/25 SD drawings
 - Construction Logistics/Phasing/Schedule Workshops/OACs
- Community Engagement
 - Back to School Nights
 - Community Information Session: October 15th @ Jefferson

BORA

Jefferson High School Modernization Revised Comprehensive Plan Executive Summary DRAFT

August 15, 2025

EXECUTIVE SUMMARY

Process & Timeline:

In December 2022, the PPS Board of Education approved the Jefferson High School Comprehensive Plan, as follows:

- Total hard costs: \$291,057,660 [including construction costs, 1.5% GET, hazardous material abatement, and public ROW improvements]
- Total project cost: \$366,000,000 [including soft costs, FF&E, contingencies and escalation]
- School capacity: 1,700 students +/-
- Includes spaces to support JHS unique programs, such as 1000-seat theater, dance studios, and construction CTE program
- Includes right-sizing of spaces to reflect lessons learned from other PPS modernized high schools
- Incorporates PPS' current Facility Standards
- Reflects PPS' Climate Crisis Response Policy and Resiliency Goals
- Schedule: Phase 1 building and new Track & Field complete June 2026, Renovation of the 1909 building complete Fall 2028.

In June 2023, Andersen Construction's first estimate of the project showed that a phased renovation, keeping students on site during construction, was adding over \$150M to the project. Following a 3rd party VE workshop in July 2023, OSM directed the design team to design the project in a single phase in which students would swing off-site during construction.

In December 2023, the PPS Board of Education approved a change to the approach, where students would remain on campus during construction in the existing building, while a new building is constructed on the North end of the site. On April 2, 2023, the Board approved the following:

- Total hard costs: \$409,297,113 [including construction costs, 1.5% GET, hazardous material abatement, and public ROW improvements]
- Total project cost: \$490,752,796 [including soft costs, FF&E, contingencies and additional escalation]; the delta from the 2020 bond of \$124,745,297 would be included in a new bond.
- School capacity: 1,700 students +/-
- Includes spaces to support JHS unique programs, such as 1000-seat theater, dance studios, and construction CTE program
- Includes right-sizing of spaces to reflect lessons learned from other PPS modernized high schools
- Incorporates PPS' current Facility Standards
- Reflects PPS' Climate Crisis Response Policy and Resiliency Goals
- Schedule: New building complete June 2028, Demolition of existing building and new fields complete Fall 2029.

BORA

Based on this direction, Bora delivered a Schematic Design for JHS on September 9th, 2024. This project has been estimated by Andersen Construction and RLB [a third-party estimator], and after a Value Engineering effort the project was tracking on budget and schedule as follows:

- Total hard costs: at or below the budget of \$409M [including construction costs, 1.5% GET]
- School capacity: 1,700 students +/- with space to support JHS unique programs
- Schedule: building complete June 2028, and site complete June 2029

In December 2024, the JHS design team was directed to develop a series of cost reduction strategies for the JHS modernization, reducing project scope and costs associated with the 100% Schematic Design. A series of memos and meetings have informed this work:

1. "Cost Reduction Study Proposal and Deliverables Memo" issued December 9, 2024, and Appendix A, issued December 3, 2024, further clarified in the "High School Modernization Cost Reduction Study – Option Clarifications" issued on December 12, 2024;
2. Additional direction was provided in OSM in two ways: marked up comments in draft materials for CHS, JHS and IBW HS studies shared on 12/20/24, and a 10 AM phone conversation with OSM on 12/21/24 [recorded by OSM].

Bora delivered a Cost Reduction Study Phase 1 Package on December 24, 2024. The study provide (3) options framed within the parameters set by these memos and conversations, specifically that at least one option reaches a target construction budget of \$270M. The information for these studies was developed as a collaboration between PPS OSM, Design Team led by Bora and PPS' CMGC, Andersen Construction. Andersen has provided schedule input and ROM pricing. Bora's third-party estimator, RLB, was provided the draft submissions on December 17, 2024, and is compared overall costs with benchmarks from projects in other school districts in the area.

In February 2025, JHS design team was directed to develop a Cost Reduction Study Phase 2 that meets the framework provided in the Board Resolution No. 7051 to Adopt a Framework to Build High-Quality High Schools in a Cost-Efficient Manner. The design team has worked collaboratively with OSM to determine the revised scope and appropriate cost reductions. As part of the Cost Reduction Study Phase 2, the third-party estimator, RLB, delivered a cost model and draft project schedule based on the Cost Reduction Study Phase 2 package reviewed by OSM and the design team. OSM presented the JHS Modernization Budget and Scope based on the Cost Reduction Study Phase 2 at the 7/22 Bond Accountability Committee [BAC] as follows:

- Total hard cost range: \$356M-361M
- Total project budget range: \$464M-469M
- School capacity: 1,700 students +/- with space to support JHS unique programs, including the following modifications from December 2024:
 - o 295,290 GSF
 - o 500-seat Theatre
 - o No site buildings except a ticket booth.
 - o Schedule: early baseball field complete Fall 2026, building complete June 2029, and site complete June 2030

In Spring 2025, the design was directed to re-start the Phase 2 scope of services from the beginning with a new Schematic Design [SD] Phase based on the Cost Reduction Study Phase 2 package. During SD discussions with PPS and the OSM team, the design team was directed to revise the following major scope and schedule items from the Cost Reduction Study Phase 2:

- Increase the theatre size to 720 seats by adding a 220-seat balcony to the 500-seat theatre footprint.
- Add a 360gsf field support building to include concessions and single-user restrooms
- Include the softball field as part of the early field work.

BORA

Per discussions in late July 2025, the OSM team directed the design team to further revise the Comprehensive Plan to include modifications from the 2025 SD phase. The Cost Reduction Study Phase 2 budget and schedule were modified as follows:

- Total hard cost: \$357.6M
- Total project cost: \$465.6M
- Schedule: early baseball & softball field complete Fall 2026, building complete June 2029, and site complete June 2030

BORA

Previous Design: The Jefferson High School modernization paused work at the completion of the 50% Design Development progress set on December 6, 2024. The basis of the Cost Reduction Study is the last reconciled cost estimate by Andersen and RLB, the 100%SD Revision 2 Estimate with a Construction Cost of \$415,593,991 for a building size of 322,451 gross square feet.

Site Constraints: The JHS site is extremely constrained. At only 14.2 acres, the site is roughly 5 blocks long by 1.5 block wide. This narrow configuration means it barely has enough area to fit a track & field and a combination baseball / multipurpose field. Consequently, some cost-reduction measures are not feasible:

- *Not enough room to fully utilize tilt-up concrete construction. It will be evaluated where achievable.*
- *To meet the full 1700-student program, the structure must be 4 stories tall.*

The following matrix summarizes the revisions to the Comprehensive Plan from the 2024 100% SD design:

Revised Comprehensive Plan Comparison

	Previous Design 2024 100% SD	Revised Comprehensive Plan
Building Size (GSF)	322,451	299,044
Student Capacity	1700	1700
Teaching Stations	73	73
Deviate from Standards	No	No
Site Program		
Track & Field	New	New
Baseball	New	New
Softball	New	New
Tennis	New	New
Swing	No	No
School Opening Date	Building: Fall 2028 Track: Fall 2029	Building: Fall 2029 Track: Fall 2030
ROM cost	\$409M	\$357.6M

There will be no change to the following project criteria:

1. **Students will remain on-site for the duration of construction.** This will require at least two-phases of work.
2. **Capacity will remain at 1700 students** at 85% classroom utilization
3. **Building on the North end of the site** to maximize the new athletic fields provided.

REVISIONS TO THE COMPREHENSIVE PLAN

Revisions to the Comprehensive Plan Summary:

- The revised Comprehensive Plan proposes a compact, four-story, 299,044 GSF building on the North side of the site, accommodating 1,700 students at 85% utilization.
- Key area changes are outlined below; the most significant changes from 2024 100% SD scope are the reduction of the 1000 Seat Theater and removal of dedicated Community Partner Spaces: Indian Education and SEI Coordinator Office. Classrooms have increased in size from 920sf to 950sf.
- Softball will be added to the early fields construction scope. All other construction phasing will remain unchanged.
- There has been no change to the following:
 - o Commitment to PPS Climate Policy. Maintains all-electric infrastructure.
 - o Inclusion of PPS's Facility Standards.
 - o Inclusion of 1.5% of the construction budget will be allocated for Green Energy Technology in accordance with Oregon State law.
 - o Overall Construction Phasing: In the first phase, students will remain on site in the existing school buildings during the construction of the new school. Upon completion of the new school, students will occupy the new facility and the old school buildings will be demolished. Following demolition of the old school, a second phase of construction will complete the site work for the modernization project. To avoid the complete loss of athletic fields during construction, early fields will be permitted and constructed during the first construction phase. This work will be scheduled for completion before demolition of the existing track and field begins.
- Site Changes from the 2024 100% SD Scope
 - o Remove the Teen Parent Center and majority of the all-user restrooms from the site support program. The Teen Parent Center and site accessed all-use restrooms will be located in the building.
 - o The site support program has been reduced to:
 - (1) building with (2) single-user restrooms and site concessions.
 - (1) independent ticket booth at the entrance to the crossblock.
 - o Site storage will be located below the grandstands only.
 - o Remove improvements at the Kerby Grove.
 - o Reduce site improvements at cross block connection by 15%.
- Building from the 2024 100% SD Scope
 - o Reduce the GSF to 299,044, see program summary
 - o Locate the Main Gym to the first floor
 - Reduces area and stairs for egress
 - Reduces structural requirements below Main Gym
 - o Reduce the size of the Theatre from 1000 seats to 720 seats including a balcony.
 - o Net to Gross multiplier decreased from 46% to 42% from the 100%SD Design
 - o Optimize the building layout and structure for the base classroom mechanical option, see Mechanical Narrative
 - o Reduce number of main entrances with event lobbies from three to two minimum
 - o Avoid stacking program which requires vibration mitigation over other learning spaces, i.e. Dance Studios, Auxiliary Gym, etc.
 - o Optimize solar orientation to reduce mechanical loads from a West classroom orientation

Site Program Summary:

- Demolition and abatement of the existing school.

BORA

- The 14.02-acre site includes: a new grandstand with weatherproof storage below, track and football field, combined baseball field and practice soccer field, softball field and (4) tennis courts
- The site will include a City of Portland required public cross block connection south of the new building, PBOT required ROW and sidewalk improvements, and fencing around the main Jefferson HS site and the parcel south of Alberta.
- The parking scope will include:
 - o Updates to the existing Kerby parking lot to conform to existing zoning. No other upgrades are assumed in this area.
 - o New parking lot within the parcel south of Alberta.
- Reduce site improvements at cross block connection by 15%.
- The site support program has been reduced to:
 - o (1) building with (2) single-user restrooms and site concessions.
 - o (1) independent ticket booth at the entrance to the crossblock. No site improvements at the Kerby Grove

Building Program Summary:

- Accommodates 1,700 students at 85% Utilization [requires some sharing of classrooms, shared teacher planning spaces are provided]
- Program adjusted from the 2024 100% SD scope including:
 - o Theatre reduced to a 720-seat with balcony from a 1000-seat with balcony
 - Theatre maintains features such as the sound and light locks, orchestra pit, fly-tower and grid iron
 - o Highlighted program removed:
 - Dedicated Community Partner Spaces: SEI Coordinator Offices and Indian Education
 - (2) Team Rooms
 - Student Mediation
 - Student Government Office
 - Library Classroom
 - School Archive Room
 - o Reduced Gym Size
 - o Reduced locker count from 1700 to 1000
 - o Reduced Dance Studios by 700sf each
 - o Reduced Choir Room by 200sf
 - o Modifies the following, with agreement from OSM:
 - Target Net to Gross multiplier of 42%
 - Standard classroom size reduced from 980 SF to 950 SF
 - Updates single user restrooms to 64 SF to meet current code requirements

BORA

Area Program Summary [compare with page 49 of 2017 Education Specification [Page 55 of PDF]
<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/PPS%20Comp%20HS%20Ed%20Specs%20September%202017.pdf>

2025 SD Jefferson High School Program - 1700 Students at 85% Utilization

SUMMARY

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		950
	Quant.	SF Room	Quant.	SF Room	Total
COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS					
General Education (Gen-Ed) Classrooms	39				41,050
Science Labs	11				17,880
Fine & Performing Arts (Drama, Theater)	7				36,230
Career Preparation/CTE ³	6				11,750
Athletics (includes area for P.E. instruction)	4				38,510
Education Support ⁴					57,960
SPED	5				
ELL	1				
Sub-Total Recommended Teaching Stations	73				203,380
Community Partners ⁵					660
Wrap-Around Service Providers ⁵	0				4,353
Sub-Total					5,013
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA					208,393
Net to Gross Ratio of 43.5% ⁶					90,651
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED					299,044

BORA

Schedule Summary:

The design schedule for the revised Comprehensive Plan assumes the following:

- 6-month Schematic Design Phase with a 1-month GC Coordination phase, 5-month Design Development Phase, 8-month Construction Documents Phase.
- Students remain in the existing building during construction of the new building, resulting in a “phased” construction process.
- Early baseball and softball field delivery is provided to support on-site athletics during construction. This results in three rounds of permit review.
- Most of the complexities stemming from a phased project, site utility scope, and a compact building will remain the same as the current project scope. The scope of site improvements will also remain nearly the same.
- The schedule assumes the following:
 - CMGC pricing at 100% Schematic Design
 - 26-month Construction duration for the new building to allow for move in Fall 2029

Attachments:

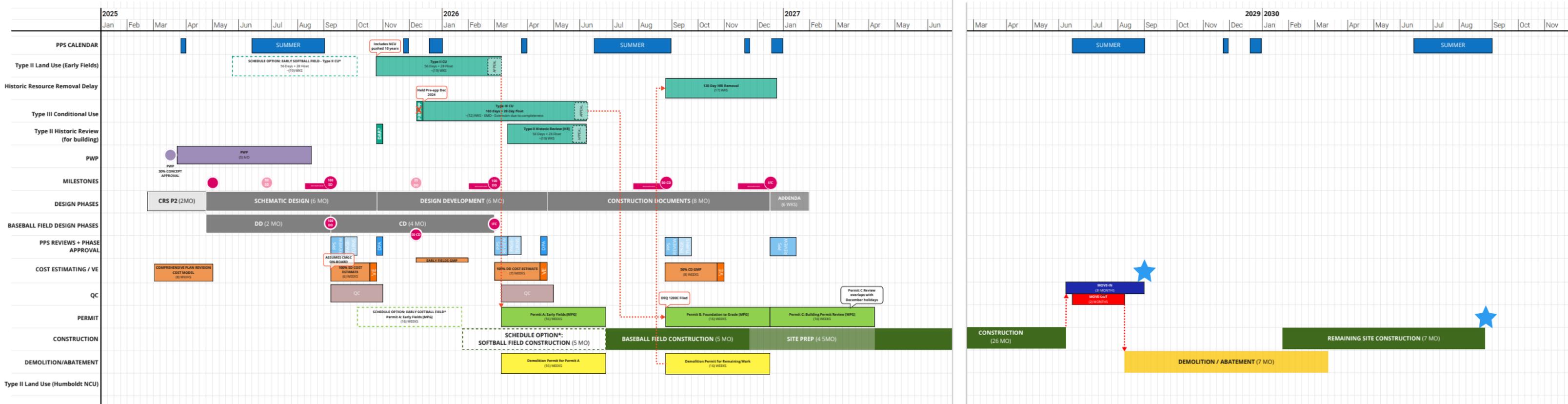
- Exhibit 1: REVISED DESIGN AND CONSTRUCTION SCHEDULE
- Exhibit 2: 2025 SD SPACE PROGRAM
- Exhibit 3: 2025 SD REVISED SITE PLAN
- Exhibit 4: 2025 SD PROGRAM FLOOR PLANS
- Exhibit 5: REVISED UPDATED BUILDING MASSING
- Exhibit 6: COST REDUCTION STRUCTURAL NARRATIVE
- Exhibit 7: COST REDUCTION MECHANICAL NARRATIVE
- Exhibit 8: COST REDUCTION STUDY LAND USE NARRATIVE
- Exhibit 9: REVISED COMPREHENSIVE PLAN COST MODEL
- Exhibit 10: DRAFT CONSTRUCTION SCHEDULE FROM RLB

PRELIMINARY DESIGN SCHEDULE

JHS

Updated 3/21/25

EXHIBIT 1



*Early Softball Field phase is being reviewed with OSM. This is not included in project scope at this time

2025 SD Jefferson High School Program - 1700 Students at 85% Utilization

SUMMARY

Recommended / Preferred / Optional	Recommended		Pref / Opp		950
AREA	Quant.	SF Room	Quant.	SF Room	Total
COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS					
General Education (Gen-Ed) Classrooms	39				41,050
Science Labs	11				17,880
Fine & Performing Arts (Drama, Theater)	7				36,230
Career Preparation/CTE ³	6				11,750
Athletics (includes area for P.E. instruction)	4				38,510
Education Support ⁴					57,960
SPED	5				
ELL	1				
Sub-Total Recommended Teaching Stations	73				203,380
Community Partners ⁵					660
Wrap-Around Service Providers ⁵	0				4,353
Sub-Total					5,013
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA					208,393
Net to Gross Ratio of 43.5% ⁶					90,651
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED					299,044

Notes:

- ¹ Area program for 1,700 student enrollment. Required program refers to the education program needed to meet graduation requirements. The area program
- ¹ Based on 980 SF/General education classroom
- ² Areas identified in Area Program are more readily achieved in new construction; it is expected the area of rooms and spaces in existing buildings will vary
- ³ Each Comprehensive High School will contain a minimum of 6,000 SF for career preparation/CTE/Maker Space
- ⁴ Includes Optional Teacher planning/collaboration areas
- ⁵ Assumptions based upon current average area of partners/providers in high schools
- ⁵ Gross areas includes walls, corridor, circulation
- ⁶ Bold & Italics text in the quantity column identifies teaching stations
- ⁶ Gross area includes walls, corridors and circulation areas; 36% net to gross for new construction; ratio for modernization projects will vary depending on

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional	Recommended		Pref / Opp		
AREA	Quant.	SF Room	Quant.	SF Room	Total
CORE PROGRAM ⁷					
Career Preparation CTE ⁸					
Classrooms		TBD per site			0
CTE Specialized Classrooms					
Art Room (Screenprinting CTE)	1	1,200			1,200
Darkroom (Screenprinting CTE)	1	400			400
Digital Media (Digital Photography CTE) (Computer Lab)	1	1,100			1,100
Product Design (CTE)	1	1,500			1,500
IT Cybersecurity (CTE) (Computer Lab)	1	1,100			1,100
Business & Marketing (CTE)	1	950			950
Recording Suite	1	600			600
Shop (Construction CTE)	1	3,700			3,700

Culinary Arts			
Robotics			
Maker Space	1	1,200	1,200
Sub-Total Career Prep CTE	6		11,750

General Education Classrooms - Core Program Recommendations^{9,10,11,12}

English	11	950	10,450
Math	8	950	7,600
Social Studies	8	950	7,600
Health	2	950	1,900
World Language	6	950	5,700

Electives ¹³	4	950	3,800
Sub-Total Gen Ed Classrooms	39		37,050

Specialized Classrooms - Core Program Recommendations

Science Lab	10	1,500	15,000
Health Sciences / Biotech Lab (CTE)	1	1,500	1,500
Chemical Storage	1	180	180
Prep Rooms	6	200	1,200
Electives	0	950	0
Sub-Total Specialized Classrooms	11		17,880

Smaller Instructional Spaces¹⁴ 4 500

Flexible Learning Areas¹⁴ 4 500

Sub-Total Preferred			
Sub-Total Optional			
Sub-Total Optional			4,000
Sub-Total Recommended Classrooms			66,680
SUB-TOTAL RECOMMENDED: CORE PROGRAM WITHOUT FLEXIBLE LEARNING + SMALLER INSTRUCTIONAL			70,680

Notes:

- ⁷ Bold italics text in quantity column indicates teaching station
- ⁸ See "Career Preparation Spaces" and "STE(A)M" for a list of Career Preparation | CTE | STE(A)M spaces. Space devoted to classrooms and/or labs for
- ⁹ See Education support for computer labs, SPED Learning Resource Centers, and ELL classrooms. Programmatic needs for ELL and SPED Resource
- ¹⁰ Classrooms greater than 1,000 SF require two exits
- ¹¹ Advanced classes held in regular classrooms
- ¹² Assumes general education classrooms could be used all periods. See classroom utilization in Program Development above.
- ¹³ "Electives" include core and non-core program subjects; some electives may require specialized classroom space which will make them unavailable for
- ¹⁴ Smaller Instructional Spaces and Flexible Learning Areas as defined in room information sheet are optional. HOWEVER, the general requirements,

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	

FINE & PERFORMING ARTS

Fine & Visual Arts

Art Room (2D)	1	1,200	1	1,700	1,200
Art Room (3D)	1	1,500	1	1,700	1,500
Kiln Room	1	200			200
Supply /Storage	1	280			280
Art Office(s)	0	120			0
Sub-Total Fine & Visual Arts					3,180

Band/Orchestra ^{24, 27}

Band Room	1	2,200	1	2,400	2,400
Large Instrument Storage Room	1	250			250
Uniform & Robe Storage [shared]	1	300			300
Music Library [shared]	1	100			100
Small Equipment Storage	1	200			200
Large Practice Rooms/Music Lab	1	300	2	300	600
Small Practice Rooms	2	100	3	100	300
Band Office ²⁶	1	120			120
Sub-Total Band/Orchestra					4,270

Choir ^{24, 27}

Choir Room	1		1	1,500	1,500
Choir Office ²⁶			1	120	120
Equipment & Robe Storage			0	200	0
Sub-Total Choir					1,620

Sub-Total Preferred	6,700
Sub-Total Optional	1,700
SUB-TOTAL RECOMMENDED FINE & PERFORMING ARTS Fine & Visual Arts	9,070

Notes:

- #REF! Separate band and orchestra spaces are preferred. If installed as a single space, it should be able to accommodate band, orchestra, and choir functions (if
- #REF! Single music library to serve any combination of band/orchestra/choir room(s)
- #REF! Single office space to serve any combination of band/orchestra/choir rooms
- #REF! If separate choir room is not built, space for choir will be shared with band/orchestra

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	

FINE & PERFORMING ARTS

Theater/Dance ²⁸

Theater (500 seat)	1	5,000	1	6,000	6,000
Theater Balcony (~220 seats)	1	2,200			2,200
Orchestra Pit	1	500			500
Stage	1	3,500			3,500
Drama Classroom/Black Box	1	1,600	1	2,600	1,600
Dance Studio	2	2,000			4,000
Dance Studio Storage	2	200			400
Dance Costume Storage	1	1,500			1,500
Dance Prop Storage	1	500			500
Dance Sewing & Costume Design	1	500			500
Dance Dye Station	1	100			100
Dance Tap Floor Storage	1	150			150
Dance Office / Conference	1	120			120
Arts Event Lobby (Multi-Purpose Production Area) ²⁹	NA		1	1,500	1,500
Laundry	1	250			250
Control Room	1	200			200
Sound Booth	1	100			100
Office	1	120			120
Box Office/Tickets ²⁹	1	100			100
Concession Stand ³⁰	1	100	1	200	100
Scene Shop	1	1,500			1,500

Equipment Storage	1	120		120
Lighting Storage	1	100		100
Theater Costume Storage	1	400		400
Make-up Room	1	500		500
All User Dressing	1	900		900
All User Toilet	2	40		80
All User Toilet / Shower	2	60		120
Green Room			1	400
Sub-Total Preferred				8,800
Sub-Total Optional				1,900

SUB-TOTAL RECOMMENDED FINE & PERFORMING ARTS Theater/Dance **27,160**

Notes:

36,230

#REF! Dance accommodated in Mat/Wrestling/Dance room. See Physical Education/Athletics.

#REF! If built, Multi-Purpose Production Area to include or be adjacent to shop, provide storage for equipment, lighting, costumes, make-up room, boy's and girl's

#REF! Box office and concession stand to be located with other public venues when possible.

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
PHYSICAL EDUCATION/ATHLETICS					
Athletics Events Lobby	1	1,400			1,400
Gym (large; two teaching stations) ³¹	1	15,080	1	14,676	15,080
Mat/Wrestling/Dance ³²	1	3,000	1	3,500	3,000
Mat/Wrestling/Dance Storage	1	300			300
Weight Room/Aerobics	1	2,500	1	3,000	2,500
Boy's PE Coaches Office	1	150			150
Girl's PE Coaches Office	1	150			150
Boy's Locker Room/Shower ³³	1	1,600			1,600
Girl's Locker Room/Shower ³³	1	1,600			1,600
Multi-purpose Toilet/Shower	3	150			450
PE Storage	2	200			400
Training Room	1	580			580
School Team Room (Large)	1	600	1	800	600
School Team Room (Small)	2	300	1	800	600
Athletic Storage - Large	1	1,000			1,000
Athletic Storage - Small	1	500			500
Ticketing / Concessions ³⁴	1	100	1	200	200
Laundry Room	1	200			200
Uniform/Equipment Storage	1	1,000			1,000
Gym (auxiliary - practice)	1	5,700	1	7,500	5,700
Auxiliary gym bleachers	1	1,000			1,000
Auxiliary gym storage	1	500			500

Field Equipment Storage ³⁵	0	1,000		0
Sub-Total Preferred			28,876	
Sub-Total Optional			800	
SUB-TOTAL REQUIRED PHYSICAL EDUCATION/ATHLETICS				38,510

Notes:

- #REF! Elevated running track is optional
 - #REF! Optional size should be used with two mats; storage for dance included in area
 - #REF! Locker rooms to use stacked baskets not individual lockers
 - #REF! Concession area to be combined with and in proximity to other public venues
 - #REF! Field Equipment Storage to be located outside of building. See "Site Requirements" for requirements related to outdoor athletic/recreational facilities
- ²⁴ Auxiliary gym is optional at size noted. Preferred size is 7,500 SF

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
EDUCATION SUPPORT					
<i>Administration</i>					
Reception/Lobby	1	400			400
Waiting Areas	1	100			100
Principal's Office	1	200			200
Principal's Secretary	1	80			80
Vice Principal's Office	2	150			300
Vice Principal's Secretary	2	80			160
Dean of Students	1	120			120
Teacher Planning/Collaboration Area			5	950	0
Attendance	1	120			120
Bookkeeper	1	120			120
Campus Monitor Office	1	200			200
Resource Officers ³⁷	1	100			100
Camera Monitors ³⁷	0	100			0
Restrooms	2	64			128
Records Storage	1	50			50
Office Storage	1	125			125
Business Manager	1	120			120
Health Office	1	220			220
Sick Room	1	150	2	150	150
Sick Toilet	1	100			100
Student Support/Mediation Office	0	700			0
Student Support/Mediation Support	0	300			0
Staff Workroom/Mail/Delivery Process Center	1	300			300
Staff Break Room	0	400			0
Conference Rooms	2	150			300
Parent Volunteers/Family Resource/PTA/Boosters/Alumni Room	1	500			500
Sub-Total Optional				5,050	
Sub-Total Administration					3,893
Sub-Total ADMINISTRATION without Teacher Planning/Collaboration Areas³⁶					8,643
<i>Counseling/Career</i>					
Counseling Offices	5	120			600
Counseling Secretary/Waiting	1	400			400
Drug/Alcohol Counselor Office	1	125			125
Conference Room (large)	1	240			240
Conference Room (medium)	1	150			150
Career Center	1	700	1	980	700
Career Center Office	1	120			120
Career Counselor	1	100			100
Secure Records Storage	1	80			80

Restroom	2	64	128
Sub-Total Counseling/Career			2,643

Notes:

#REF! Teacher planning/collaboration areas as defined in room information sheet are optional. HOWEVER, the general requirements, functions, location, and
³⁷ Resource officer and campus monitor to be in separate rooms; camera monitors to be located in main office

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
EDUCATION SUPPORT					
<i>Student Activities</i>					
Athletic Director & Staff	1	270			270
AD Support Staff	0	120			0
Sub-Total Student Activities					270
<i>Technology Access ³⁸</i>					
Computer Lab (dedicated)	0	1,100			0
Computer Lab (non-specialized)	0	1,100			0
Computer Cart Storage	0	250			0
Sub-Total Student Testing					0
<i>Special Education (SPED)</i>					
Sensory Support Room (active)	1	350			350
Sensory Support Room (quiet)	1	150			150
Learning Resource Center Intensive Skills Classes ³⁹	3	950			2,850
Low Intensity Classroom (includes kitchen) Storage	2	950			1,900
Reception	1	100			100
Conference	0	100			0
Office [SPED & QMHP]	0	120			0
Office [SPED & QMHP]	2	100			200
Special Needs Toilet	1	200			200
Itinerants					
Speech Pathologist offices	2	120			240
Psychologist Offices	2	120			240
Sub-Total SPED					6,230
<i>Emerging Language Learning (ELL)</i>					
Emergent Bi-Lingual Classroom ⁴⁰	1	950			950
Sub-Total ELL					
<i>Student Center</i>					
Student Center/Commons: One lunch @ 600 students	1	7,800			7,800
Main Servery	1	1,400	1	1,800	1,400
Demo Kitchen	1	500			500
Food Prep/Kitchen	1	1,500			1,500
Dish Washing	1	200			200
Dry Storage/Cart Storage	1	500			500
Cooler	1	200			200
Freezer	1	200			200
Office	1	120			120
Staff Lockers/Dressing Rooms	1	150			150
Table Storage	1	400			400
Student Store	1	300			300
Sub-Total Student Center				1,800	13,270

Notes:

³⁸ Dedicated computer labs support specific programs/ curriculum within each school. Non-specialized computer labs provide school wide technology access

³⁹ Number of Life Skills classrooms dependent on number of students in each school needing life skills and/or medical support

⁴⁰ Assumes more ELL instruction in classrooms (push-in pedagogy)

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional	Recommended		Pref / Opp		Total
AREA	Quant.	SF Room	Quant.	SF Room	Total
EDUCATION SUPPORT					
<i>Media Center/Library</i> ⁴¹					
Library	1	3,200	1	4,500	3,200
Office	1	120			120
Workroom	1	200			200
Text Storage	1	400			400
Collaboration Space	1	400			400
Multi-use Rooms	3	150			450
IT Repair/Tech Coordinator	1	300			300
Library Classroom	0	0	1	950	0
Sub-Total Media Center				950	5,070
<i>Student Space</i>					
Student Government Room/Office ⁴²	0	200			0
Sub-Total Student Space					0
<i>Custodial</i>					
Custodial Office	1	350			350
Custodial Restroom / Shower	1	150			150
Freight / Receiving	1	550			550
Custodial Laundry	1	150			150
Custodial Rooms	10	150			1,500
Building Storage	1	1,000			1,000
Building Furniture Storage	1	500			500
Material Storage	1	500			500
Flammable Storage	1	100			100
Sub-Total Custodial					4,800
Notes:					
⁴¹ Size of media center presumes renovation of existing larger space (auditorium in older structures). Optional space size is for new construction. Preference is					
⁴² Student government areas should be located near Counseling/Career Center					

PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional	Recommended		Pref / Opp		Total
AREA	Quant.	SF Room	Quant.	SF Room	Total
EDUCATION SUPPORT					
<i>Miscellaneous</i>					
Lobby	1	1,500			1,500
Student Lockers ⁴³	500	1			500
Student Toilets	10	480			4,800
Gender Neutral Toilet ⁴⁴	1	60	1	64	64
Gender Neutral Shower	1	100			100
Boiler Room [Main Mech Room]	1	4,000			4,000
MDF	1	180			180
IDF	11	100			1,100
Main Electrical Room	1	1,000			1,000
Emergency Electrical Room	1	300			300
Sub Electrical Room	10	100			1,000
Restroom (teacher planning/collaboration areas)	10	70			700

Riser Room	1	250		250
Water Entry	1	250		250
Satellite Water	1	100		100
Elevator Room	3	80		240
Mechanical Fan Rooms ⁴⁵			1	2,000
Corridors ⁴⁶				0
Variable				
Sub-Total Miscellaneous				16,084
Sub-Total Preferred Educational Support				1,864
Sub-Total Optional Educational Support				3,450
SUB-TOTAL RECOMMENDED EDUCATIONAL SUPPORT				57,960

Notes:

⁴³ Half size, double-stacked lockers are at the discretion of each school administration

⁴⁴ Provide at least one gender neutral restroom on each floor and near gym facilities. Also ensure at least one gender neutral and one accessible restroom are

⁴⁵ Preference is to locate mechanical fan rooms within building; otherwise mechanical fans should be located on roof

⁴⁶ See Corridor Characteristics

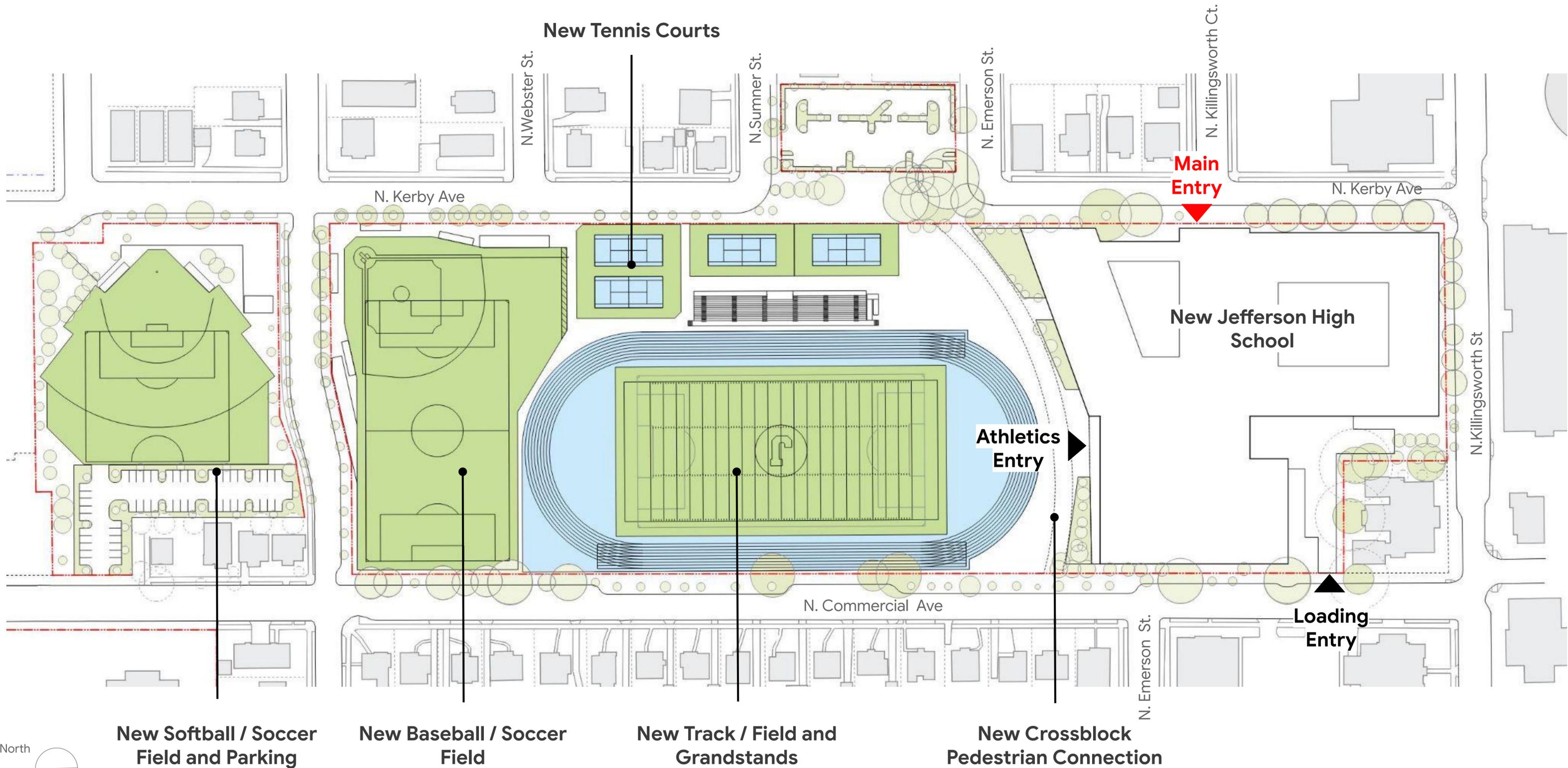
PPS Comprehensive High School(s) Area Program

Recommended / Preferred / Optional AREA	Recommended		Pref / Opp		Total
	Quant.	SF Room	Quant.	SF Room	
PARTNER & COMMUNITY USES ⁴⁷					
Partner Program Office	0		1	150	
Pantry / Partner Storage	2	80	1	200	160
Clothing/Food Closet	1	500	1	2,000	500
After School Instruction ⁴⁸			4	500	
Sub-Total Preferred				2,000	
Sub-Total Optional Educational Support				850	
SUB-TOTAL COMMUNITY & PARTNER USES					660

WRAP AROUND SERVICE PROVIDERS ⁴⁸

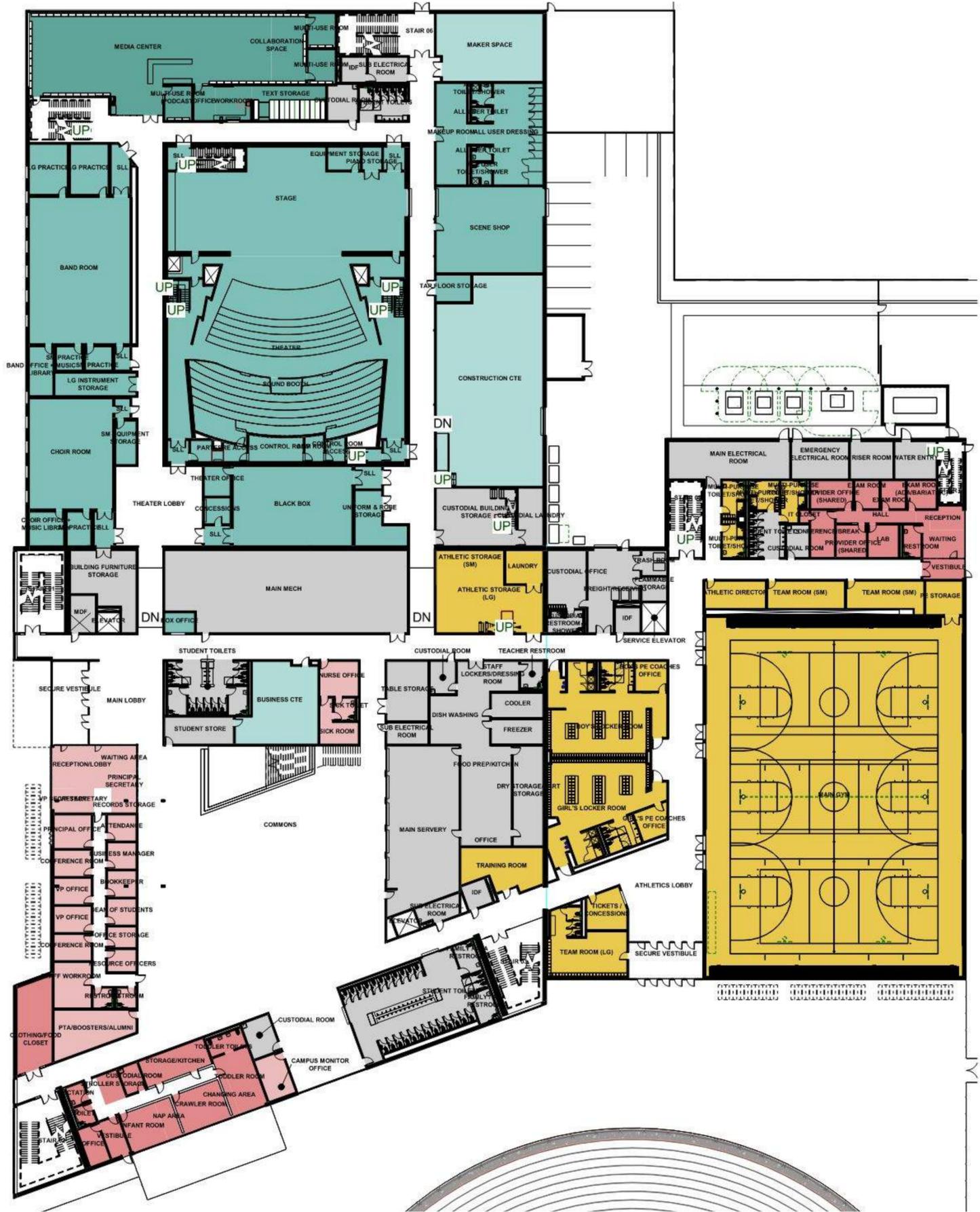
Health Clinic					
Reception	1	125			125
Waiting	1	350			350
Office					0
Office, Service Provider [shared]	2	160			320
Conference/Break	1	180			180
Lab	1	160			160
Restroom	1	80			80
Exam Room	2	110			220
Exam Room, accessible/bariatric	1	130			130
Hall	1	180			180
Sub-Total Health Clinic					1,745
Teen Parent Services					
Infant Room ⁴⁹	1	250	1	50	250
Breastfeeding Room			1	64	64
Toddler Room	1	300			300
Crawler Room	1	300			300
Toilet	1	64			64
Toddler toilet room	1	90			90
Changing Area	1	50			50
Nap Area	1	100			100
Storage/Kitchen	1	300			300
Stroller Storage	1	100			100
Office	1	150			150
Sub-Total Teen Parent Services					1,768
Office Space Social Service Providers (Includes SUN, STEP UP and ESL)	7	120	5	200	840
Classroom(s)	0	950			0
SUB-TOTAL WRAP AROUND SERVICE PROVIDERS					4,353

Final Condition Site Plan



Floor Plan - Level 1

- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT



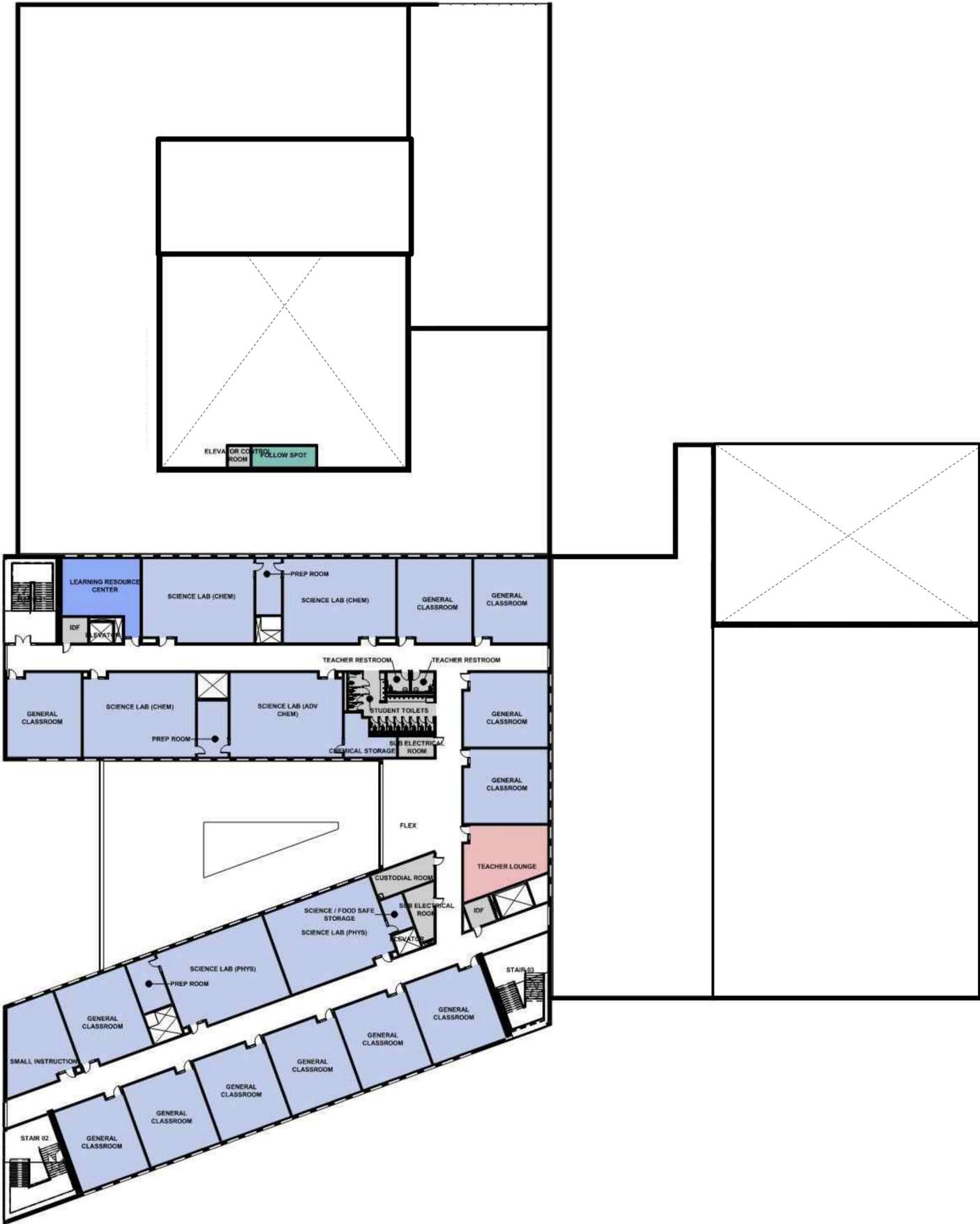
Floor Plan - Level 2

- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT



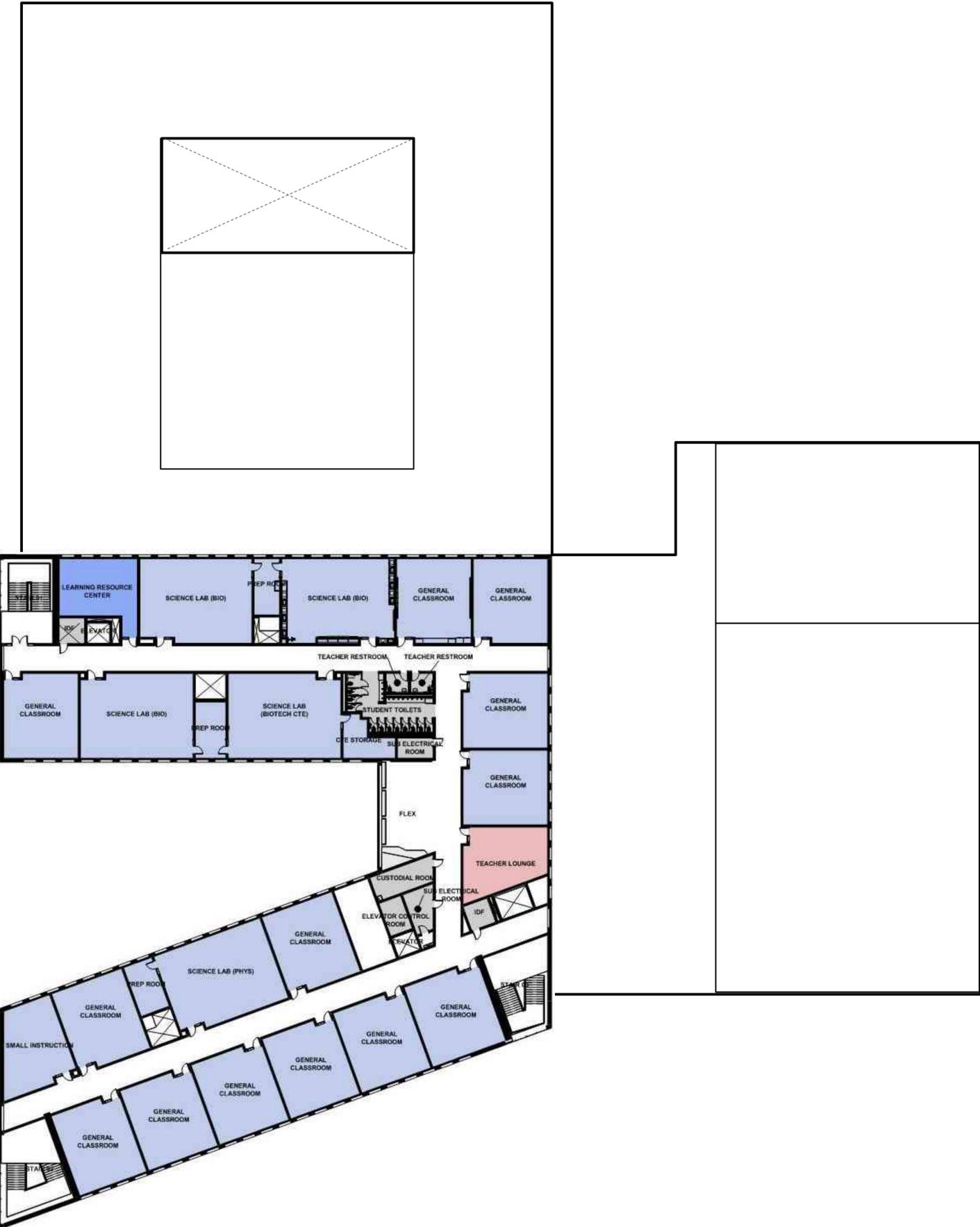
Floor Plan - Level 3

- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT



Floor Plan - Level 4

- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT



Academics / Entry



Academics / Entry



Academics / Entry



Academics / Entry



Academics / Entry





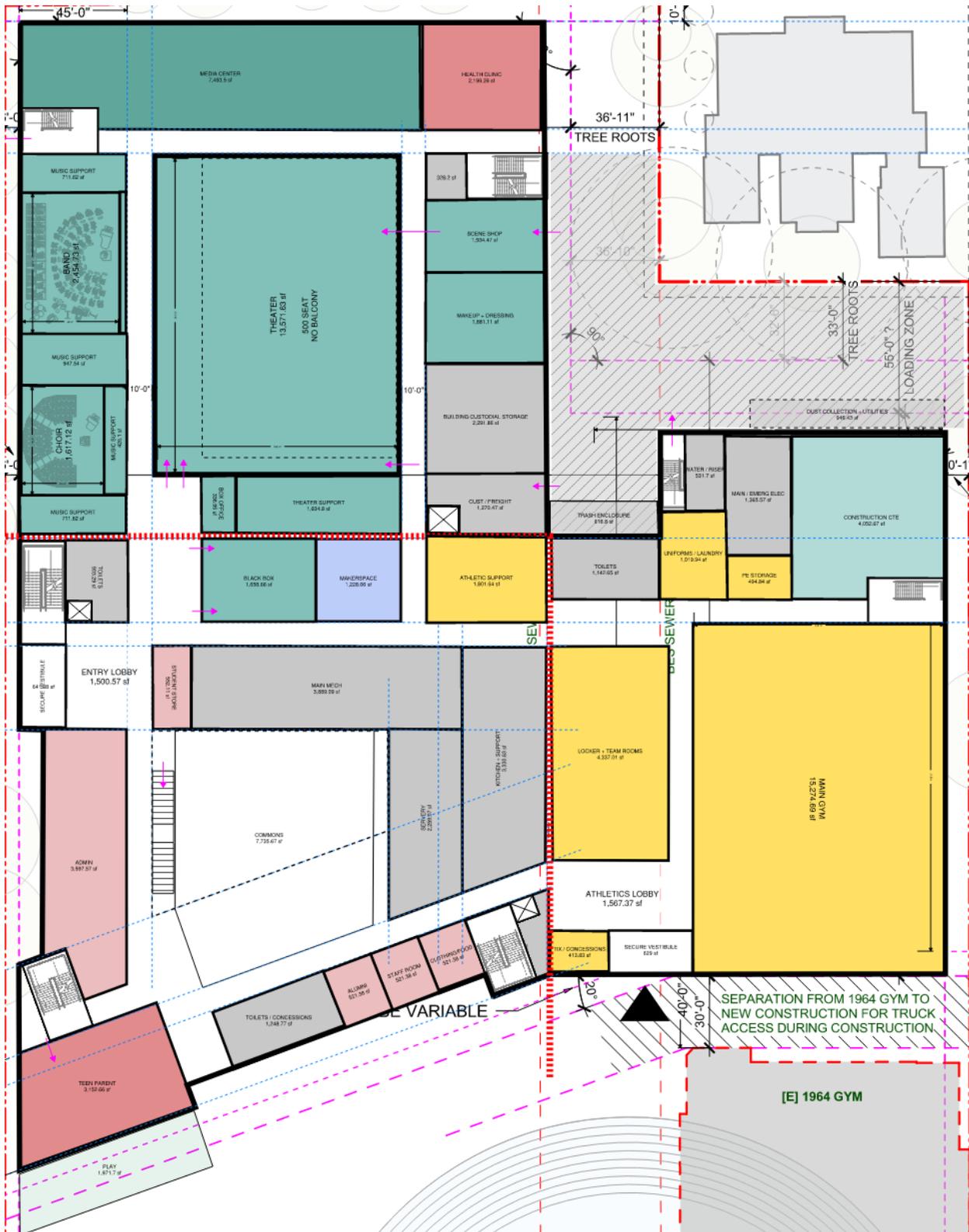
JEFFERSON HIGH SCHOOL
PORTLAND PUBLIC SCHOOLS
COST REDUCTION STRUCTURAL NARRATIVE
APRIL 18, 2025

INTRODUCTION

Jefferson High School is located at Killingsworth Ave and North Kerby Ave in North Portland. The existing high school will be replaced with a new building that includes a four-story classroom sector with a commons space and server, a two-story arts sector with dance studios and an auditorium, and an athletics sector with main gym, auxiliary gym, locker rooms, and CTE spaces. This narrative focuses on cost reduction studies for the building structure and is based on concept drawings from BORA.

Over the last two years, the design team has studied several structural system options for the new building. Based on these studies and KPFF's experience on numerous high school projects, this narrative presents structural systems that we believe will be the most cost-efficient. This narrative aims to provide concept-level pricing information for the high school to assist the cost estimator.

The current concept design has three seismically separated buildings: theater, gym, and classroom. Reference the figures 1 through 4 below for the floor plan of each level. The classroom is a 4-story building in the southeast. It features a central courtyard space surrounded by learning spaces. The south wing of the classrooms is angled towards the athletic fields to the south. The gym building is to the east and is a 2-story building with high-volume spaces at the gym and auxiliary gym. It also houses the locker/team rooms, storage, and support spaces. The performing arts is to the north and houses the media center and support spaces; it is a 2-story building. The theater will be 500 seats with a full fly loft but no balcony. Choir, band, and media spaces are on the ground level, the second floor supports Dance, arts, and other support spaces.



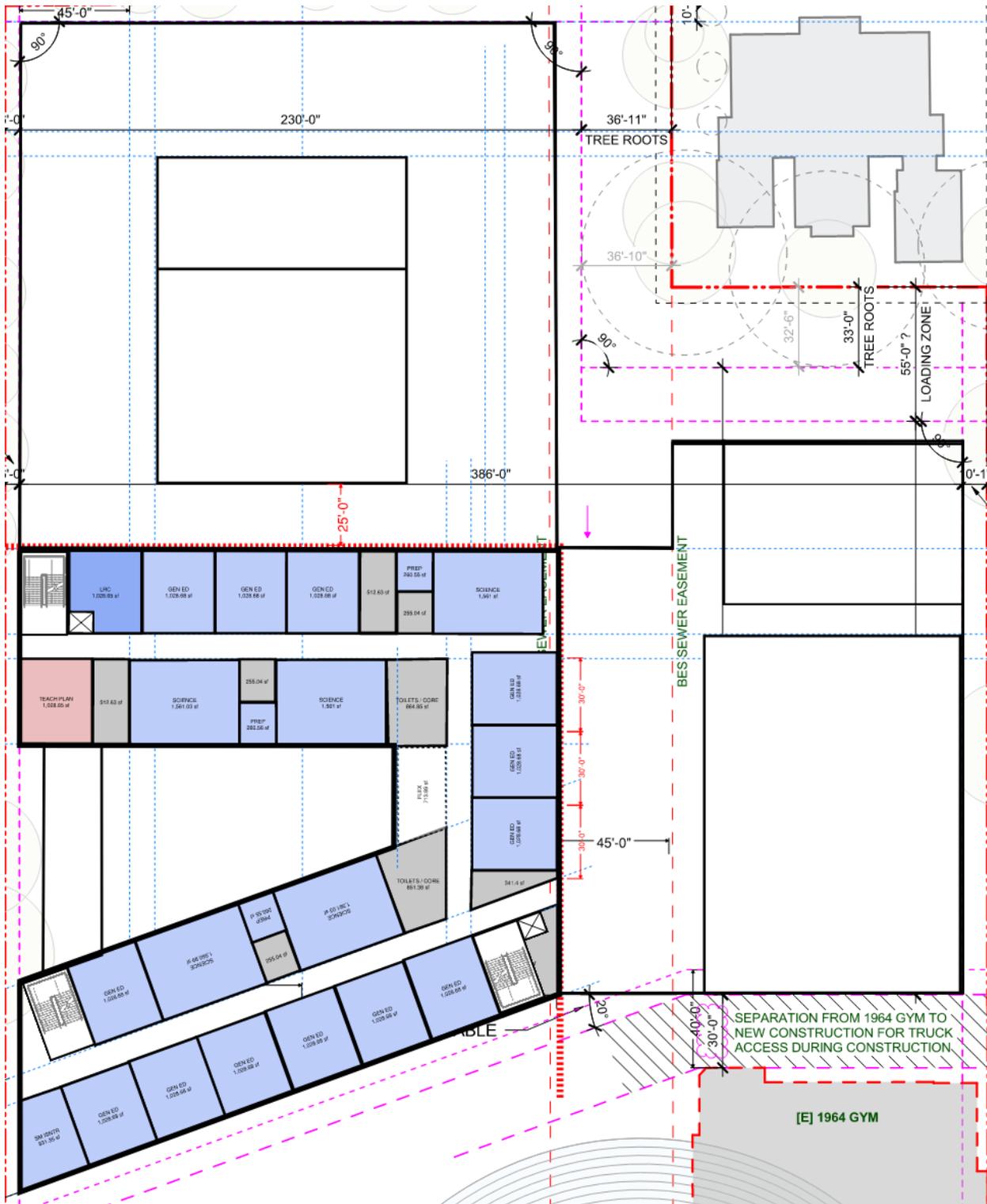


Figure 3 – Third Floor Concept Design

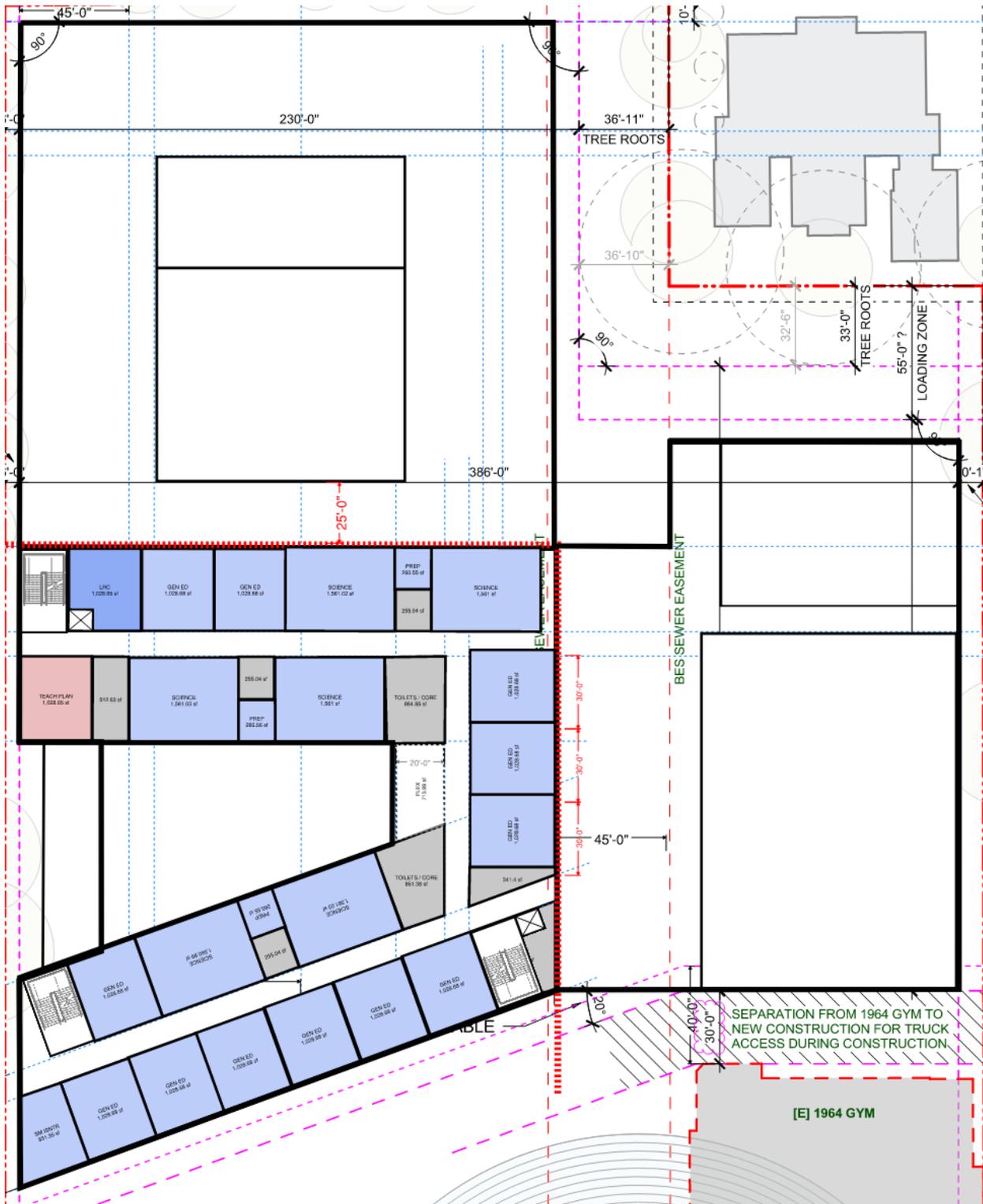


Figure 4 – Fourth Floor Concept Design

STRUCTURAL SYSTEM RECOMMENDATIONS

Classroom Building

The classroom building will be a 4-story structure. In previous studies, the design team found that a mass timber structure worked well for the classroom building and was a cost savings to the project when compared with a steel structure. We continue to recommend this building as a mass timber structure. The reduction in cost comes from speed of erection, no concrete pours at the floors and no spray applied fire protection to the structural members.

The mass timber frame will have either 5-ply CLT or 2x6 DLT panels spanning to glulam beams supported by glulam columns. In the previous design, DLT was cost-feasible over CLT as the contractor had partnered with StructureCraft, the sole supplier of DLT in North America. If that relationship changes or tariffs with Canada are put in place, the cost of DLT could change, and we would need to reevaluate the use of DLT versus CLT.

The lateral load-resisting system for the classroom building will consist of either buckling-restrained braced frames or special moment-resisting frames. We think the structural cost of these two systems is similar, but once we understand the building's floor plan, further study is required.

The roof of the classroom building will be designed to support MEP equipment and to be solar ready per the OSSC code requirements. A tall steel-framed screen wall will conceal mechanical air-handling units and other miscellaneous MEP systems on the roof. We estimate the screen wall steel weight to be 10 psf. Concrete housekeeping pads will be needed under the mechanical units, and we estimate the thickness as 4"-6" depending on the acoustic analysis.

Public stairs shall be assumed to be steel framed with concrete treads and landings.

For cost estimating, we recommend using the framing, braced frames and foundation information provided in the 50% Design Development Drawings for the classroom building. This cost per square foot could be applied to the revised square footage of the classroom building.

Classroom Steel Framed Alternate

This alternate consists of elevated floor framing with a composite slab of 3 inches of reinforced concrete over a 3 inch, 20-gauge metal deck. The composite slab would be supported by steel wide flange beams at 10' spacing and girders spanning 30'. The beams and girders would be supported by HSS and/or steel wide flange columns on a 30' x 30' grid. The roof would be steel framed with 1½ inch, 18-gauge steel roof deck. We estimate that the approximate steel weight of the classroom areas would be 13 psf for the floors and 10 psf for the roof. This includes columns, connections, and miscellaneous steel.

Concrete on metal deck with steel beams and columns weighs more than timber deck with plywood and glulam beams and columns. Due to the increased structural weight, the spread footings in the classroom areas would increase by about 25% if changing to an all steel-framed system.

Performing Arts

We recommend that the theater be steel-framed, as shown in the 50% Design Development Drawings provided in December 2024. Although the theater's size may be reduced, the structural system cost on a square-foot basis should be approximately the same.

Gym, Aux Gym and Support Space

We recommend constructing the gymnasium with CMU perimeter walls and a metal deck over steel trusses at the roof. The CMU could be exposed on the interior face, reducing the cost of interior finishes. Additionally, CMU is very durable for the use of the space. Steel trusses are the most cost-effective and structurally efficient for the long-span roof. The weight of the steel roof would be approximately 11 psf.

CMU can be slow to erect, and concrete tilt panels could be an alternative. Based on previous studies, we think the site logistics of having enough area to pour the panels could be challenging. If tilt panels were utilized, they would be 12" thick panels with 150 lbs per cubic yard of reinforcing.

Another alternative is to provide an all steel-framed gym. The roof would be constructed of 1 ½ 18-gauge metal deck over long-span steel trusses supported by steel columns. Buckling restrained braced frames would be provided for the seismic force resisting system. Where there is a second floor, it would consist of a composite slab of 3 inches of reinforced concrete over a 3 inch, 20-gauge metal deck. The composite slab would be supported by steel wide flange beams at 10' spacing and girders spanning 30'. The beams and girders would be supported by HSS and/or steel wide flange columns on a 30' x 30' grid. We estimate that the approximate steel weight of the gym and surrounding areas would be 13 psf for the floors and 11 psf for the roof. This includes columns, connections, and miscellaneous steel.

Seismic Resilience

The new school buildings are designed as Risk Category IV structures in response to the PPS Resilience Measures Document dated May 9, 2024. Non-structural components like MEP systems will not be designed to Risk Category IV.

If building separation is required between the classroom building to the south and the gym/theater building to the north, it is possible to design the school with the gym and auditorium as Risk Category IV and the classroom portion to the south as Risk Category III. Based on our previous studies, we expect the added cost for Risk Category IV structure to be approximately \$5 per square foot. Therefore, we estimate that this strategy could save the project approximately \$675,000.

This strategy was recently used at Lincoln High School where we designed the 6-story classroom building as Risk Category III and the adjoining theater/gym building as Risk Category IV.

Foundation System

The building's foundations are based on recommendations provided by GRI in the Geotechnical Investigation report dated February 27, 2025. Based on this report, the classroom building, gymnasium, performing arts wing, grandstand, and site structures are supported on conventional spread footings established in firm, native soil or compacted structural fill.

For cost estimating, we recommend using the foundation sizes provided in the 50% DD set provided in December 2024. If portions of the building are changed to steel from mass timber, the spread footings would increase by about 25%.

The slab on grade will have a base layer and vapor-retarding membrane as recommended in the Geotechnical report.

Canopies

Canopy structures are located around the exterior of the buildings. The canopies are assumed to be steel-framed for durability and resistance to water. Provide a steel allowance of 15 psf for the canopy steel framing. This includes columns and allowance for connections and miscellaneous steel.

Exterior Walls

To reduce cost, we recommend limiting the use of brick. Brick is heavy and requires a stiff support structure to limit deflection. The weight of brick also increases the building's seismic mass, which increases seismic forces and therefore the lateral element sizes. We recommend trying to use a mixture of lightweight materials, including metal panels, GRFC, and glazing.

The backup system for the facade will be light gage metal stud framing that is supported on the ground floor and at each floor above. Stud framing will run past the roof to act as a parapet. Deflection heads are required at each floor line. Exterior studs supporting lightweight materials can be assumed to be 6" 16-gauge metal studs at the first floor, due to the increased height and 18 gauge at floors above.

Additional miscellaneous steel is required to support glazing systems in large open areas where no floor is provided, such as stairs. This steel weight is included in our estimate of steel weight at each floor.

Exterior studs to support brick veneer will need to be 16 gauge minimum. At locations of brick veneer, additional miscellaneous steel is required to support the brick in the form of steel lintels over the windows and brick relief angles at each floor line.

Provide the following additional allowances to the primary building structure to support brick veneer facades:

- At the mass timber-framed option, provide perimeter glulam beams and an additional 30 plf steel allowance along the building perimeter.
- At the all-steel option, provide an additional 0.5 psf of steel weight on each floor to accommodate increased beam stiffness and miscellaneous steel.

GEOTECHNICAL REPORT SUMMARY

GRI provided a final Geotechnical Investigation report dated February 27, 2025. Based on GRI's report, the site soil consists of non-engineered fill underlain by alluvial sand and gravel. The site soils are classified as Site Class D.

The risk of liquefaction, cyclic softening, lateral spreading, and slope instability is low at this site based on the subsurface conditions, topography, and site location. Reference "Foundation System" section of this narrative for additional information.

SITE STRUCTURES

Several small stand-alone one-story buildings are anticipated, including but not limited to:

- Grandstand
- Concession building for the grandstand
- Covered bike parking
- Track and field support building for ticketing and storage
- Batting facilities including dugouts and batting cages
- Trash enclosure

The site buildings are assumed to be fully grouted CMU walls with steel wide flange roof beams with metal deck. Interior steel HSS columns on spread footings may be required for some structures. Assume a 4-inch slab on grade at site buildings. Refer to the foundations section of this report for foundation information.

The trash enclosure is assumed to be a three-sided fully grouted CMU building with cold-formed joists and metal roof deck. Provide an appropriate allowance for steel gates and their support.

New foundations for flag poles and field netting for the athletic facilities will also be required. Provide appropriate allowances.

The security fence will be a cantilevered fence product with embedded round concrete footings.

Memo

Date: March 14, 2025
Project: Jefferson High School
To: Bora
From: PAE
Subject: Concept Cost Package

The intent of this memo is to summarize the base MEP systems for the Jefferson HS Modernization project as part of the Concept Cost Reduction Study Phase 2. This is a high-level summary intended to inform the concept level pricing effort.

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Five 200-ton air to water heat pumps located on the roof (Based on Trane ACX (2-pipe)) will be the primary source of heating and cooling for the building. The heat pumps will feed into a 4-pipe (HWS/HWR/CHWS/CHWR) primary/secondary building distribution system. Chilled water will be distributed to all air handlers for cooling. Heating water will be distributed to all air handlers and throughout the building to each zone.

The plant will include two 700 kW electric boilers for backup heat. Plant equipment will also include primary and secondary pumps, buffer tanks, expansion tanks, glycol makeup, and other accessories as detailed in the 100% SD documents for the baseline central plant. This equipment will be in a ground level mechanical room with dedicated piping risers to each rooftop heat pump.

Air Distribution Systems

Rooftop variable-air-volume (VAV) custom air handlers (AHU) will be the source of air distribution to the building. The AHUs will include air-to-air heat recovery wheels, heating water coils, and chilled water coils. Combined airflow of the units is estimated to be around 295,000 cfm with a maximum size of 35,000 cfm per AHU. Sizing and quantity of AHUs will vary based on final building layout and programming.

Large commons spaces will be served by single zone VAV AHUs. Classrooms, office, and other smaller zones will be served by multizone VAV AHUs. Supply air will be fully ducted. Return air will utilize a plenum return system, with ducted inlets at the mechanical shaft on each level. Acoustical treatments (sound attenuators or sound lined ductwork) for return plenum ducted inlets to be provided as necessary per acoustical consultant recommendations.

Science labs, art rooms, and other high exhaust spaces will have single-pass 100% dedicated outside air (DOAS) VAV AHUs with heat recovery. Supply and exhaust air will be fully ducted.

Multizone systems will have single duct VAV terminal units with heating water reheat coils for individual zone temperature and ventilation control. No secondary zone cooling systems will be provided; chilled water will be limited to the air handlers.



Specialty & Miscellaneous Systems

Specialty exhaust will be provided based on final programming and equipment as detailed in the previous 100% SD documents. This will include a subsoil radon exhaust, exhaust for kilns, fume hoods, chemical storage rooms/cabinets, point of use dust collectors, and other fume and heat exhaust. An outdoor recirculating dust collector for the wood shop will support the construction CTE space.

Rooftop exhaust fans will serve each Type I and Type II hood in the kitchen located on level 1. Type I grease exhaust will be welded and fire wrapped. Type II heat/vapor exhaust will be aluminum or stainless steel.

Split systems will be provided for spaces with 24-hour cooling requirements such as MDF, IDF, and electrical rooms. Split systems will utilize A2L refrigerants distributed vertically within ventilated shafts with exhaust fans for each shaft at the roof.

Building Controls

Building controls, measurement and verification scope, and miscellaneous systems will be provided as detailed in the 100% SD documents.

Teen Parent Center

The teen parent center programming will be integrated into the high school building programming and no longer be its own dedicated building. The teen parent center programming will be served by VAV terminal units w/ reheat from a rooftop VAV AHU.

Remove the HVAC systems and controls detailed in the 100% SD documents, the chilled and heating water mains extended from the high school building, and the associated underground utility trench.

ELECTRICAL SYSTEMS

Main Building Electrical Service Size

The new building will be served by Pacificorp. Primary power will be routed from Pacificorp overhead lines located at the north or east of the site and dropped down to route to a new Pacificorp MV switch cabinet. From there, the primary feeds will extend out to transformer vaults. There will be a total of (3) primary service feeders from this switch cabinet to the transformers.

The switch vault will serve three (3) new utility transformers. Two (2) 4" conduits will be provided to each transformer vault.

Three (3) oil filled, pad mount transformers, will be located at the NE of the building in a utility yard. Pacificorp will confirm exact transformer quantity as design progresses. Each utility transformer will be pad-vault mounted with secondary feeds to three (3) 4000A, 277/480V EUSERC rated service switchboards at the exterior of the building and will contain the service disconnect and sub-feed circuit breaker to the feeder into the building. The vaults, primary and secondary conduits, and service switchboards with utility metering equipment will be provided by the project and installed per Pacificorp requirements. The utility (Pacificorp) will provide the primary conductors, pad mounted transformers, MV switch equipment, and the secondary conductors into the main switchboards.

The (3) service switchboards will feed sub-distribution panels in the electrical room.



Generator Size

Backup power will be provided by a 600kW/750kVA, 277/480V 3-phase diesel fired generator. The generator will be exterior mounted with weatherproof, sound attenuated enclosure and built in sub-base 24-hr fuel tank sized for operation at full load. A single feeder from the generator will be brought into the building to a 1200A, 277/480V emergency power main distribution switchboard. Separate transfer switches and distribution gear will be provided, a 225A, 277/480V system for emergency loads and a 600A, 277/480V system for standby loads. A remote docking station will be provided for connection of a temporary generator during maintenance of the system. A remote fuel filling station may be required pending the final location of the generator and its accessibility from the street by a fuel dispensing truck.

Hydrolyzed Vegetable Oil (HVO) will be investigated as a possible fossil fuel reducing source of fuel for the generators. HVO has a much longer shelf life and can be swapped 1 for 1 with diesel with no equipment necessary. HVO comes at a premium and may be more difficult to source than Diesel, however, is a more planet conscious fuel to use in backup generators.

Electrical loads on generator are as follows:

- NEC 700 (Code Required)
 - Egress and Exit Lighting
 - Fire Alarm
 - ERRCS
 - Generator Accessories (battery charger, block heater, etc.)
- NEC 695 (Code Required)
 - Fire Pump
 - Jockey Pump
- NEC 701 (Code Required)
 - None at this time.
- NEC 702 (Optional Standby)
 - MDF/IDF Rooms and associated cooling.
 - Intrusion Alarms
 - Clock Systems
 - Phone System
 - Walk-in Coolers and Freezers at the Kitchen.
 - One hand dryer per restroom.
 - Non-emergency lighting within selected areas:
 - Gymnasiums
 - Commons
 - Main Office
 - Heat trace Freeze Protection (recommended)



Photovoltaic System Size

A renewable power source using a Photovoltaic (PV) array will be provided for the facility. The PV array will be located on the roof and will be approximately 500 kW in size. The size noted is based on the concept level roof plan and preliminary rooftop mechanical system layouts. Exact PV array size will be verified and coordinated during design in later phases. Power inverters will be located within the building. PV system panel technology to be used is Crystal silicon construction with a minimum efficiency rating of 18.8 percent.

The PV system will be tied into one of the main distribution switchboards to offset usage.

PPS Standards Note:

- PV inverter output will have remote monitoring system.
- No energized PV conductors will route through the interior of the building where normally occupied by staff or students.



THE
BOOKIN
GROUP
LLC

Land Use &
Institutional
Planning

Project
Management

Policy Analysis

JHS Cost Reduction Phase – Land Use Summary

Date: April 23, 2025

The following memo summarizes the research and conclusions that were made regarding Land Use and Zoning during the Cost Reduction Phase of the project (January – April 2025).

- **Land Use Schedule:** The development of the site will still require the same land use entitlements – A Conditional Use review for the entire site and a Historic Resource Review for the portion on the development that will be located within the Piedmont Historic District on the north end of the site. Additionally, the removal of the existing buildings on site will be subject to the 180-day Demolition Delay because of their historic status. PPS is still exploring the possibility of starting the south field(s) earlier by submitting a Type II Conditional Use review in September of 2025. The Type III Conditional Use review for the rest of the development would be submitted late 2025, followed shortly by the Type II Historic Resource Review.

A second Pre-Application Conference would not be required if the Type III Review is submitted by December 3, 2026 (one year from the date of the last Pre-Application Conference). A new Early Assistance Appointment is generally not recommended unless the design changes significantly, since there would be little new information the City would provide for the cost of the appointment. A second Early Neighborhood Notification meeting is not required, and PPS has indicated that one will not likely be held due to the low attendance at the previous neighborhood meeting held in December 2024. An additional Design Advice Request is not required but could be optionally applied for to have the Historic Landmarks Commission weigh in on the new design.

- **South Field(s) Review:** The previous application for Type II Conditional Use review for the south baseball field was withdrawn from the City at the end of March 2025, to avoid the application expiring and all application fees being lost. A refund of \$20,085 is being process by the City for this application.

It appears that it may be possible to have both the baseball field, and the softball field included in the same Type II Conditional Use review with the new submittal. To avoid a Type III Conditional Use for these fields the exterior improvement area related to the fields must stay below 25,000 sq. ft. excluding areas of artificial turf. “Exterior improvements” are defined in the Zoning Code as: *“All improvements except buildings or other roofed structures...include surface parking and loading areas, paved and graveled areas...improved open areas such as plazas and walkways, but does not include vegetative landscaping, synthetic turf, natural geologic forms, or unimproved land.”*

- **On-Site Tree Canopy:** The site must comply with the standards of Title 11 which require 25% of the site to be covered by tree canopy. Calculations of the previous design by Place found that the site could meet this standard, but it was very tight. Several of the trees that were included in this calculation may need to be removed from the updated plan (for example: trees in the Kerby Street pedestrian plaza and in the cross-block connection). Urban Forestry may be receptive to allowing a lower tree density standard for the site using the justification that so much of the outdoor area on the site will be artificial turf. However, this reduced

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number must be negotiated with Urban Forestry and Planning and will require coordination from both review groups. It is suggested that PPS initiates talks with these reviewers about on-site tree density early since there is no official process or timeline for this request and no standard reduction that can be anticipated in the design.

- **Non Conforming Upgrades:** Per discussions with PPS, the required upgrades to the Humboldt Elementary site will not be deferred 10 years but rather completed as part of the last phase of the redevelopment of JHS. PPS may still need to enter into a covenant with the City to delay the upgrades at Humboldt a year or so to have them align with the final phases of construction. A more thorough assessment of the site conditions at Humboldt will be required to fully understand what upgrades will be necessary, which will need to include a site survey and an arborist report. The strategy for upgrades will need to be nailed by the submittal of the Type II Conditional Use for the south fields, since this would be the first project that will trigger the upgrades, so PPS is encouraged to begin this work as soon as possible.

Because both schools are included in the definition of site, PPS has directed the team to look for opportunities to have the improvements made to the JHS site count toward the required upgrades at the Humboldt site. Probably the best opportunity for this would be in how the Adjustments included with the Conditional Use applications are structured and requested. The Adjustments could look at how the standards apply to the entire site (such as in the case of overall landscaping for example) and if the JHS site is over on standard the excess should be credited to the Humboldt site. It is recommended that PPS discuss this strategy with city planning staff, particularly because of how the City is calculating fees for the Adjustments (per frontage or element vs. per standard).

JEFFERSON HS MODERNIZATION



REVISED COMPREHENSIVE PLAN COST MODEL - 2025

UNIFORMAT LEVEL 3 SUMMARY

323,058 Incl. TPC & Grandstands

300,823 Includes Grandstands

Ref	Description	323,058 Incl. TPC & Grandstands		300,823 Includes Grandstands		Cost Delta ~ Cost Model - SD Rev.3	RLB COMMENTS ON COST VARIANCES b/w Rev. Comp Plan Cost Model and SD Rev.3 Est.
		GFA \$/SF	100% SD Est. Rev.3 Nov - 2024	GFA \$/SF	Rev. Cost Model Total Cost \$		
<i>In general, the total Building Gross Floor Area (GFA) reduction of 22,235 SF (from 317,951SF to 295,716SF) has cost savings overall.</i>							
A1010	Standard Foundations	\$ 16.19	5,229,434	\$ 17.30	5,204,238	(25,196)	Less overall building gross floor area
A1020	Special Foundations		Excl.	\$ -	-	-	
A1030	Slab on Grade	\$ 14.76	4,767,581	\$ 16.31	4,906,423	138,842	Less overall building gross floor area
A2020	Basement Walls	\$ 1.12	362,094	\$ 1.20	360,988	(1,106)	
B1010	Floor Construction	\$ 65.88	21,284,205	\$ 66.62	20,040,828	(1,243,377)	Deleted Theater balcony floor structure
B1020	Roof Construction	\$ 50.91	16,445,474	\$ 53.11	15,976,710	(468,764)	Updated structural steel allowances per KPFF narrative 03/14/25
B2010	Exterior Walls	\$ 50.61	16,351,503	\$ 47.74	14,361,290	(1,990,213)	Updated mechanical screen wall steel psf per KPFF narrative Revised Façade SF based on less building GFA
B2020	Exterior Windows	\$ 17.36	5,608,210	\$ 16.92	5,089,925	(518,285)	Revised Windows SF based on less building GFA
B2030	Exterior Doors	\$ 3.90	1,260,784	\$ 3.88	1,167,193	(93,591)	Less overall building GFA
B3010	Roof Coverings	\$ 17.74	5,732,151	\$ 17.95	5,399,773	(332,378)	Deleted Teen Parent Center and Less overall building SF
C1010	Partitions	\$ 48.42	15,640,975	\$ 49.41	14,863,664	(777,311)	Updated costs based on area reductions to Classrooms, Gym, Theater
C1020	Interior Doors	\$ 7.47	2,413,600	\$ 7.87	2,367,477	(46,123)	Less overall building GFA
C1030	Specialties	\$ 11.11	3,589,106	\$ 10.14	3,050,345	(538,761)	Reduced lockers count Less overall building GFA
C2010	Stair Construction	\$ 7.80	2,520,000	\$ 7.05	2,120,802	(399,198)	Less egress stairs based on executive scope summary and updated pricing
C3010	Wall Finishes	\$ 22.37	7,225,670	\$ 21.81	6,560,950	(664,720)	Updated costs based on area reductions to Classrooms, Gym, Theater
C3020	Floor Finishes	\$ 14.29	4,615,824	\$ 14.28	4,295,752	(320,072)	Updated costs based on area reductions to Classrooms, Gym, Theater
C3030	Ceiling Finishes	\$ 18.27	5,900,911	\$ 17.07	5,135,049	(765,862)	Updated costs based on area reductions to Classrooms, Gym, Theater
D1010	Elevators and Lifts	\$ 4.40	1,420,000	\$ 4.07	1,224,350	(195,650)	Adjusted pricing per current market
D2010	Plumbing Fixtures	\$ 1.82	588,455	\$ 1.65	496,358	(92,097)	
D2020	Domestic Water Distribution	\$ 5.25	1,694,962	\$ 7.12	2,141,860	446,898	GFA generated variance--Price increase per GFA offsets due to higher sub pricing at reconciliation
D2030	Sanitary Waste	\$ 4.63	1,495,428	\$ 4.82	1,449,967	(45,461)	
D2040	Rain Water Drainage	\$ 1.27	411,118	\$ 1.37	412,128	1,010	
D2090	Other Plumbing Systems	\$ 8.20	2,648,685	\$ 8.65	2,602,119	(46,566)	
D3020	Heat Generating Systems	\$ 9.44	3,048,983	\$ 8.87	2,668,300	(380,683)	Primarily GFA generated variance affecting piping distribution
D3030	Cooling Generating Systems	\$ 9.89	3,194,398	\$ 15.87	4,774,061	1,579,663	Primarily GFA generated variance affecting piping distribution
D3040	Distribution Systems	\$ 31.30	10,112,317	\$ 25.68	7,725,135	(2,387,182)	Reduced CFM's per narrative, return air plenum based, ASHP capacities reduced Switched to a standard VAV system, deleted fancoil units, radiant heating and more expensive convective panels
D3050	Terminal & Package Units	\$ 7.86	2,540,100	\$ 3.50	1,052,881	(1,487,220)	
D3060	Controls & Instrumentation	\$ 10.80	3,489,700	\$ 11.60	3,489,547	(153)	GFA generated variance--Price increase per GFA offsets due to higher sub pricing at reconciliation
D3070	Systems Testing & Balancing	\$ 0.98	317,951	\$ 0.98	294,807	(23,144)	Primarily GFA generated variance
D3090	Other HVAC Systems and Equipment	\$ 31.74	10,252,291	\$ 18.44	5,547,176	(4,705,115)	Primarily GFA generated variances coupled with deletion of preconstruction services allowance and ceiling fans.
D4040	Sprinklers	\$ 7.95	2,568,051	\$ 8.12	2,442,683	(125,368)	
D5010	Electrical Service & Distribution	\$ 25.23	8,151,449	\$ 21.32	6,413,546	(1,737,903)	
D5020	Lighting & Branch Wiring	\$ 26.26	8,484,377	\$ 26.56	7,989,859	(494,518)	
D5030	Communications & Security	\$ 20.92	6,758,292	\$ 21.27	6,398,505	(359,787)	
D5090	Other Electrical Services	\$ 24.74	7,993,902	\$ 22.46	6,756,485	(1,237,417)	
E1020	Institutional Equipment	\$ 4.28	1,383,394	\$ 4.60	1,383,786	392	
E1030	Vehicular Equipment	\$ 0.08	25,000	\$ 0.08	24,066	(934)	
E1090	Other Equipment	\$ 29.72	9,599,951	\$ 25.92	7,797,332	(1,802,619)	Theater seating decreased from 1000 to 500 Reduced A/V systems budget by 10%, as advised
E2010	Fixed Furnishings	\$ 11.01	3,558,025	\$ 11.17	3,360,193	(197,832)	Less building GFA
E2020	Moveable Furnishings		Excl.		-	-	
F2010	Building Elements Demolition	\$ 20.18	6,520,500	\$ 18.06	5,432,863	(1,087,637)	Reduced allowances due to potential open-bid competitiveness rather than limited consortium partners
F2020	Hazardous Components Abatement	\$ 21.57	6,967,000	\$ 20.34	6,118,740	(848,260)	Reduced allowances due to potential open-bid competitiveness rather than limited consortium partners
G1010	Site Clearing	\$ 0.01	4,500	\$ 0.01	4,500	-	
G1020	Site Demolition & Relocations	\$ 4.40	1,422,069	\$ 4.73	1,422,893	824	
G1030	Site Earthwork	\$ 30.83	9,956,909	\$ 32.96	9,915,126	(43,783)	Deleted West parking lot improvements Reduced improvements at cross block connection
G2010	Roadways	\$ 0.87	282,628	\$ 0.39	117,321	(165,307)	Deleted site improvements at Kerby Grove
G2020	Parking Lots	\$ 1.00	324,375	\$ 0.66	198,543	(125,832)	Reduced West parking lot site improvements
G2030	Pedestrian Paving	\$ 5.97	1,929,241	\$ 6.41	1,928,275	(966)	
G2040	Site Development	\$ 25.74	8,316,076	\$ 27.64	8,314,748	(1,328)	Deleted West parking lot improvements Reduced improvements at cross block connection
G2050	Landscaping	\$ 3.85	1,243,327	\$ 4.13	1,242,399	(928)	
G3010	Water Supply	\$ 0.71	227,772	\$ 0.76	228,625	853	
G3020	Sanitary Sewer	\$ 0.18	57,610	\$ 0.19	57,156	(454)	
G3030	Storm Sewer	\$ 7.23	2,334,283	\$ 7.31	2,199,016	(135,267)	Deleted West parking lot improvements
G3060	Fuel Distribution	\$ 0.02	5,000	\$ 0.02	6,016	1,016	
G4010	Electrical Distribution	\$ 0.18	56,600	\$ 0.19	57,156	556	
G4020	Site Lighting	\$ 6.55	2,115,265	\$ 6.87	2,066,654	(48,611)	Deleted West parking lot improvements
G4030	Site Communication and Security	\$ 1.36	440,425	\$ 1.46	439,202	(1,223)	
ESTIMATED NET COST		776.62	250,889,931	754.91	227,095,783	(23,794,148)	
MARGINS & ADJUSTMENTS							
Design / Estimating Contingency		6.9%	17,247,295	7.0%	15,896,705	(1,350,590)	No change
Escalation to Start of Construction - April 2025 to July 2026		6.1%	16,477,328	6.0%	14,579,549	(1,897,779)	Updated to date
Escalation to Mid-point of Construction - July 2026 to May 2028 (10% - Discounted to reflect early buyout of Main Building)		6.2%	17,787,016	4.3%	11,204,358	(6,582,658)	Updated to date
Tariffs Risk / Market Volatility Contingency			-	0.0%	-	-	Excluded per direction from Bora
CM/GC Contingency (5%)		4.9%	14,895,079	5.0%	13,438,820	(1,456,259)	No change
General Conditions/General Requirements (49 months duration)		16.8%	53,175,430		-	(53,175,430)	
General Conditions (49 months duration)			-	9.0%	25,399,369	25,399,369	Allowance optimized based on benchmarking other CMGC projects in PNW region
General Requirements (49 months duration)			-	7.0%	21,533,021	21,533,021	
Cranes and hoisting - Incl. Above			Incl.		-	-	
Bonds & Insurance (3%)		3.0%	11,114,163	3.0%	9,874,428	(1,239,735)	No change
Overhead & Profit (3.5%)		3.5%	13,355,518	3.5%	11,865,771	(1,489,747)	Fee could be an opportunity for small reduction.
Preconstruction Services Allowance		0.4%	1,470,000		1,500,000	30,000	
Preconstruction Services - Sept. 24 to Aug 25 - to match CMGC, as advised		0.6%	2,333,921		Excl.	(2,333,921)	Deleted
Solar/Green Energy Allowance - Included in Est. Detail			Incl.		Incl.	-	
Total Estimated Construction Cost (in current dollars)		\$ 1,234.29	\$ 398,745,681	\$ 1,171.41	\$ 352,387,804	(46,357,877)	
Owner Contingency - Excluded, as Advised			Excl.		Excl.		
ESTIMATED TOTAL COST		\$ 1,234.29	\$ 398,745,681	\$ 1,171.41	\$ 352,387,804	\$ (46,357,877)	



JEFFERSON HS MODERNIZATION

REVISED COMPREHENSIVE PLAN COST MODEL - APRIL 2025

UNIFORMAT LEVEL 3 SUMMARY

323,058

300,823

Ref	Description	323,058		300,823	
		GFA \$/SF	100% SD Est. Rev.3 Nov - 2024	GFA1 \$/SF	Rev. Cost Model Total Cost \$
A1010	Standard Foundations	\$ 16.19	5,229,434	\$ 17.30	5,204,238
A1020	Special Foundations		Excl.	\$ -	-
A1030	Slab on Grade	\$ 14.76	4,767,581	\$ 16.31	4,906,423
A2020	Basement Walls	\$ 1.12	362,094	\$ 1.20	360,988
B1010	Floor Construction	\$ 65.88	21,284,205	\$ 66.62	20,040,828
B1020	Roof Construction	\$ 50.91	16,445,474	\$ 53.11	15,976,710
B2010	Exterior Walls	\$ 50.61	16,351,503	\$ 47.74	14,361,290
B2020	Exterior Windows	\$ 17.36	5,608,210	\$ 16.92	5,089,925
B2030	Exterior Doors	\$ 3.90	1,260,784	\$ 3.88	1,167,193
B3010	Roof Coverings	\$ 17.74	5,732,151	\$ 17.95	5,399,773
C1010	Partitions	\$ 48.42	15,640,975	\$ 49.41	14,863,664
C1020	Interior Doors	\$ 7.47	2,413,600	\$ 7.87	2,367,477
C1030	Specialties	\$ 11.11	3,589,106	\$ 10.14	3,050,345
C2010	Stair Construction	\$ 7.80	2,520,000	\$ 7.05	2,120,802
C3010	Wall Finishes	\$ 22.37	7,225,670	\$ 21.81	6,560,950
C3020	Floor Finishes	\$ 14.29	4,615,824	\$ 14.28	4,295,752
C3030	Ceiling Finishes	\$ 18.27	5,900,911	\$ 17.07	5,135,049
D1010	Elevators and Lifts	\$ 4.40	1,420,000	\$ 4.07	1,224,350
D2010	Plumbing Fixtures	\$ 1.82	588,455	\$ 1.65	496,358
D2020	Domestic Water Distribution	\$ 5.25	1,694,962	\$ 7.12	2,141,860
D2030	Sanitary Waste	\$ 4.63	1,495,428	\$ 4.82	1,449,967
D2040	Rain Water Drainage	\$ 1.27	411,118	\$ 1.37	412,128
D2090	Other Plumbing Systems	\$ 8.20	2,648,685	\$ 8.65	2,602,119
D3020	Heat Generating Systems	\$ 9.44	3,048,983	\$ 8.87	2,668,300
D3030	Cooling Generating Systems	\$ 9.89	3,194,398	\$ 15.87	4,774,061
D3040	Distribution Systems	\$ 31.30	10,112,317	\$ 25.68	7,725,135
D3050	Terminal & Package Units	\$ 7.86	2,540,100	\$ 3.50	1,052,881
D3060	Controls & Instrumentation	\$ 10.80	3,489,700	\$ 11.60	3,489,547
D3070	Systems Testing & Balancing	\$ 0.98	317,951	\$ 0.98	294,807
D3090	Other HVAC Systems and Equipment	\$ 31.74	10,252,291	\$ 18.44	5,547,176
D4040	Sprinklers	\$ 7.95	2,568,051	\$ 8.12	2,442,683
D5010	Electrical Service & Distribution	\$ 25.23	8,151,449	\$ 21.32	6,413,546
D5020	Lighting & Branch Wiring	\$ 26.26	8,484,377	\$ 26.56	7,989,859
D5030	Communications & Security	\$ 20.92	6,758,292	\$ 21.27	6,398,505
D5090	Other Electrical Services	\$ 24.74	7,993,902	\$ 22.46	6,756,485
E1020	Institutional Equipment	\$ 4.28	1,383,394	\$ 4.60	1,383,786
E1030	Vehicular Equipment	\$ 0.08	25,000	\$ 0.08	24,066
E1090	Other Equipment	\$ 29.72	9,599,951	\$ 25.92	7,797,332
E2010	Fixed Furnishings	\$ 11.01	3,558,025	\$ 11.17	3,360,193
E2020	Moveable Furnishings		Excl.		-
F2010	Building Elements Demolition	\$ 20.18	6,520,500	\$ 18.06	5,432,863
F2020	Hazardous Components Abatement	\$ 21.57	6,967,000	\$ 20.34	6,118,740
ESTIMATED NET COST		687.72	222,171,851	661.18	198,898,151
MARGINS & ADJUSTMENTS					
	Design / Estimating Contingency	6.9%	17,247,295	7.0%	13,922,871
	Escalation to Start of Construction - April 2025 to July 2026	6.1%	16,477,328	6.0%	12,769,261
	Escalation to Mid-point of Construction - July 2026 to May 2028 (10% - Discounted to reflect early buyout of Main Building)	6.2%	17,787,016	4.3%	9,813,155
	Tariffs Risk / Market Volatility Contingency			0.0%	-
	CM/GC Contingency (5%)	4.9%	14,895,079	5.0%	11,770,172
	General Conditions/General Requirements (49 months duration)	16.8%	53,175,430		
	General Conditions (49 months duration)		-	9.0%	22,245,625
	General Requirements (49 months duration)		-	7.0%	18,859,346
	Cranes and hoisting - Incl. Above		Incl.		-
	Bonds & Insurance (3%)	3.0%	11,114,163	3.0%	8,648,357
	Overhead & Profit (3.5%)	3.5%	13,355,518	3.5%	10,392,443
	Preconstruction Services Allowance	0.4%	1,470,000		1,250,000
	Preconstruction Services - Sept. 24 to Aug 25 - to match CMGC, as advised	0.6%	2,333,921		-
	Solar/Green Energy Allowance - Included in Est. Detail		Incl.		Incl.
Total Estimated Construction Cost (in current dollars)		\$ 1,234.29	\$ 370,027,601	\$ 1,025.75	\$ 308,569,381
	Owner Contingency - Excluded, as Advised		Excl.		Excl.
ESTIMATED TOTAL COST		\$ 1,234.29	\$ 370,027,601	\$ 1,025.75	\$ 308,569,381



JEFFERSON HS MODERNIZATION

REVISED COMPREHENSIVE PLAN COST MODEL - APRIL 2025

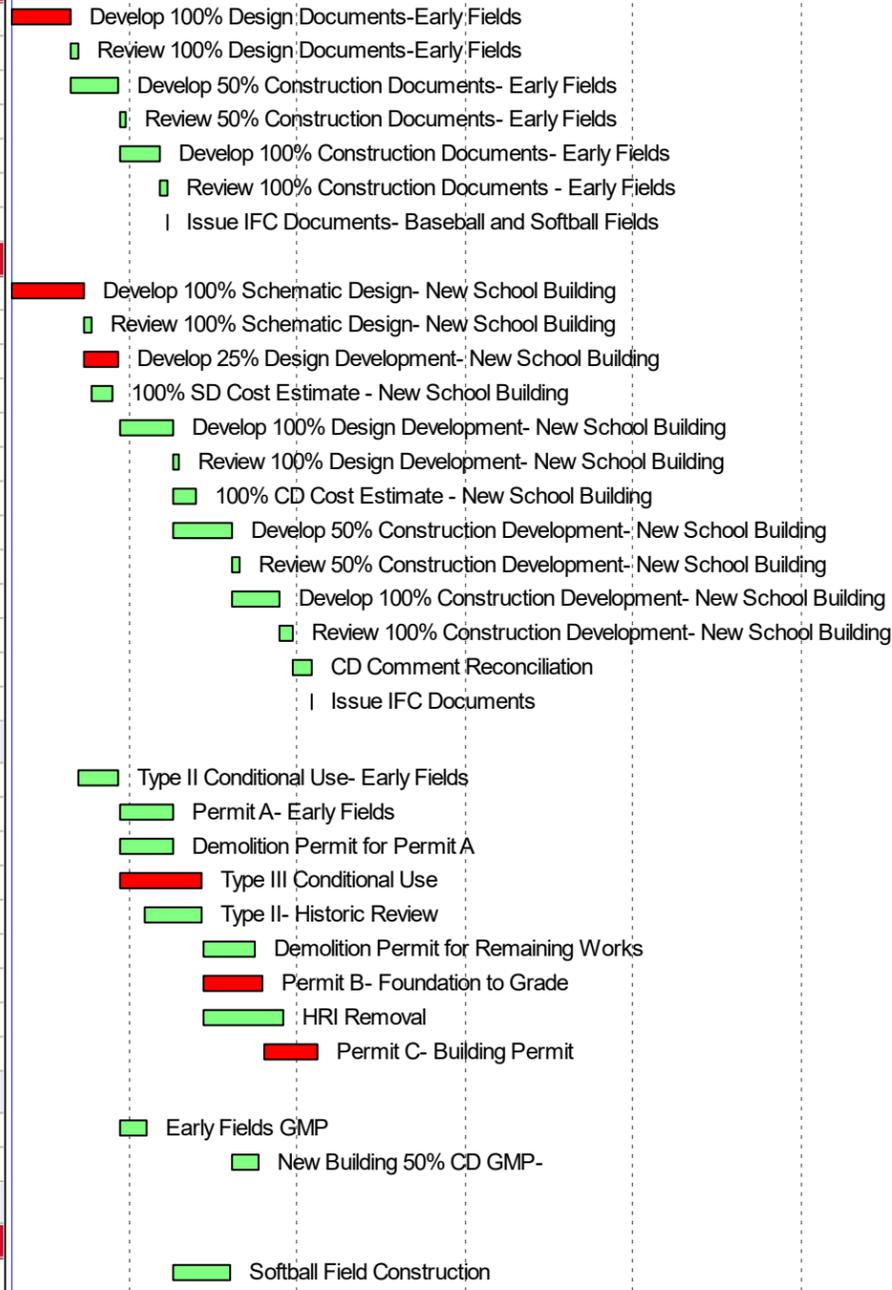
UNIFORMAT LEVEL 3 SUMMARY

		323,058		300,823	
Ref	Description	GFA \$/SF	100% SD Est. Rev.3 Nov - 2024	GFA1 \$/SF	Rev. Cost Model Total Cost \$
G1010	Site Clearing	\$ 0.01	4,500	\$ 0.01	4,500
G1020	Site Demolition & Relocations	\$ 4.40	1,422,069	\$ 4.73	1,422,893
G1030	Site Earthwork	\$ 30.83	9,958,909	\$ 32.96	9,915,126
G2010	Roadways	\$ 0.87	282,628	\$ 0.39	117,321
G2020	Parking Lots	\$ 1.00	324,375	\$ 0.66	198,543
G2030	Pedestrian Paving	\$ 5.97	1,929,241	\$ 6.41	1,928,275
G2040	Site Development	\$ 25.74	8,316,076	\$ 27.64	8,314,748
G2050	Landscaping	\$ 3.85	1,243,327	\$ 4.13	1,242,399
G3010	Water Supply	\$ 0.71	227,772	\$ 0.76	228,625
G3020	Sanitary Sewer	\$ 0.18	57,610	\$ 0.19	57,156
G3030	Storm Sewer	\$ 7.23	2,334,283	\$ 7.31	2,199,016
G3060	Fuel Distribution	\$ 0.02	5,000	\$ 0.02	6,016
G4010	Electrical Distribution	\$ 0.18	56,600	\$ 0.19	57,156
G4020	Site Lighting	\$ 6.55	2,115,265	\$ 6.87	2,066,654
G4030	Site Communication and Security	\$ 1.36	440,425	\$ 1.46	439,202
ESTIMATED NET COST		88.90	28,718,080	93.73	28,197,632
MARGINS & ADJUSTMENTS					
	Design / Estimating Contingency	6.9%	17,247,295	7.0%	1,973,834
	Escalation to Start of Construction - April 2025 to July 2026	6.1%	16,477,328	6.0%	1,810,288
	Escalation to Mid-point of Construction - July 2026 to May 2028 (10% - Discounted to reflect early buyout of Main Building)	6.2%	17,787,016	4.3%	1,391,203
Tariffs Risk / Market Volatility Contingency					
	CM/GC Contingency (5%)	4.9%	14,895,079	0.0%	-
	General Conditions/General Requirements (49 months duration)	16.8%	53,175,430	5.0%	1,668,648
				9.0%	3,153,744
				7.0%	2,673,674
	Cranes and hoisting - Incl. Above		Incl.		-
	Bonds & Insurance (3%)	3.0%	11,114,163	3.0%	1,226,071
	Overhead & Profit (3.5%)	3.5%	13,355,518	3.5%	1,473,328
	Preconstruction Services Allowance	0.4%	1,470,000		250,000
	Preconstruction Services - Sept. 24 to Aug 25 - to match CMGC, as advised	0.6%	2,333,921		-
	Solar/Green Energy Allowance - Included in Est. Detail		Incl.		Incl.
Total Estimated Construction Cost (in current dollars)		\$ 1,234.29	\$ 176,573,830	\$ 145.66	\$ 43,818,422
	Owner Contingency - Excluded, as Advised		Excl.		Excl.
ESTIMATED TOTAL COST		\$ 1,234.29	\$ 176,573,830	\$ 145.66	\$ 43,818,422

Jefferson HS Modernization



Activity ID	Activity Name	Original Duration	Start	Finish	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Jefferson HS Modernization		1420	04/21/25	12/24/30										
Milestones and Summaries		985	01/15/27	12/24/30										
MIL-1000	Early Fields Completed	0		01/15/27										
MIL-1010	New Building Ready for Use	0		08/31/29*										
MIL-1020	Phase 3 Complete	0		12/24/30										
Design		446	04/21/25	02/02/27										
Early Fields		231	04/21/25	03/24/26										
DES-EF-1000	Develop 100% Design Documents-Early Fields	90	04/21/25*	08/27/25										
DES-EF-1010	Review 100% Design Documents-Early Fields	10	08/28/25	09/11/25										
DES-EF-1020	Develop 50% Construction Documents- Early Fields	70	08/28/25	12/09/25										
DES-EF-1030	Review 50% Construction Documents- Early Fields	10	12/10/25	12/23/25										
DES-EF-1040	Develop 100% Construction Documents- Early Fields	60	12/10/25	03/09/26										
DES-EF-1050	Review 100% Construction Documents - Early Fields	10	03/10/26	03/23/26										
DES-EF-1060	Issue IFC Documents- Baseball and Softball Fields	1	03/24/26	03/24/26										
New School Building		446	04/21/25	02/02/27										
DES-NB-1000	Develop 100% Schematic Design- New School Building	110	04/21/25	09/25/25										
DES-NB-1010	Review 100% Schematic Design- New School Building	10	09/26/25	10/09/25										
DES-NB-1020	Develop 25% Design Development- New School Building	50	09/26/25	12/09/25										
DES-NB-1030	100% SD Cost Estimate - New School Building	30	10/10/25	11/24/25										
DES-NB-1040	Develop 100% Design Development- New School Building	80	12/10/25	04/06/26										
DES-NB-1050	Review 100% Design Development- New School Building	10	04/07/26	04/20/26										
DES-NB-1060	100% CD Cost Estimate - New School Building	35	04/07/26	05/26/26										
DES-NB-1070	Develop 50% Construction Development- New School Building	90	04/07/26	08/13/26										
DES-NB-1080	Review 50% Construction Development- New School Building	10	08/14/26	08/27/26										
DES-NB-1090	Develop 100% Construction Development- New School Building	70	08/14/26	11/24/26										
DES-NB-1100	Review 100% Construction Development- New School Building	20	11/25/26	12/23/26										
DES-NB-1110	CD Comment Reconciliation	25	12/24/26	02/01/27										
DES-NB-1120	Issue IFC Documents	1	02/02/27	02/02/27										
Permits		355	09/12/25	02/16/27										
PER-1000	Type II Conditional Use- Early Fields	60	09/12/25	12/09/25										
PER-1010	Permit A- Early Fields	80	12/10/25	04/06/26										
PER-1020	Demolition Permit for Permit A	80	12/10/25	04/06/26										
PER-1030	Type III Conditional Use	125	12/10/25	06/09/26										
PER-1040	Type II- Historic Review	90	02/02/26	06/09/26										
PER-1050	Demolition Permit for Remaining Works	80	06/10/26	10/02/26										
PER-1060	Permit B- Foundation to Grade	90	06/10/26	10/19/26										
PER-1070	HRI Removal	120	06/10/26	12/02/26										
PER-1080	Permit C- Building Permit	80	10/20/26	02/16/27										
Contract Procurements		210	12/10/25	10/09/26										
PRC-1000	Early Fields GMP	40	12/10/25	02/06/26										
PRC-1010	New Building 50% CD GMP-	40	08/14/26	10/09/26										
Construction		1180	04/07/26	12/24/30										
Phase 1- Early Fields		195	04/07/26	01/15/27										
CON-EF-1000	Softball Field Construction	85	04/07/26	08/06/26										



Remaining Level of Effort	Remaining Work
Actual Level of Effort	Critical Remaining Work
Actual Work	Milestone

Date	Revision	Checked	Approved

Jefferson HS Modernization



Activity ID	Activity Name	Original Duration	Start	Finish	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
CON-EF-1010	Baseball Field Construction	110	08/07/26	01/15/27										
Phase 2- New Building Construction		718	10/20/26	08/31/29										
CON-NB-1000	Site Preparation / Mobilization	80	10/20/26	02/16/27										
CON-NB-1010	Foundations / Slab on Grade/ UG MEP	90	02/17/27	06/24/27										
CON-NB-1020	Structure	150	06/25/27	02/01/28										
CON-NB-1030	Exterior Skin	240	08/30/27	08/14/28										
CON-NB-1040	Roof	200	09/28/27	07/17/28										
CON-NB-1050	Rough In / Framing and Interior Finishes	390	10/27/27	05/17/29										
CON-NB-1060	Site Work	200	02/02/28	11/15/28										
CON-NB-1070	New Building Punch, Commissioning and TCO	50	04/06/29	06/15/29										
CON-NB-1080	Move New Items From Old Building into New Building	40	06/18/29	08/14/29										
CON-NB-1090	Contingency	13	08/15/29	08/31/29										
Phase 3- Demo, Track, Fields and Site Works		340	08/15/29	12/24/30										
CON-TF-1000	Current Building Demolition / Abatement	150	08/15/29	03/22/30										
CON-TF-1010	Building Football / Tennis Fields	150	02/08/30	09/12/30										
CON-TF-1020	Site Works	60	06/04/30	08/28/30										
CON-TF-1030	Punch, Commissioning and Close out	70	09/13/30	12/24/30										

█ Remaining Level of Effort █ Remaining Work
█ Actual Level of Effort █ Critical Remaining Work
█ Actual Work ◆ Milestone

Date	Revision	Checked	Approved



PORTLAND PUBLIC SCHOOLS

OFFICE OF OPERATIONS

501 North Dixon Street / Portland, OR 97227

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Mailing Address: P. O. Box 3107 / 97208-3107

STAFF REPORT

Date: Oct 14, 2025

To: Board of Education

From: Jon Franco, Sr. Chief of Operations

Subject: Adoption of Cleveland High School Revised Comprehensive Plan

BACKGROUND

Board Resolution 6153 referred the planning and design for the Cleveland High School Modernization project to voters as a part of the 2020 bond. On May 7, 2024 Board Resolution 6901 adopted the Cleveland High School Modernization Comprehensive Plan. On April 11, 2025 Board Resolution 7051 adopted a Framework for Delivering Modernized High Schools in a Cost-Efficient Manner.

The Cleveland High School Modernization Project Team (Project Team) has worked with internal stakeholders, external stakeholders, a community Design Advisory Group and the internal Cleveland Modernization Steering Committee to develop a Revised Comprehensive Plan in conformance with the framework established by Resolution 7051.

Finally, this Revised Cleveland HS Comprehensive Plan was first shared at the Facilities Improvement and Oversight Committee (FIOC) and that committee reviewed and recommended to forward it to the full Board at their September 16th meeting.

RELATED POLICIES/BEST PRACTICES

The PPS 2017 Comprehensive High School Educational Specifications (2017 Ed Specs), along with information on current Cleveland High School programming, was used as the basis for programming of the modernized Cleveland High School. The Cleveland High School Comprehensive Plan was also informed by space programming needs of the PPS Climate Crisis Response Policy.

In addition to using these documents as the foundation for the Cleveland High School program,

the Project Team conducted a rigorous outreach and engagement effort over several months. The Project Team met with internal and external focus groups and developed a Comprehensive Plan report for Cleveland High School that presents the desired room requirements, the interrelationships of spaces, specific room requirements and square footages, and most importantly, represents the core educational values of PPS.

The Framework for Delivering Modernized High Schools in a Cost-Efficient Manner included guidelines to meet the PPS 2017 Comprehensive High School Educational Specification's (2017 Ed Specs) minimum requirements for number and size of spaces, meet the needs of the PPS Climate Crisis Response Policy for all-electric infrastructure, reduce the overall size of the project, and develop additional cost reduction options. The Cleveland High School Revised Comprehensive Plan is a result of applying the framework to the design and reducing the overall cost of the project while maintaining the core educational values of PPS.

ANALYSIS OF SITUATION

Cleveland High School is a neighborhood comprehensive high school serving approximately 1,500 students. Located in Southeast Portland, it occupies three separate parcels totalling 11.5 acres. The main building consists of the original 1929 school, 1957 gymnasium, 1958 music and shop wing, and a 1968 classroom addition on a single 4 acre parcel. A surface parking lot sits across 26th Ave from the main building. The track and field is located about four blocks to the east on a separate 6.5 acre parcel. The total building area is approximately 250,000 square feet. The main building is bound by SE Powell Blvd. and SE Franklin St. between SE 26th and 28th Avenues. Powell Park, owned by Portland Parks and Recreation, is located across Powell Blvd. between SE 26th and SE 22nd Avenues. Powell Park is utilized by CHS athletic programs including baseball, soccer, and lacrosse.

A Conceptual Master Planning effort was undertaken in late 2019 to provide a basis of cost estimating for future project planning. Based on cost information and other project prioritization, the Board of Education included \$20M for planning and design for the Cleveland High School Modernization project on the 2020 Bond, with the understanding that funds for construction would need to be included for voter approval in a later bond measure.

The Comprehensive Planning effort started in October 2023, culminating in the Board approved Comprehensive Plan on May 7, 2024 adopting the plan to build an all new school consolidated on the single 4 acre parcel where the current building sits. The CHS school program will relocate to the Marshall Campus during the construction phase.

Improvements for athletic facilities at Powell Park, owned by Portland Parks & Recreation, were established as a project alternate in the Comprehensive Plan. The voter approved 2025 Bond included a \$15,000,000 allowance for the field improvements at Powell Park and this scope of work is now included in the Revised Comprehensive Plan for the Cleveland High School Modernization project.

The Cleveland High School Modernization project is utilizing the PPS Design Standards, Guidelines and Educational Specifications (Ed Specs) to provide facilities that compare equitably to the recently completed comprehensive high school facilities at Roosevelt, Franklin, Grant, McDaniel, and Lincoln.

FISCAL IMPACT

The total budget identified in the 2020 Bond materials for the planning and design for the Cleveland High School Modernization project was \$20,000,000. While rough cost estimates were developed as part of the 2019 Conceptual Master Plan effort, it was understood that new cost estimates would be developed in conjunction with the CHS Comprehensive Plan.

The approved building budget of the Comprehensive Plan was \$468,644,850. After following the framework of Resolution 7051 for the Cost Reduction Study, the Revised Comprehensive Plan budget is now \$457,553,760 resulting in just over \$11,000,000 in savings. The total project budget, including the funds for Powell Park fields, is \$472,553,760.

It is worth noting that any delay in the proposed project schedule provided in the attached CHS Revised Comprehensive Plan Report will result in significant additional costs in market escalation that are not included in the estimated project budget above.

COMMUNITY ENGAGEMENT

The comprehensive planning phase for CHS included a broad community engagement program. A Comprehensive Planning Committee (CPC) met on six separate occasions to review, discuss and recommend next steps for the comprehensive plan of the modernization project. Since Comprehensive Plan approval in May of 2024 the Design Advisory Group has convened for 12 meetings, while quarterly community meetings have been held at CHS for alumni and families.

Additionally, specific engagement efforts are conducted to include voices from other community groups including those historically underserved and/or underrepresented. More detail about this engagement process is included in the CHS Revised Comprehensive Plan. Presentations and feedback exercises were also facilitated with CHS staff, CHS student leadership groups, and broader engagement with CHS students.

TIMELINE FOR IMPLEMENTATION / EVALUATION

If the proposed CHS Revised Comprehensive Plan is approved, the Architecture/Engineering project team will continue forward with design development and construction documents. This will take place in coordination with ongoing community engagement, including the community-based Design Advisory Group as well as open houses, small focus groups, and other engagement activities. Design is expected to complete in spring 2026.

Construction is scheduled to commence in July 2026 per the schedule provided in the attached CHS Revised Comprehensive Plan. Students and staff will be moved off-site to the PPS Marshall High School campus during construction. The modernized Cleveland High School is scheduled to complete construction in 2029 and open for staff and students for the 2029-30 school year. Any delay in this schedule will incur significant additional costs in market escalation.

Please see the attached CHS Revised Comprehensive Plan Report for more detailed project schedule information.

CONNECTION TO BOARD GOALS

The new modernized Cleveland High School will provide each student with an equitable, individualized, high-quality learning experience and the tools to reach their full potential within an environment that is safe, healthy, and joyful. The new Cleveland High School will embody PPS's Mission, Vision and Values, and its Climate Policy, to strengthen the future of its students and its communities.

STAFF RECOMMENDATION

Staff requests approval of the proposed Cleveland High School Revised Comprehensive Plan.

ATTACHMENTS

- A. *Cleveland HS Revised Comprehensive Plan Executive Summary*
- B. *Cleveland HS Revised Comprehensive Plan Board Presentation*
- C. *Cleveland HS Revised Comprehensive Plan Project Description*

RESOLUTION No. 7188

**Resolution Authorizing Amending of the Cleveland High School
Modernization Revised Comprehensive Plan**

RECITALS

- A. The Board of Education adopted resolutions 6901 authorizing a Comprehensive Plan for the modernization of Cleveland High School.
- B. The District has proposed revisions to the Cleveland High School Comprehensive Plan to, among other things, revise the size of the modernized school to approximately 297,000 square feet and to begin construction of the new building at the start of summer 2026, concluding in the end of summer of 2029. Those revisions were presented to the Facilities Improvement & Operations Committee on September 16th 2025.

RESOLUTION

- 1. The Board of Education authorizes a revised Cleveland High School Comprehensive Plan [as detailed on Exhibit A—or otherwise described somewhere definitive].

mahlum

STUDIO PETRETTI
ARCHITECTURE



CHS Modernization Comprehensive Plan

Executive Summary Update

04 AUGUST 2025

Exhibit A

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Views from NE corner (SE Franklin and 28th Ave)

CLEVELAND HIGH SCHOOL MODERNIZATION

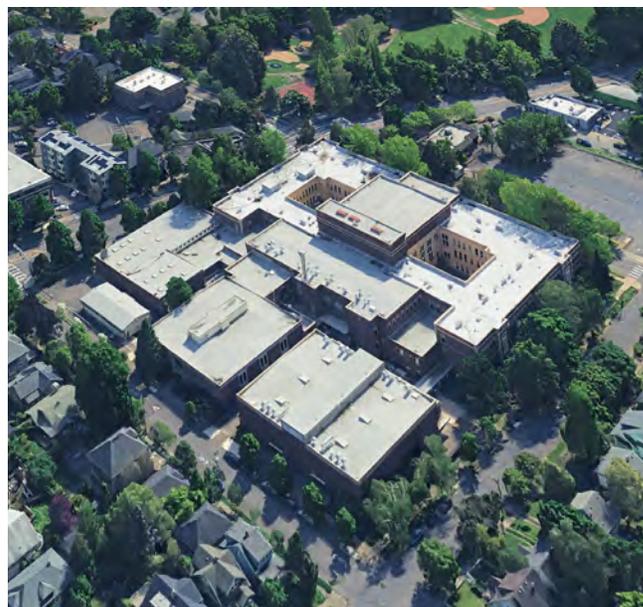
INTRODUCTION

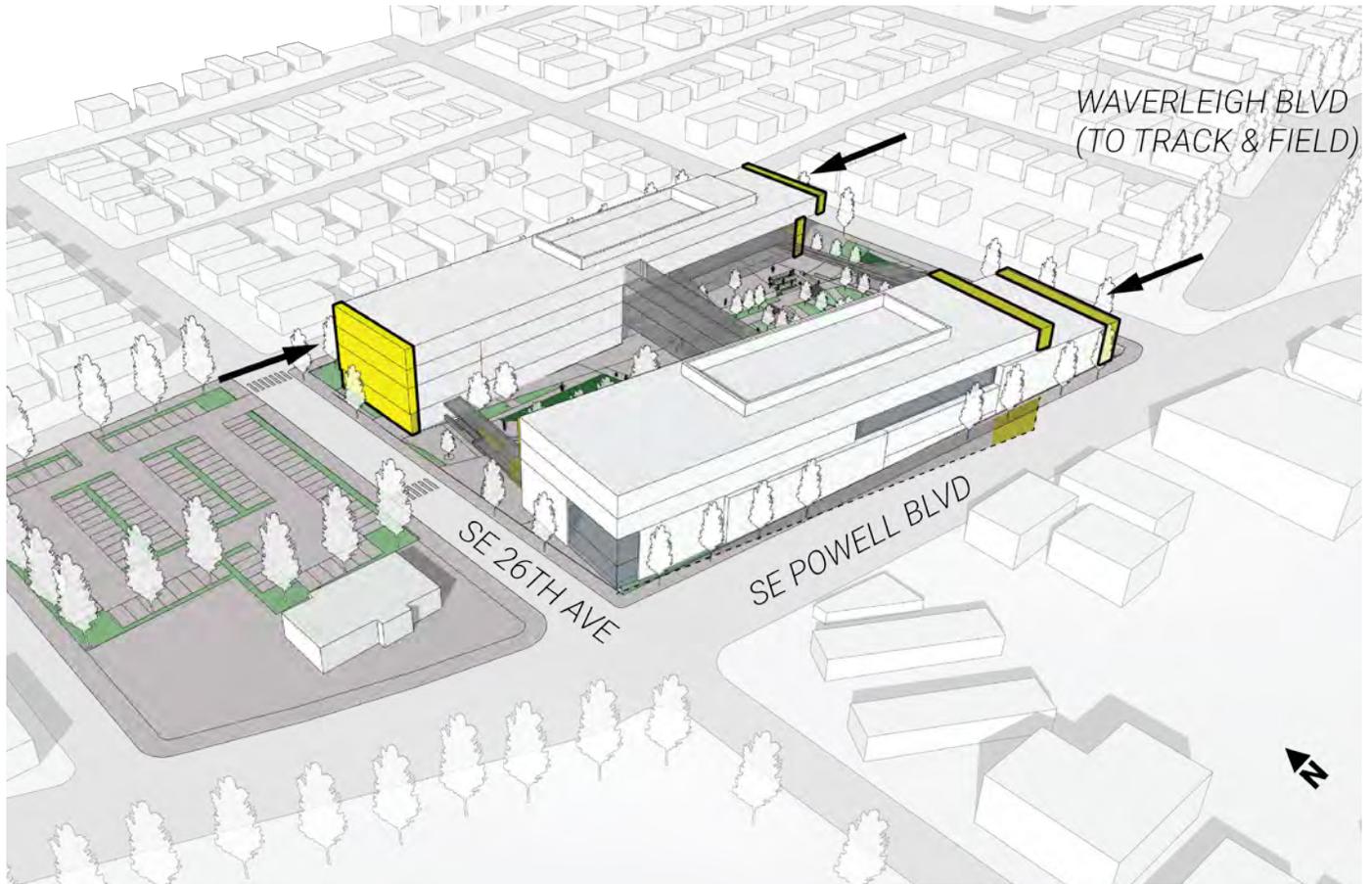
This document summarizes the design changes that were implemented as a result of the PPS Board of Education Framework for Delivering Modernized High Schools with Cost Reductions, dated February 11, 2025. The purpose of this framework is to steward public dollars by making targeted cost reductions to the high school projects.

The design team is co-led by Mahlum Architects and Studio Petretti and supported by a team of experts. The reduced-cost proposal is a collaboration between the design team and Skanska USA Building Inc, the Construction Manager/General Contractor (CMGC) hired by PPS. Through in-depth analysis, coordination with District-provided standards, and a Design Advisory Group meeting, **the design team has developed a proposed recommendation for Cleveland high School that meets the vision and goals established in the Comprehensive Plan, which was adopted by the Board in May 2024, and the February 2025 Framework.**

Above: Schematic Design rendering of the Modernized Cleveland High School, as seen from SE 28th Avenue and SE Franklin Streets. Rendering depicts concept before the building size was reduced.

Below: Existing Cleveland High School





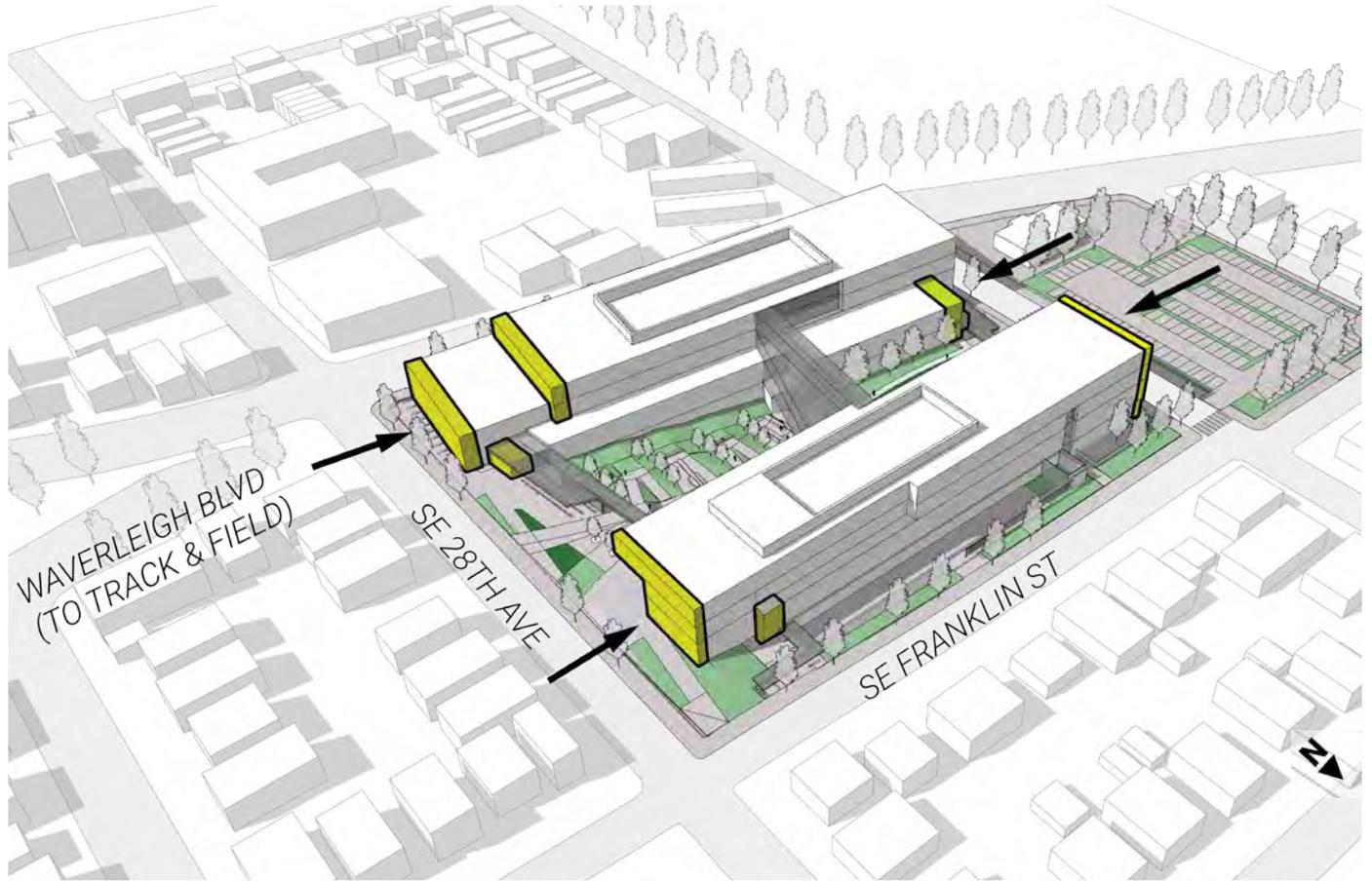
PROPOSED MODIFICATIONS

The following points summarize the major changes that are incorporated in the reduced-cost proposal:

- > **Building Area:** The proposed building area has been reduced from 318,000sf to 297,000sf. The impacts of this change are:
 - 3 general education classrooms
 - 1 science room
 - Quantity of extended learning spaces
 - Size of athletic spaces
 - Size of performing arts spaces
 - Loading dock
 - Custodial / back-of-house / storage areas
 - Size of health clinic and teen parent center
 - Indoor track
- > **Health Center:** The health center is included in the CHS project. Multnomah County, the current service provider, provided a Letter of Intent agreeing to continue operating the clinic at the modernized Cleveland facility and during the relocation to the Marshall campus during construction.
- > **Teen Parent Center:** PPS program staff is in the process of providing data for the individual school community needs for services. This proposal includes a reduced-size center.
- > **Electric infrastructure:** The design will maintain an all-electric infrastructure.
- > **Equity in Contracting:** PPS Staff is working with the CMGC to create a procurement plan that maximizes certified business participation and minimizes additional costs.
- > **Athletics:** The project will include the scope outlined in the 2024 Comprehensive Plan: Updated track and field, field house with hitting facility, grandstands, storage, practice field, and off-site softball and baseball fields. Changes include the size of the field house (number of team rooms) and configuration of storage facilities.
- > **Climate Policy:** In addition to retaining the all-electric building infrastructure, the design team continues to optimize building systems and structure related to embodied carbon, durability and cost. PPS staff are exploring options other than LEED Gold Certification.
- > **Basement construction:** The proposed design is integrated into the site, which slopes almost 20-feet between SE 26th Avenue and SE 28th Avenue. New basement construction has been reduced by 37%.
- > **Additional Cost Reductions:** In addition to cost reductions identified in November 2024, the team continues to develop efficiencies in the building layout, systems, and materials. These include reduced excavation, structural revisions, facade (envelope) revisions, and reduced electrical service.

Exhibit A

VOL 1 | EXECUTIVE SUMMARY - AMENDMENT



The views on this spread show the proposed areas of reduction. Areas highlighted in yellow will be removed from the building volume.

Exhibit A

VOL 1 | EXECUTIVE SUMMARY - AMENDMENT

Landscape site plan of the three parcels that form the Cleveland High School site. This image depicts concept before the building size was reduced.





SCHOOL BUILDING

The proposed design is similar to the 2024 Comprehensive Plan. It organizes the school program into two main volumes: a classroom wing and a gymnasium/arts wing.

These two primary academic wings are connected by an elevated connector above the central courtyard. This configuration creates a large, secure outdoor courtyard at the heart of the school. The protected open space will serve several functions: main entry, event entry, and key student learning and social spaces.

The gym and theater are located along Powell Boulevard. With more noise, faster speeds and taller buildings, this location is a better location for these uses. These large volumes do not need many windows and could be designed with strategically placed glass walls that act as signifiers for the activities within. By contrast, the classroom wing will feature many smaller windows, each closer in scale to the residences that line SE Franklin and SE 28th streets.

The building will be optimized for solar orientation. Most windows will face north and south, where sun angles can

be more easily addressed (compared to the east and west, where its angles are nearly horizontal). Windows to the north receive primarily diffused sunlight and require little shading or glare control. Windows to the south receive direct sunlight, which can be managed with exterior shading and blinds.

The entry level of the classroom wing will feature the student commons (cafeteria). Above this level, most of the rooms are smaller, regular-sized rooms, such as classrooms and offices. The classroom building is shown with a regular 30-foot by 35-foot grid. This rigorous layout is intentional, as it sets the proper framework for the use of mass timber construction in the north wing. The south wing, with its large volume spaces, is designed with a steel and concrete structure.

Major Anticipated Building Features:

- > 297,000 gsf
- > North Wing with Administration, Commons, Classrooms
- > Connector
- > South Wing with Athletics, Performing Arts & Labs
- > Central Outdoor Gathering Courtyard
- > All-electric infrastructure

Powell Park Athletic Fields

Plans are in development to improve athletic fields at Powell Park currently used by PPS athletic programs. The design includes a multi-purpose field for baseball, soccer, and lacrosse, along with a new softball field adjacent to the east. These fields will have turf surfacing, field lighting, restrooms, concessions and storage for equipment.



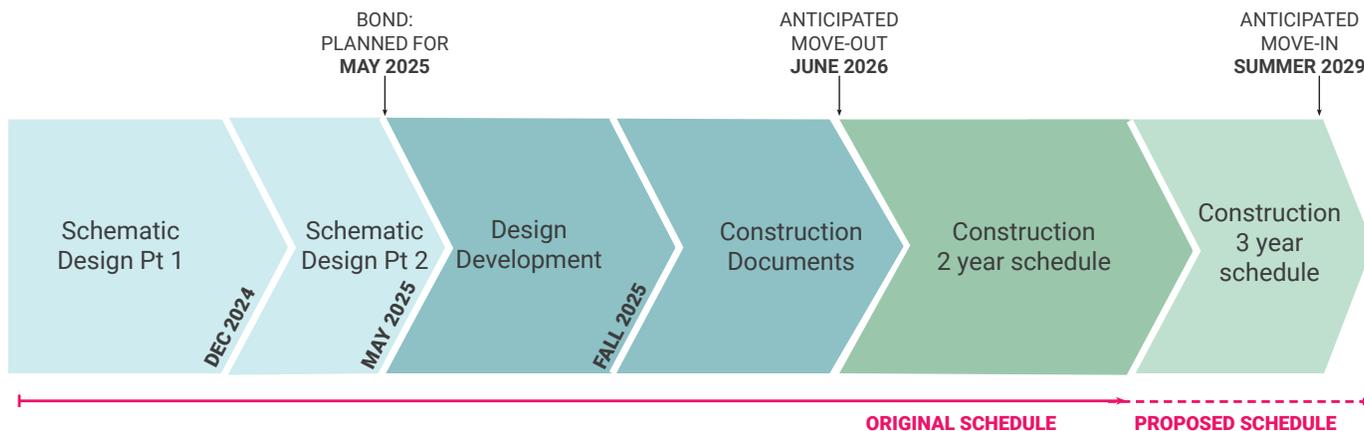
PROGRAM SUMMARY

A building program summary is shown below.
An expanded building program is available as a separate document.

PPS Comprehensive High School Area Program: COST REDUCTION OPTION 1 - 1700 Student Capacity (Meets Ed Spec)

SUMMARY			
Recommended / Preferred / Optional	Recommended	Pref / Opp	S.F.
AREA	Quantity		S. F. Total
COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS			
General Education (Gen-Ed) Classrooms	41		46,315
Science Labs	11		16,145
Fine & Performing Arts (Drama, Theater)	6		26,940
Career Preparation/CTE	7		11,160
Athletics (includes area for P.E. instruction)	4		36,480
Education Support			66,540
SPED	8		
ELL	1		
Sub-Total Recommended Teaching Stations	78		201,580
Community Partners			690
Wrap-Around Service Providers			4,055
Sub-Total			4,745
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA			206,325
Net to Gross Ratio	43%		
TOTAL COMPREHENSIVE HIGH SCHOOL (1,700 Students)			297,017

PROPOSED SCHEDULE



*TIMELINE IS DEPENDENT ON CONSTRUCTION SCHEDULE AND SCHOOL BOARD DIRECTIVES

As part of the November 2024 cost reductions, the project team made the recommendation to change the construction schedule from 2-years to 3-years. Due to the site constraints and restrictions on construction logistics, it would be too expensive to complete construction in 2 years. Construction worker overtime hours would significantly increase costs and safety risks.

The project team is studying ways that the stadium improvements and field improvements for baseball and softball can be completed before the main building.

COST SUMMARY

The revised overall project budget is based on hard cost savings accomplished during the Cost Reduction Study, additional related design fees, and a re-evaluation of owner cost items.

CHS Project Budget - Comprehensive Plan Update

COMPONENT	COMMENTS	2024	2025
		BOE APPROVED COMPREHENSIVE PLAN	REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work		
	2025: Includes actuals paid-to-date to CM/GC	\$ 377,654,178	\$ 364,284,431
1.5% Green Energy Tech		\$ 5,664,813	\$ 5,529,547
Subtotal		\$ 383,318,991	\$ 369,813,978
Owner Direct Hard Costs	Off site improvements, utility costs not included above	\$ 1,650,000	\$ 1,200,000
TOTAL HARD COSTS		\$ 384,968,991	\$ 371,013,978
Soft Costs	Approx. 9.3% of Hard Costs	\$ 33,155,000	\$ 34,580,000
Fixtures, Furniture & Equipment, including technology	Approx. \$34/SF	\$ 8,700,000	\$ 10,000,000
Moves / Swing Space / Temp Facilities	Budget increase for Marshall Improvements	\$ 500,000	\$ 1,500,000
Contingency	10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate)	\$ 41,320,859	\$ 40,459,782
Escalation	Included in Hard & Soft Costs		
ON SITE PROJECT BUDGET		\$ 468,644,850	\$ 457,553,760
SAVINGS FROM 2024 DESIGN			\$(11,091,090)
OFF SITE ATHLETIC FIELDS	Work may include fields at Powell park and/or Hosford MS		\$ 15,000,000
TOTAL PROJECT BUDGET	CHS Modernization + Off Site Fields		\$ 472,553,760



Cleveland High School Modernization

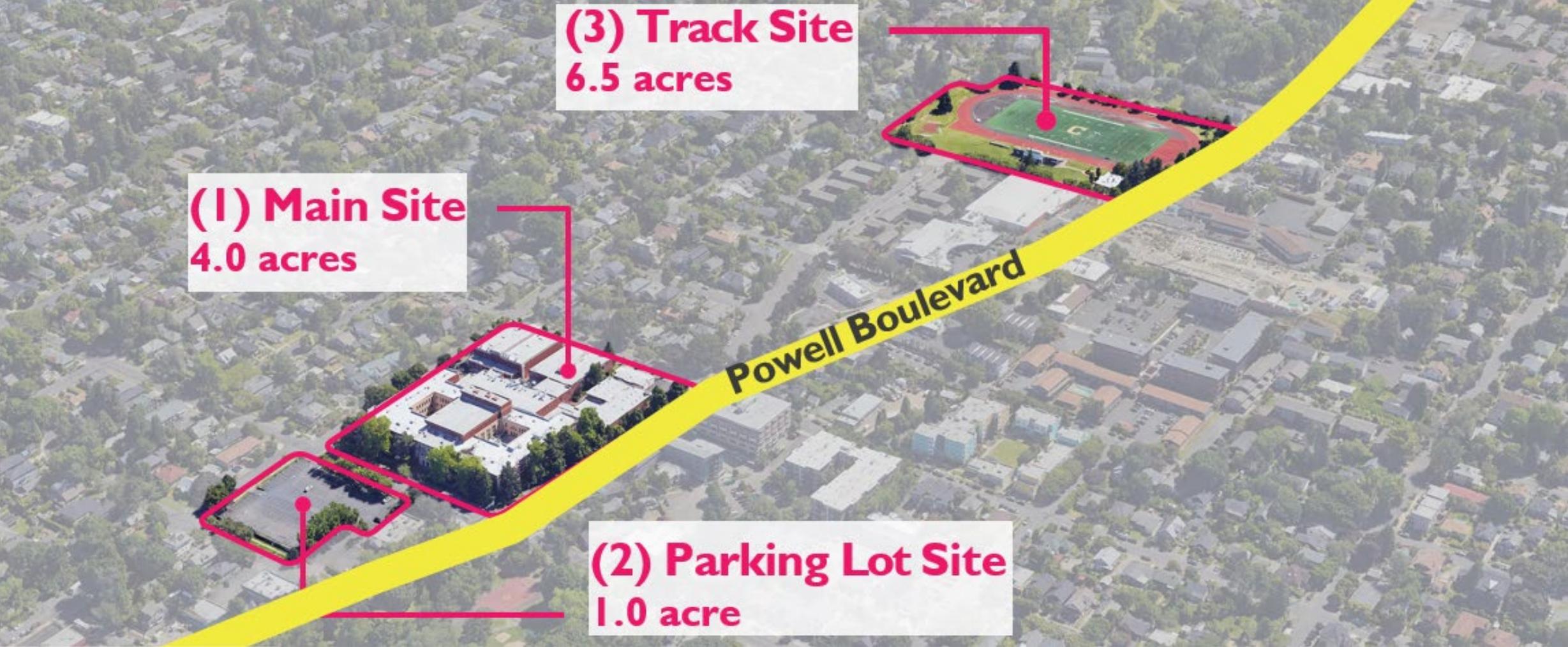
Comprehensive Plan Update

October 14th, 2025



PORTLAND
PUBLIC
SCHOOLS

Site Opportunities and Constraints



Site Opportunities & Constraints / Proposed Design



CURRENT CHS BUILDING
254,000 SF

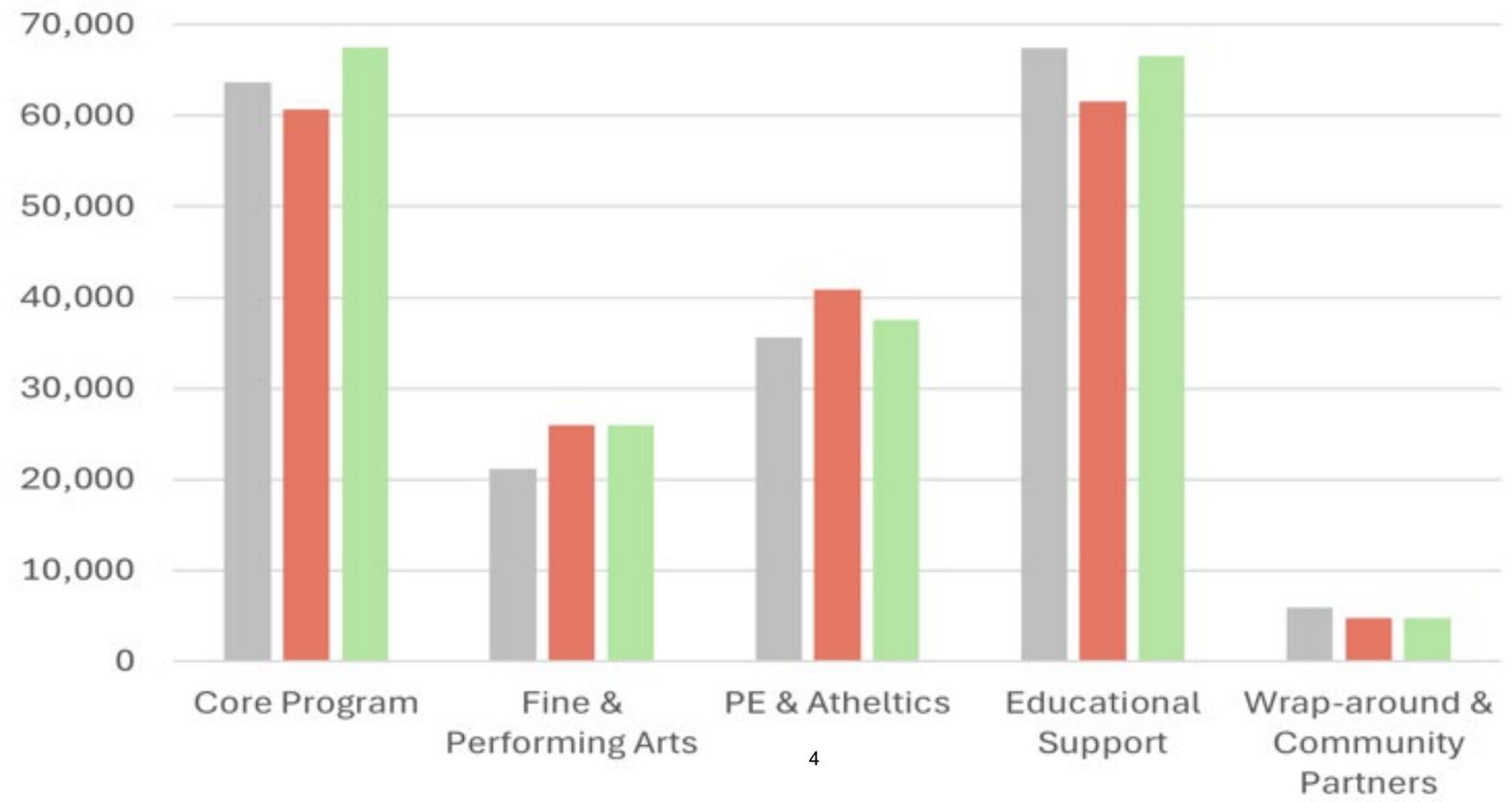
- 4-acre Main Site; smallest in district
- On Powell Boulevard (state highway)
- 2-3 story configuration fills entire site
- No secure outdoor space for students
- No extra space for construction logistics
- Opportunity to create secure open space in new design
- Opportunity to reduce construction logistics costs with smaller building footprint



PROPOSED BUILDING
APPROX. 297,000 SF

Area Program Comparison

- Educational Specification
- Lincoln High School
- Cleveland High School



Building Design: Floor Plan Updates

LO1



- FLEX LEARNING
- SPED + LRC
- CTE
- VISUAL + PERFORMING ARTS
- WRAP-AROUND SERVICES
- GYM + ATHLETICS
- MISCELLANEOUS
- CUSTODIAL



L02



- ADMIN / STUDENT SPACE
- COUNSELING / CAREER
- FLEX LEARNING
- SPED + LRC
- GENERAL CLASSROOMS
- VISUAL + PERFORMING ARTS
- STUDENT COMMONS
- GYM + ATHLETICS
- MISCELLANEOUS
- CUSTODIAL



Building Design: Floor Plan Updates

L03



- ADMIN / STUDENT SPACE
- LIBRARY / MEDIA CENTER
- FLEX LEARNING
- SPED + LRC
- GENERAL CLASSROOMS
- CTE
- VISUAL + PERFORMING ARTS
- MISCELLANEOUS
- CUSTODIAL



L04



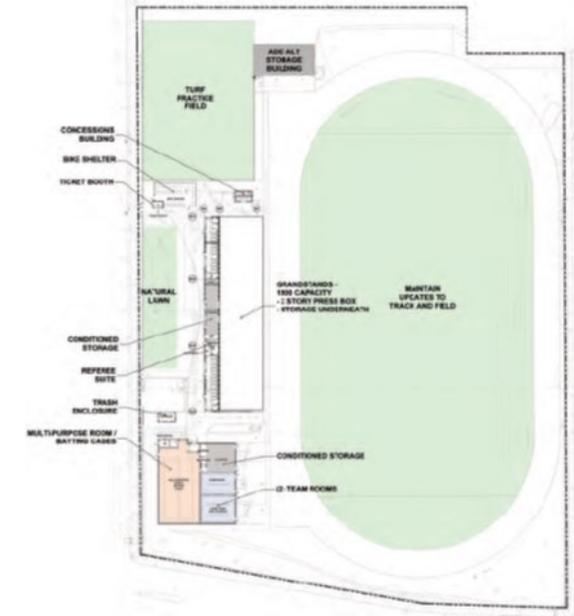
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- FLEX LEARNING
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- CTE
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- CUSTODIAL



Building Design: Floor Plan Updates

Updated Athletic Fields

- Reduced size of Field House
- Number of team rooms from 3 to 2
- Storage building is now an Add Alternate
- Batting Facility/Multi-purpose space
- New Practice Field
- Updated Field lighting
- Replacement of Main Field turf

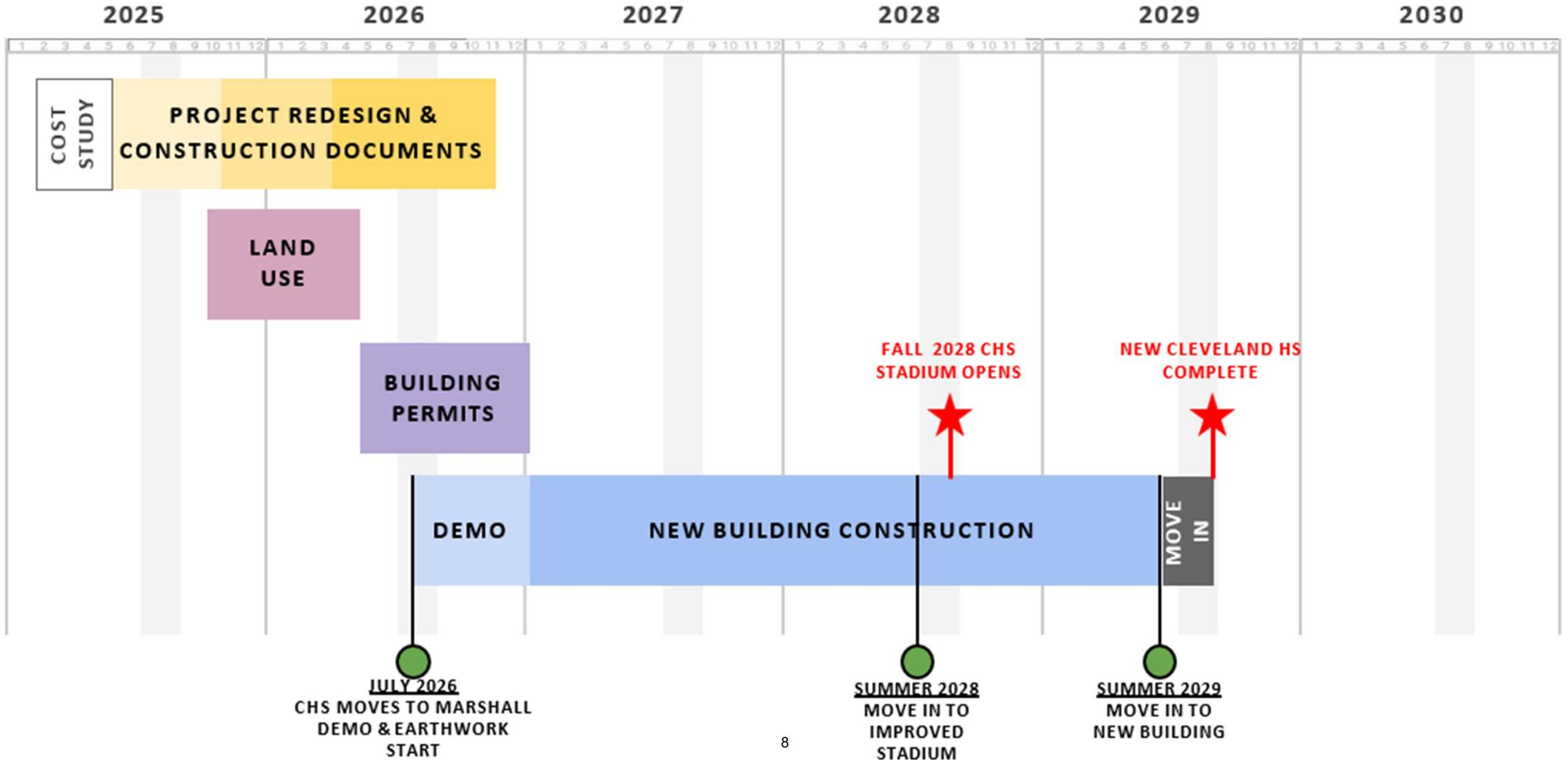


Potential Powell Park Improvements

- Baseball Field & Multi-Purpose Field for Soccer and Lacrosse
- Separate Softball Field



CHS Overall Project Schedule



Updated Project Budget

CHS MODERNIZATION BUDGET SUMMARY

		2024	2025
COMPONENT	COMMENTS	BOE APPROVED COMPREHENSIVE PLAN	REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work 2025: Includes actuals paid-to-date to CM/GC	\$ 377,654,178	\$ 364,284,431
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OFF SITE ATHLETIC FIELDS	Work may include fields at Powell park and/or Hosford MS		\$15,000,000
TOTAL PROJECT BUDGET			\$472,553,760

Next Steps

- Design Development Phase
 - Ongoing design review with PPS stakeholder
 - 75% DD milestone documents to be issued October 24th
 - New cost estimates to follow 75% documents
- Preconstruction Services – CMGC
 - Skanska to issue trade partner preconstruction service contracts with MEPO and Framing subcontractors
- Community Engagement
 - Design Advisory Group (DAG) - September 18th, 2025
 - Community Design Workshop - October 4th, 2025
 - Sellwood MS - October 16th, 2025

mahlum

STUDIO PETRETTI
ARCHITECTURE



CHS Modernization Comprehensive Plan

Executive Summary Update

04 AUGUST 2025

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Views from NE corner (SE Franklin and 28th Ave)

CLEVELAND HIGH SCHOOL MODERNIZATION

INTRODUCTION

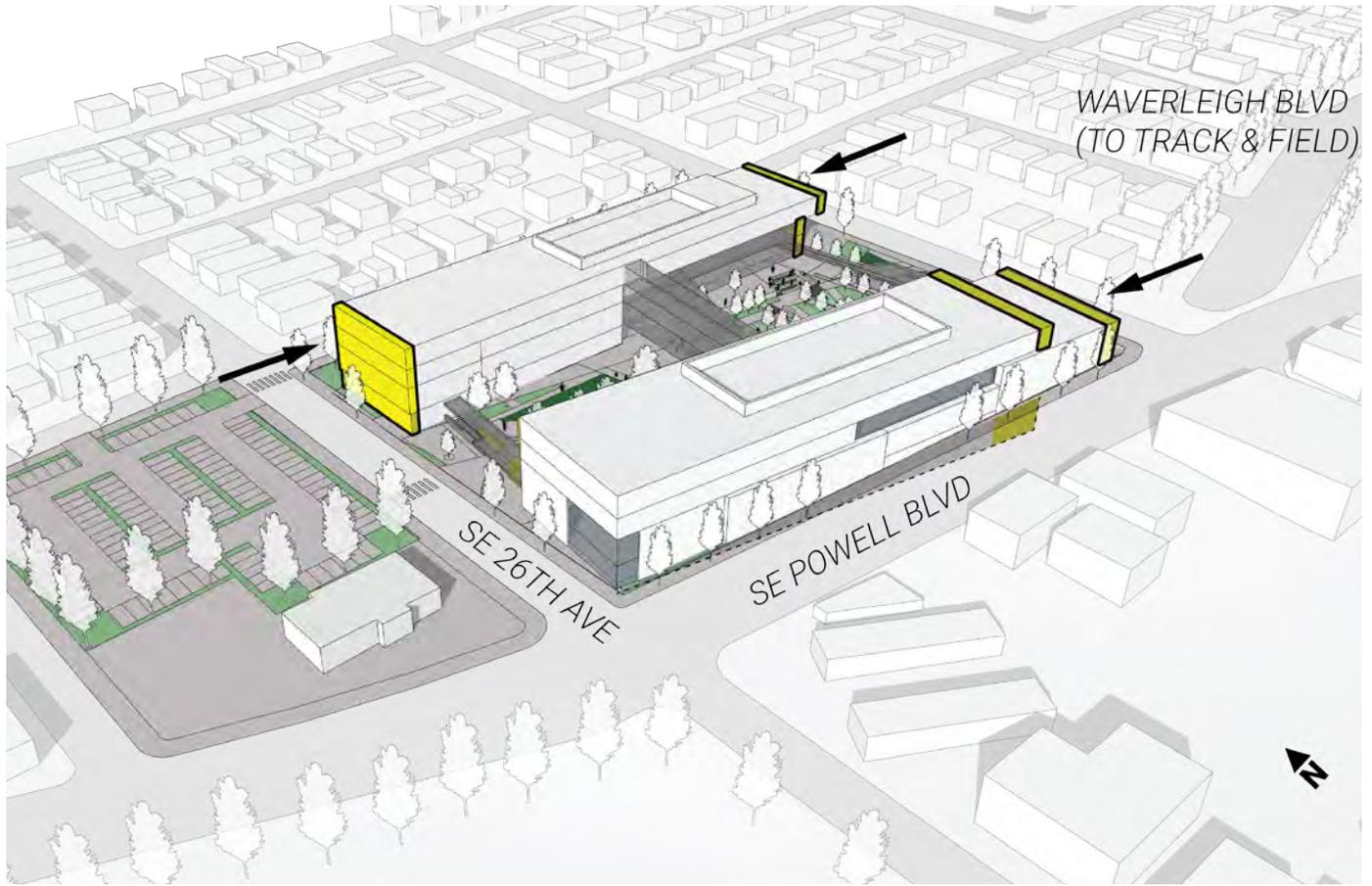
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Above: Schematic Design rendering of the Modernized Cleveland High School, as seen from SE 28th Avenue and SE Franklin Streets. Rendering depicts concept before the building size was reduced.

Below: Existing Cleveland High School





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The views on this spread show the proposed areas of reduction. Areas highlighted in yellow will be removed from the building volume.

SITE CONNECTIVITY

The Comprehensive Plan’s site strategy will be maintained. The overall layout of the main site intentionally connects the three CHS properties. Visitors and staff will often arrive on the west side at the parking lot. The team will explore adding a mid-block crosswalk and enhancing the existing crossing at SE Franklin Street and SE 26th Avenue. A person approaching the school from the east will be able to visually orient themselves to the classroom wing and larger gathering areas (cafeteria, auditorium, gyms).

The auditorium and indoor PE/athletics spaces will have exit points on the east side of the block, near SE 28th Avenue and the start of Waverleigh Boulevard. This placement will encourage the visual and physical connections between the main property and the Cleveland Stadium property. The design proposal includes improvements to the crossings at SE 28th Avenue, SE 28th Place, SE 29th Avenue, and SE 31st Avenue.

The track property will maintain the current track location and better support athletes and events. An entry plaza, aligned with the Waverleigh Boulevard

approach will greet people as they arrive. The existing stadium will be enhanced, adding restrooms and a new field house building that will house team rooms, storage, and a multi-purpose space. The remaining open areas on the west side of the track site will be improved to accommodate multiple athletic practices.

PPS is proposing a plan to Portland Parks and Recreation to make improvements to Powell Park and or Hosford Middle School, including adding a softball field.



Landscape site plan of the three parcels that form the Cleveland High School site. This image depicts concept before the building size was reduced.





SCHOOL BUILDING

The proposed design is similar to the 2024 Comprehensive Plan. It organizes the school program into two main volumes: a classroom wing and a gymnasium/arts wing.

These two primary academic wings are connected by an elevated connector above the central courtyard. This configuration creates a large, secure outdoor courtyard at the heart of the school. The protected open space will serve several functions: main entry, event entry, and key student learning and social spaces.

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Powell Park Athletic Fields

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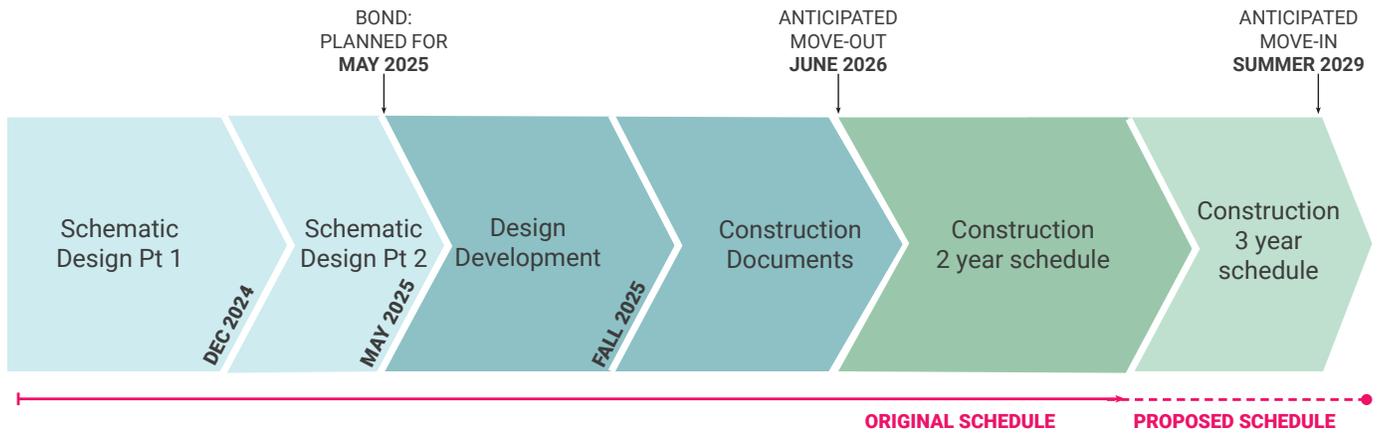
PROGRAM SUMMARY

A building program summary is shown below.
An expanded building program is available as a separate document.

PPS Comprehensive High School Area Program: COST REDUCTION OPTION 1 - 1700 Student Capacity (Meets Ed Spec)

SUMMARY			
Recommended / Preferred / Optional	Recommended	Pref / Opp	S.F.
AREA	Quantity		S. F. Total
COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS			
General Education (Gen-Ed) Classrooms	41		46,315
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Sub-Total			4,745
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA			206,325
Net to Gross Ratio	43%		
TOTAL COMPREHENSIVE HIGH SCHOOL (1,700 Students)			297,017

PROPOSED SCHEDULE



*TIMELINE IS DEPENDENT ON CONSTRUCTION SCHEDULE AND SCHOOL BOARD DIRECTIVES

As part of the November 2024 cost reductions, the project team made the recommendation to change the construction schedule from 2-years to 3-years. Due to the site constraints and restrictions on construction logistics, it would be too expensive to complete construction in 2 years. Construction worker overtime hours would significantly increase costs and safety risks.

The project team is studying ways that the stadium improvements and field improvements for baseball and softball can be completed before the main building.

COST SUMMARY

The revised overall project budget is based on hard cost savings accomplished during the Cost Reduction Study, additional related design fees, and a re-evaluation of owner cost items.

CHS Project Budget - Comprehensive Plan Update

COMPONENT	COMMENTS	2024	2025
		BOE APPROVED COMPREHENSIVE PLAN	REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work		
	2025: Includes actuals paid-to-date to CM/GC	\$ 377,654,178	\$ 364,284,431
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TOTAL HARD COSTS		\$ 384,968,991	\$ 371,013,978
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Escalation	Included in Hard & Soft Costs		
ON SITE PROJECT BUDGET		\$ 468,644,850	\$ 457,553,760
SAVINGS FROM 2024 DESIGN			\$(11,091,090)
OFF SITE ATHLETIC FIELDS	Work may include fields at Powell park and/or Hosford MS		\$ 15,000,000
TOTAL PROJECT BUDGET	CHS Modernization + Off Site Fields		\$ 472,553,760

RESOLUTION No. 7189

Authorizing a Stipend to the Current and Future Director from Zone 1

RECITALS

- A. In the 2023 Legislative Session, the Oregon Legislature passed House Bill 2753 authorizing elected school board members to receive a stipend of up to \$500 per month during their term of service, with annual adjustments for inflation adjusted based on changes to the Consumer Price Index for All Urban Consumers, West Region, as published by the Bureau of Labor Statistics of the United States Department of Labor (CPI).
- B. School Board Members volunteer a significant amount of time and effort to their roles which includes attending meetings, research, community outreach, and decision making, which often happens outside regular work hours.
- C. Stipends may help make school board service more accessible to a broader range of individuals who might otherwise be unable to afford to volunteer their time and may help lower barriers for people from diverse socio-economic backgrounds to be school board members. The Legislature intended such stipends to help offset costs of board service and reduce barriers to participation.
- D. The Portland Public Schools Board of Education recognizes that service on the school board requires a significant commitment of time and resources, and that providing a stipend supports broader participation and community representation.

RESOLVED

1. The Portland Public Schools Board of Education authorizes the current and all future Directors from Zone 1 to receive a stipend in the maximum amount permitted by ORS 332.018(3), starting in October 2025 at \$527 per month.
2. Any current or future board member may decline to receive any or all of the stipend by notifying the PPS Board Office.
3. The stipend is in addition to any reimbursement for reasonable and necessary expenses incurred by a Board member under 1.40.080-P.

RESOLUTION No. 7190

Authorizing a Stipend to the Current and Future Director from Zone 2

RECITALS

- A. In the 2023 Legislative Session, the Oregon Legislature passed House Bill 2753 authorizing elected school board members to receive a stipend of up to \$500 per month during their term of service, with annual adjustments for inflation adjusted based on changes to the Consumer Price Index for All Urban Consumers, West Region, as published by the Bureau of Labor Statistics of the United States Department of Labor (CPI).
- B. School Board Members volunteer a significant amount of time and effort to their roles which includes attending meetings, research, community outreach, and decision making, which often happens outside regular work hours.
- C. Stipends may help make school board service more accessible to a broader range of individuals who might otherwise be unable to afford to volunteer their time and may help lower barriers for people from diverse socio-economic backgrounds to be school board members. The Legislature intended such stipends to help offset costs of board service and reduce barriers to participation.
- D. The Portland Public Schools Board of Education recognizes that service on the school board requires a significant commitment of time and resources, and that providing a stipend supports broader participation and community representation.

RESOLVED

- 1. The Portland Public Schools Board of Education authorizes the current and all future Directors from Zone 2 to receive a stipend in the maximum amount permitted by ORS 332.018(3), starting in October 2025 at \$527 per month.
- 2. Any current or future board member may decline to receive any or all of the stipend by notifying the PPS Board Office.
- 3. The stipend is in addition to any reimbursement for reasonable and necessary expenses incurred by a Board member under 1.40.080-P.

RESOLUTION No. 7191

Authorizing a Stipend to the Current and Future Director from Zone 3

RECITALS

- A. In the 2023 Legislative Session, the Oregon Legislature passed House Bill 2753 authorizing elected school board members to receive a stipend of up to \$500 per month during their term of service, with annual adjustments for inflation adjusted based on changes to the Consumer Price Index for All Urban Consumers, West Region, as published by the Bureau of Labor Statistics of the United States Department of Labor (CPI).
- B. School Board Members volunteer a significant amount of time and effort to their roles which includes attending meetings, research, community outreach, and decision making, which often happens outside regular work hours.
- C. Stipends may help make school board service more accessible to a broader range of individuals who might otherwise be unable to afford to volunteer their time and may help lower barriers for people from diverse socio-economic backgrounds to be school board members. The Legislature intended such stipends to help offset costs of board service and reduce barriers to participation.
- D. The Portland Public Schools Board of Education recognizes that service on the school board requires a significant commitment of time and resources, and that providing a stipend supports broader participation and community representation.

RESOLVED

- 1. The Portland Public Schools Board of Education authorizes the current and all future Directors from Zone 3 to receive a stipend in the maximum amount permitted by ORS 332.018(3), starting in October 2025 at \$527 per month.
- 2. Any current or future board member may decline to receive any or all of the stipend by notifying the PPS Board Office.
- 3. The stipend is in addition to any reimbursement for reasonable and necessary expenses incurred by a Board member under 1.40.080-P.

RESOLUTION No. 7192

Authorizing a Stipend to the Current and Future Director from Zone 4

RECITALS

- A. In the 2023 Legislative Session, the Oregon Legislature passed House Bill 2753 authorizing elected school board members to receive a stipend of up to \$500 per month during their term of service, with annual adjustments for inflation adjusted based on changes to the Consumer Price Index for All Urban Consumers, West Region, as published by the Bureau of Labor Statistics of the United States Department of Labor (CPI).
- B. School Board Members volunteer a significant amount of time and effort to their roles which includes attending meetings, research, community outreach, and decision making, which often happens outside regular work hours.
- C. Stipends may help make school board service more accessible to a broader range of individuals who might otherwise be unable to afford to volunteer their time and may help lower barriers for people from diverse socio-economic backgrounds to be school board members. The Legislature intended such stipends to help offset costs of board service and reduce barriers to participation.
- D. The Portland Public Schools Board of Education recognizes that service on the school board requires a significant commitment of time and resources, and that providing a stipend supports broader participation and community representation.

RESOLVED

- 1. The Portland Public Schools Board of Education authorizes the current and all future Directors from Zone 4 to receive a stipend in the maximum amount permitted by ORS 332.018(3), starting in October 2025 at \$527 per month.
- 2. Any current or future board member may decline to receive any or all of the stipend by notifying the PPS Board Office.
- 3. The stipend is in addition to any reimbursement for reasonable and necessary expenses incurred by a Board member under 1.40.080-P.

RESOLUTION No. 7193

Authorizing a Stipend to the Current and Future Director from Zone 5

RECITALS

- A. In the 2023 Legislative Session, the Oregon Legislature passed House Bill 2753 authorizing elected school board members to receive a stipend of up to \$500 per month during their term of service, with annual adjustments for inflation adjusted based on changes to the Consumer Price Index for All Urban Consumers, West Region, as published by the Bureau of Labor Statistics of the United States Department of Labor (CPI).
- B. School Board Members volunteer a significant amount of time and effort to their roles which includes attending meetings, research, community outreach, and decision making, which often happens outside regular work hours.
- C. Stipends may help make school board service more accessible to a broader range of individuals who might otherwise be unable to afford to volunteer their time and may help lower barriers for people from diverse socio-economic backgrounds to be school board members. The Legislature intended such stipends to help offset costs of board service and reduce barriers to participation.
- D. The Portland Public Schools Board of Education recognizes that service on the school board requires a significant commitment of time and resources, and that providing a stipend supports broader participation and community representation.

RESOLVED

- 1. The Portland Public Schools Board of Education authorizes the current and all future Directors from Zone 5 to receive a stipend in the maximum amount permitted by ORS 332.018(3), starting in October 2025 at \$527 per month.
- 2. Any current or future board member may decline to receive any or all of the stipend by notifying the PPS Board Office.
- 3. The stipend is in addition to any reimbursement for reasonable and necessary expenses incurred by a Board member under 1.40.080-P.

RESOLUTION No. 7194

Authorizing a Stipend to the Current and Future Director from Zone 6

RECITALS

- A. In the 2023 Legislative Session, the Oregon Legislature passed House Bill 2753 authorizing elected school board members to receive a stipend of up to \$500 per month during their term of service, with annual adjustments for inflation adjusted based on changes to the Consumer Price Index for All Urban Consumers, West Region, as published by the Bureau of Labor Statistics of the United States Department of Labor (CPI).
- B. School Board Members volunteer a significant amount of time and effort to their roles which includes attending meetings, research, community outreach, and decision making, which often happens outside regular work hours.
- C. Stipends may help make school board service more accessible to a broader range of individuals who might otherwise be unable to afford to volunteer their time and may help lower barriers for people from diverse socio-economic backgrounds to be school board members. The Legislature intended such stipends to help offset costs of board service and reduce barriers to participation.
- D. The Portland Public Schools Board of Education recognizes that service on the school board requires a significant commitment of time and resources, and that providing a stipend supports broader participation and community representation.

RESOLVED

- 1. The Portland Public Schools Board of Education authorizes the current and all future Directors from Zone 6 to receive a stipend in the maximum amount permitted by ORS 332.018(3), starting in October 2025 at \$527 per month.
- 2. Any current or future board member may decline to receive any or all of the stipend by notifying the PPS Board Office.
- 3. The stipend is in addition to any reimbursement for reasonable and necessary expenses incurred by a Board member under 1.40.080-P.

RESOLUTION No. 7195

Authorizing a Stipend to the Current and Future Director from Zone 7

RECITALS

- A. In the 2023 Legislative Session, the Oregon Legislature passed House Bill 2753 authorizing elected school board members to receive a stipend of up to \$500 per month during their term of service, with annual adjustments for inflation adjusted based on changes to the Consumer Price Index for All Urban Consumers, West Region, as published by the Bureau of Labor Statistics of the United States Department of Labor (CPI).
- B. School Board Members volunteer a significant amount of time and effort to their roles which includes attending meetings, research, community outreach, and decision making, which often happens outside regular work hours.
- C. Stipends may help make school board service more accessible to a broader range of individuals who might otherwise be unable to afford to volunteer their time and may help lower barriers for people from diverse socio-economic backgrounds to be school board members. The Legislature intended such stipends to help offset costs of board service and reduce barriers to participation.
- D. The Portland Public Schools Board of Education recognizes that service on the school board requires a significant commitment of time and resources, and that providing a stipend supports broader participation and community representation.

RESOLVED

- 1. The Portland Public Schools Board of Education authorizes the current and all future Directors from Zone 7 to receive a stipend in the maximum amount permitted by ORS 332.018(3), starting in October 2025 at \$527 per month.
- 2. Any current or future board member may decline to receive any or all of the stipend by notifying the PPS Board Office.
- 3. The stipend is in addition to any reimbursement for reasonable and necessary expenses incurred by a Board member under 1.40.080-P.

Portland Public Schools

Report on Compliance with Public School Standards

2024-25 School Year

By November 1 of each year, school district superintendents are required by [OAR 581-022-2305: District Assurances of Compliance with Public School Standards](#) to report to their community on the district's status with respect to all of the Standards for Public Elementary and Secondary Schools. The Standards are adopted by the State Board of Education and set out in Oregon Administrative Rules Chapter 581, Division 22.

The table below contains a summary of **Portland Public** School District's compliance with each of the requirements of Oregon's administrative rules found in [DIVISION 22 - STANDARDS FOR PUBLIC ELEMENTARY AND SECONDARY SCHOOLS](#) during the 2024-25 school year. For each rule reported as out of compliance, **Portland Public** School District has provided an explanation of why the school district was out of compliance and the school district's proposed corrective action plan to come into compliance. The corrective action must be approved by ODE and completed by the district by the beginning of the 2026-27 school year.

What are the requirements of the standards? For a general overview of what each rule/standard requires, consult this high-level [Rules at a Glance summary](#). For specific, comprehensive requirements, use the links below for each individual rule.

Category: High-Quality Learning Experiences for All Students

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2000 Diploma Requirements	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2010 Modified Diploma	Out of Compliance	We are developing aligned language that will appear on each high school's website and in their course guides that share the other paths to graduation. This work will be in place for the 25-26 school year.	Implementing Corrective Action 2025-26

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		<p>Counselors and special education case managers will engage in professional learning to also share this information with families as needed. We have an engagement plan outlined.</p>	
<p>581-022-2015 Extended Diploma</p>	<p>Out of compliance</p>	<p>We are developing aligned language that will appear on each high school's website and in their course guides that share the other paths to graduation. This work will be in place during the 25-26 school year. Counselors and special education case managers will engage in professional learning to also share this information with families as needed. We have an engagement plan outlined.</p>	<p>Implementing Corrective Action 2025-26</p>
<p>581-022-2020 Certificate of Attendance</p>	<p>Out of compliance</p>	<p>We are developing aligned language that will appear on each high school's website and in their course guides that share the other paths to graduation. This work will be in place during the 25-26 school year. Counselors and special education</p>	<p>Implementing Corrective Action 2025-26</p>

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		<p>case managers will engage in professional learning to also share this information with families as needed. We have an engagement plan outlined.</p>	
581-022-2050 Human Sexuality Education	<p>In compliance</p>	<p>The district has met all of the requirements for this rule.</p>	<p>Not applicable</p>
581-022-2055 Career Education	<p>In compliance</p>	<p>The district has met all of the requirements for this rule.</p>	<p>Not applicable</p>
581-022-2263 Physical Education Requirements *Elementary Grades	<p>In compliance</p>	<p>The district implemented corrective action during the 2024-25 school year, for licensure reasons at Buckman Elementary School.</p>	<p>Implemented corrective action, resolved</p>
581-022-2263 Physical Education Requirements *Middle Grades	<p>Implementing Corrective Action</p>	<p>We requested an extension from the ODE that was approved on January 6, 2025 for named reasons of licensure and facilities needs. We have been carefully planning for and supporting scheduling and facilities needs at: Cesar Chavez K-8, daVinci Middle School, George Middle School, Ockley Green Middle School, Metropolitan Learning Center and</p>	<p>Implemented corrective action 2025-26 and \$10M designated in the 2025 Bond for Physical Education facilities improvements</p>

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		<p>Winterhaven K-8. While we have facilities improvements needed to better support PE instruction, at this time all schools are meeting the expectations of both licensure and PE minutes.</p>	
581-022-2340 Media Programs	<p>In compliance</p>	<p>The district has met all of the requirements for this rule.</p>	<p>Not applicable</p>
581-022-2350 Independent Adoptions of Instructional Materials	<p>In compliance</p>	<p>The district has met all of the requirements for this rule.</p>	<p>Not applicable</p>
581-022-2355 Instructional Materials Adoption	<p>Implementing Corrective Action</p>	<p>The district is meeting all expected adoption of instructional materials, with the exception of Social Studies. We are on track to adopt 6-12th grade materials spring of 2026 and K-5th spring of 2027, to fully implement Fall 2027.</p>	<p>Implementing Corrective Action through Fall 2027</p> <p>Updated Corrective Action Plan</p>
581-022-2360 Postponement of Purchase of State-Adopted Instructional Materials	<p>In compliance</p>	<p>The district has met all of the requirements for this rule. Last year we postponed the 9-12 Science Adoption (to implement Fall 2025). This year we are extending the Health adoption timeline through the 2025-26 school year. We are asking for approval for a planned one year</p>	<p>Implemented Postponement of 9-12 Science (for use in classrooms Fall 2025).</p> <p>Extending Health adoption timeline (for use in classrooms Fall 2026).</p>

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		postponement of K-5 Social Studies for full implementation in Fall of 2027.	Postponing K-5 Social Studies (for use in classrooms Fall 2027).
581-022-2440 Teacher Training Related to Dyslexia	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2500 Programs and Services for TAG Students	Implementing corrective action	We are currently implementing corrective action for previously being out of compliance.	Conciliation Progress Report and Agreement
581-022-2505 Alternative Education Programs	In compliance	The district has met all of the requirements for this rule.	Not applicable

Category: Aligned and Focused Educational Systems

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2025 Credit Options	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2030 District Curriculum	Out of compliance	The district meets in all areas other than 9-12 Social Emotional Learning. Seven comprehensive high schools have selected materials and are implementing curriculum. The remaining schools are piloting and fully implementing Fall 2027.	Implementing Corrective Action 2025-26 on track to implement the rule Fall 2027

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2060 Comprehensive School Counseling	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2100 Administration of State Assessments	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2110 Exception of Students with Disabilities from State Assessments	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2115 Assessment of Essential Skills: Diploma Requirements	Waived through the end of 2027-28 school year	Not applicable	Not applicable
581-022-2115(2) Assessment of Essential Skills: Local Performance Assessment Requirement	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2120 Essential Skill Assessments for English Language Learners	Waived through the end of 2027-28 school year	Not applicable	Not applicable
581-022-2250 District Improvement Plan	In compliance	The district has implemented the requirements for this rule through the combination of Forward Together , PPS Board Goals and the PPS Instructional Framework .	The district is implementing the new PPS District Continuous Improvement Plan 2025-28 .

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2260 Records and Reports	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2265 Report on PE Data	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2300 Standardization	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2305 District Assurances of Compliance with Public School Standards	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2315 Special Education for Children with Disabilities	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2320 Required Instructional Time	Out of compliance	<p>For the 2024-25 school year we had one comprehensive high school narrowly miss the 80% rule, which requires 80% of all students at each school operated by the district to be scheduled to receive annually the minimum hours of instructional time.</p> <p>Required Instructional Hours Staff Report 2024-25</p>	Implementing corrective action
581-022-2325 Identification of Academically Talented and Intellectually Gifted Students	Implementing corrective action	We are currently implementing corrective action for previously being out of compliance.	Conciliation Progress Report and Agreement

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2335 Daily Class Size	In compliance		Not applicable
581-022-2400 Personnel	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2445 Universal Screenings for Risk Factors of Dyslexia	In compliance	The district has met all of the requirements for this rule.	Not applicable

Category: Engaged Partners and Communities

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2005 Veterans Diploma	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2255 School and District Performance Report Criteria	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2270 Individual Student Assessment, Recordkeeping and Reporting	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2330 Rights of Parents of TAG Students	Implementing corrective action	We are currently implementing corrective action for previously being out of compliance.	Conciliation Progress Report and Agreement

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2370 Complaint Procedures	In compliance	The district has met all of the requirements for this rule.	Not applicable

Category: Safe & Inclusive Schools

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2045 Substance Use Prevention and Intervention Plan	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2205 Policies on Reporting of Child Abuse	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2210 Anabolic Steroids and Performance Enhancing Substances	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2215 Safety of School Sports – Concussions	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2220 Health Services	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2223 Healthy and Safe Schools Plan	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2225 Emergency Plans and Safety Programs	In compliance	The district has met all of the requirements for this rule.	Not applicable

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2230 Asbestos Management Plans	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2267 Annual Report on Restraint and Seclusion	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2308 Agreements Entered Into with Voluntary Organizations	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2310 Equal Education Opportunities	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2312 Every Student Belongs	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2345 Auxiliary Services	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2430 Fingerprinting of Subject Individuals in Positions Not Requiring Licensure as Teachers, Administrators, Personnel Specialists, School Nurses	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2510 Suicide Prevention Plan	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2515 Menstrual Dignity for Students	Out of compliance	We are in partial compliance with this standard. While we have made progress by ensuring free and	Our corrective action plan includes purchasing additional supplies, installing new dispensers, and

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
		accessible menstrual products in multi-stall and most student-accessible bathrooms, we are working to ensure that every bathroom in our K-12 schools is equipped with the appropriate products consistently.	creating systems to ensure maintenance. We expect full compliance during the 2025-26 school year.

Category: Committed and Supportive Staff

Rule # and Title	Status	Explanation/Evidence	Corrective Action Plan & Timeline
581-022-2405 Personnel Policies	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2410 Teacher and Administrator Evaluation and Support	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2415 Core Teaching Standards	In compliance	The district has met all of the requirements for this rule.	Not applicable
581-022-2420 Educational Leadership - Administrator Standards	In compliance	The district has met all of the requirements for this rule.	Not applicable



TOGETHER,

WE RISE

WITH EXCELLENCE. WITH PURPOSE.

2024-25 Division 22 Assurances

Division 22 Assurances 2024-25 Presentation



What's Required? And, what is on the horizon?

What are the Division 22 Standards?

Where are we meeting and exceeding these standards?

Where are we currently in partial compliance, working toward full compliance, and where do we have corrective action plans?

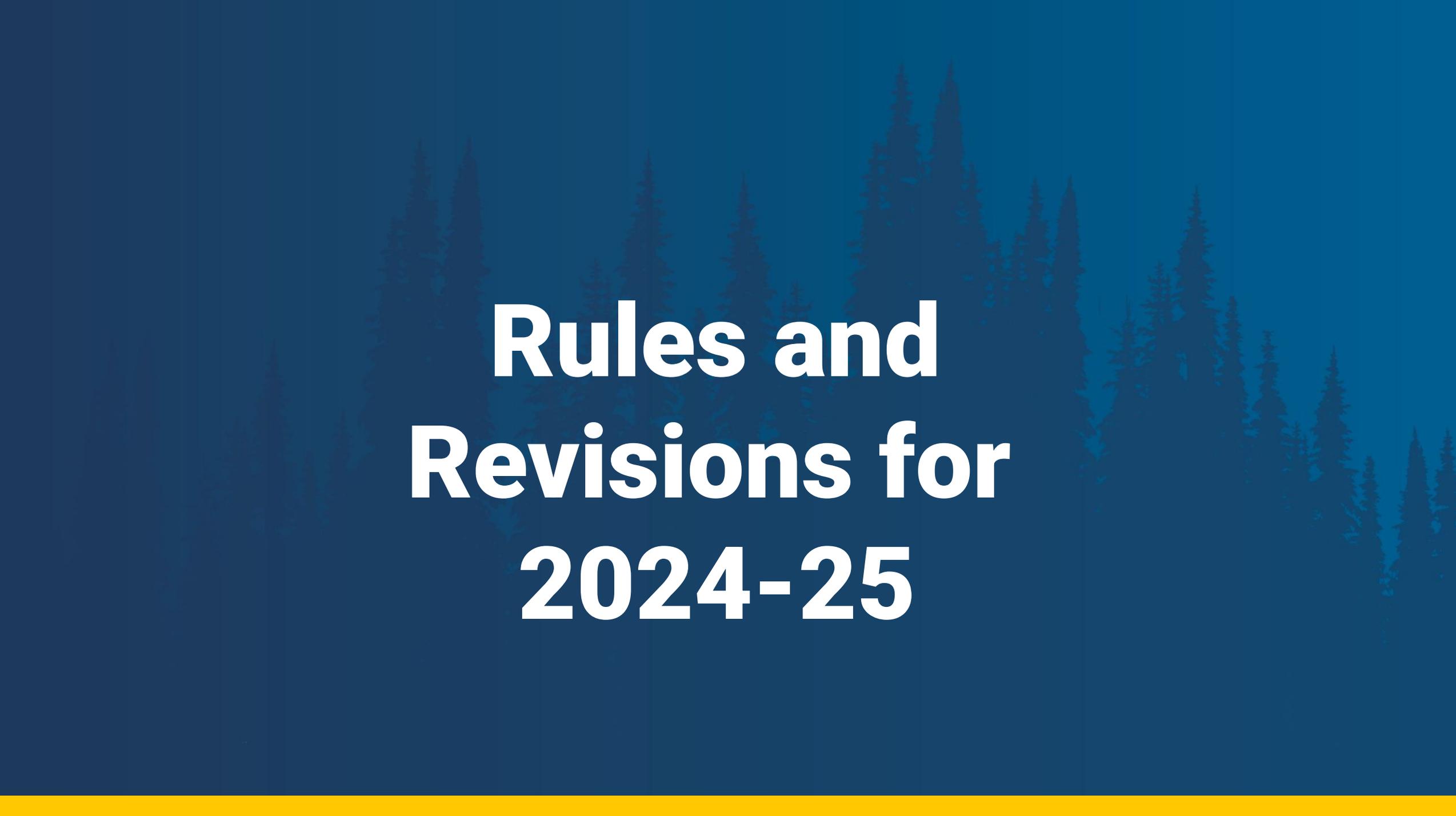
What's Required?

Districts must report compliance for the preceding school year:

- To the community on or before November 1st
- By presenting the report to the PPS School Board
- In an oral presentation at an open public meeting, allowing for public comment
- And by posting the report on the district's webpage
- Districts must use the report form provided by the Department linked here

[OAR 581-022-2305 District Assurances of Compliance with Public Schools Standards](#)





Rules and Revisions for 2024-25

Division 22 Waivers for 2024-25

- 581-022-2115(3) Assessment of Essential Skills:
 - **Essential Skills Graduation Requirements** are waived for students graduating through the end of the 2027-28 school year.
 - Note: Local Performance Assessment requirement in Section (2) remains in effect.
- OAR 581-022-2120 Essential Skill Assessments for English Language Learners
 - This related policy requirement has also been waived through the end of the 2027-28 SY.

Rule Revisions in Effect for the 2024-25 SY

OAR 581-022-2030 District Curriculum

Beginning in 2024-25, districts must have had:

- a planned K-12 instructional program for Social and Emotional Learning; and
 - a planned 9-12 instructional program which includes the Personal Financial Education and Higher Education and Career Path Skills content standards.
- 

Rule Revisions in Effect for the 2024-25 SY

OAR 581-022-2030 District Curriculum

Beginning in 2024-25, districts must have had:

- a planned K-12 instructional program for Social and Emotional Learning; and
 - a planned 9-12 instructional program which includes the Personal Financial Education and Higher Education and Career Path Skills content standards.
- 

Rule Revisions in Effect for the 2024-25 SY

Modified Diploma, Extended Diploma, and Certificate of Attendance

- Districts must annually provide parents information about diploma availability and requirements, and disclosure about certificates of attendance. On-site access to all courses is required for a diploma at all high schools.

OAR 581-022-2045 Substance Use Prevention and Intervention Plan

- Requires a written comprehensive plan for substance use prevention and intervention. Includes K-12 substance use prevention education that meets the Health Education Standards; **requires a minimum of 1 ODE Opioid Prevention Education lesson in grades 6, 7, and 8 and once in High School (SB 238 – 2023).**



Report for 2024-25

Areas of Strength

- Currently Meeting in 51 of the 59 total areas (86%)
- Implementing changes for areas out of compliance during the 2024-25 school-year in 2025-26
- On track to meet new requirements for the 2025-26 school-year
- All areas of corrective action are being remedied and corrective action plans are being fully implemented

Diploma Requirements - Modified, Extended Diploma, and Certificate of Attendance

(OAR 581-022-2000)

Out of Compliance

Overview:

- Districts must annually provide parents information about diploma availability and requirements, and disclosure about certificates of attendance. On-site access to all courses is required for a diploma at all high schools.

Implementation:

- We are developing aligned language that will appear on each high school's website and in course guides that share the other paths to graduation. This work will be in place for the 25-26 school year. Counselors and special education case managers will engage in professional learning to also share this information with families as needed. We have an engagement plan outlined.

Physical Education Requirements

In Corrective Action

(OAR 581-022-2263)

Overview:

- 6-8 requirement: 150 minutes/week, averaged over the course of the entire school year (4 day week =120 minutes average). Must be taught by a licensed PE teacher. During the 2024-25 school year identified and corrected for out of license teaching at three schools.

Implementation:

- We requested an extension from the ODE that was approved on January 6, 2025 for named reasons of licensure and facilities needs. We have been carefully planning for and supporting scheduling and facilities needs at: Cesar Chavez K-8, daVinci Middle School, George Middle School, Ockley Green Middle School, Metropolitan Learning Center and Winterhaven K-8. While facilities improvements are still needed to better support PE instruction, we are meeting the expectations of both licensure and PE minutes (for 2025-26).

Instructional Materials Postponement of Purchase of State-Adopted Instructional Materials

(OAR 581-022-2360 and OAR 581-022-2360)

In Compliance

Overview:

- Postponement of instructional materials adoption, based on the state adoption cycle, requires an application to the State.
- Districts must follow the adoption cycle established by the State Board of Education and provide free and appropriate instructional materials that meet the NIMAS guidelines.

Implementation:

- Our district received a two-year postponement waiver from ODE for the adoption of Science (9-12th grades specifically) instructional materials. We completed the adoption Spring of 2024 and are implementing the newly adopted materials this year.
- We are requesting a postponement of the **Health curriculum adoption** until **Spring 2026**. This revised timeline for the **2024-25 school year** will allow for extended **field testing** and more thorough **community engagement**. We ask for your approval of this extension.
- We also are scheduled to complete the Social Studies adoption for 6-12th this year and ask for Board approval to **postpone K-5th to Social Studies** adoption one year to adopt Spring 2026 and implement Fall of 2028.

Programs and Services of Talented and Gifted Students

In Corrective Action

(OAR 581-022-2500)

Overview:

- A written plan required. Must include identification process, services, district philosophy and goals, description of nature of services to meet goals, and evaluation plan. Districts must post the plan on their district website using the template provided by ODE. Student plans must address level and rate of learning. District TAG contact information must be reported to ODE annually. Other rule requirements defined.

Implementation:

- While we now have these items in place, we are currently implementing “corrective action” for previously being out of compliance.

Rights of Parents of Talented and Gifted Students

In Corrective Action

(OAR 581-022-2330)

Overview:

- Parent right to notification at time of identification regarding services and programs offered, opportunity to provide input on their child's plan. Parents may opt their student out at any time.

Implementation:

- While we now have these items in place, we are currently implementing "corrective action" for previously being out of compliance.

District Curriculum

Out of Compliance

(OAR 581-022-2030)

Overview:

- Outlines all required components of a district's planned instructional program. *New requirements for 2024-25: a planned K-12 instructional program for Social and Emotional Learning; a planned 9-12 instructional program which includes the Personal Financial Education and Higher Education and Career Path Skills content standards.

Implementation:

- Regarding Social Emotional Learning, we continued to pilot programming at grades 9-12 during the 2024-25 school year. Seven comprehensive high schools have selected and implemented a curriculum. The remaining high schools will implement during the 2026-27 school year, which requires a postponement of the adoption and notification to the PPS School Board.

Required Instructional Time

Out of Compliance

(OAR 581-022-2320)

Overview:

- Each school shall ensure that at least 92% of all students in the district and at least 80% of all students at each school operated by the district are scheduled to receive annually the following minimum hours of instructional time:
 - (A) K-12: Grade 12 — 966 hours;
 - (B) Grades 9–11 — 990 hours;
 - (C) Grades K–8 — 900 hours.

Implementation:

- For the 2024-25 school year one comprehensive high school narrowly missed the 80% rule, that requires each student schedule to receive the minimum instructional hours.
- We have started planning and will create a **corrective action plan** this fall in partnership with the **Oregon Department of Education (ODE)**, as outlined in the staff report.

Identification of Academically Talented and Intellectually Gifted Students

In Corrective Action

(OAR 581-022-2325)

Overview:

- Use of local norms and percentile thresholds are determined at the district-level. The person who is responsible for identification must be trained in accordance with the identification requirements.

Implementation:

- While we now have these items in place, we are currently implementing “corrective action” for previously being out of compliance.

Menstrual Dignity

(OAR 581-022-2515)

Out of Compliance

Overview:

- Requires free and accessible menstrual products (tampons and pads) in every school bathroom K-12, instructions on use of menstrual products within bathrooms, and Menstrual Health education in the classroom as part of the health and sexuality education program.

Implementation:

- We are in partial compliance with this standard. While we have made progress by ensuring free and accessible menstrual products in multi-stall and most student-accessible bathrooms, we are working to ensure that every bathroom in our K-12 schools is equipped with the appropriate products consistently.
- Our action plan includes purchasing additional supplies, installing new dispensers, and creating systems to ensure maintenance. We expect full compliance during the 2025-26 school year.

This concludes our Division 22 Assurances report for the 2024-25 school year. Thank you.





2025 Division 22 Standards School Board FAQ

This FAQ is intended to provide answers to the questions that local school board members frequently ask during districts' Division 22 Standards assurances reports. District leaders can use this document to prepare for their presentation or to provide responses to questions posed by board members during the meeting or in a follow-up. Any questions about this FAQ can be directed to [Susan Payne](#), ODE's Education Standards and Systems Specialist.

1. What is the local school board's responsibility with regard to district compliance with the Division 22 Standards?

The Division 22 Standards assurance process is a combined local and state accountability model that acknowledges the importance of the local school board (which has broad-ranging authority under Oregon's local control model) as well as direct reporting to ODE.

[OAR 581-022-2305 District Assurances of Compliance with Public School Standards](#) requires that the district share its annual report on compliance with the community on or before November 1, by presenting the report to the school board of the district in an oral presentation at an open public meeting, allowing for public comment, and by posting the report on the district's webpage. The item may not be included on the consent agenda.

2. Does the board need to take action on the Division 22 report after it has been presented?

OAR 581-022-2305 does not require the local school board to officially accept or approve the district's assurances. A board may adopt a district policy that requires such action.

3. Does the opportunity for public comment have to be specific to the Division 22 report or does a more general opportunity for public comment meet the requirement?

The standard public comment process for an open, public meeting meets the requirement.

4. What is the penalty or consequence if the district is out of compliance with one or more of the standards?

The district must submit a corrective action plan to ODE. ODE reviews the district's proposed corrective action plan and either approves or rejects it. If the plan is not approved as submitted, ODE contacts the district and provides technical assistance and support. The corrective action must be completed by the beginning of the next school year. If a district fails to come back into compliance after an opportunity for corrective action, ODE may withhold a portion of the district's State School Fund monies.

5. Is there a consequence if we don't meet a standard two or more years in a row?



If a district is unable to complete corrective action before the beginning of the next school year, the ODE Deputy Superintendent may grant an extension of up to 12 months. If the district fails to come back in compliance following an approved extension, the Deputy Superintendent may withhold funds.

6. Does ODE ever check to make sure we are in compliance?

Prior to the deadline for completing corrective action, ODE requests verification from districts that they have followed and completed their approved plans. Typically, the request is for a brief update outlining the actions the district has taken to come into compliance; however, ODE may request that the district submit evidence. While desk audits and site visits were done in the past, currently ODE does not have the staff capacity to perform this type of comprehensive compliance monitoring for all of the standards in Division 22. Individual program staff may conduct their own audits and reach out to provide technical assistance on a specific rule or requirements.

7. Why is the district reporting on compliance for the previous school year? Shouldn't we be reporting on current compliance?

For many of the rules, it's not possible to know whether the district was in compliance or not until the close of the school year. The instructional time rule is a good example. A district may have a planned calendar and schedule that meets the minimum number of hours of instructional time, but closures from inclement weather or other unplanned events might result in the district not meeting the required minimum by the end of the year. So, we report on the previous year to ensure that the report is accurate. ODE recommends that districts inform their local board if the current compliance status differs from what is being reported for the previous year and to put a corrective action plan in place as soon as possible.

8. Does ODE only require districts to report on a subset of the standards each year?

Districts are required to report on all rules set forth in Oregon Administrative Rules Chapter 581, Division 22, with the following exceptions:

- rules that have been waived by the State Board of Education
- rules that are out of date but have not yet been removed from the Division (e.g. OAR 581-022-0107 Operational Plans for the 2022-23 School Year)
- rules that do not currently require action (e.g. OAR 581-022-2130 Community Informed Information Gathering Process at Kindergarten).

9. Why are the Essential Skills rules waived? Is this waiver specific to our district or is it statewide?



The Essential Skills assessment requirements for graduation were initially waived for graduates beginning in 2020 due to the pandemic. This statewide waiver was extended through the end of the 2027-28 school year by the State Board of Education in response to the 2022 report mandated by Senate Bill 744 (2021) on Oregon’s graduation requirements (entitled [Community-Informed Recommendations for Equitable Graduation Outcomes](#)), in which ODE recommended replacing the assessment of essential skills graduation requirement with an alternative accountability measure(s). The legislature has not yet taken action on this recommendation. Section 2 of the Essential Skills rule, which is the local performance assessment requirement, remains in effect and districts must report on compliance with this section.

10. How is the 2025 Accountability Act going to impact Division 22?

[Senate Bill 141](#) (2025)—known as the 2025 Education Accountability Act— calls for a reimagined accountability system that emphasizes partnership, shared accountability, student outcomes, equity, transparency, and streamlined state oversight. In direct response to SB 141, ODE has developed an [Accountability Implementation Action Plan](#) to fulfill the statutory requirements of the bill and to drive meaningful, lasting improvements across Oregon’s education system. One of the four workstreams outlined in ODE’s Accountability Implementation Action Plan focuses on streamlining reporting. The first outcome identified for this workstream is to align reporting to the five Priorities for Student Success as identified in [Oregon’s Reimagined Accountability Framework](#) (pg. 3), and this year’s assurances report has been redesigned to meet this goal. The second identified outcome is to streamline processes for gathering information from school districts and other education partners. While work at ODE is underway to streamline reporting processes by 2027-28, at this time, the only significant change to the Division 22 Standards Assurance process for November 2025 is the updated organizational structure of the standards.

The bill also requires that “The Department of Education shall contract with a public or private entity to review the administrative rule requirements that must be met for a school district to be considered standard” and to identify:

- Standards that best support student outcomes and that should be prioritized by the department and districts
- Standards that make less significant contributions to the support of student outcomes and can be removed
- Effective methods for enforcing whether a district is standard.

ODE will submit a legislative report based on this review by December 15, 2026, which could result in future changes to the scope of the standards and methods of enforcement.

Other district specific questions board members often ask include:

- How long does it take to create this report?



- What is the process you go through to know if the district is in compliance? What evidence do you collect?



To: Board of Directors
From: Kristina Howard, Senior Chief
Date: October 7th, 2025
Subject: Division 22 Assurances Report for 2024-25

BACKGROUND

Annually, superintendents are required by Oregon Administrative Rules (OAR) 581-022-2305: District Assurances of Compliance with Public School Standards to report the district’s status with respect to the Standards for Public Elementary and Secondary Schools. The Standards are adopted by the State Board of Education and set out in OAR Chapter 581, Division 22. By November 1, 2025, the district must share the report to the school board in a public meeting and post the report to the school district’s web page. The district must then submit the report to the Oregon Department of Education by November 15, 2025. District staff have compiled the Annual Report on Compliance with Oregon Standards.

Division 22 represents a set of standards established by the Oregon Department of Education to ensure that school districts are providing quality education and maintaining compliance with the law. The standards cover everything from curriculum, instructional materials, and graduation requirements, to health and safety regulations.

In Portland Public Schools, we oversee numerous programs that fall under the scope of Division 22. We are proud to report that our district is currently in compliance with the vast majority of the standards. This reflects the dedication of our staff in ensuring high-quality education for all our students.

The Division 22 Rule Categories include:

- 1. High-quality learning experiences
- 2. Aligned & focused educational systems
- 3. Engaged partners & communities
- 4. Safe & inclusive schools
- 5. Committed & supportive staff

Within these four categories, there are 8 areas where we are still in the process of achieving full compliance. We will share with you the specific areas where we are either in partial compliance



or working towards full compliance, and we will outline the corrective action plans we've implemented.

Diploma Requirements (OAR 581-022-2000) - Out of Compliance

Modified Diploma, Extended Diploma, and Certificate of Attendance

- Districts must annually provide parents information about diploma availability and requirements, and disclosure about certificates of attendance. On-site access to all courses is required for a diploma at all high schools.
- We are developing a common language that will appear on each high school's website and in their course guides that share the other paths to graduation. This work will be in place for the 25-26 school year. Counselors and special education case managers will engage in professional learning to also share this information with families as needed. We have an engagement plan outlined.

Physical Education Requirements (OAR 581-022-2263) - In Corrective Action

- 6-8 requirement: 150 minutes/week, averaged over the course of the entire school year (4 day week =120 minutes average). Must be taught by a licensed PE teacher. During the 2024-25 school year we identified and corrected for out of license teaching at three schools.
- We requested an extension from the ODE that was approved on January 6, 2025 for named reasons of licensure and facilities needs. We have been carefully planning for and supporting scheduling and facilities needs at: Cesar Chavez K-8, daVinci Middle School, George Middle School, Ockley Green Middle School, Metropolitan Learning Center and Winterhaven K-8. While facilities improvements are still needed to better support PE instruction, at this time all schools are meeting the expectations of both licensure and PE minutes.

Instructional Materials Adoption and Postponement (OAR 581-022-2355 and OAR 581-022-2360) - In Compliance

- Postponement of instructional materials adoption, based on the state adoption cycle, requires an application to the State.
- Districts must follow the adoption cycle established by the State Board of Education and provide free and appropriate instructional materials that meet the NIMAS guidelines.
- Our district received a two-year postponement waiver from ODE for the adoption of Science (9-12th grades specifically) instructional materials. We completed the adoption Spring of 2024 and are implementing the newly adopted materials this year.
- We are extending the 2024-25 K-12 Health adoption timeline in order to provide more time for field testing and also for community engagement.
- We also are scheduled to complete the Social Studies adoption for 6-12th this year and ask for Board approval to postpone K-5th to Social Studies adoption by one year to



adopt Spring 2027 and implement Fall of 2027.

Note: Separating Social Studies into two years requires approval for a planned postponement for the K-5th portion.

Programs and Services for TAG Students (OAR 581-022-2500) - In Corrective Action

- A written plan required. Must include identification process, services, district philosophy and goals, description of nature of services to meet goals, and evaluation plan. Districts must post the plan on their district website using the template provided by ODE. Student plans must address level and rate of learning. District TAG contact information must be reported to ODE annually. Other rule requirements defined.
- We are currently implementing “corrective action” for previously being out of compliance.

District Curriculum (OAR 581-022-2030) - Out of Compliance

- Outlines all required components of a district's planned instructional program. *New requirements for 2024-25: a planned K-12 instructional program for Social and Emotional Learning; a planned 9-12 instructional program which includes the Personal Financial Education and Higher Education and Career Path Skills content standards.
- Regarding Social Emotional Learning, we continued to pilot programming at grades 9-12 during the 2024-25 school year. Seven comprehensive high schools have selected and implemented a curriculum. The remaining high schools need additional time to fully implement during the 2026-27 school year.

Identification of Academically Talented and Intellectually Gifted Students (OAR 581-022-2325) - In Corrective Action

- Use of local norms and percentile thresholds are determined at the district-level. The person who is responsible for identification must be trained in accordance with the identification requirements.
- We are currently implementing “corrective action” for previously being out of compliance.

Rights of Parents of TAG Student (OAR 581-022-2330) - In Corrective Action

- Parent right to notification at time of identification regarding services and programs offered, opportunity to provide input on their child's plan. Parents may opt their student out at any time.
- We are currently implementing “corrective action” for previously being out of compliance.

Menstrual Dignity for Students (OAR 581-022-2515) - Out of Compliance

- Requires free and accessible menstrual products (tampons and pads) in every school bathroom K-12, instructions on use of menstrual products within bathrooms, and Menstrual Health education in the classroom as part of the health and sexuality



education program.

- We are in partial compliance with this standard. While we have made progress by ensuring free and accessible menstrual products in multi-stall and most student-accessible bathrooms, we are working to ensure that every bathroom in our K-12 schools is equipped with the appropriate products consistently.
- Our action plan includes purchasing additional supplies, installing new dispensers, and creating systems to ensure maintenance. We expect full compliance during the 2025-26 school year.

Required Instructional Time (OAR 581-022-2320 Required Instructional Time) - Out of Compliance

- Each school shall ensure that at least 92% of all students in the district and at least 80% of all students at each school operated by the district are scheduled to receive annually the following minimum hours of instructional time:
 - (A) K-12: Grade 12 — 966 hours;
 - (B) Grades 9–11 — 990 hours;
 - (C) Grades K–8 — 900 hours.
- For the 2024-25 school year one comprehensive high school narrowly missed the 80% rule, which requires each student schedule to receive the minimum instructional hours.

Please see Required Instructional Minutes staff report for more information regarding why we are out of compliance for the 2024-25 school year and immediate planning for corrective action.

ADDITIONAL INFORMATION

It is also important to note the Division 22 Assurances allow for a combined accountability model. Districts report annually on compliance with each of the standards and include an explanation and corrective action plan for any rule with which the district is out of compliance. For local accountability, districts must report to their local school board by November 1st annually and make a report available on the district website by November 1st. For state accountability, districts must submit assurances to the Oregon Department of Education by November 15th. The Oregon Department of Education reviews all submissions and follows up with districts that have self-reported as being out of compliance.

If a school district is found to be out of compliance with state regulations, the Oregon Department of Education (ODE) will review its proposed corrective action plan and either approve or reject it. If the initial plan is rejected, the ODE will provide the district with technical assistance and support to help them revise it. Once an approved plan is in place, the ODE may continue to offer support as needed. The district must complete all corrective actions by the beginning of the next school year. Should the district fail to come back into compliance even



after this opportunity, the ODE has the authority to withhold a portion of its State School Fund monies.

Additionally moving forward, SB141 calls for a reimagined accountability system that emphasizes partnership, shared accountability, student outcomes, equity, transparency, and streamlined state oversight, which will have long-term implications on the Division 22 Standards. SB141 requires ODE to contract with a public or private entity to review the OAR requirements that must be met for a school district to be considered standard. The entity shall identify standards that best support student outcomes and that should be prioritized and which could potentially be removed from the Division. ODE will submit a report (which may include recommendations for legislation) to Senate/House Education Committees by December 15, 2026.

Attachments:

- 2024-25 Compliance Report - Oregon Public Schools Standards
- Division 22 Assurances 2024-25 Presentation
- 2025 Division 22 Standards School Board FAQs
- Required Instructional Minutes 2024-25 Memo



PORTLAND PUBLIC SCHOOLS

Academics and Schools

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-2000

Mailing Address: P. O. Box 3107 / 97208-3107

Date: October 3, 2025

To: PPS Board of Directors

CC: Dr. Kimberlee Armstrong, Superintendent

From: Kristina Howard, Senior Chief

Subject: 2024-25 Required Instructional Time and Exemption Board Report

BACKGROUND

This report is informational only, with **no further action required by the Board at this time**. It provides an annual review of the 2024-25 instructional minutes compliance and outlines the proactive steps staff is taking to reinforce high school scheduling practices. It is important to note that should the Board have interest in further review of the potential exemptions detailed in the *For Future Consideration* section, this work points to planning for current and future school years.

Annually, this report is provided to the Board to review status on meeting the Division 22 Required Instructional Minutes (581-022-2320) for the prior school year. The requirements for instructional time in grades K-12 are: Grade 12 — 966 hours; Grades 9–11 — 990 hours; and Grades K–8 — 900 hours, with allowable exemptions.

There are essentially two key components to calculating the Required Instructional Time with the additional consideration of state-provided exemptions.

1. Each school district shall ensure that at least 92% of all students in the district and at least 80% of all students (who are not exempted from the calculation) at each school operated by the district **are scheduled to receive annually the following hours of instructional time**. This part of the rule primarily applies to the scheduling of high school students.
 - (A) Grade 12 — 966 hours;
 - (B) Grades 9–11 — 990 hours; and
 - (C) Grades K–8 — 900 hours.
2. Review of **actual instructional time** achieved during the school year **per grade level**.
3. Review of and determination of state-provided exemptions.

2024-25 Instructional Minutes: All grade bands successfully met and exceeded the required instructional minutes for the 2024–2025 school year.

Grade Level(s)	State Required Instructional Time
Kindergarten	900
1st - 5th Grades	900
6th - 8th Grades	900
9th - 11th Grades	990
12th Grade	966

Regarding the scheduling of students with a full course load (*i.e.*, meeting the state-required instructional hours), our overall percentage meets the standard with an average of 83%. One school (Cleveland) was below 80% for the 2024-25 school year, at 79%.

RELATED POLICIES/BEST PRACTICES

The relevant Oregon Administrative Rules (OAR) governing this report and the high school scheduling standard are:

- **OAR 581-022-2320 (Required Instructional Time):** This rule mandates the minimum annual instructional hours and includes provisions for district-wide scheduling compliance (**at least 92% of all students in the district and at least 80% of all non-exempt students at each school** must be scheduled to receive the required hours).
- **ODE 29-2018 Permanent Administrative Order/OAR 581-022-2320 (2)(a) (Student Exemptions):** This order allows for the exemption of certain high school students from the instructional time calculation, specifically those earning credits toward a diploma through accelerated learning classes (e.g., **Advanced Placement, International Baccalaureate**, or post-secondary courses).
- **OAR 581-022-2320 (6) (State-Provided Exemptions):** This subsection details district-level exemptions that can be included in the instructional time calculation upon local school board approval, such as up to **30 hours for staff professional development (PD)**.

ANALYSIS OF SITUATION

2024-25 Compliance Status

- **Instructional Minutes Achieved:** All grade bands successfully met or exceeded the required instructional minutes for the 2024–2025 school year.
- **Student Scheduling Compliance (80% Rule):** The district's overall percentage of students scheduled for a full course load meets the standard with an average of **83%**. However, **one school (Cleveland) fell below the 80% threshold** (at 79%) for the 2024-25 school year. This non-compliance triggers the need for corrective action.
- **Root Cause for Non-Compliance:** The primary difficulty in meeting the 80% threshold is fully scheduling 12th-grade students, particularly those engaged in accelerated or

unique opportunities (like AP and IB) who may be intentionally scheduled for fewer traditional courses.

Corrective Action Planning

We are committed to ensuring our system-wide practices allow for all students to be **fully scheduled** into courses that accurately reflect their four-year plans. To address this, we will engage in a **review of current scheduling practices** for grades 9-12, effective this fall. As a component of our corrective action plan, we will convene high school leaders and a broad team to inform **guidance and alignment**. It is also important to note, at this point in the 2025-26 school year, at least 80% of all students are scheduled to receive annually the following hours of instructional time.

For Future Consideration

For informational purposes, we note two specific state-provided exemptions permitted under OAR 581-022-2320 that could be considered for future Board approval:

1. Student Exemption for Accelerated Learning (OAR 581-022-2320 (1)(C))

The state allows districts to exempt students who are earning credits toward a diploma through accelerated learning classes, such as **Advanced Placement (AP) and International Baccalaureate (IB)**.

- **Illustrative Impact:** Had this specific allowable exemption been fully reviewed and approved for the 2024-25 school year, the percentage of scheduled students at Cleveland High School would have risen from 79% to **99%**, immediately resolving the concern about the 80% threshold without altering student schedules. Future consideration of this exemption would recognize high-rigor coursework and provide a clear mechanism for compliance.

2. Staff Professional Development Exemption for Calendar Flexibility (OAR 581-022-2320 (6))

One state-allowed exemption, provides districts an option to count up to **30 hours of staff professional development (PD)** as instructional time.

- **Compliance Safeguard:** Not intending to reduce instructional hours, approval of this exemption at a future date would provide a proactive tool and calendar flexibility mechanism for the district. By pre-approving the use of these hours as instructional time, the district gains a necessary buffer to absorb **unforeseen calendar interruptions** (e.g., weather-related closures or facilities issues). This measure ensures the district can maintain compliance with instructional minutes without resorting to extending the school year, which can necessitate significant, unplanned expenditures and logistical adjustments.

COMMUNITY ENGAGEMENT

The required annual report to the Board on instructional time standards is a matter of public record, ensuring transparency with the community. Community engagement for this item is provided through the opportunity for **public comment** at the Board meeting, allowing families, staff, and community members to provide input on the 2024-25 compliance status and the proposed exemptions for the corrective action plan. Further engagement will occur during the

implementation of the corrective action plan as the district reviews and updates high school scheduling practices.

TIMELINE FOR IMPLEMENTATION / EVALUATION

Timeline Action Fall 2024 (Immediately) Review and Corrective Action Implementation: Immediately engage in a **review of current scheduling practices for grades 9-12**, convene high school leaders and a broad team to inform guidance and alignment.

2025-26 School Year: Consider implications of allowable state-approved exemptions as noted above for Advanced Placement and International Baccalaureate as well and the state-approved calendar exemption for professional development.

BOARD OPTIONS WITH ANALYSIS

This report is informational only, with no further action required by the Board at this time. It provides an annual review of the 2024-25 instructional minutes compliance and outlines the proactive steps staff is taking to reinforce high school scheduling practices. It is important to note that should the Board have interest in further review of the potential exemptions detailed in the *For Future Consideration* section, this work points to planning for current and future school years.

CONNECTION TO BOARD GOALS

Ensuring compliance with state-mandated instructional time directly aligns with the Portland Public Schools 2022-2027 Board Goals and the priorities of the "Forward Together" Strategic Plan for Racial Equity, Inclusion and Excellence as well as our new District Continuous Improvement Plan.

ATTACHMENTS

- A. ["Unpack this OAR" - Required Instructional Time OAR 581-022-2320](#)
- B. [581-022-0102 Definitions](#)

2024-25 High School Instructional Hours

School	Full Course Load	Partial Course Load	Total Students	Percent Fully Scheduled
Benson	787	112	899	87.5%
Cleveland	1,131	294	1,425	79.4%
Franklin	1,499	310	1,809	82.9%
Grant	1,801	349	2,150	83.8%
Jefferson	384	75	459	83.7%
Lincoln	1,406	214	1,620	86.8%
Roosevelt	1,223	227	1,450	84.3%
McDaniel	1,383	300	1,683	82.2%
Ida B. Wells-Barnett	1,325	328	1,653	80.2%
Grand Total	10,939	2,209	13,148	83%

2024-25 High School Instructional Hours

School	Full Course Load	Partial Course Load	Total Students	Percent Fully Scheduled
Benson				
09	304	3	307	99%
10	216	2	218	99%
11	202	1	203	100%
12	65	106	171	38%
Cleveland				
09	354		354	100%
10	333	1	334	100%
11	376	3	379	99%
12	68	290	358	19%
Franklin				
09	483		483	100%
10	447	2	449	100%
11	442	3	445	99%
12	127	305	432	29%
Grant				
09	513	1	514	100%
10	538		538	100%
11	549	3	552	99%
12	201	345	546	37%
Jefferson				
09	88		88	100%
10	115		115	100%
11	119	1	120	99%
12	62	74	136	46%
Lincoln				
09	404		404	100%
10	423	5	428	99%
11	394	17	411	96%
12	185	192	377	49%
Roosevelt				
09	379	1	380	100%
10	352	1	353	100%
11	383	4	387	99%
12	109	221	330	33%
McDaniel				
09	399	3	402	99%
10	425	12	437	97%
11	359	41	400	90%
12	200	244	444	45%
Ida B. Wells-Barnett				
09	410	3	413	99%
10	423	3	426	99%
11	356	18	374	95%
12	136	304	440	31%



PORTLAND PUBLIC SCHOOLS

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STAFF REPORT

Date: October 7, 2025

To: Portland Public Schools Board of Directors

CC: Dr, Kimberlee Armstrong, Superintendent

From: Kristina Howard, Senior Chief of Academics

Subject: Resolution to Approve Postponement of the Regular Purchase of State-Adopted Instructional Materials

BACKGROUND

Portland Public Schools (PPS) is committed to adopting and implementing high-quality, culturally responsive instructional materials to meet the diverse learning needs of all students.

The Oregon Department of Education establishes an adoption cycle for instructional materials by content area. The current PPS schedule includes:

- **Social Studies (K-12):** This is a two-year adoption plan:
 - **Grades 6–12** materials are scheduled for adoption in the **2025–26** school year.
 - **K–5** materials are scheduled for adoption in the **2026–27** school year.
- **Health (K–12):** Adoption is underway, with materials scheduled for board approval in **Spring 2026** and full implementation in **Fall 2026**.

Ongoing Work and Timeline Updates

PPS has ongoing work and proposed timeline changes in the following areas:

- **Social Emotional Learning (SEL) (9–12):** Curriculum pilots are underway. Full implementation is expected in seven comprehensive high schools, with the remaining high schools on track for **2026–27** implementation.
- **Health (K–12):** While the adoption process has begun, **additional time is required** to complete field testing and community engagement fully.
- **Social Studies (K-5):** A proposal for a **one-year postponement** (for K-5 only) of the adoption timeline is scheduled for presentation and Board approval in **Spring 2027**. Full implementation would remain in the **2027-2028** school year.

Oregon Revised Statute (ORS) 337.120 permits districts to postpone the regular purchase of state-adopted instructional materials for up to two years following the beginning of the school year after the state adoption.

RELATED POLICIES / BEST PRACTICES

This recommendation aligns with PPS policy regarding the adoption of instructional materials and Oregon Department of Education guidance under ORS 337.120.

ANALYSIS OF SITUATION

The district's curriculum adoption cycle for K–5 Social Studies is intended to be a two part process, starting with 6-12 and adding in K-5 the second year. This is allowable per state approved allowances and requires board approval. K–12 Health adoption is in progress but requires additional time for completion.

Postponing the regular purchase under ORS 337.120 provides the flexibility necessary to complete these adoptions. During the postponement period, PPS will continue using currently approved instructional materials and pilot resources to maintain continuity of instruction.

TIMELINE FOR IMPLEMENTATION / EVALUATION

- **2025–26:** Completion of K–12 Health; Board presentation and adoption of K-12 Health materials.
- **2026-27:** Completion of K-5 Social Studies; Board presentation and adoption of K-5 Social Studies
- **2026–27:** Full implementation of Health K-12 materials.
- **2027-28:** Full implementation of Social Studies K-5 materials.
- **Ongoing:** Continued implementation and support of 9–12 Social Emotional Learning curriculum with full implementation achieved **Fall 2026**.

BOARD OPTIONS WITH ANALYSIS

Option 1: Approve the postponement of regular purchase of state-adopted instructional materials for K–5 Social Studies and extended timeline for Health K-12, and Social Emotional Learning 9-12, as permitted under ORS 337.120. This aligns with our internal PPS adoptions schedule for Social Studies K-5 and allows the flexibility needed to complete our Health adoption K-12 and 9-12 Social Emotional Learning curriculum selection and implementation.

Option 2: Deny the postponement request for K-5 Social Studies would require adjustments to our Bond 2025 Curriculum schedule and intentionality of a Part 1 and Part 2 of a core adoption as planned. Teams would need to refocus efforts to accomplish the work this year and there would be budgetary implications for extended hours for teacher participation in the adoption process.

STAFF RECOMMENDATION

Staff recommends that the Board of Education approve the postponement of the regular purchase of state-adopted instructional materials for K–5 Social Studies and the extended

timeline for K–12 Health and 9-12 Social Emotional Learning as outlined, pursuant to ORS 337.12.

ATTACHMENTS

A. Resolution to Approve Postponement of the Regular Purchase of State-Adopted Instructional Materials Pursuant to ORS 337.120

RESOLUTION No. 7201

Resolution to Approve Postponement of the Regular Purchase of State-Adopted Instructional Materials Pursuant to ORS 337.120

RECITALS

- A. The Portland Public Schools Board of Education recognizes the importance of adopting high-quality, culturally responsive instructional materials that meet the diverse needs of all students.
- B. Under the current schedule for adoption of curriculum:
- Grades 6–12 Social Studies materials would be adopted during the 2025–26 school year;
 - K–5 Social Studies would be adopted during the 2026–27 school year; and
 - K-12 Health materials would be presented to the Board for approval in Spring 2026, with full implementation in Fall 2026.
 - 9-12 Social Emotional Learning pilots are underway with full implementation in seven comprehensive high schools. The remaining high schools are on track to implement during the 2026-27 school year.
- C. Grades 6–12 Social Studies materials are on track for implementation for Fall 2026.
- D. K-5 Social Studies materials will be ready for presentation to the Board for approval in Spring 2027, with full implementation for the 2027-2028 school year.
- E. K-12 Health curriculum adoption has begun and additional time is needed to complete the adoption.
- F. 9-12 Social Emotional curriculum adoption has begun and additional time is needed to fully complete in all high schools.
- G. Oregon Revised Statute (ORS) 337.120 allows school districts to postpone the regular purchase of state-adopted instructional materials for up to two years from the beginning of the school year following the state adoption. The proposed postponement is within the timeframe permitted by ORS 337.120.
- H. During the postponement period, the District will continue to use currently approved instructional materials and pilot materials to support instruction and ensure continuity of learning.

RESOLVED

The Portland Public Schools Board of Education hereby approves the postponement for the adoption of the curriculum materials for K-5 Social Studies and the extended timelines for K-12 Health and 9-12 Social Emotional Learning, as outlined above and as permitted under ORS 337.120.



Michelle Morrison
Chief Financial Officer

Portland Public Schools
 501 North Dixon Street • Portland, OR 97227
 Phone: (503) 916-2000
 www.pps.net

MEMORANDUM

DATE October 14, 2025
TO Portland Public Schools Board of Education
FROM Michelle Morrison, Chief Financial Officer
CC Dr. Kimberlee Armstrong
SUBJECT Outdoor School Cost Analysis

During the 2025 legislative session, the state appropriated support for Outdoor School was reduced by 20% in order to maintain funding in other areas after a negative June state revenue forecast. As a result, the five day program offered by Multnomah Education Service District (MESD) to all 6th graders in Portland Public Schools will be reduced to four days in the 2025-26 school year.

At the September 9th Board Meeting, the Directors requested an Outdoor School Cost Analysis that compares the scope and cost of Outdoor School prior and post legislated funding. Staff collaborated with MESD representatives to explore the current state, program options, and to review these costs before and after Measure 99¹ was passed in 2016. Reimbursement for Outdoor School first occurred in 2017-28 and the grant has been fully funded since that time with Oregon State University Extension as the administrator.

Please see the cost comparison and funding sources below and notes for Outdoor School in PPS.

Full Week MESD Outdoor School Program	2016-17	2024-25	Projected 2024-25 3% Annual CPI
Actual Attendance	3,507	2,884	2,884
MESD Program Costs*	\$1,529,403	\$3,372,438	\$1,896,460
Pass-through reimbursement to PPS	\$0	-\$390,153	-\$390,153
Metro Credits	-\$240,320	\$0	\$0
ECSWC Credits **	-\$94,220	\$0	\$0
Total	\$1,194,863	\$2,982,285	\$1,506,307
Per Student Cost	\$341	\$1,034	\$522

* MESD program cost is net of available program-wide credits: NSLP, MAC, Metro admin, etc.

** ECSWC Credits ended 2016-17, no Metro funding after 2017-18 year.

¹ Measure 99 earmarked 4.0% of state lottery revenues to qualifying Outdoor School Programs.

Costs for Outdoor School have expanded beyond a 3.0% annual average consumer price index due to program expansion. Please see [this memo from MESD](#) regarding Outdoor School investments since 2016-17.

Portland Public Schools Program Investments Since 2016–2017

Since the passage of Measure 99, MESD has made significant investments to strengthen Outdoor School for students. These changes have improved quality, equity, and access—but they have also increased program costs compared to 2016–2017.

Professionalized Staffing

- **Before Measure 99:** The program was staffed primarily by short-term, seasonal employees.
- **After Measure 99:** Half of our instructor team now works extended calendars, with benefits and added days dedicated to supporting schools.
 - This shift has doubled staff retention and ensures consistency in student experience.

Expanded Student & Family Support

- Staff attend back-to-school nights, conferences, science nights, and family information sessions to strengthen engagement.
- Multiple classroom visits are offered before Outdoor School to build rapport and support attendance.
- A Gear Library provides coats, sleeping bags, boots, clothing, and hygiene supplies free of charge. Families can access the library weekly with staff and translation support, or request gear delivered to schools.
- Day programming is now available for students unable to stay overnight, requiring additional staff at each site.

Increased High School Engagement

- Staff visit high school classes and host tabling events to recruit high school Student Leader volunteers.
- Off-season and weekend programming introduces high school students to career pathways in science, education, and natural resources.

Cost Drivers

- Rising CBA (collective bargaining agreement) obligations, payroll, and benefit costs have increased salaries.
- Rental/lease costs increased after Measure 99, as programs were encouraged to move from subsidized rates to actual market costs to ensure the long-term sustainability of sites.

Why Costs Are Higher Today

Together, these investments mean that Outdoor School is no longer a short-term, seasonal program—it is a comprehensive, year-round system that supports students, families, and schools. While program costs are higher, so is the value delivered to PPS students.

PPS Finance Focus

Updates and Outreach



PORTLAND

Public Schools

October 14, 2025



LARGEST DISTRICT IN OREGON

DISTRICT INFORMATION

BOARD MEMBERS

Zone 1
Christy Splitt

Zone 5
Virginia La Forte

Zone 2
Michelle DePass
(Vice-Chair)

Zone 6
Stephanie Engelsman

Zone 3
Patte Sullivan

Zone 7
Edward (Eddie) Wang (Chair)

Zone 4
Rashelle Chase-Miller

Student Representative
Ian Ritorto

STUDENT ENROLLMENT

44,086 TOTAL

41,630

STUDENTS IN DISTRICT SCHOOLS

794

STUDENTS IN COMMUNITY BASED PROGRAMS

356

STUDENTS IN SPECIAL SERVICES PROGRAMS

1,306

STUDENTS IN PUBLIC CHARTER SCHOOLS

NUMBER OF SCHOOLS

45

ELEMENTARY



10

HIGH

11

K-8

14

MIDDLE

1

K-12

District Continuous Improvement Plan
GOAL AREAS



ATTENDANCE



LITERACY

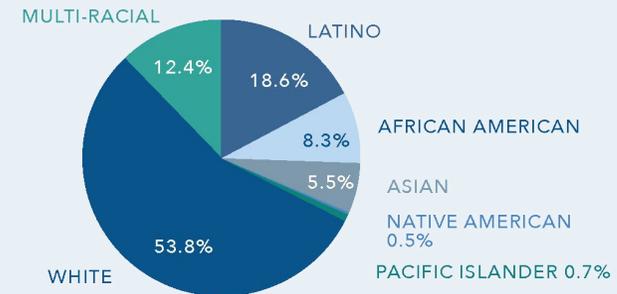


MATH



9th Grade SUCCESS

STUDENT INFORMATION



RECEIVE ESL SERVICES

10%

ELIGIBLE FOR FREE MEALS via direct certification

31.3%
2023-24 school year

RECEIVE SPED SERVICES

17%

*Numbers are approximate



TOGETHER,

WE RISE

WITH EXCELLENCE. WITH PURPOSE.

Finance Focus Topics

- PERS Advisory Rates for 2027-29 released September 26, 2025
- Preliminary Budget Development
- Budget Video Series
- Looking Ahead



PERS Employer Rates

- September 26 PERS Board Meeting
- Preliminary Advisory Rates for the 2027-2029 biennium
- Increase anticipated for employers with expiring Side Accounts (2002, 2003)
- Milliman will release individual employer advisory rates in December

12/31/2024 ¹ Valuation 2027 – 2029 Advisory Rates		
	Payroll	
Tier One / Tier Two	OPSRP	Weighted Average ²
31.74%	27.28%	28.22%
<u>(2.40%)</u>	<u>(0.65%)</u>	<u>(0.95%)</u>
29.34%	26.63%	27.27%
<u>(2.20%)</u>	<u>(2.20%)</u>	<u>(2.20%)</u>
27.14%	24.43%	25.07%
4.31%	4.78%	4.62%

Preliminary Budget Development

- Analyzing pre-pandemic staffing and enrollment to current state
- Comparing PPS to like-size Districts for operations
- Budget team meeting with departments and schools on current staffing and future strategic modeling



Video Series

- Improve understanding and engagement in the budget process
- Includes information about operations and staffing costs, including compensation and benefits
- Will be featured on a budget engagement web page
- Special thanks to the communications and budget teams for development!



Looking Ahead

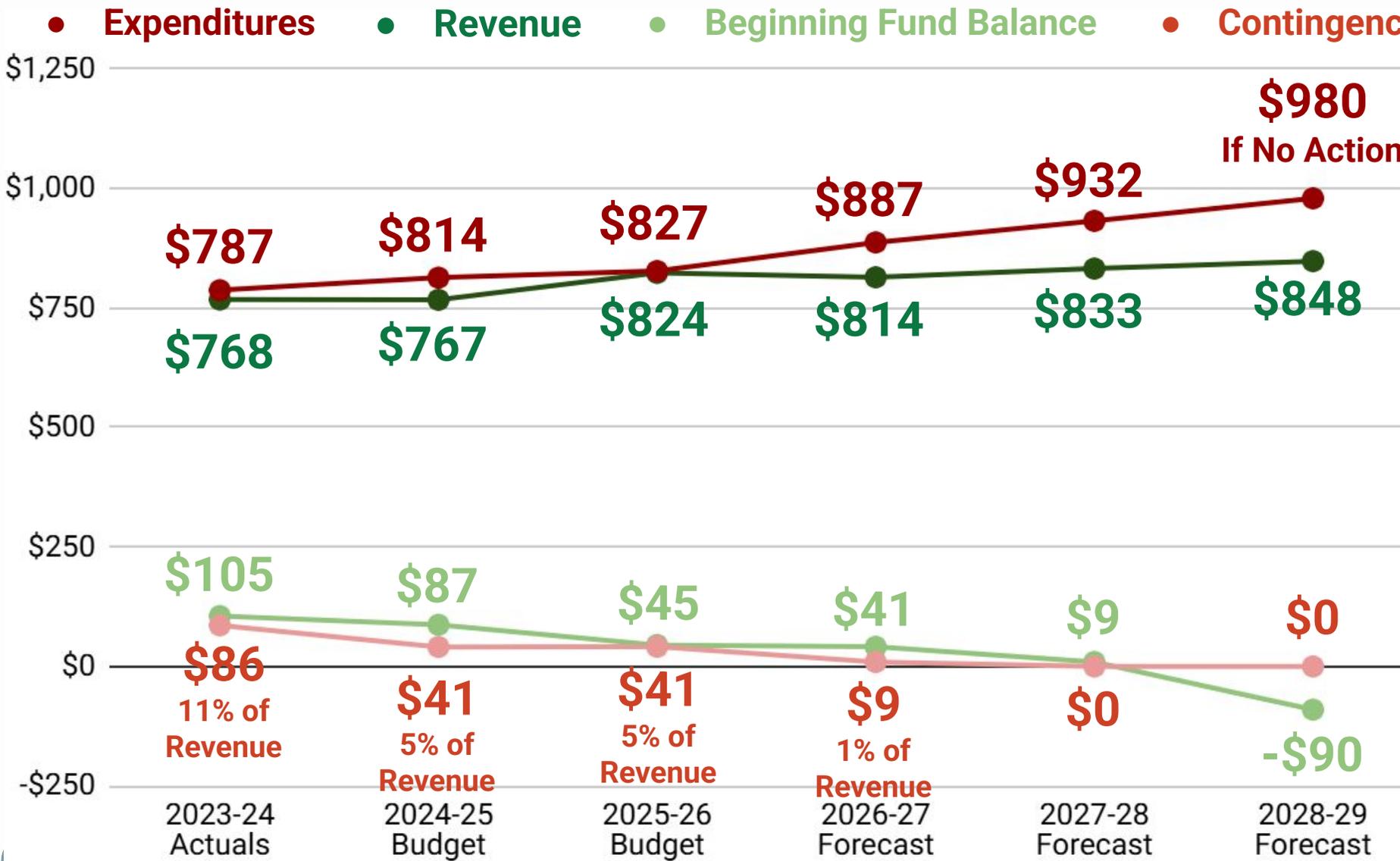
- 2024-25 Fourth Quarter Report
- 2025 Multnomah County Tax Rolls
- 2025-26 Updated Projections
- State Revenue Forecast (November)
- PERS 2027-29 Individual Employer Rates (December)



Questions?

Michelle Morrison
Chief Financial Officer
mimorrison@pps.net

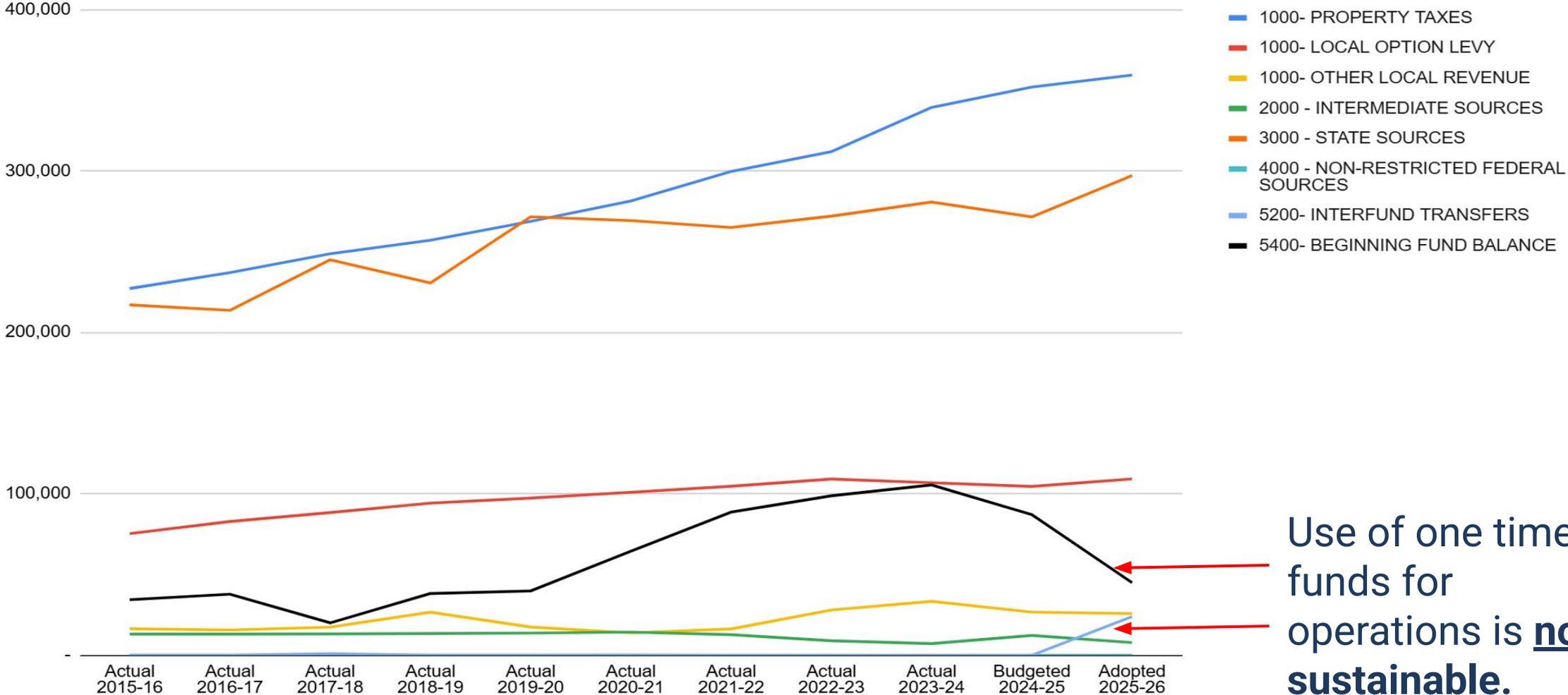
2025-26 Projected General Fund (In Millions)



Expenses are increasing while revenue declines. If no action is taken, reserves are depleted and the budget deficit will compound every year.

DRAFT: Estimates are preliminary.

2015-16 to 2025-26 General Fund Revenue (In Thousands)



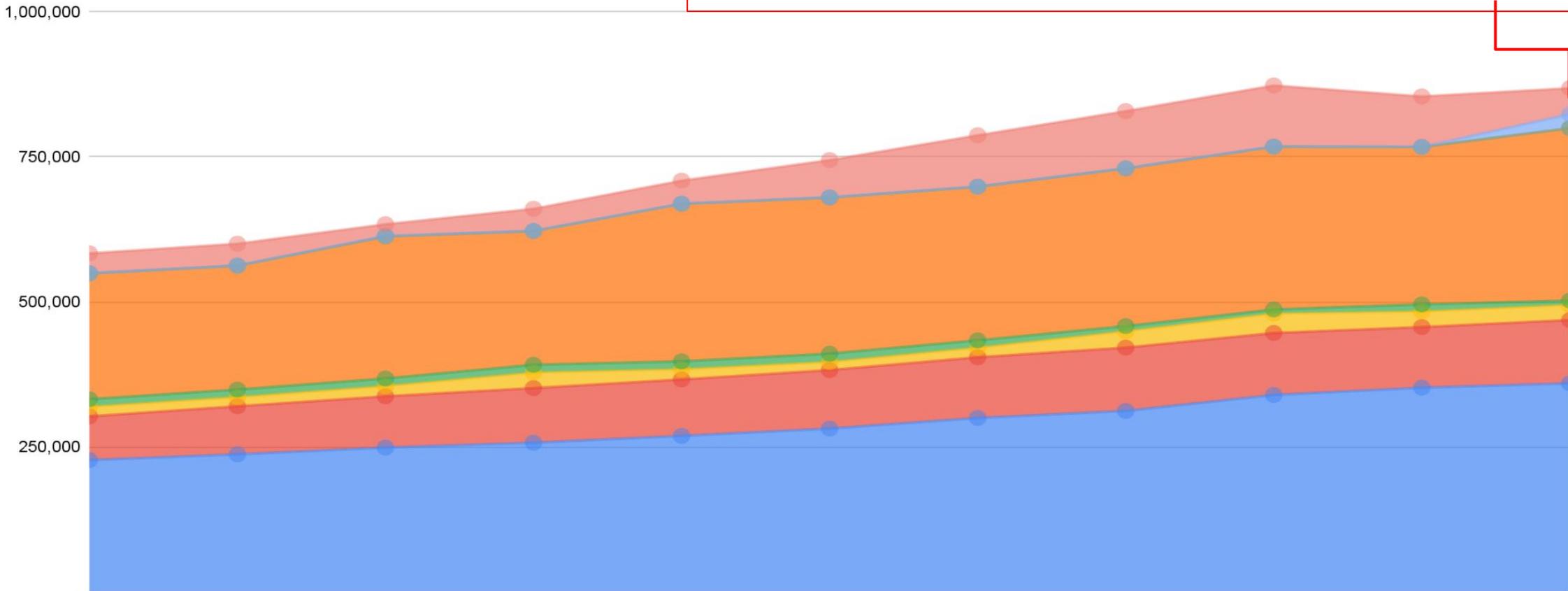
Use of one time funds for operations is **not sustainable.**

Resources

2015-16 to 2025-26 General Fund Revenue (In Thousands)

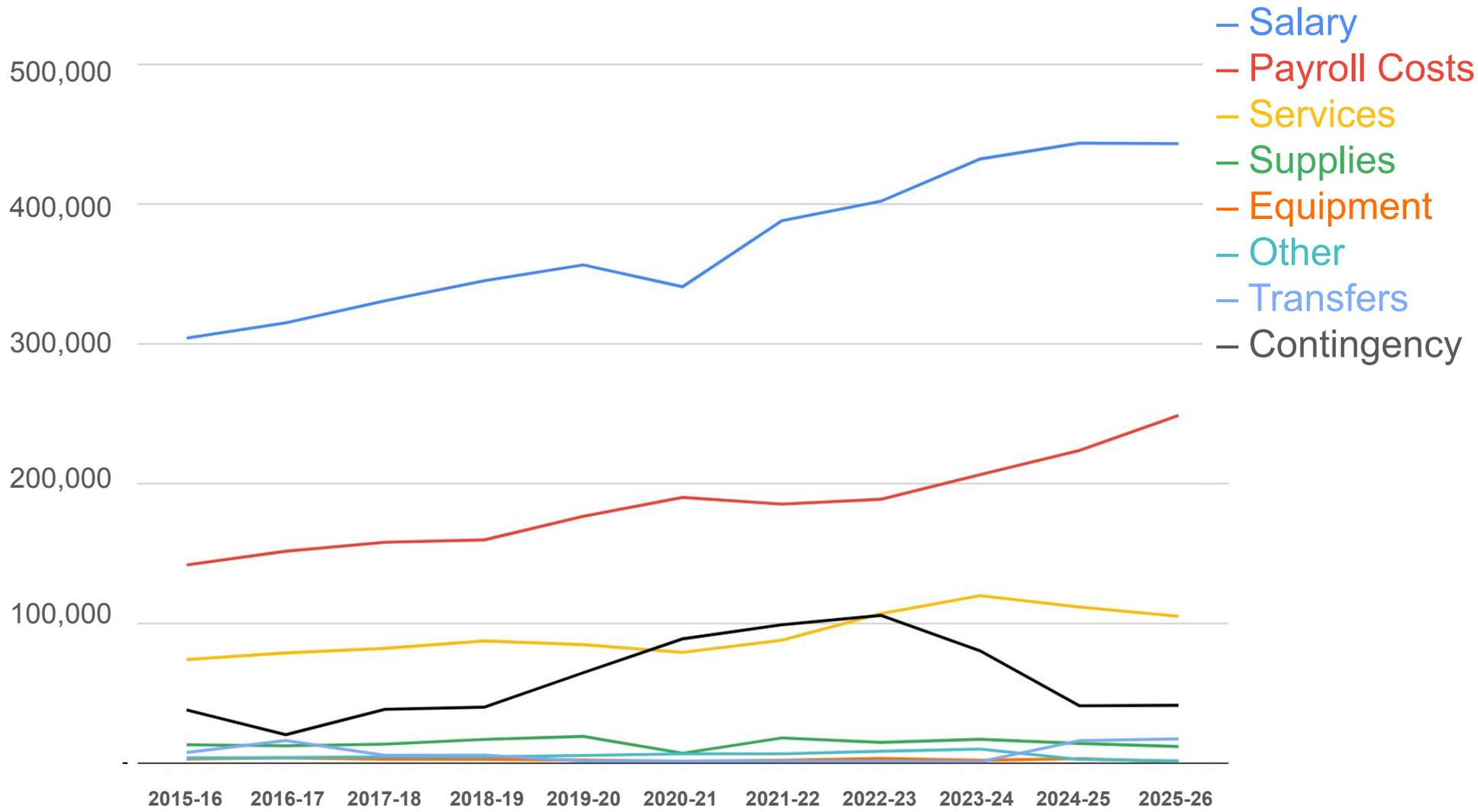
2025-26 transfer of full reserves as fund balance reached the minimum.

General Fund Composition



- 5400- BEGINNING FUND BALANCE
- 5200- INTERFUND TRANSFERS
- 4000 - NON-RESTRICTED FEDERAL SOURCES
- 3000 - STATE SOURCES
- 2000 - INTERMEDIATE SOURCES
- 1000- OTHER LOCAL REVENUE
- 1000- LOCAL OPTION LEVY
- 1000- PROPERTY TAXES

2015-16 to 2025-26 General Fund Expenses (In Thousands)



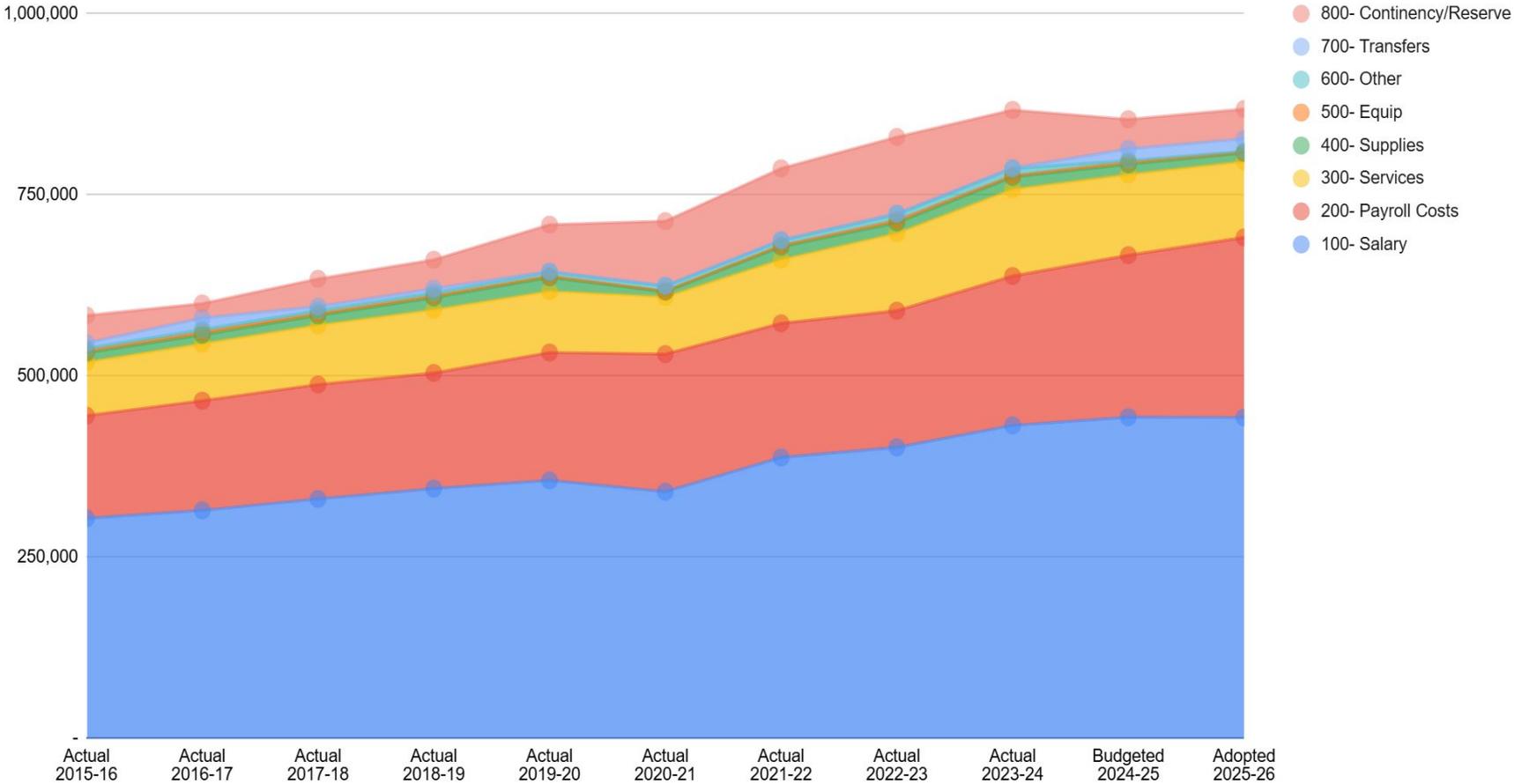
→ Expenses for staffing have been rising, even with reductions to FTE

→ Contingency has been reduced to the minimum target of 5%

→ Contingency funds are one-time and should not be used for regular staffing or operations

2015-16 General Fund Spending Stacked (In Millions)

General Fund Composition



- ▶ Expenses for staffing have been rising, even with reductions to FTE
- ▶ Note: contingency has been reduced to the minimum target of 5%
- ▶ Contingency funds are one-time and should not be used for regular staffing or operations

Roles in Budget Development

Superintendent

Define vision and priorities; set and staff organizational structure; propose budget

Cabinet Leaders

Inform and enable vision and priorities; lead coordinated initiatives

Cross-Functional Teams

Coordinate process and produce deliverables

Principals

Inform priorities; implement staffing and budget



Board of Education

Set direction; serve as Budget Committee; approve levies and appropriations; receive public comment

Community Budget Review Committee

Review budget and local option levy; make recommendations to the Board

Tax Supervising and Conservation Commission

Certify approved budget and tax levies

Students, PPS Teams, Community Members, Partners

Inform priorities, elevate insights and impacts

RESOLUTION No. 7196

Expenditure Contracts that Exceed \$150,000 for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds \$150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

NEW CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Admin, Funding Source	Certified Business
Studio Petretti Architecture	10/15/25 through 10/15/26 Option to renew for up to four additional one-year terms through 10/15/30	Architecture ARCH 97055	Roof design at Holladay Annex Request for Proposals 2025-009	\$367,146	J. Franco Fund 456 Dept. 5511 Project DS006	WBE
Oracle America, Inc.	12/16/25 through 12/15/26	Purchase Order PO 260990	Annual support license for PeopleSoft Enterprise Resource Planning system. Special Class Procurement – Software and Hardware Maintenance, Licenses, Subscriptions and Upgrades PPS-47-0288(11)	\$710,841	T. Odgers Fund 101 Dept. 5582	No
Tarlow Naito & Summers, LLP	10/15/25 through 12/31/26	Legal Services LS 97143	Legal services as needed. Direct Negotiation – Legal Services PPS-46-0525 (13)	\$400,000	S. Toncray Fund 101 Dept. 5460	No

*A Certified Business is a for-profit business certified as a Minority-Owned Businesses (MBE), Women-Owned Businesses (WBE), Emerging Small Businesses (ESB), and/or Service-Disabled Veteran Businesses (SDV) by the State of Oregon Certification Office for Business Inclusion and Diversity.

NEW COOPERATIVE PURCHASING AGREEMENTS

No New Cooperative Purchasing Agreements

NEW INTERGOVERNMENTAL AGREEMENTS (“IGAs”)

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Multnomah County	7/1/25 through 6/30/30	Intergovernmental Agreement IGA 97078	County will contract with lead agencies to provide SUN Community School services at multiple schools.	\$6,439,185	R. Adams Fund 251 Dept. 5432 Grant W0105
Portland State University	7/1/25 through 6/30/26	Intergovernmental Agreement IGA 97079	PSU will provide Senior Inquiry courses at Jefferson HS and Roosevelt HS.	\$197,100	K. Howard Funds 252, 101 Dept. 5438

AMENDMENTS TO EXISTING CONTRACTS

No New Amendments

RESOLUTION No. 7197

Revenue Contracts that Exceed \$150,000 for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) enter into contracts, except as otherwise expressly authorized. Contracts exceeding \$150,000 per contractor are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

NEW REVENUE CONTRACTS

No new Revenue Contracts

NEW INTERGOVERNMENTAL AGREEMENTS (“IGAs”)

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Admin, Funding Source
State of Oregon	7/1/25 through 6/30/27	Intergovernmental Agreement / Revenue IGA/R 97076	Funding for High School Success for 2025-2027 biennium.	\$12,623,374	K. Howard
Oregon Commission for the Blind	9/15/25 through 6/30/26	Intergovernmental Agreement / Revenue IGA/R 97064	Columbia Regional Inclusive Services will provide Pre-Employment Transition Services to students with visual impairments.	\$268,800	J. Buno
State of Oregon	10/1/25 through 9/30/26	Intergovernmental Agreement / Revenue IGA/R 97095	Funding for Pre-Employment Transition Services for students with a disability.	\$489,751	J. Buno

AMENDMENTS TO EXISTING CONTRACTS

No New Amendments to Existing Revenue Contracts

RESOLUTION No. 7198

Adoption of the Minutes

The Following Minutes are offered for Adoption:

- September 30, 2025 – Work Session with a Vote on a Consent Agenda



Meeting Minutes

(Draft for Approval)

INDEX

Meeting Location and Attendance	02
Call to Order	02
Consent Agenda (Resolutions 7178 through 7184).....	02
Fund for PPS Annual Report.....	02
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Board Work Plan	03
Board Stipend Discussion	03
Adjournment.....	03
Resolutions as adopted.....	04

Pursuant to notice made by posting to the Board's public notices webpage and emailed to persons on the mailing list, a Work Session with a Vote on the Consent Agenda of the Portland Public Schools Board of Education was held at Dr. Matthew Prophet Education Center - Board Auditorium, 501 N. Dixon St, Portland, OR 97227 and streamed live at: <https://www.youtube.com/@ppsboardofeducation/live>

Attendance

Present:

Chair Eddie Wang; Vice-Chair Michelle DePass; Director Rashelle Chase-Miller, Stephanie Engelsman, Virginia La Forte, Christy Splitt, and Patte Sullivan; Student Representative Ian Ritorto; Superintendent Kimberlee Armstrong

Call to Order

The meeting was called to order at 6:13 pm by Board Chair Eddie Wang.

Consent Agenda (Resolutions 7178 through 7184)

Time: 6:14 pm

Appreciation was shared for staff who oversee out of state field trips approvals.

Actions Taken

- Director DePass moved and Director Sullivan seconded the motion to adopt Consent Agenda, including Resolutions 7178 through 7184. The motion was put to a voice vote and passed (7 yes – 0 no – 0 abstain)

Chase-Miller: Yes; DePass: Yes; Engelsman: Yes; La Forte: Yes; Splitt: Yes; Sullivan: Yes; Wang: Yes; Student Representative Ritorto: Yes (unofficial)

Fund for PPS Annual Report

Time: 6:17 pm

Staff: Deborah Kafoury – Chief of Staff; Robyn Faraone – Director of Strategic Partnerships, Fund for PPS Staff Liaison

Fund for PPS: Jackie Wirz – Fund for PPS Board Chair

Ms. Wirz provided a report on the Fund for PPS. The presentation highlighted the fund's growth, priorities, and plans, adding that they are working to shift their work after a 2024 Board Policy change. It was noted that the fund invests in student programming and hardship assistance, and that Champion PPS was created for donations specifically designated for staffing. Looking ahead, the Fund for PPS team will focus on building capacity by hiring an Executive Director, recruiting board and parent advisors, and engaging the broader community to support continued growth.

Finance Focus: Contracts and Procurement

Time: 7:24 pm

Staff: Emily Courtage – Director, Purchase and Contracting; Michelle Morrison – Chief Financial Officer; Paul Williams – Senior Solicitations Manager

Staff provided an overview of purchasing and contracting at Portland Public Schools, including governing rules, procurement thresholds, competitive bidding, contract review and approval, and the Board's role in the process. Board members asked questions and provided comments, with topics including national best practices for board approval of contracts, the Request for Proposal (RFP) process and thresholds, use of cooperative purchasing, evaluation of contract effectiveness and affordability, equity in contracting considerations, and contract renewals. There was a request to consider changing Board Policy to increase contracting thresholds to \$250,000 to align with national best practices.

Board Work Plan

Time: 8:01 pm

Staff: Dr. Renard Adams – Chief Accountability and Equity Officer; Deborah Kafoury – Chief of Staff; Rosanne Powell – Senior Manager, Board of Education

Director Wang provided an overview of the draft Board Workplan. Board members discussed adjustments to the work plan, including clarifying timelines, highlighting board actions, refining categories, and considering additional topics such as absenteeism, academic achievement, enrollment boundaries, and legislative priorities. Staff highlighted the regular intervals for academic and attendance reporting.

Board Stipend Discussion

Time: 9:14 pm

Staff: Sharon Toncray – Chief Legal Officer

Chair Wang introduced the concept of board member stipends, noting that while members are not currently paid, state law allows for it. Staff outlined three options for implementation, clarifying that no option would include the student representative and that participation would be optional. Board members discussed the financial burdens of serving and role of stipends in supporting board diversity, and acknowledged the potential for political or media backlash. There was general interest in approving stipends using Option 2. The item will be brought forward for consideration on October 14, 2025.

Future Board Topics

Time: 9:40 pm

Chair Wang reviewed possible future agenda items recommended by Board Members. There was a reminder to submit audit topics to the internal auditor.

Adjournment

The Board meeting was adjourned at 9:43 pm by Board Chair Eddie Wang.

Submitted by:

Kara Bradshaw
Executive Assistant/Board Clerk
Portland Public Schools

Resolutions As Adopted

No.	Title	Page
7178	Expenditure Contracts that Exceed \$150,000 for Delegation of Authority	05
7179	Revenue Contracts that Exceed \$150,000 for Delegation of Authority	07
7180	Adoption of the Minutes	08
7181	Authorization for Off-Campus Activities	09
7182	Resolution to Appoint Three Members to the 2025-2026 Climate Crisis Response Committee (CCRC).....	10
7183	Approving Board Member Conference Attendance as Representatives of the Board	11
7184	Authorizing Indemnification of PPS Employees Acting in Scope and Course of Employment.....	12

RESOLUTION No. 7178

Expenditure Contracts that Exceed \$150,000 for Delegation of Authority

RECITAL

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RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

NEW CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Admin, Funding Source	Certified Business
Computer Technology Link Corp.	10/1/25	Purchase Order PO 260697	Warranty extension on District Chromebooks. Sole Source PPS-47-0275	\$422,960	T. Odgers Fund 101 Dept. 5582	No
Mt. Scott Park Center for Learning, Inc.	10/1/25 through 8/31/26	Personal Services PS 97021	Distribution of additional funds available for use by contracted alternative education providers. Request for Proposals 2020-2894	\$291,498	I. Cardona Funding Source Varies	N/A - nonprofit
Rosemary Anderson High School	10/1/25 through 8/31/26	Personal Services PS 97022	Distribution of additional funds available for use by contracted alternative education providers. Request for Proposals 2020-2894	\$756,201	I. Cardona Funding Source Varies	N/A – nonprofit
Raptor Technologies, LLC	10/1/25 through 6/30/28	Digital Resource DR 97041	Three year license for visitor and volunteer data management software. Special Class Procurement – Software Upgrades and/or Maintenance PPS-47-0288(11)	\$171,451	J. Franco Fund 101 Dept. 5530	No

*A Certified Business is a for-profit business certified as a Minority-Owned Businesses (MBE), Women-Owned Businesses (WBE), Emerging Small Businesses (ESB), and/or Service-Disabled Veteran Businesses (SDV) by the State of Oregon Certification Office for Business Inclusion and Diversity.

NEW COOPERATIVE PURCHASING AGREEMENTS

Contractor	Contract Term, Renewal Options	Administering Contracting Agency	Description of Goods or Services	Estimated Spend During Contract Term	Responsible Administrator, Funding Source
Corporate Travel Management	10/1/25 through 3/14/29	State of Oregon / NASPO ValuePoint COA 96984	Provide travel management services including airfare reservations and booking, lodging services, car rental reservations, and related services on an as-needed basis.	\$1,000,000	M. Morrison Funding Source Varies

NEW INTERGOVERNMENTAL AGREEMENTS (“IGAs”)

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
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Centennial School District	7/1/25 through 6/30/26	Intergovernmental Agreement IGA 96960	Columbia Regional Inclusive Services will partner to deliver regional services to eligible individuals with Autism Spectrum Disorder.	\$151,000	J. Buno Fund 205 Dept. 5433 Grant G2428
Oregon City School District	7/1/25 through 6/30/26	Intergovernmental Agreement IGA 96995	Columbia Regional Inclusive Services will partner to deliver regional services to eligible individuals with Autism Spectrum Disorder.	\$198,000	J. Buno Fund 205 Dept. 5433 Grant G2428
Lake Oswego School District	7/1/25 through 6/30/26	Intergovernmental Agreement IGA 96997	Columbia Regional Inclusive Services will partner to deliver regional services to eligible individuals with Autism Spectrum Disorder.	\$203,000	J. Buno Fund 205 Dept. 5433 Grant G2428
Portland Community College	10/1/25 through 8/31/26	Intergovernmental Agreement IGA 97034	Distribution of additional funds available for use by contracted alternative education providers. Request for Proposals 2020-2894	\$511,896	I. Cardona Funding Source Varies
Multnomah Education Service District (MESD)	10/1/25 through 8/31/26	Intergovernmental Agreement IGA 97038	Distribution of additional funds available for use by contracted alternative education providers.	\$183,622	I. Cardona Funding Source Varies

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Amendment Term	Contract Type	Description of Services	Amendment Amount; New Contract Amount	Responsible Administrator, Funding Source	Certified Business
ESS West, LLC	10/1/25 through 8/15/26	Personal Services PS 96989 Amendment 1	Provide substitute support staff services in Special Education. This amendment extends scope for entire 25-26 school year. Request for Proposals 2025-012	\$1,250,000 \$1,390,000	S. Toncray Fund 101 Dept. 6299	No
Pac Green Landscape, LLC	10/1/25 through 10/17/26 Option to renew for up to three additional one-year terms through 10/17/29	Services S 95921 Amendment 2	Provide ongoing maintenance of existing vegetated stormwater facilities. This amendment extends the contract for one additional year and adds funds. Invitation to Bid 2024-035	\$165,654 \$307,287 Total through all renewals: \$638,595	T. Odgers Fund 101 Dept. 5592	No
Carahsoft Technology Corp.	10/1/25 through 9/25/26	Cooperative Contract COA 90176 Amendment 2	Adds purchase of Abnormal AI email security software licenses.	\$500,000 \$1,500,000	T. Odgers Funding Source Varies	No
Advanced Security, Inc.	10/1/25 through 12/31/25	Services S 95678 Amendment 1	Uniformed, unarmed on-site security officers. This amendment adds officers to eight additional PPS sites for up to 30 days. Quotes	\$100,000 \$250,000	J. Franco Fund 101, 191 Dept. 5560, 5592	No

RESOLUTION No. 7179

Revenue Contracts that Exceed \$150,000 for Delegation of Authority

RECITAL

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RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

NEW REVENUE CONTRACTS

No new Revenue Contracts

NEW INTERGOVERNMENTAL AGREEMENTS (“IGAs”)

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Admin, Funding Source
Gresham-Barlow School District	8/20/25 through 6/30/26	Intergovernmental Agreement / Revenue IGA/R 96973	Columbia Regional Inclusive Services will provide classroom and interpreter services for Deaf/Hard of Hearing regionally eligible children.	\$208,230	J. Buno
State of Oregon	7/1/25 through 9/30/25	Intergovernmental Agreement / Revenue IGA/R 97036	Oregon Comprehensive Literacy State Development (CLSD) grant	\$1,100,000	K. Howard

AMENDMENTS TO EXISTING CONTRACTS

No New Amendments to Existing Revenue Contracts

RESOLUTION No. 7180

Adoption of the Minutes

The Following Minutes are offered for Adoption:

- September 9, 2025 – Regular Meeting
- September 18, 2025 – Special Meeting

RESOLUTION No. 7182

Resolution to Appoint Three Members to the 2025-2026 Climate Crisis Response Committee (CCRC)

RECITALS

- A. On March 1, 2022, the Portland Public Schools Board of Education adopted the Climate Crisis Response, Climate Justice and Sustainable Practices Policy–3.30.080-P .
- B. The Climate Crisis Response, Climate Justice and Sustainable Practices Policy requires the establishment of a committee to monitor effective implementation, transparency, and tracking of progress.
- C. The Charter for the Climate Crisis Response Committee indicates that members will initially be appointed to staggered terms of one and two years with all subsequent terms being two years. Each member may serve up to four years total on the Committee.
- D. The Charter for the Climate Crisis Response Committee indicates that two positions of the committee will be specifically for student members with terms of one year.
- E. Three committee members' terms ended and one committee member stepped down from serving, leaving four positions available for the adult CCRC member appointment, in addition to the annual recruitment of two student members.

RESOLUTION

- 1. The Board of Education appoints Alma Valls (student) and Leah Almeida (student) to the Climate Crisis Response Committee as student representatives. The term of these appointments is one year.
- 2. The Board of Education appoints Leah Werner, Shannon Adams, America Tirado, and Murtaza Balta to the Climate Crisis Response Committee as adult representatives. The term of this appointment is two years.

RESOLUTION No. 7183

Approving Board Member Conference Attendance as Representatives of the Board

RECITALS

Board Policy 1.40.070 requires Board approval for individual Board members to attend state or national meetings as representatives of the Board.

RESOLUTION

The Board affirms Vice Chair Michele DePass, attend the California Association of Black School Educators Conference in Carlsbad, CA, from October 16-18, 2025.

Resolution No. 7184

Authorizing Indemnification of PPS Employees Acting in Scope and Course of Employment

Recitals

- A. ORS 30.285 and Portland Public Schools Policy 5.50.020-P provide that the District will defend and indemnify its employees against any tort claim arising out of an alleged act or omission that occurred in the performance of their job duties.
- B. Except for limited circumstances, that obligation extends to only tort claims.
- C. The Board recognizes the need to encourage employees to effectively and efficiently perform their duties and to protect employees in the performance of their duties, including claims that may arise from signing grants, contracts, or other documents approved by the Board.
- D. PPS employees regularly make certifications to the federal government on behalf of the District in the performance of their job duties that may subject them to investigation or claims brought by the federal government or individuals acting on behalf of the federal government.

Resolution

- 1. The PPS Board of Education Policy Committee will engage in a review of Policy 5.50.020-P to assess reasonable defense and indemnification protections may be afforded PPS employees beyond tort claims.
- 2. Until that review is complete, the District agrees to provide legal counsel to employees who are a defendant or threatened with being made a defendant to any threatened, pending or contemplated civil, administrative or investigative action, suit or proceeding based on an alleged violation of federal law ("Proceeding") by reason of the fact that the person was an employee of the District and performed duties within the scope and course of their employment. The District will also indemnify such employees against all expenses, fines, and damages incurred in such Proceeding provided that the District does not determine, in the District's discretion, that an employee did not act in good faith within the scope of their authority, role, and duties or that the employee did not reasonably believe their actions were lawful, reasonable, and in the best interest of the District.
- 3. Any employee claiming indemnification must immediately notify the District's Chief Legal Officer of any Proceeding. The Chief Legal Officer, in turn, will notify the Board of any claim for defense and indemnification under this Resolution.

RESOLUTION No. 7199

Authorization for Off-Campus Activities

RECITAL

Portland Public Schools (“District”) Policy 6.50.010-P (“Off-Campus Activities”) requires the Board of Education (“Board”) consent to student out-of-state travel.

RESOLUTION

The Board has reviewed the request for out-of-state travel. All required documents have been submitted to the Risk Management Department. The Superintendent recommends that the Board consent to the student out-of-state travel for the below request:

AUTHORIZATION FOR OFF-CAMPUS ACTIVITIES

Date(s)	School, Course, & Number of Students	Purpose of Travel	Travel Destination	Estimated Cost	Equitable Field Trip Fund; %
10/25-10/29/25	Roosevelt HS Leadership, 1	Student chosen to participate at National Education Advocacy Summit	Washington DC	\$1943	N/A
10/29-11/1/25	Lincoln HS Brothers of Color, 6	Nuclear Peace Summit	Winnipeg, Canada		N/A
11/20-11/24/25	Lincoln HS Band, 14	Honor Band & Clinics	Seattle, WA	\$490	N/A

RESOLUTION No. 7200

Approving Board Member Conference Attendance as a Representative of the Board

RECITALS

Board Policy 1.40.070 requires Board approval for individual Board members to attend state or national meetings as representatives of the Board.

RESOLUTION

The Board affirms Director Rashelle Chase-Miller, to attend the Council of the Great City Schools Annual Fall Conference in Philadelphia, PA from October 22-26, 2025.