



PORTLAND PUBLIC SCHOOLS Health, Safety & Modernization Bond



January 24, 2017





PORTLAND PUBLIC SCHOOLS
Health, Safety & Modernization Bond

Welcome





PORTLAND PUBLIC SCHOOLS
Health, Safety & Modernization Bond

Districtwide Public Opinion Survey

Lisa Grove

Anzalone Liszt Grove Research





Addressing Health & Safety

Two ways bond addresses health & safety:

- Modernization and repair of 3 high schools and one middle school
 - Comprehensively addresses all health & safety areas
- Additional targeted health & safety investments in areas we need to address now, before all schools are fully modernized





Modernizations

Continuing PPS' long-range plan to update all schools, either through modernizations and additions, or full rebuilds of the following schools:

- Benson Polytechnic High School
- Lincoln High School
- Madison High School
- Kellogg Middle School





PORTLAND PUBLIC SCHOOLS
Health, Safety & Modernization Bond

Benson Polytechnic High School



BENSON POLYTECHNIC BOARD OVERVIEW / JANUARY 24, 2017



PROJECT OVERVIEW /



CONSTRUCTION BUDGET

\$122 Million

PROJECT BUDGET

\$202 Million

STUDENT DESIGN CAPACITY

1,700

PROPOSED BUILDING AREA

+/- 368,000 SF

KEY PROJECT CHALLENGES

- + Historic landmark
- + Constrained urban site
- + Extensive health and safety upgrades required, including seismic upgrade of unreinforced masonry (URM) buildings and providing universal ADA access throughout campus
- + Phased construction with student occupancy

Main Building construction, circa 1916



PORTLAND PUBLIC SCHOOLS

Health, Safety and Modernization Bond

www.pps.net/bond2017

bassetti architects / JANUARY 24, 2017

MASTER PLAN COMMITTEE (MPC) PROCESS /

RECENT WORKSHOP ACTIVITIES

- + Guiding Principles
- + Preferred master plan schemes
- + CTE program studies
- + Building design studies (Schemes A-J)
- + Phasing overview

UPCOMING ACTIVITIES

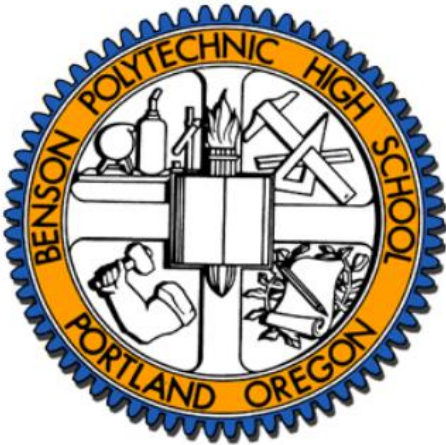
- + Design refinement
- + Ed Spec development
- + Community partnerships



*Innovative
education delivery
should help inform the
vision for
the modernization
of Benson*



MPC GUIDING PRINCIPLES /



1. Honor the unique history and culture of Benson Polytechnic High School.
2. Engage with the local business, government, and post-secondary partners to create strong connections between education and industry.
3. Provide hands-on, project-based learning opportunities that are imbued with rigor and relevancy.
4. Provide agile, flexible, and adaptable facilities that support changing educational needs.
5. Provide learning environments that inspire creativity and collaboration among students.
6. Support a comprehensive educational experience for students.
7. Celebrate diversity and provide a sense of inclusion and belonging among students and families.
8. Position Benson Polytechnic as a national model for STEAM and Career Technical Education (CTE).



PRE-DESIGN DILIGENCE /



INFORMATION GATHERING

- + Review of as-built documents provided by PPS
- + Consultant site visits
- + Historic renovation assessment
- + Systems assessments (MEP, structural, acoustic, theatrical, etc.)
- + Sound engineer testing of CTE shops
- + Phase 1 Environmental Site Assessment
- + Detailed equipment survey
- + Interviews with over 20 departments, including all Career Technical Education (CTE) department heads, alumni, and administration.

ESTIMATE COORDINATION

- + Heavy Remodel
- + Medium Remodel
- + Light Remodel
- + Demolition
- + On-site and Off-site Improvements





CONTINUING EFFORTS

- + Development of Benson Polytechnic High School
Focus Option Ed Spec
- + Design refinement
- + Building survey and photo documentation
- + BIM model
- + Geotechnical soils investigation
- + Phase 2 Environmental Site Report
- + Testing (structural, acoustic, etc.)
- + Ongoing student and staff engagement





CATEGORIES

1. **Water Quality:** Modernization would include replacement of plumbing piping and fixtures.
2. **Fire /Life Safety:** Aged fire alarm and sprinkler systems will be upgraded for improved safety.
3. **Asbestos:** Abatement and removal.
4. **Lead Paint:** Abatement and removal.
5. **Building Envelope:** Modernization would upgrade exterior walls, windows and roof to repair damage, improve energy efficiency and increase durability.
6. **ADA:** Substantial upgrades to make all areas of the school universally accessible and compliant with current codes.
7. **Radon:** Modernization would provide a new radon mitigation system below new foundations.



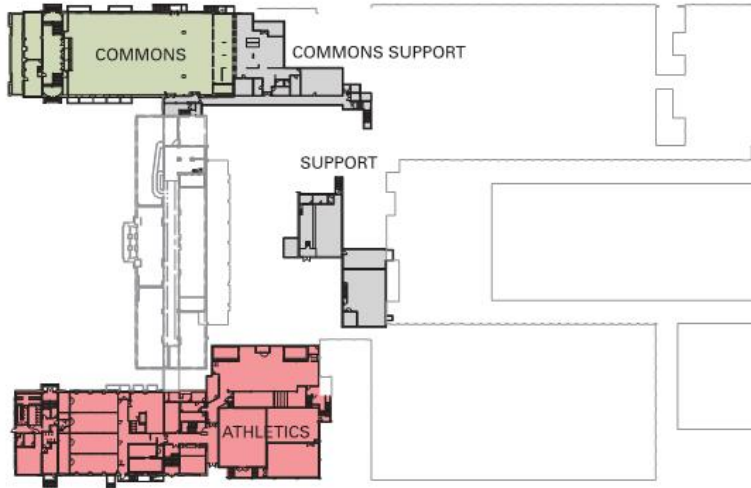


CATEGORIES (...continued)

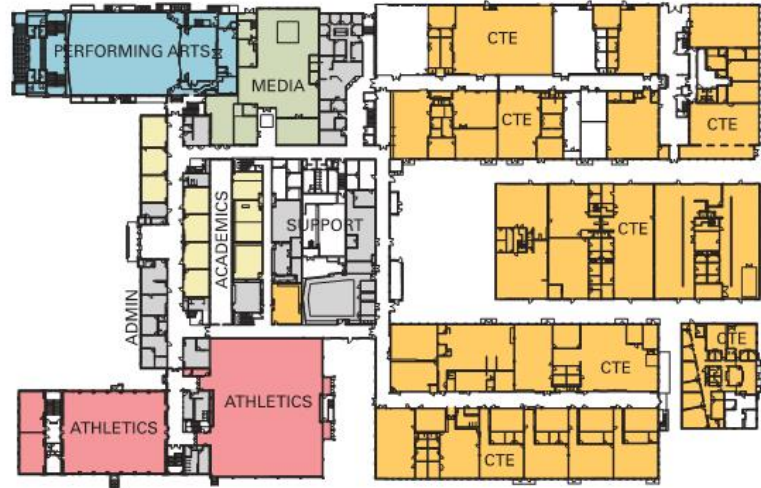
8. **Seismic:** URM buildings and other structures would receive a complete structural upgrade to meet current building codes.
9. **Security Systems/Fencing:** Secure entry and video surveillance system upgrades to control access. Exterior service access and central plazas to be fenced and secured during school hours.
10. **Auditorium/Stage:** Aging theatrical lighting and rigging systems to be updated for improved safety and maintainability.



EXISTING PROGRAM DIAGRAM /



LOWER LEVEL



GROUND FLOOR

LEGEND

-  Administration & Support
-  Commons & Media Center
-  Academics
-  Athletics
-  Performing Arts
-  CTE

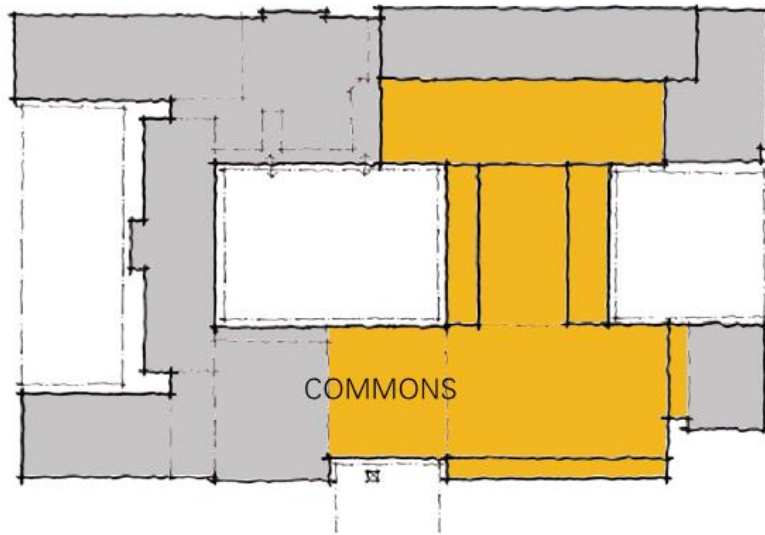


UPPER FLOOR

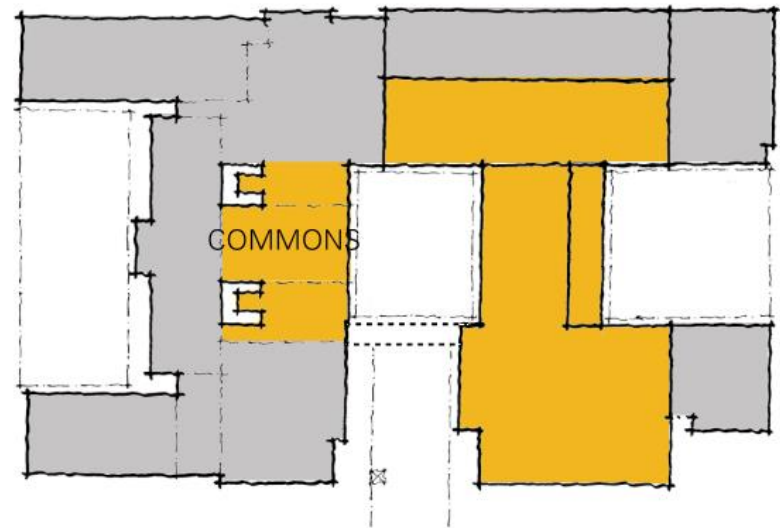


DESIGN APPROACH / EXISTING RENOVATION & NEW CONSTRUCTION

SCHEME 1



SCHEME 2



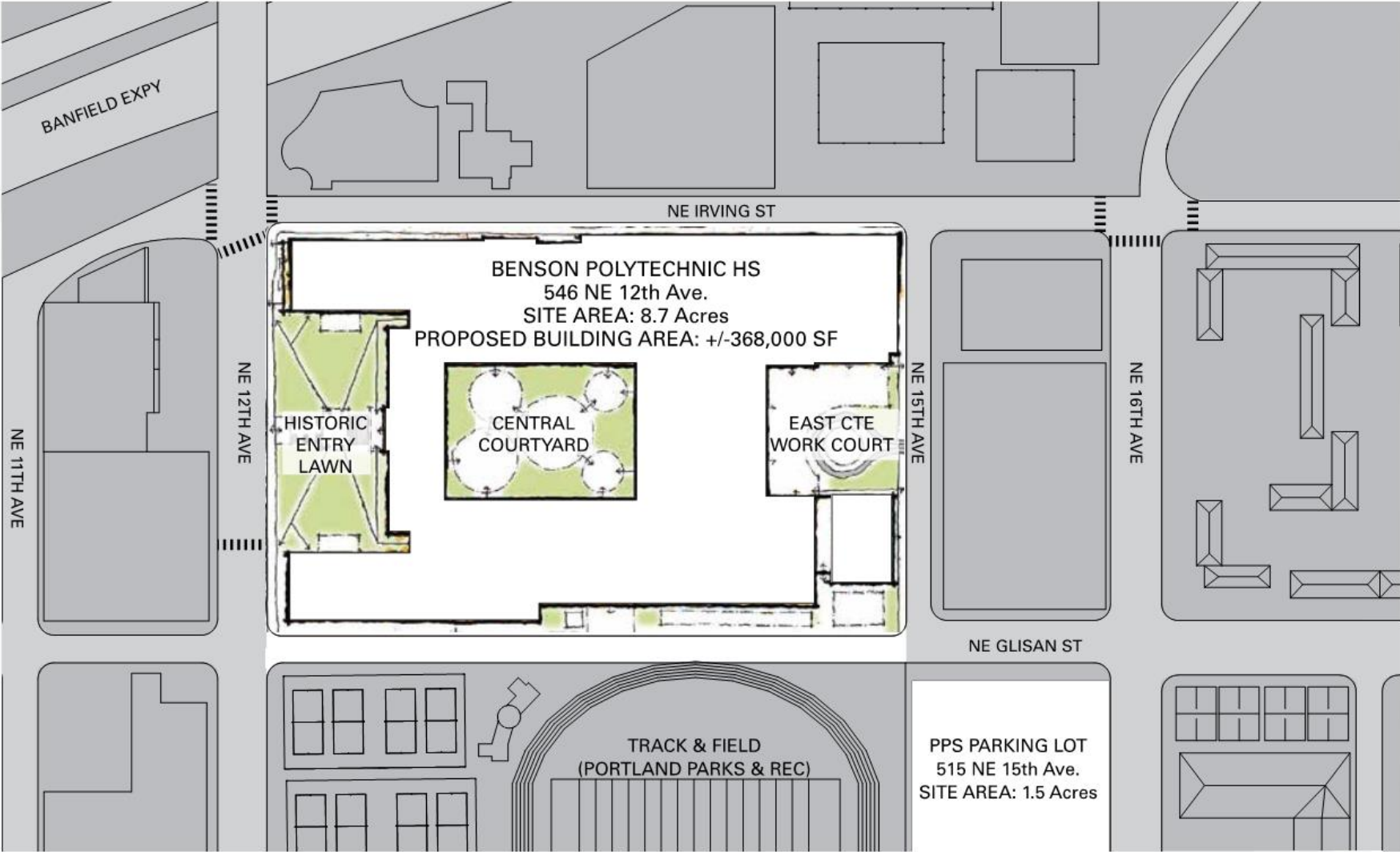
 New Construction  Renovation of Existing

COMMON THEMES

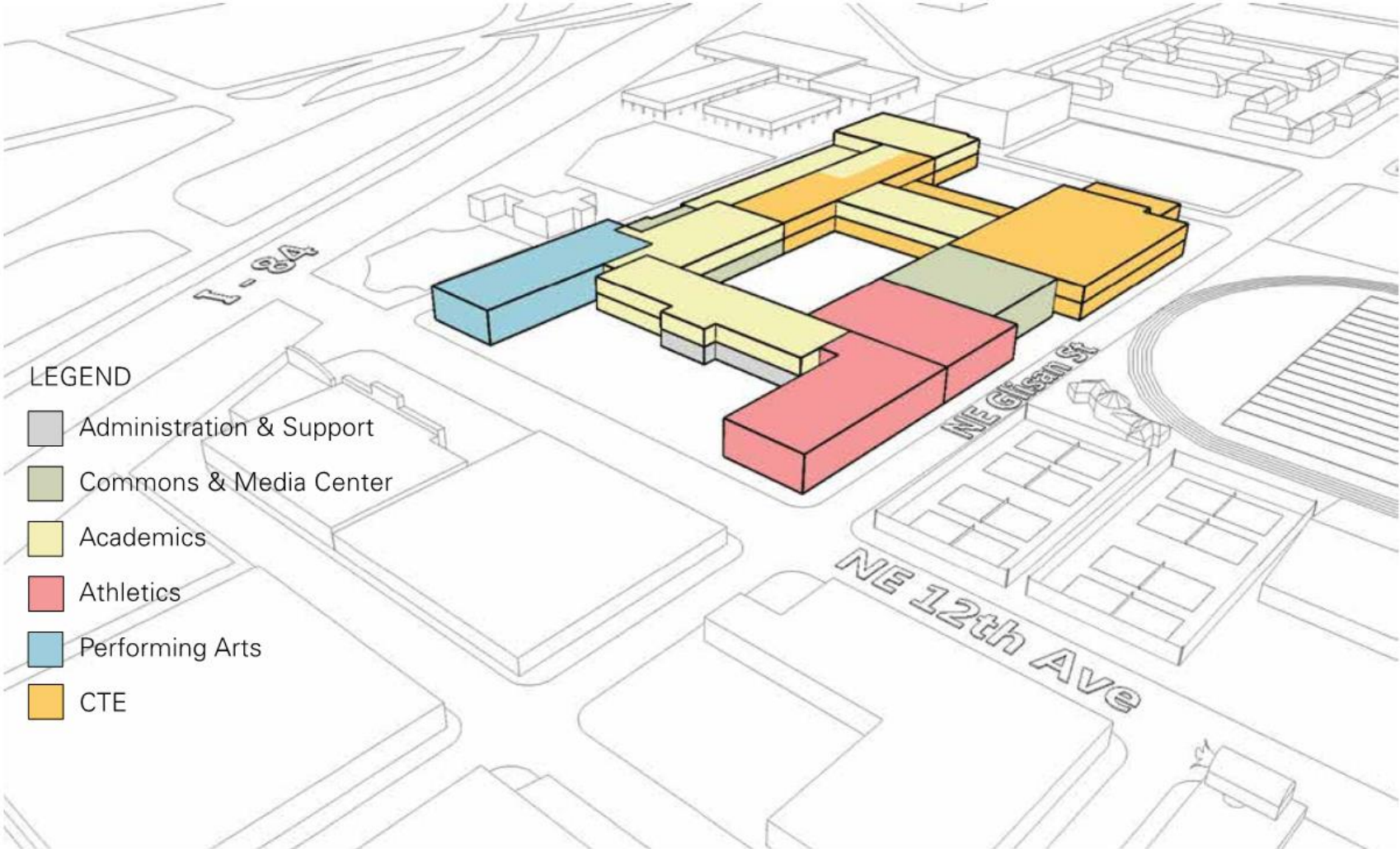
- + New Commons at the heart of the school.
- + Maintaining and modernizing historic buildings to the west and north.
- + Providing a protected courtyard at the center and a shared work courtyard to the east.
- + Addressing service and delivery access from the east and south.
- + Integrating academic classrooms and CTE shops within the school for better collaboration.
- + Enhancing daylighting, transparency, and natural ventilation.
- + Providing flexible and adaptable spaces that will meet the needs of Benson Tech now and in the future.
- + Balancing program, budget and phasing considerations.



SCHEME 1 / SITE PLAN



SCHEME 1 / MASSING DIAGRAM

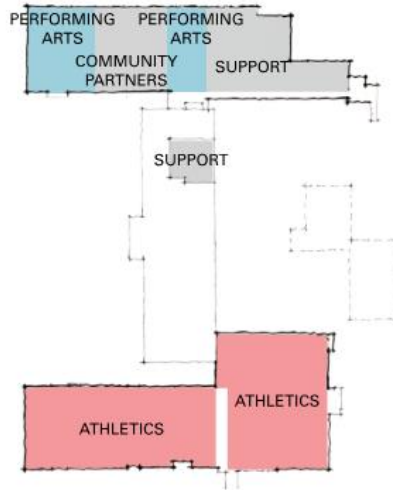


LEGEND

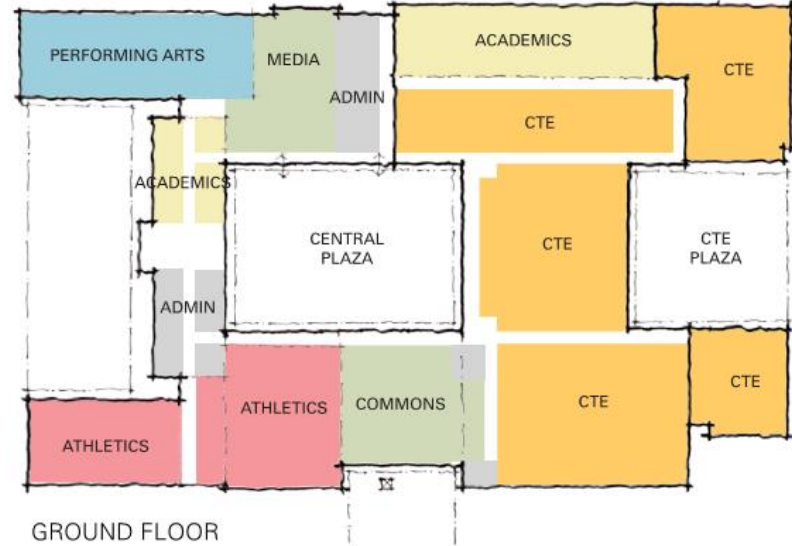
- Administration & Support
- Commons & Media Center
- Academics
- Athletics
- Performing Arts
- CTE



SCHEME 1 / PLAN DIAGRAM



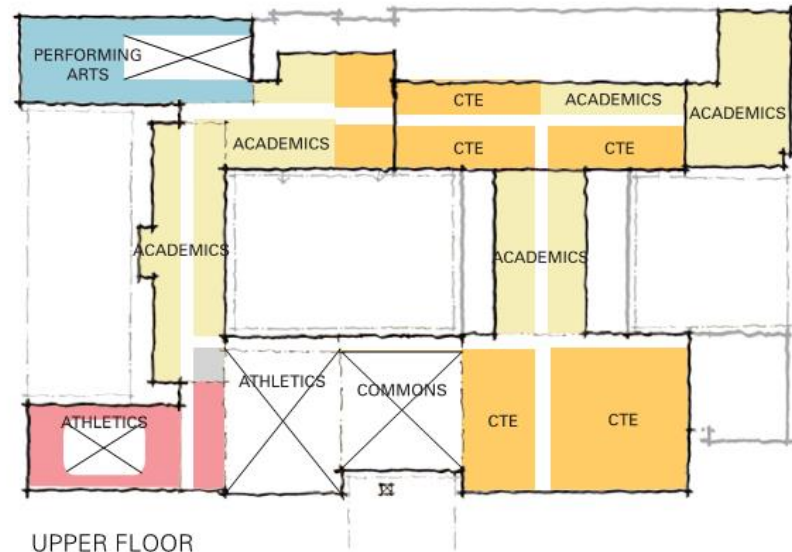
LOWER LEVEL



GROUND FLOOR

LEGEND

-  Administration & Support
-  Commons & Media Center
-  Academics
-  Athletics
-  Performing Arts
-  CTE



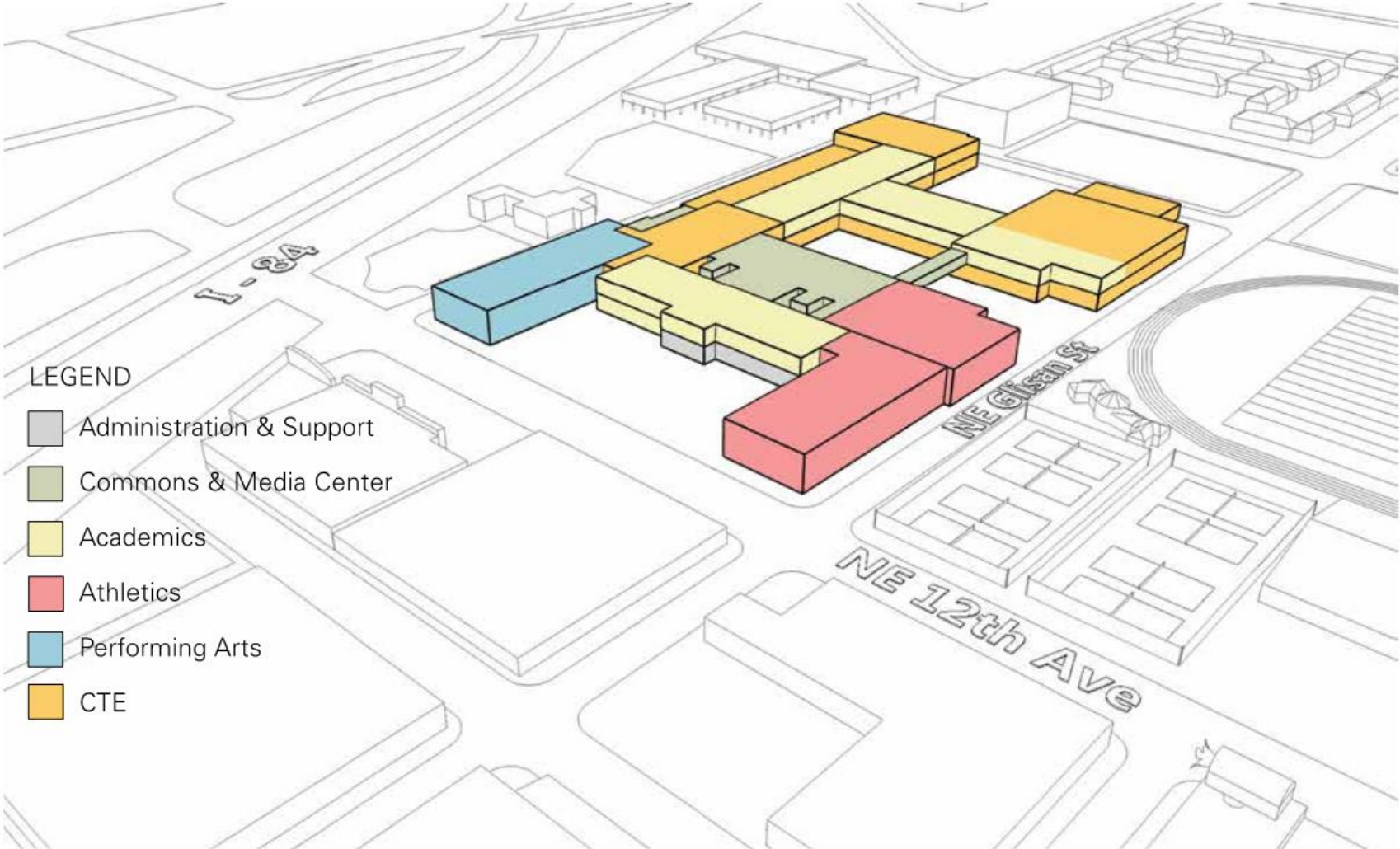
UPPER FLOOR



SCHEME 2 / SITE PLAN



SCHEME 2 / MASSING DIAGRAM

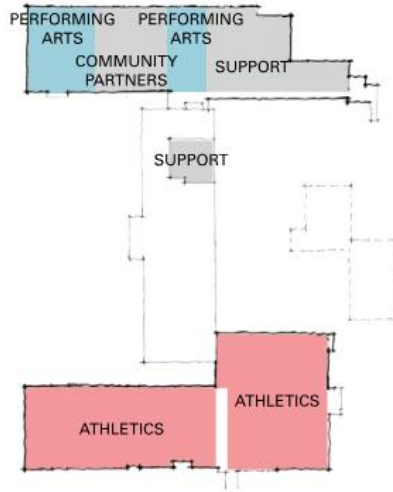


LEGEND

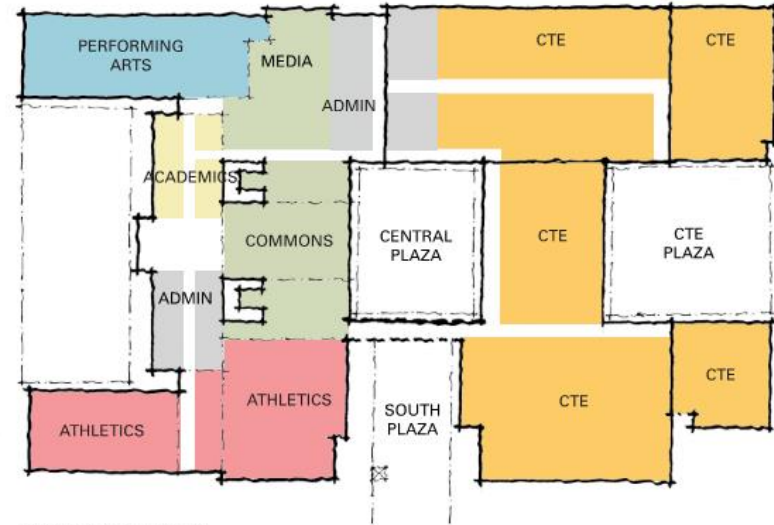
- Administration & Support
- Commons & Media Center
- Academics
- Athletics
- Performing Arts
- CTE



SCHEME 2 / PLAN DIAGRAM



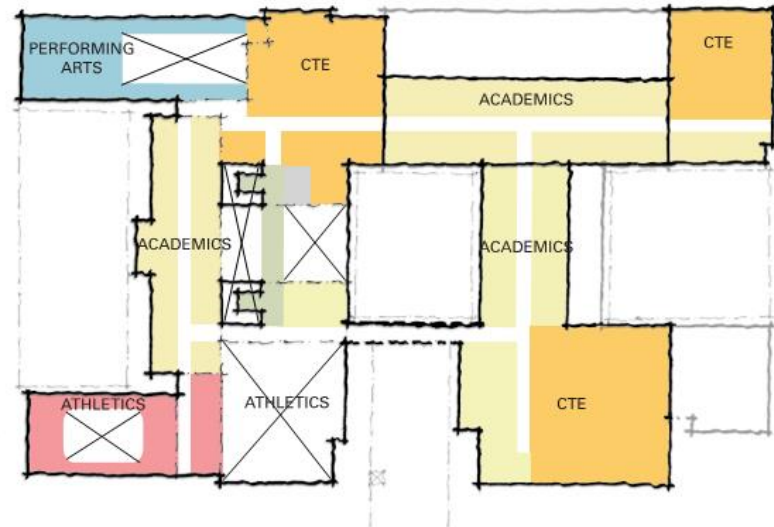
LOWER LEVEL



GROUND FLOOR

LEGEND

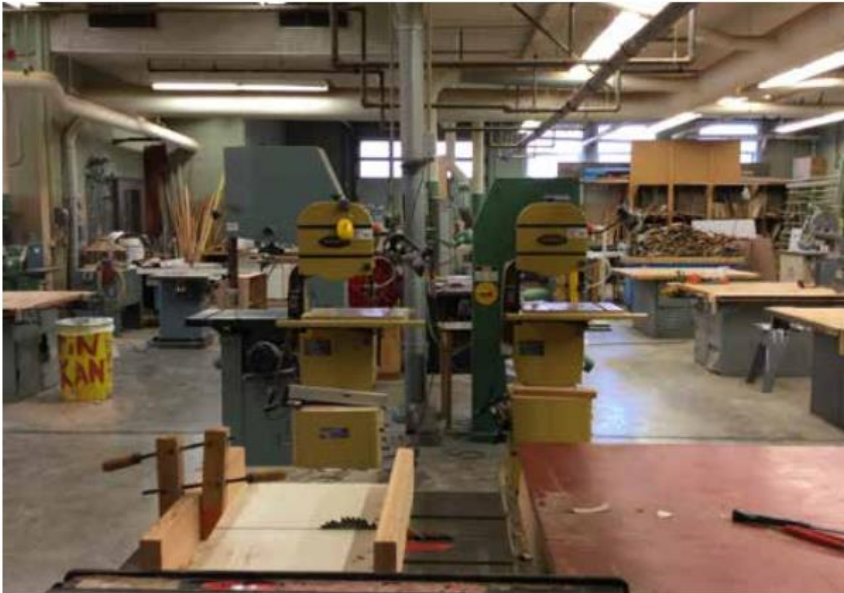
- Administration & Support
- Commons & Media Center
- Academics
- Athletics
- Performing Arts
- CTE



UPPER FLOOR



PHASING / ASSUMPTIONS



INITIAL PHASING ASSUMPTIONS FOR BENSON POLYTECHNIC HS

- + All Benson Tech programs will remain on-site during construction.
- + If off-site options are presented or available before the start of construction, reductions in swing costs or durations may be achieved.
- + Maximize efficiency in programs to minimize swing space needs.
- + No increase to student capacity before and during construction.
- + Non-Benson programs will be relocated off-site before the start of construction.
- + Utilize adjacent PPS parking site for swing or contractor space, if possible.
- + Main gym and theater will each be unavailable for one school year.
- + Swing of Main Gym and Auxiliary Gym will allow P.E. programs to continue to operate on-site.





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Health, Safety & Modernization Bond

Lincoln High School



BORA

Portland Public Schools

Lincoln High School: Pre-Design / Due Diligence Study

PPS Board Meeting

January 24, 2017



Lincoln High School Pre-Design/Diligence Study

Guiding Principles

- Health & Safety And Security Are Top Priorities
- Student-Centered Facilities As Outlined In The 2012 LRFP
- Quality And Quantity Of Space As Outlined In The Ed Specs (Including CTE)
- Minimize Disruptions Due To Construction Activities
- Maximize Long Term Operational Efficiency & Sustainability
- Achieve All Of These In The Most Cost Effective Manner Possible
- Invest Limited Resources Wisely



Lincoln High School Pre-Design/Diligence Study Process

- Health & Safety Analysis Of Existing Facilities
 - Safety And Security
 - Seismic / Structural
 - Accessibility
 - Hazardous Materials
 - Building Systems Assessment (Mechanical, Electrical, Data, Plumbing Fire Protection)
- Existing Space And Site Analysis
- Program Verification Per Ed Spec For Comprehensive High School for 1700 Students
- Land Use Planning + Code Compliance
- Site Survey And Geotechnical Analysis
- Develop Building + Site Design Concepts Including Building Systems
- Develop Construction Logistics And Phasing Scenarios
- Develop Cost Estimates for Each Option



Lincoln High School Key Challenges

- No Viable Off-Site Swing Option Requiring Temporary Swing School To Be Constructed on Track and Field
- Location Within The Central City 2035 Plan
- Constrained Site In Dense Urban Setting
- Utility Easements Running Through Site Creating “No Build Zones”
- Sloped Site Topography Requiring Extensive Grading For Accessibility
- Poor Soils Requiring Deep Foundation Systems
- Existing School Is 100,000 Sf Below Ed Spec For Comprehensive High School for 1700 Students

Existing Lincoln High School: 180,912 Sf

Required 2017 Ed Spec: 281,370 Sf

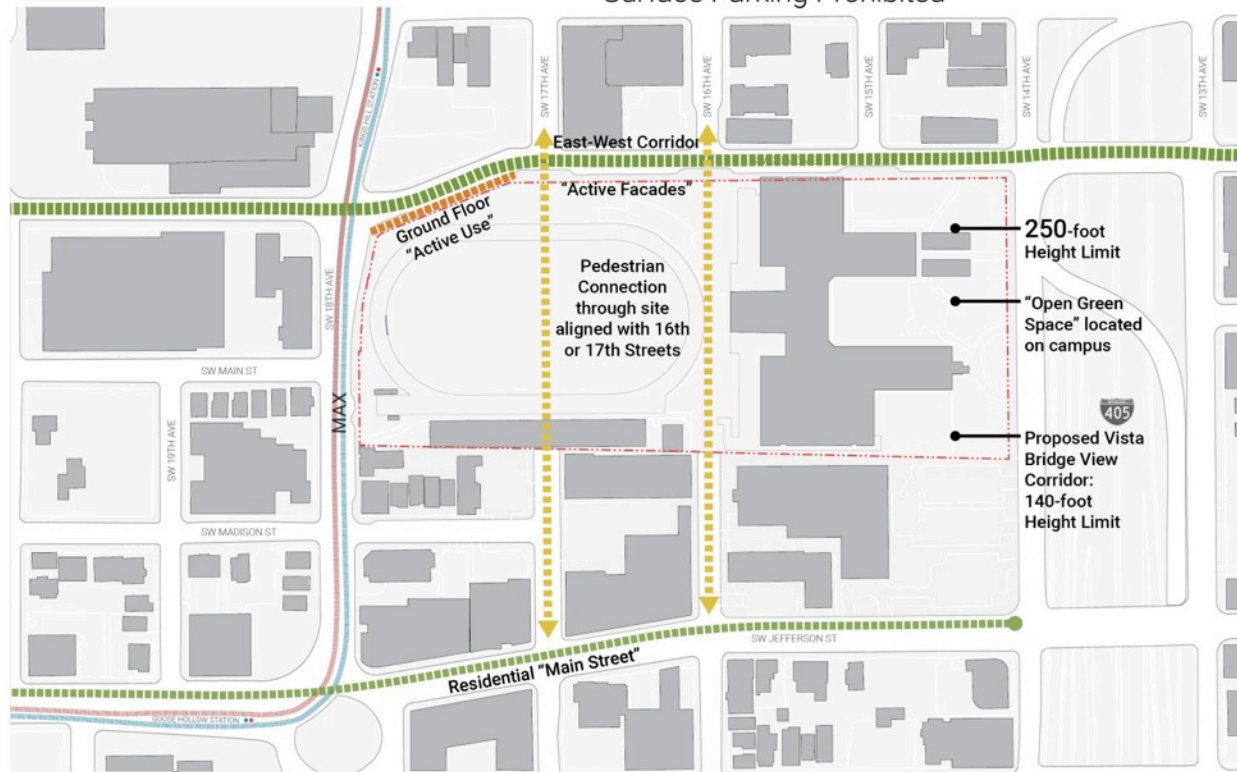
- Existing Mechanical, Electrical , Plumbing, Data And Fire Protection Systems Are Outdated And Need To Be Replaced
- Existing Building Needs Full Seismic Upgrade



Lincoln High School Challenges

Central City 2035 Plan

CXd Zone (Central Commercial with Design Overlay)
Surface Parking Prohibited



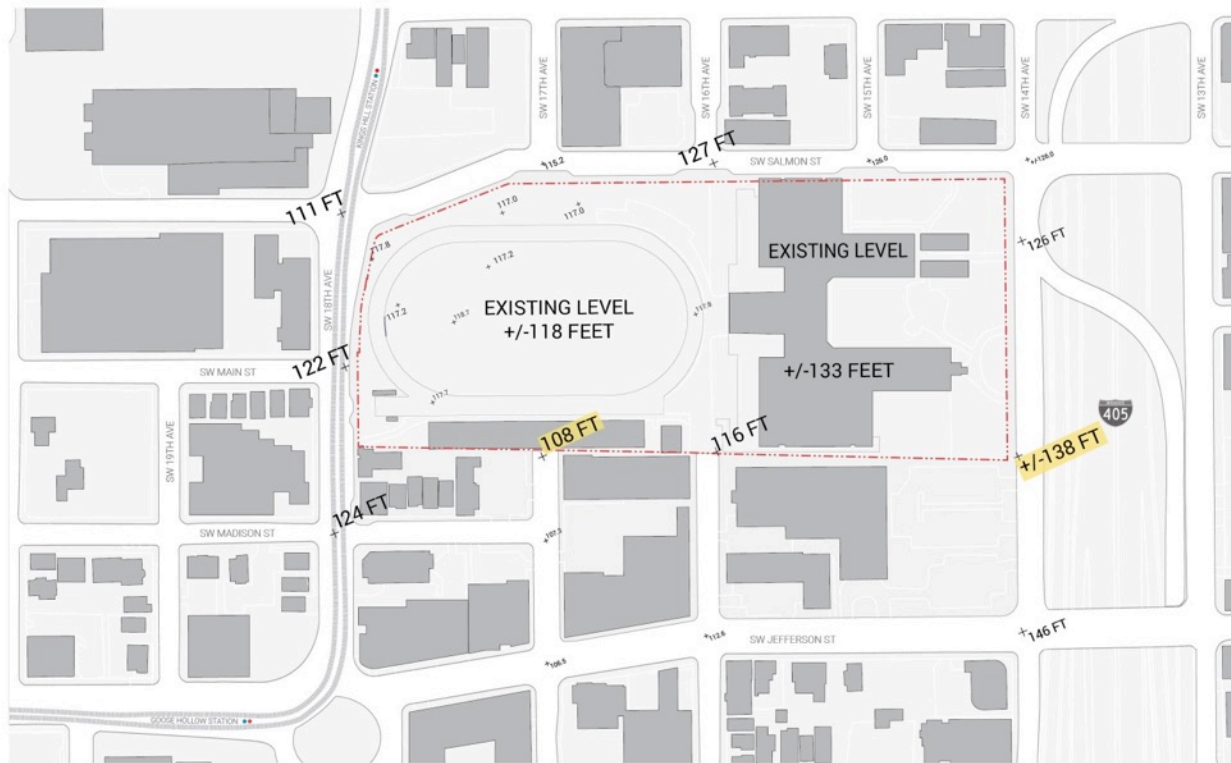
Lincoln High School Challenges

Utility Easements at 16th and 17th Avenue



Lincoln High School Challenges

Site Plan Existing Grades + Soils



Geotechnical Soil Report

- 35 to 40 ft of variable fill soils (undocumented fill of Tanner Creek)
- Native layer of medium stiff to very stiff silt and medium dense to dense sand
- Gravel at 95ft
- Groundwater at depths of 70ft or more

Lincoln High School Existing Building

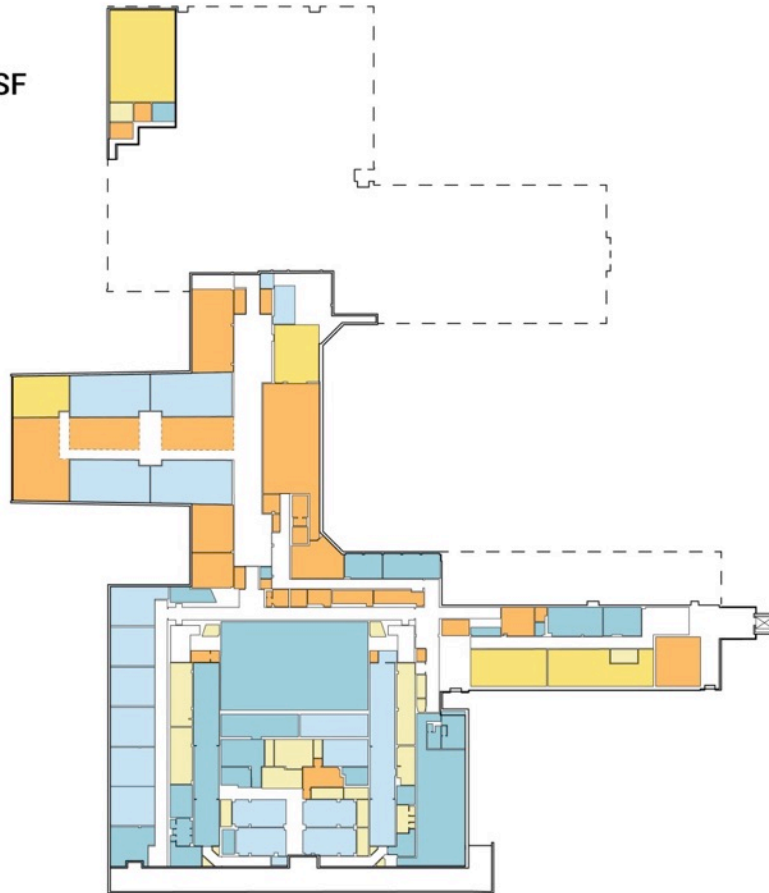


Lincoln High School Existing Building Analysis

Existing SF vs. Ed Spec

Existing Lincoln High School: 180,912 SF

Required 2017 Ed Spec: 281,370 SF



VARIATION FROM ED SPEC SF:

- > +10%
- +10% to -10%
- 10% to -20%
- 20% to -30%
- 30% or less

Lincoln High School Existing Building Analysis

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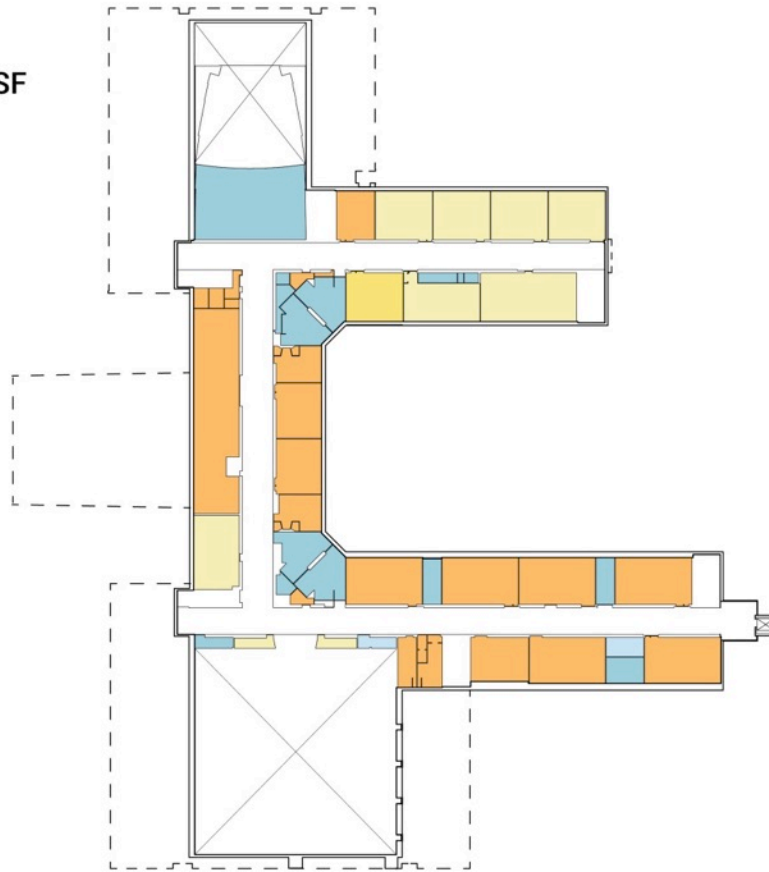
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VARIATION FROM ED SPEC SF:

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Lincoln High School Existing Systems Analysis

HVAC Systems

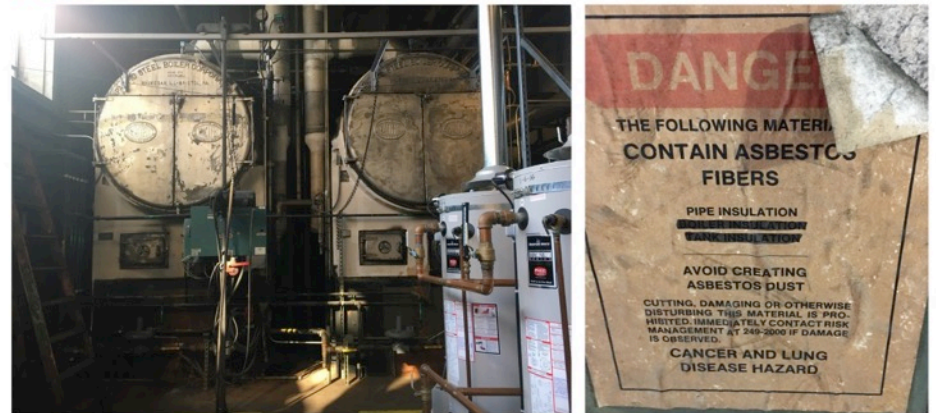
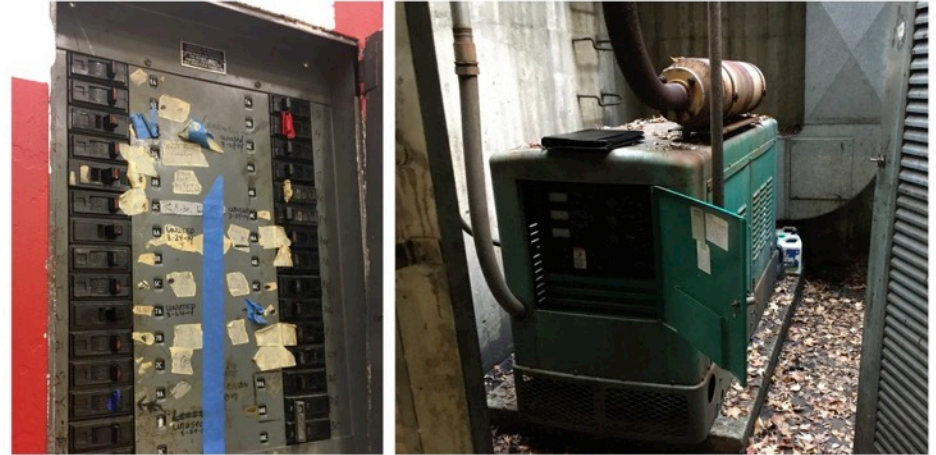
Plumbing Systems

Fire Protection Systems

Electrical Systems

IT/Telecom Systems

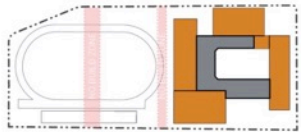
Seismic



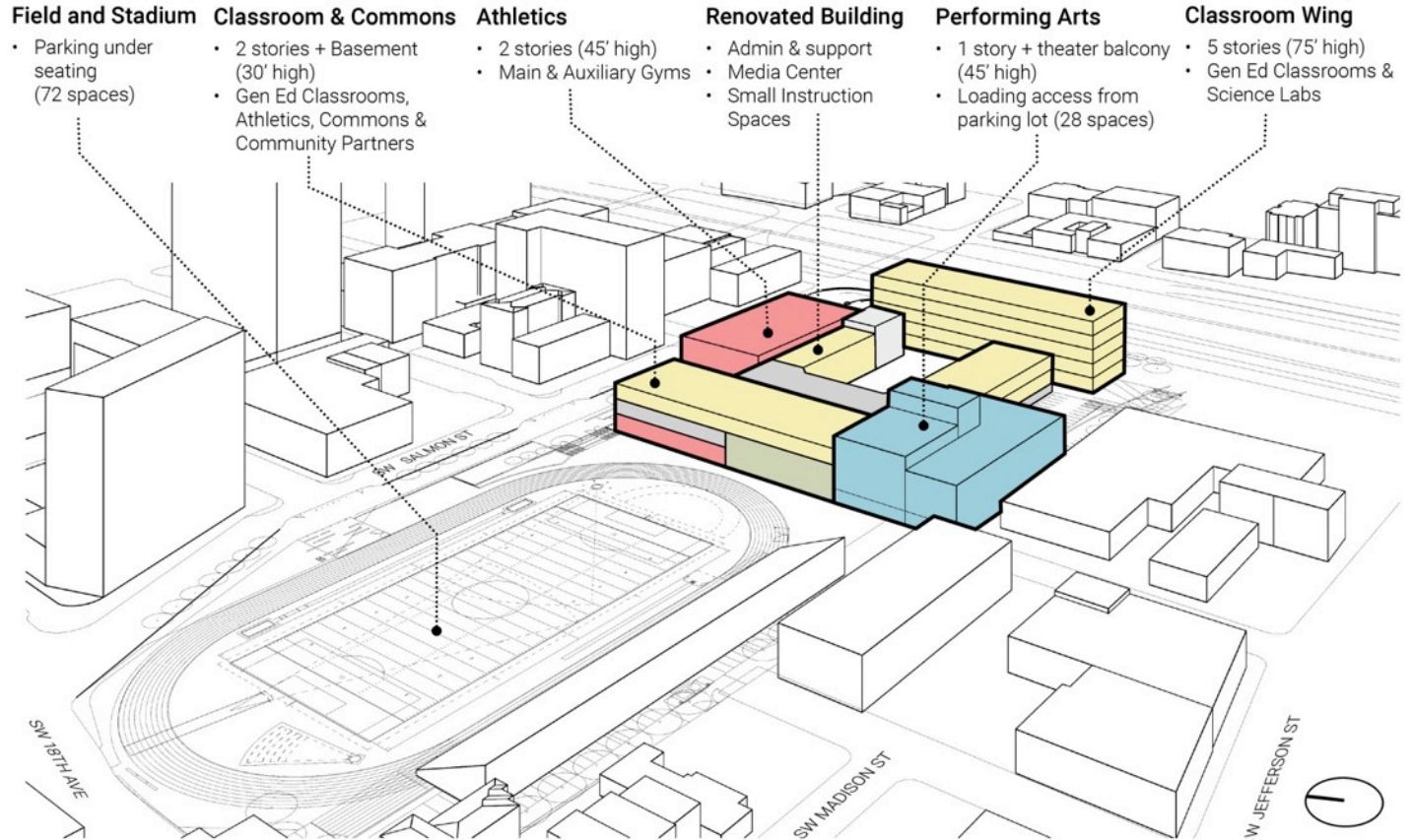
Lincoln High School

Pre-Design Options

Renovation + Addition



Site Key

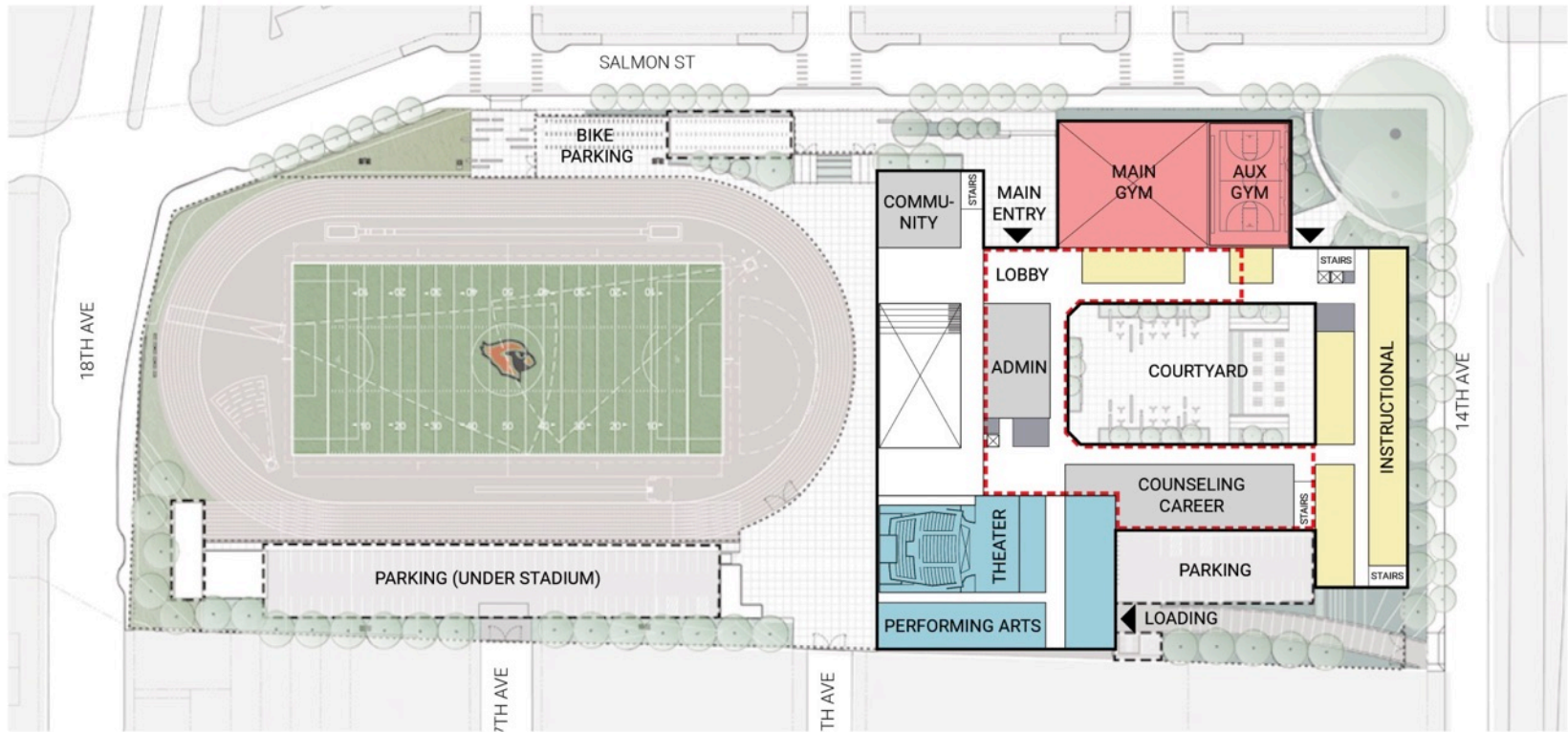


Legend

- Administration & Support
- Commons & Media Center
- Instructional
- Athletics
- Performing Arts
- Core

Lincoln High School Site Plan

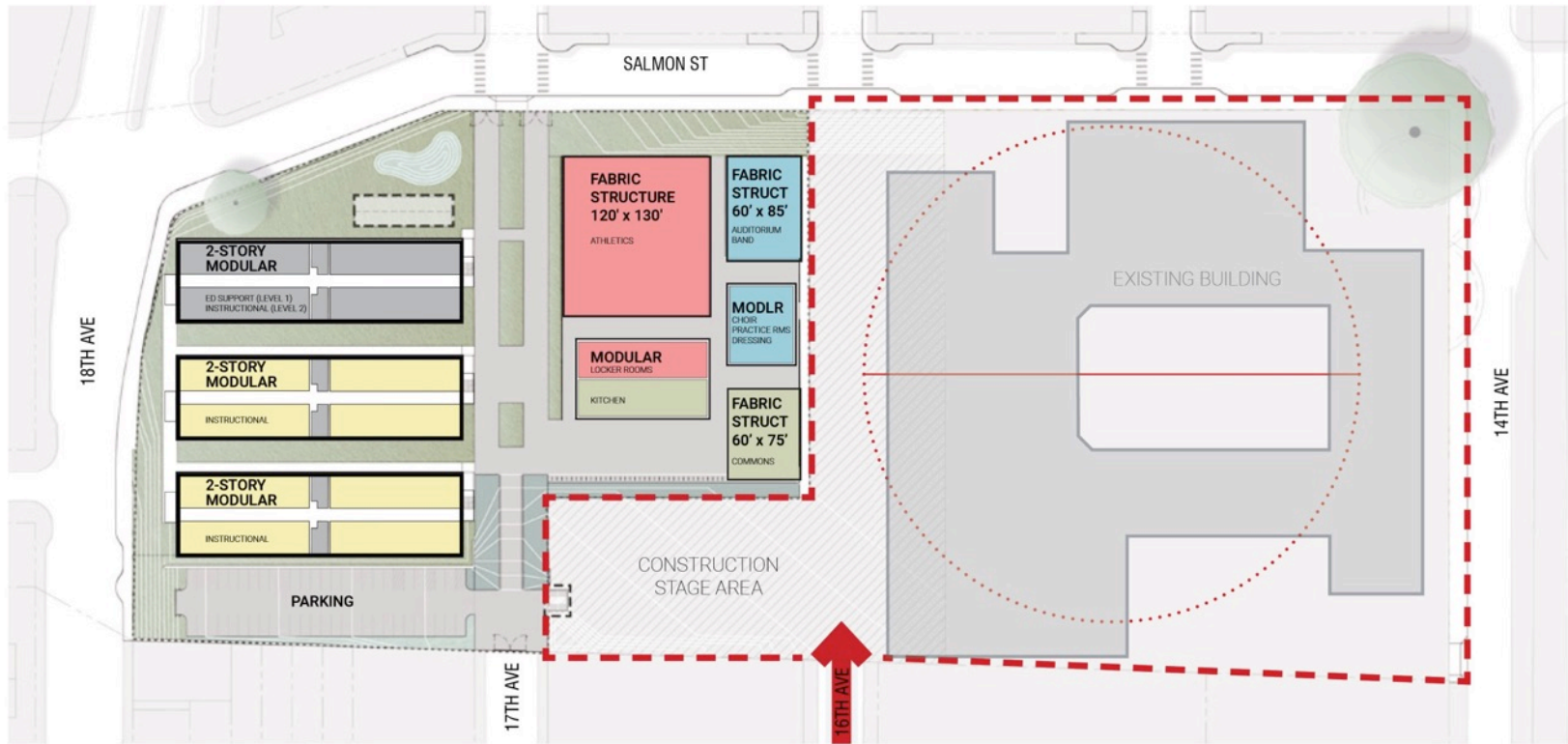
Renovation + Addition



 Denotes outline of existing building to be renovated

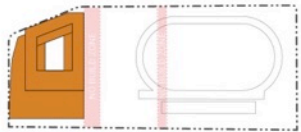
Lincoln High School Site Plan

Renovation + Addition: Swing Site



Lincoln High School Pre-Design Options

Full Replacement: Horizontal



Site Key 

Instructional Wing

- 5 stories (75' high)
- General Ed Classrooms and Science Labs

Performing Arts

- 2 stories (30' high) @ street level

Athletics

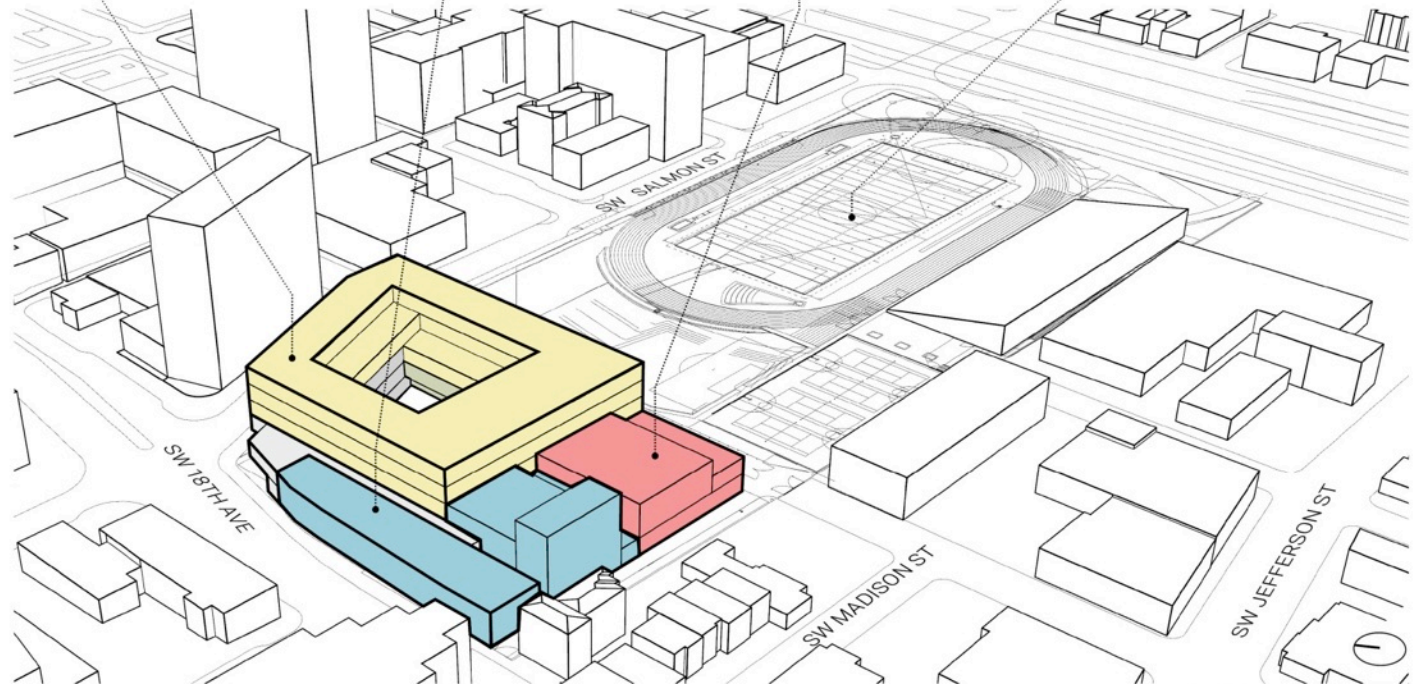
- 3 stories (45' high)
- Adjacent to field
- Aux Gym on top of Main Gym


Field and Stadium

- Parking under seating (100 spaces)

Legend

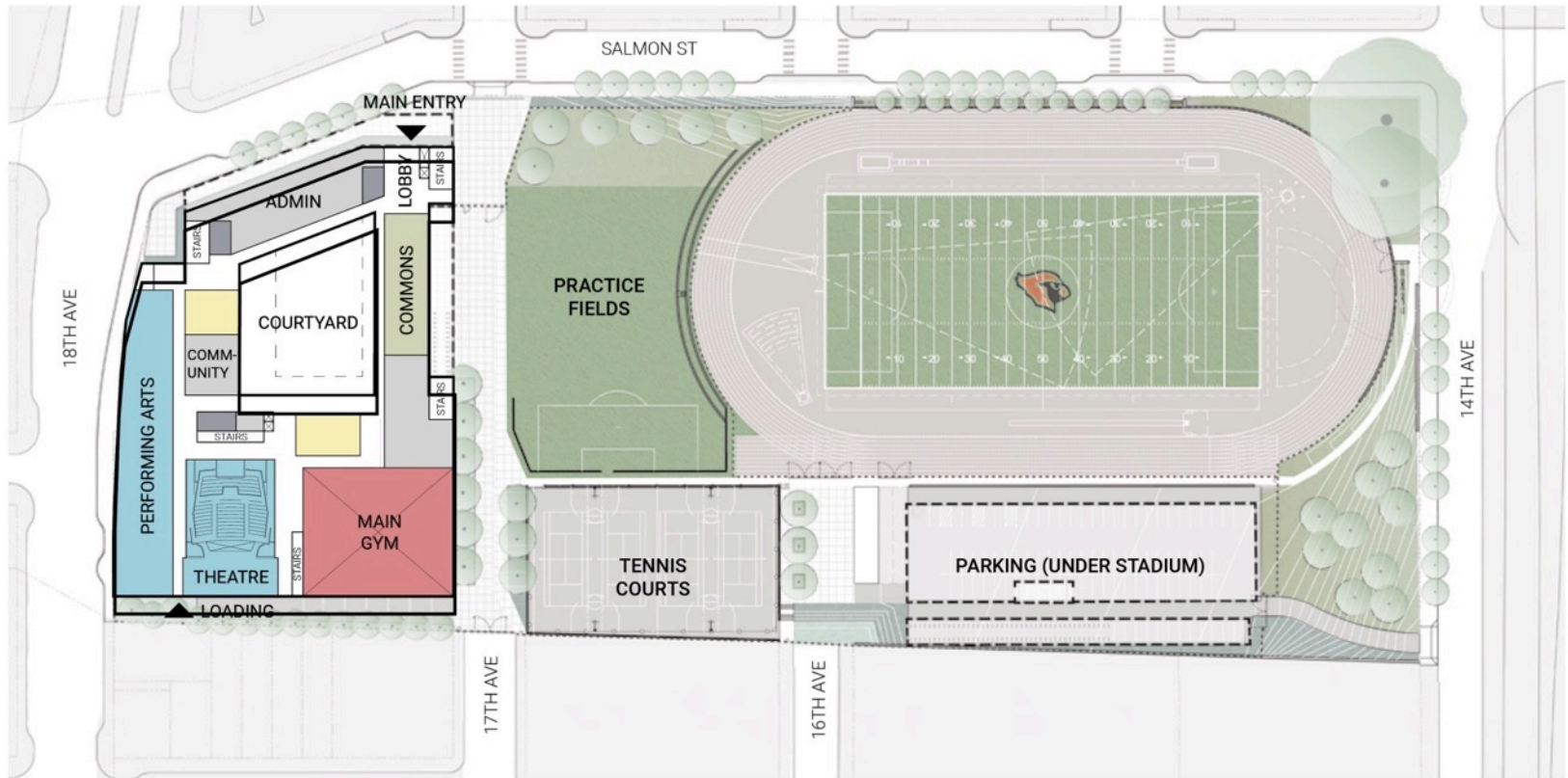
-  Administration & Support
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-  Instructional
-  Athletics
-  Performing Arts
-  Core



Massing Diagram  BORÁ

Lincoln High School Site Plan

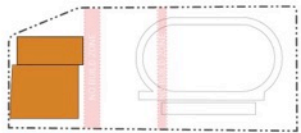
Full Replacement: Horizontal



Lincoln High School

Pre-Design Options

Full Replacement: Vertical



Site Key



Instructional Wing

- 9 stories (135' high)
- Gen Ed Classrooms & Science Labs
- Commons & Media Center

Performing Arts

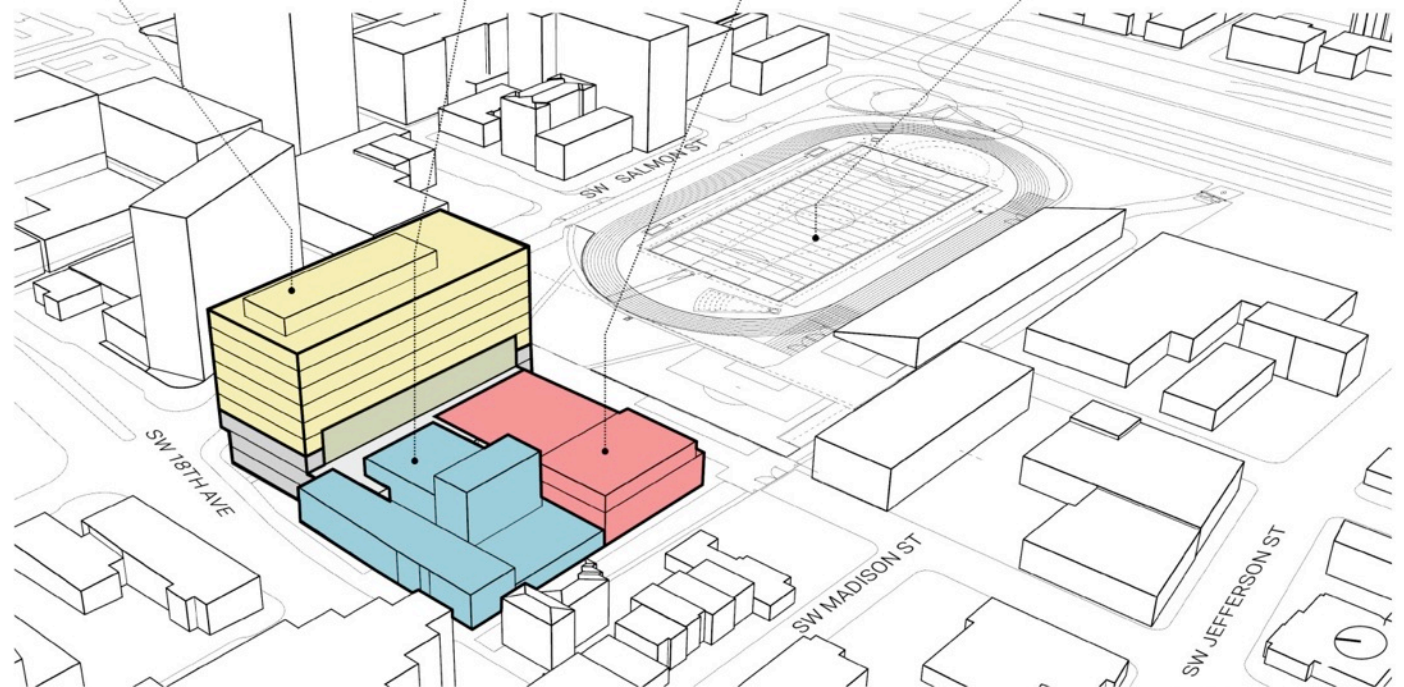
- 2 stories (30' high) at street level

Athletics

- 3 stories (45' high)
- Adjacent to field

Field and Stadium

- Parking under seating (100 spaces)

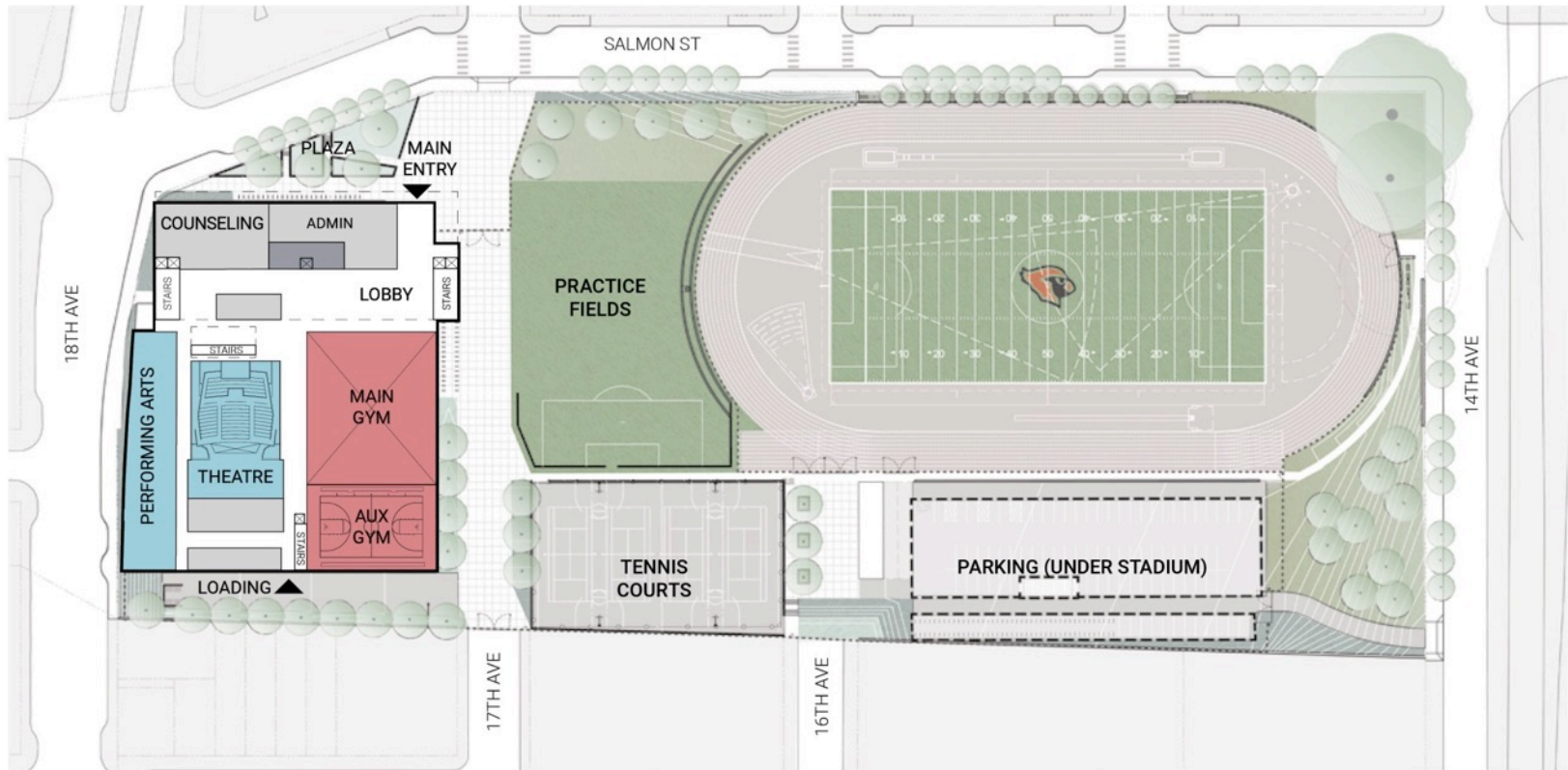


Legend

- Administration & Support
- Commons & Media Center
- Instructional
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- Core

Lincoln High School Site Plan

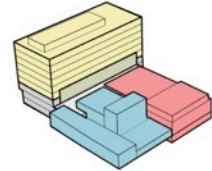
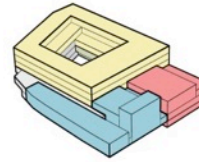
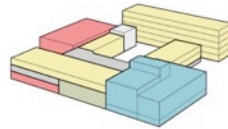
Full Replacement: Vertical



Lincoln High School Summary

Renovation + Addition

Full Replacement



Horizontal

Vertical

Health & Safety and Security



Student-Centered Facilities



Meet Ed Specs (Quality and Quantity)



Minimize Disruptions during Construction



Long term Operational Efficiency



Meet Goals Cost Effectively

\$252M

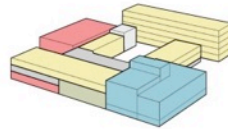
\$ 187M

Total Project Cost

Total Project Cost

Lincoln High School Summary

Renovation + Addition



- Health & Safety and Security
- Student-Centered Facilities
- Meet Ed Specs (Quality and Quantity)
- Minimize Disruptions during Construction
- Long term Operational Efficiency
- Meet Goals Cost Effectively

- ✓
- ✓
- ✓
- ✗
- ✓-

\$252M
Total Project Cost

RECOMMENDED BY MPC

Full Replacement



Horizontal

Preferred Option

Vertical

- | | |
|---|---|
| ✓ | ✓ |
| ✓ | ✓ |
| ✓ | ✓ |
| ✓ | ✓ |
| ✓ | ✓ |

\$ 187M
Total Project Cost



PORTLAND PUBLIC SCHOOLS
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Madison High School



Madison High School Revitalization

Master Planning and Due Diligence



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BLRB architects

Madison High School Challenges

- **The Madison HS Story**
 - The outdated school does not encourage the community to connect across cultural barriers
 - The uninviting and unwelcoming building exterior do not encourage students to attend their neighborhood high school
 - The building and site do not integrate with the neighborhood or adjacent park thereby discouraging community connection and a sense of being safe
 - The school structure and building systems limit expansion of existing programs, development of new, or the agility to adapt in the future.



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Pre-Design Due Diligence

- **More in-depth look at building & site**
 - **Safety and Security analysis**
 - **Phase 1 Environmental Assessment**
 - **Arborist review of white oaks**
 - **Geotechnical analysis**
 - **Structural destructive testing**
 - **Mechanical, electrical, and plumbing**
 - **Asbestos location verification**
- **School program analysis**
 - **Comparison with PPS Comprehensive HS Educational Specification**
 - **Determine with staff if program needs now and in the future are sufficient**
 - **Identifying optional priorities with MPC**



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Madison High School Health & Safety

- **Water Quality:** Replace plumbing piping, fixtures and mechanical system to meet current standards
- **Fire/Life Safety:** Upgrade fire alarm and sprinkler system
- **Asbestos:** Abate and removal – floors, ceilings and walls
- **Building Envelope:** improve energy efficiency and durability
- **ADA:** Improve access at entry and from south east athletic fields
- **Radon:** Mitigation measures in new construction
- **Seismic:** Whole building reinforcement to meet current code
- **Auditorium/Stage:** Replace outdated lighting and rigging to improve safety



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MPS Guiding Principles

- **Create State-of-Art 21st Century Learning Environment**
- **Community Connections – Make Madison HS the heart of the neighborhood**
- **Connect social and academic activities in a diverse community**
- **Connect the indoor spaces with outdoor courtyards and gardens**
- **Advocate and practice sustainability of systems**
- **Create a fully accessible building and site**
- **Optimize the site topography**
- **Modernize the school building systems**



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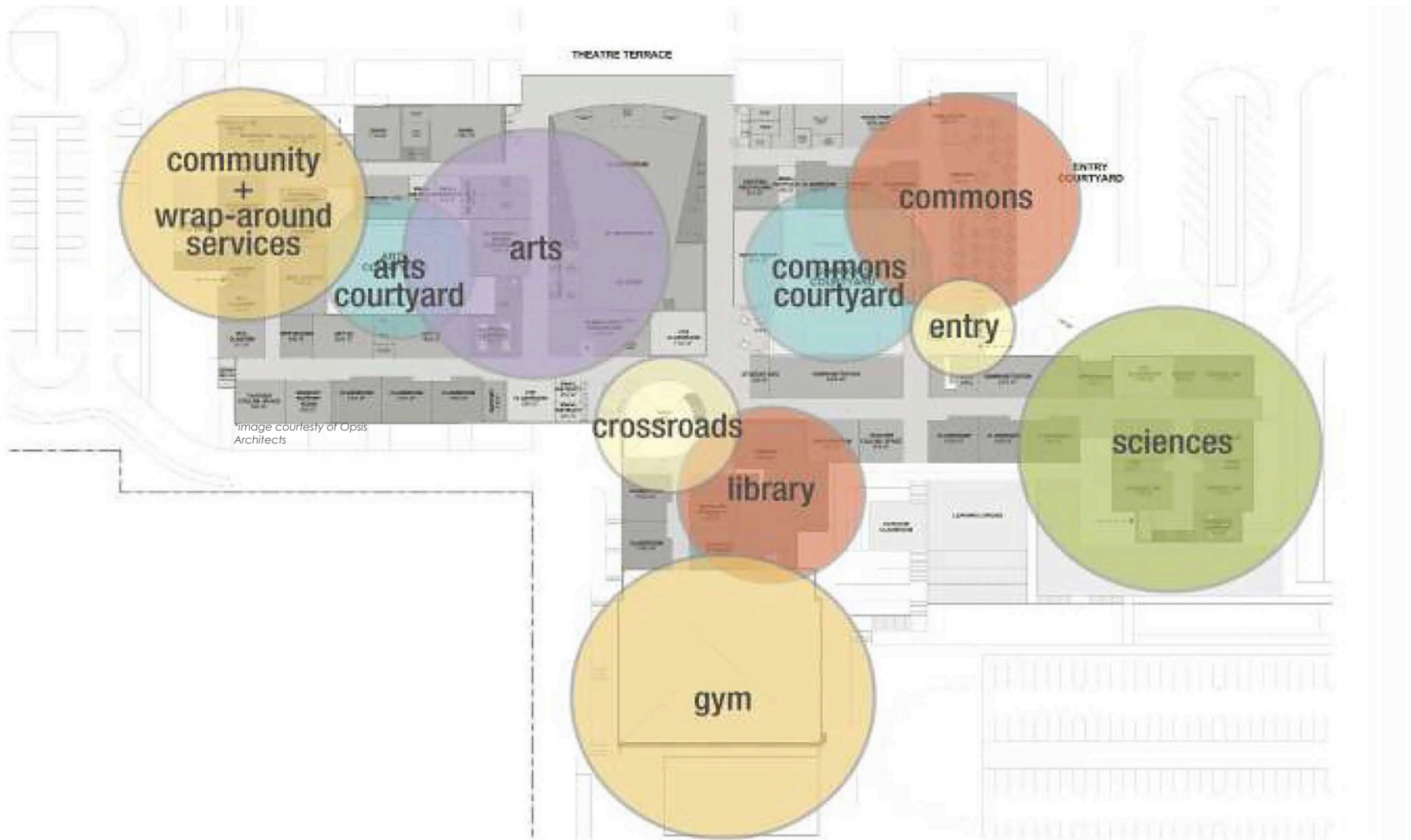


Image courtesy of Opss Architects

Concept Diagram

MADISON HIGH SCHOOL //
preferred design

BLRB architects



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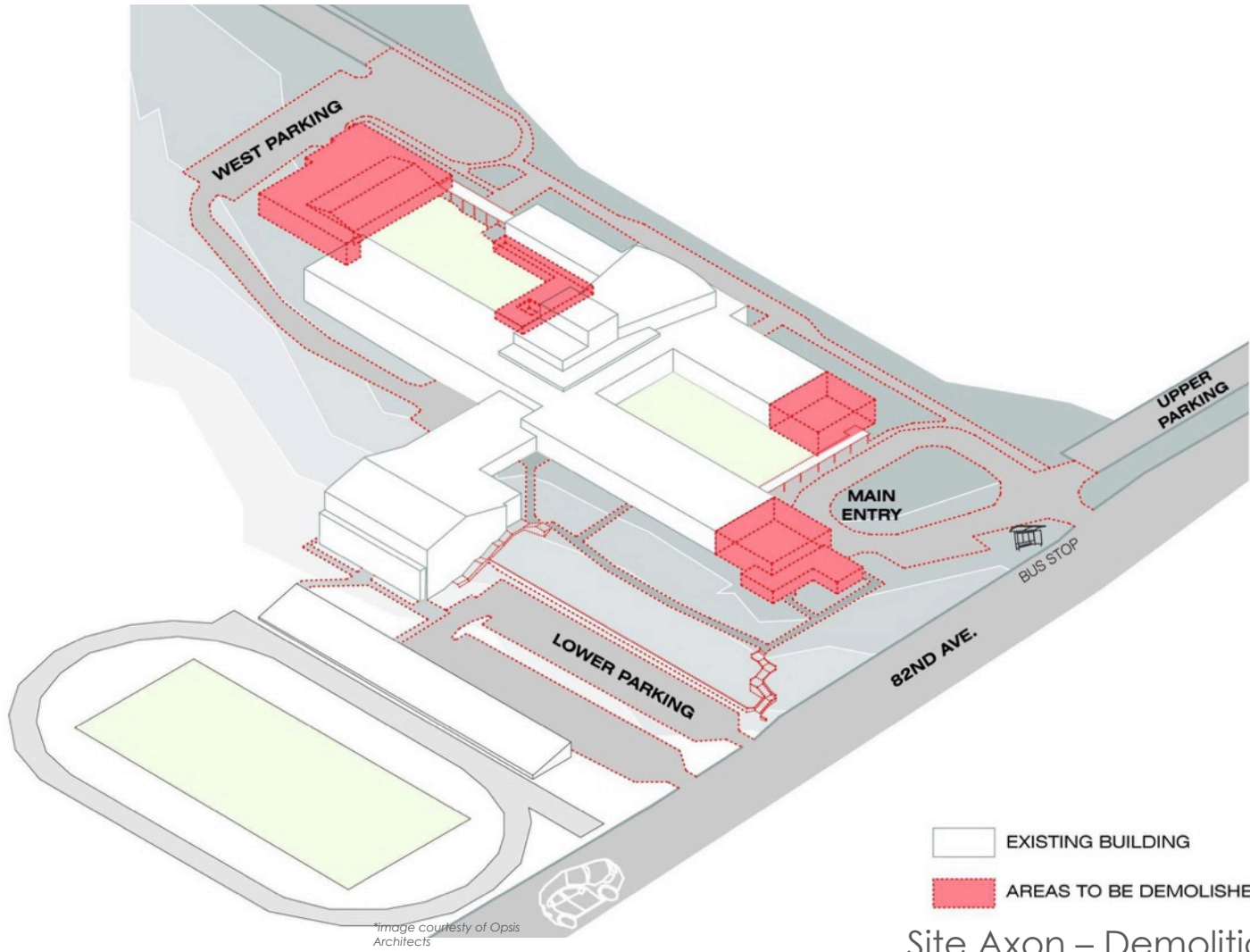


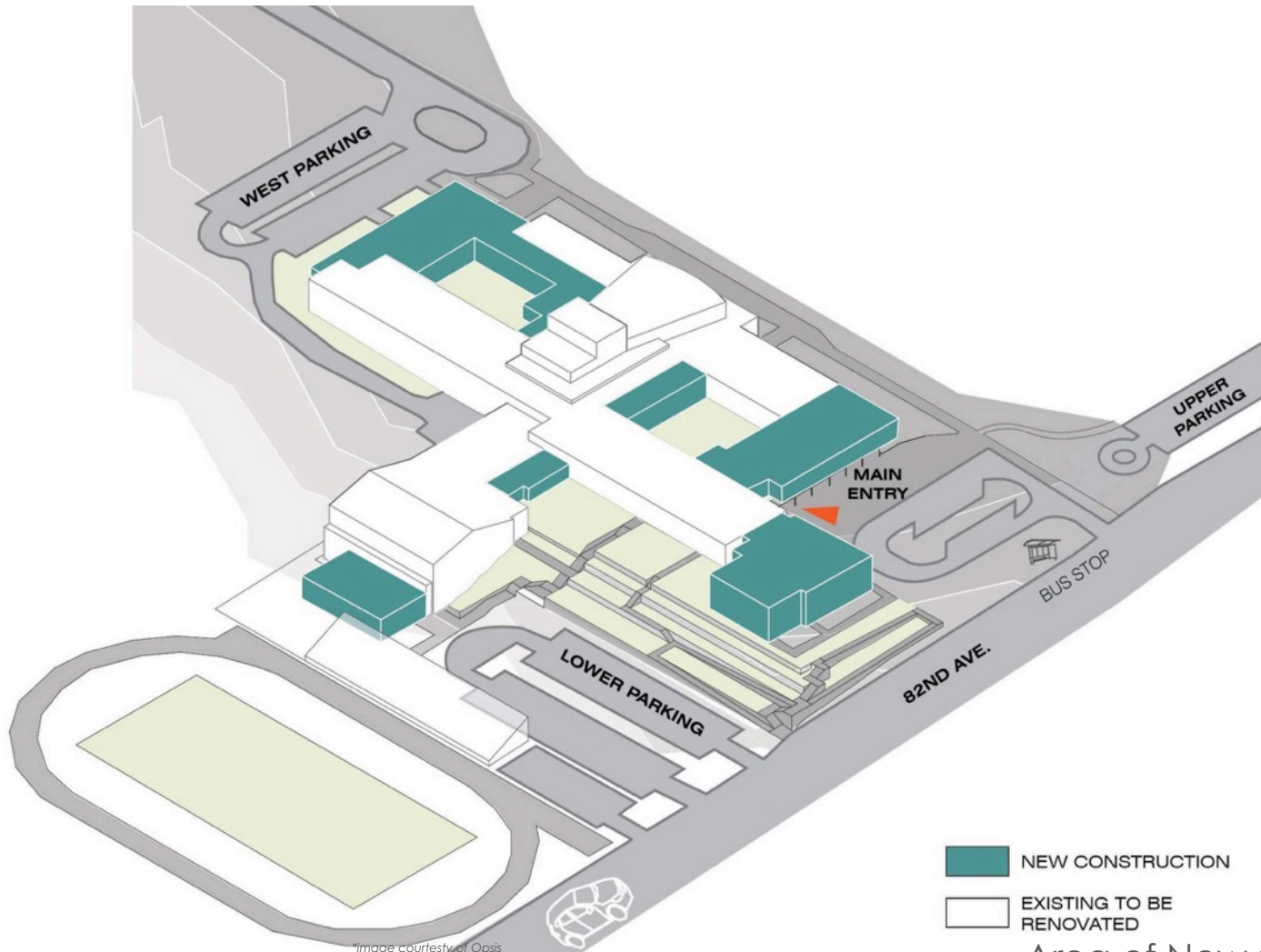
Image courtesy of Opus Architects

- EXISTING BUILDING
- AREAS TO BE DEMOLISHED

Site Axon – Demolition Diagram
MADISON HIGH SCHOOL //
preferred design



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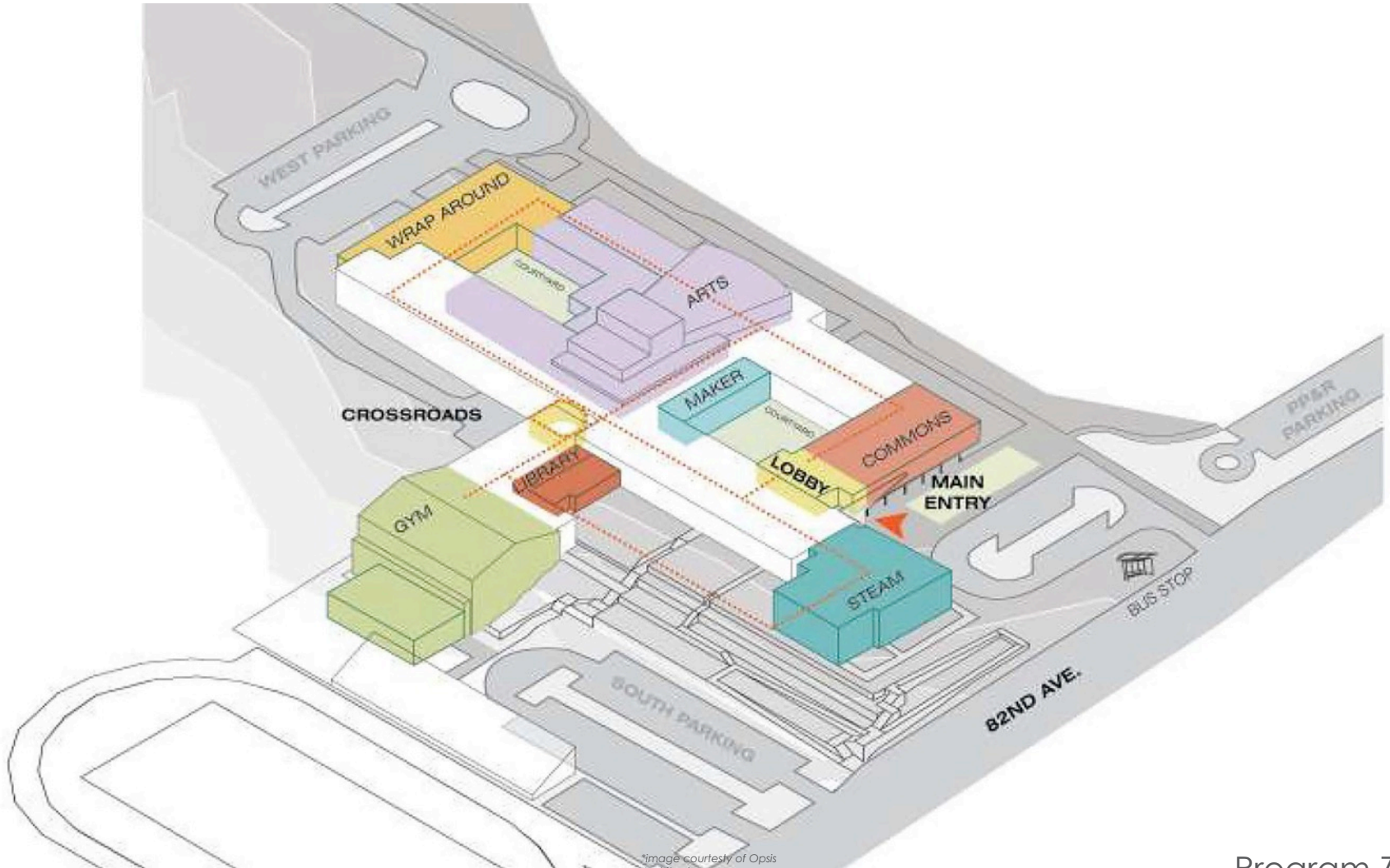
*Image courtesy of Opsis Architects

- NEW CONSTRUCTION
- EXISTING TO BE RENOVATED

Area of New Construction
MADISON HIGH SCHOOL //
preferred design



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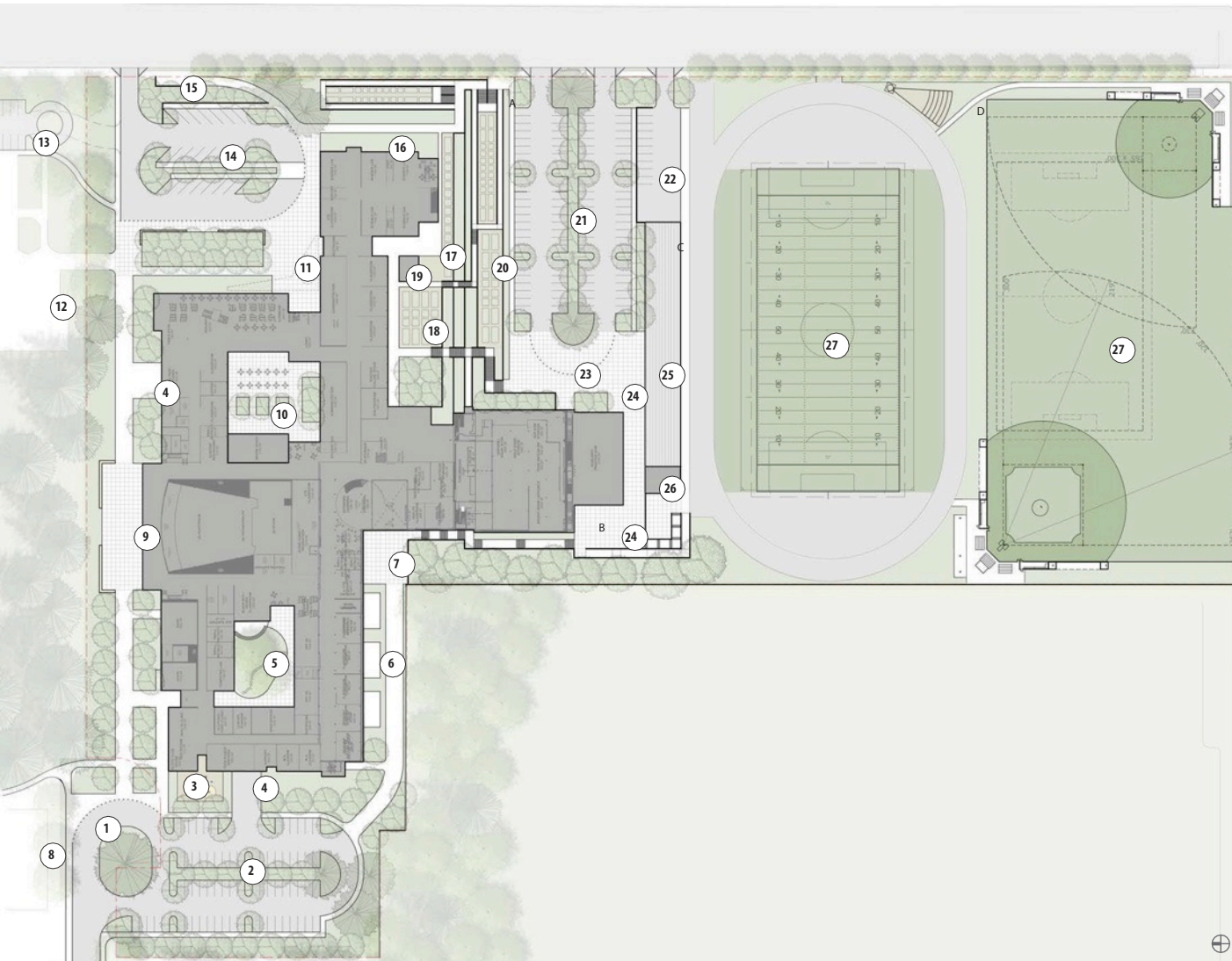
*Image courtesy of Opus Architects

Program Zones

MADISON HIGH SCHOOL // preferred design



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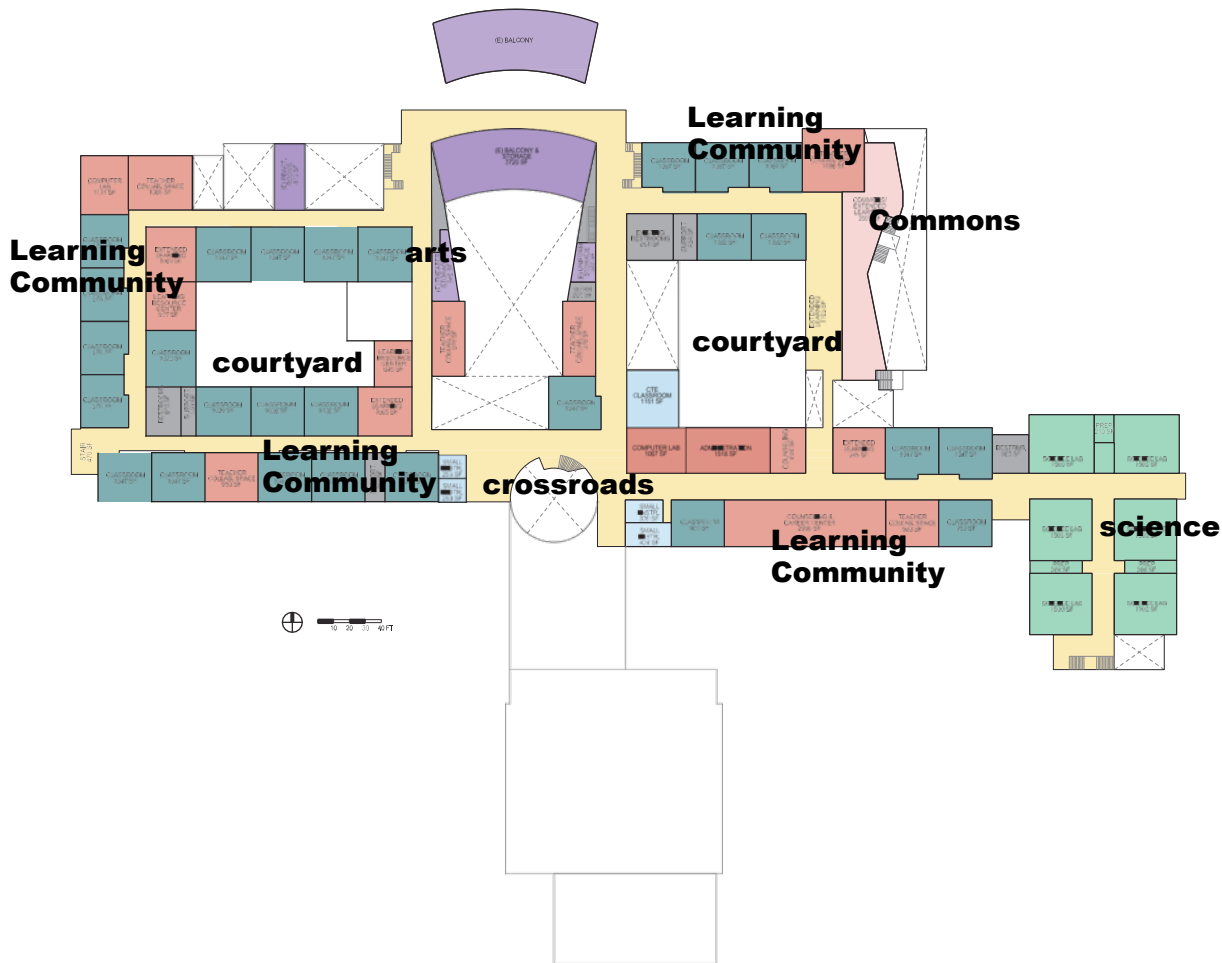
- KE
Y
1. SPED Bus Drop-Off
 2. West Parking Area
 3. Childcare Play Area
 4. Service Access
 5. Arts Courtyard
 6. Outdoor Learning
 7. Crossroads Plaza
 8. Existing Tennis Courts
 9. Theater Plaza
 10. Commons Plaza
 11. Main Entry Plaza & Drop Off
 12. Existing Skate Park
 13. Existing Parking Area
 14. East Parking Area
 15. Transit Stop
 16. ADA Access from NE 82nd
 17. Science Plaza
 18. Learning Garden
 19. Greenhouse
 20. Community Gardens
 21. South Parking Area
 22. Van Parking & Service Access
 23. Athletics Bus Drop-Off
 24. Athletics Plaza
 25. Grandstands
 26. Restroom & Concessions Bldg.
 27. Synthetic Turf Fields

Site Plan

MADISON HIGH SCHOOL // preferred design



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KEY

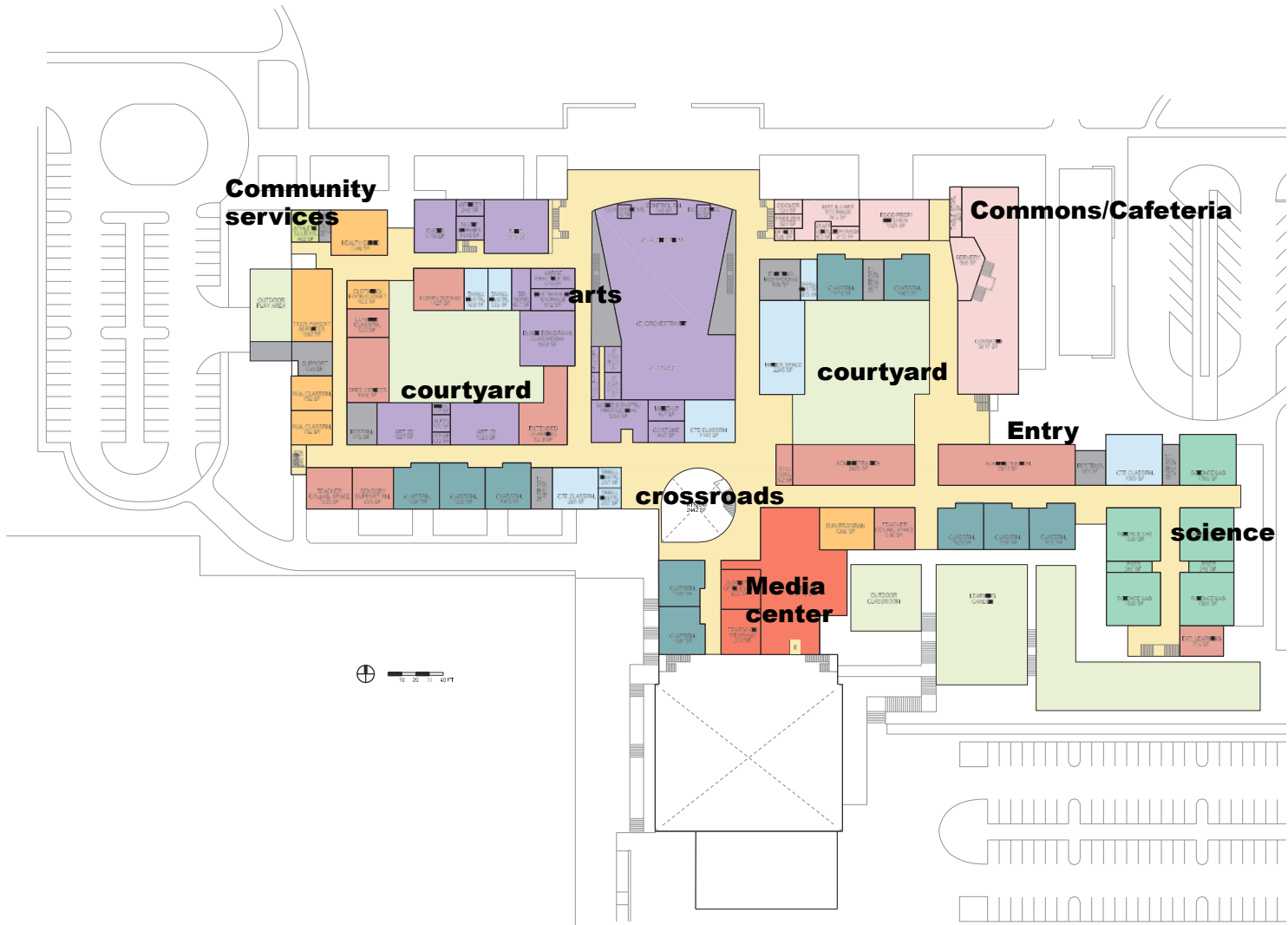
- Instruction - Special Education Support Fine Arts
- CTE
- Student Center PE/Athletics
- Library/Media Center
- Community/Wrap-Around Svcs.
- Support
- Circulation Outdoor Areas
-
-
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Upper Floor Plan

MADISON HIGH SCHOOL // preferred design



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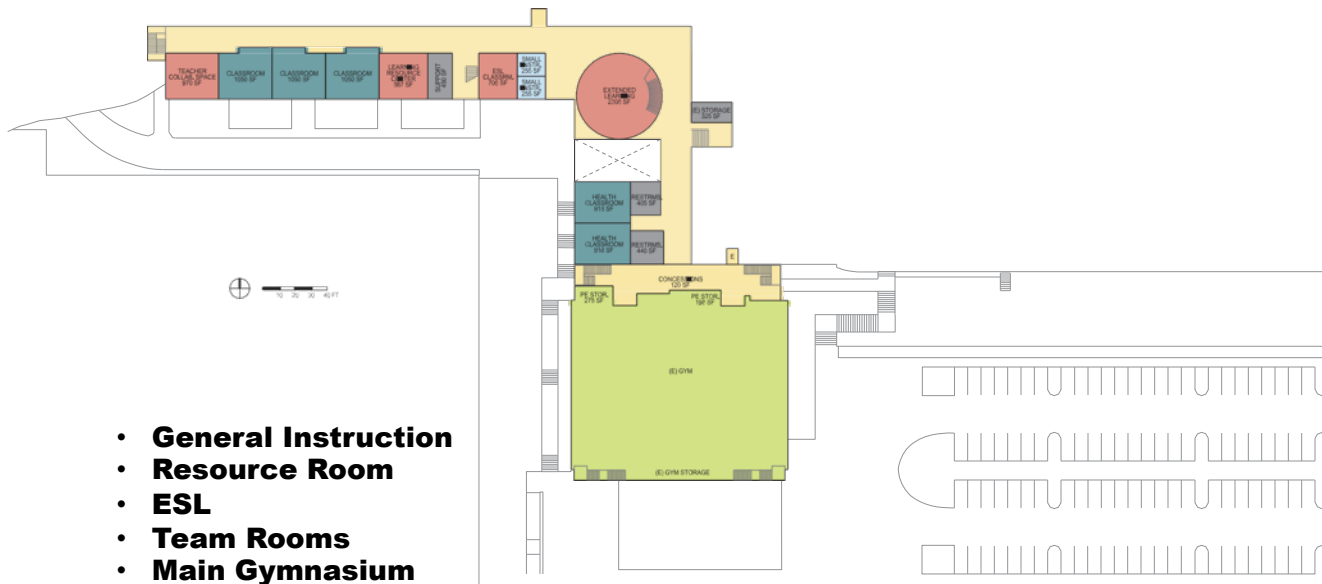


- KEY
- Instruction - Special
 - Education Support Fine Arts
 - CTE
 - Student Center PE/Athletics
 - Library/Media Center
 - Community/Wrap-Around Svcs.
 - Support
 - Circulation Outdoor Areas



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Main Floor Plan
MADISON HIGH SCHOOL //
preferred design



KEY

- Instruction - Special Education Support Fine Arts
- CTE
- Student Center PE/Athletics
- Library/Media Center
- Community/Wrap-Around Svcs.
- Support
- Circulation Outdoor Areas

- **General Instruction**
- **Resource Room**
- **ESL**
- **Team Rooms**
- **Main Gymnasium**

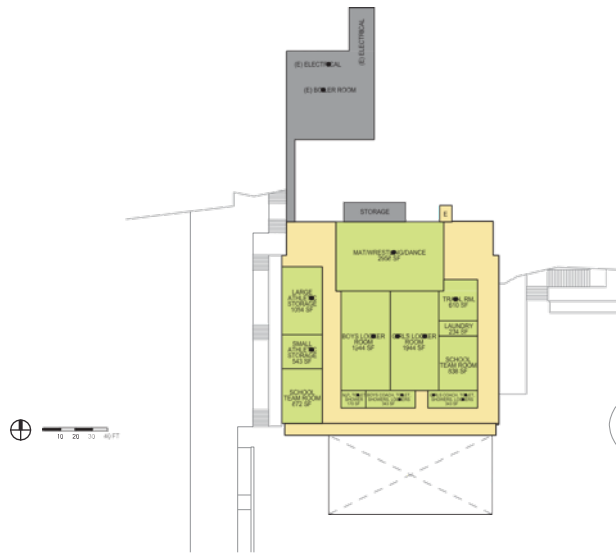
Ground Floor Plan
MADISON HIGH SCHOOL //
preferred design



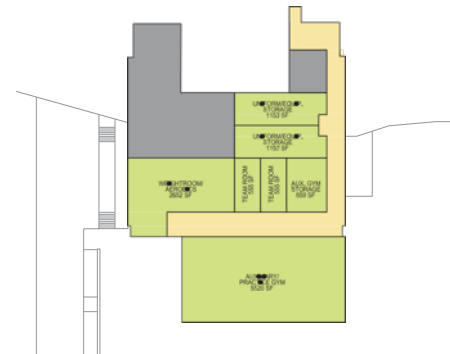
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KEY

- Instruction - Special
- Education Support - Fine Arts
- CTE
- Student Center - PE/Athletics
- Library/Media Center
- Community/Wrap-Around Svcs.
- Support
- Circulation - Outdoor Areas
-
-
-
-



- **Locker Rooms**
- **Dance**
- **Wrestling**



- **Auxiliary Gym**
- **Weight Room**
- **Team Rooms**
- **Storage**

Basement Floor Plan

MADISON HIGH SCHOOL // preferred design



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Scope of Work Summary

- Light Renovation: 37,977 SF (12%)
- Medium Renovation: 76,821 SF (24%)
- Heavy Renovation: 98,492 SF (30%)
- New Construction: 112,416 SF (34%)
- Total area: 325,706 GSF
- Construction Cost Estimate: \$95,000,000
- Project Cost Estimate: \$146,000,000

1957



2017



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PORTLAND PUBLIC SCHOOLS
Health, Safety & Modernization Bond

Kellogg Middle School



Kellogg Middle School



Project Overview

	<u>Construction Cost</u>	<u>Project Cost</u>
Renovation And Addition	\$ 38.3 Million	\$ 56.3 Million
Full Replacement	\$ 32 Million	\$ 45 Million
Student Design Capacity: 675		
Building Area: 105,112 SF		



Health & Safety

- Water damage - mold
- Asbestos
- Lead in pipes
- Required seismic improvements
- Unreinforced masonry walls
- Hollow clay tile walls
- Poor building envelope insulation – lower thermal comfort & energy waste
- Non ADA accessible compliant
- Damaged finishes throughout

Learning Spaces – Educational Standards

- Does not meet PPS ED specs for middle school
- Classrooms are too small
- Inadequate science labs
- Inadequate CTE space
- Gymnasium is too small
- Kitchen is too small



Guiding Principles:

1. Compare Renovation/Addition with Replacement
2. Address Health and Safety & Learning needs
3. Meet PPS Educational Specification for Middle School
4. Achieve PPS energy efficiency & LEED standard



Process – Kellogg has been out of use since 2007

- 1.Meetings with Office of School Modernization
- 2.Meetings with Facilities & Asset Management
- 3.Meetings with Office of Teaching & Learning
- 4.Meetings with the City of Portland
- 5.Geotechnical Investigation
- 6.Site Survey
- 7.Environmental Site Assessment
- 8.Architectural-Engineering Investigation

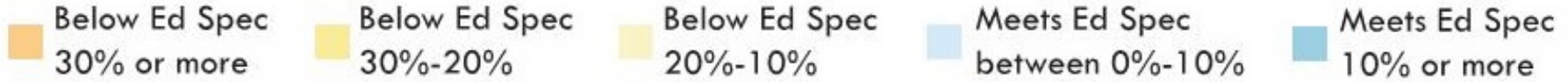
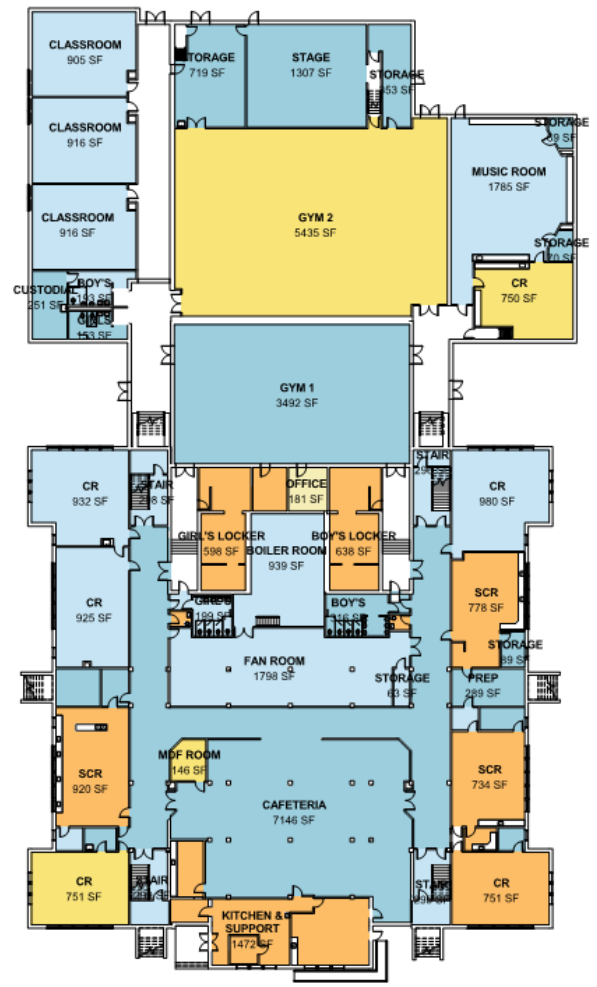


EXISTING Kellogg Middle School: 96,973 SF
REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF



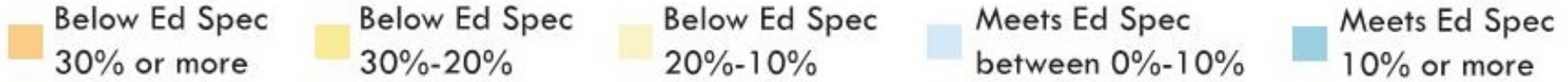
EXISTING Kellogg Middle School: 96,973 SF REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

1st
Floor Plan

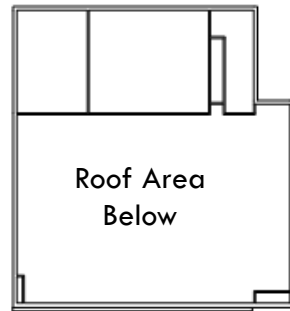


EXISTING Kellogg Middle School: 96,973 SF
REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

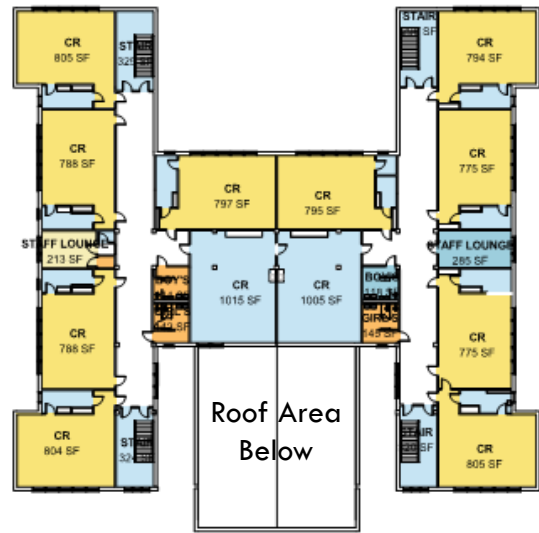
**2nd
Floor Plan**



EXISTING Kellogg Middle School: 96,973 SF
REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF



3rd
Floor Plan

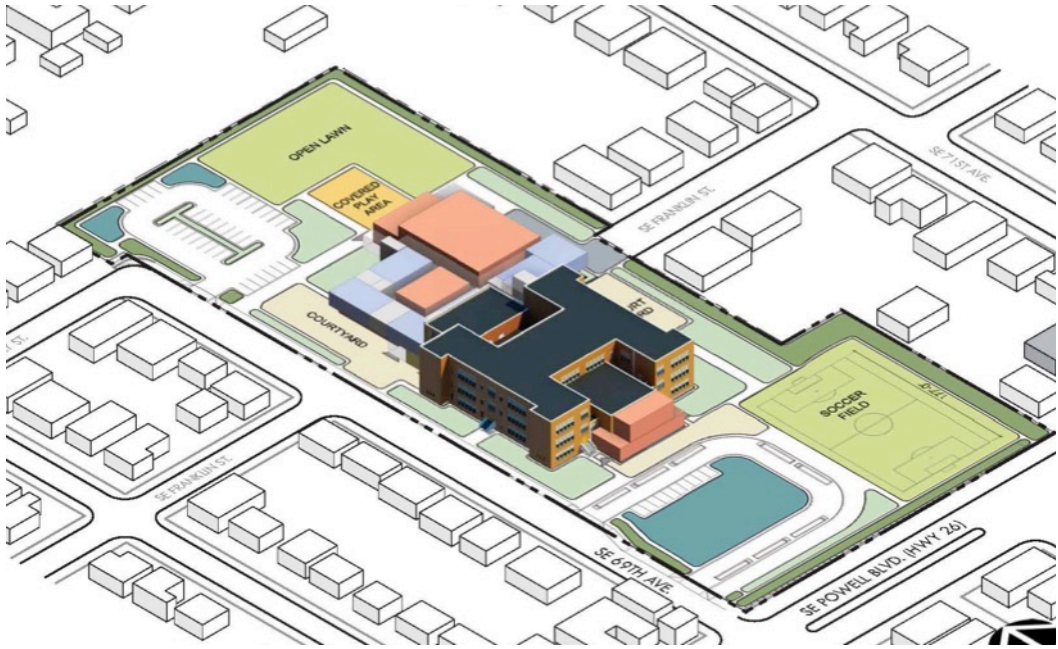


- Below Ed Spec
30% or more
- Below Ed Spec
30%-20%
- Below Ed Spec
20%-10%
- Meets Ed Spec
between 0%-10%
- Meets Ed Spec
10% or more

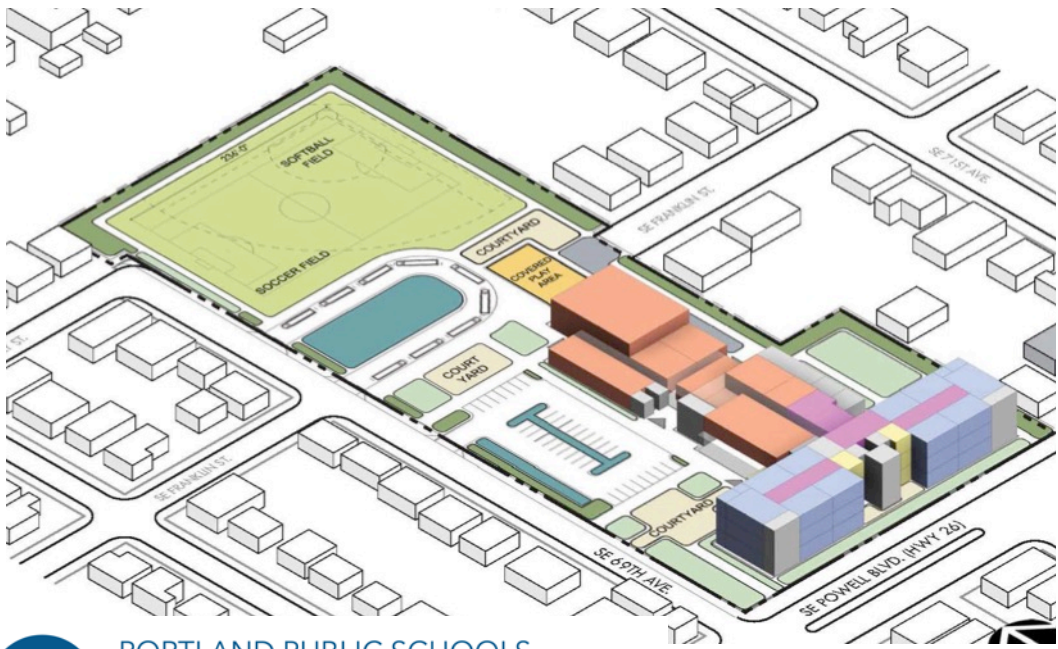


Kellogg Options

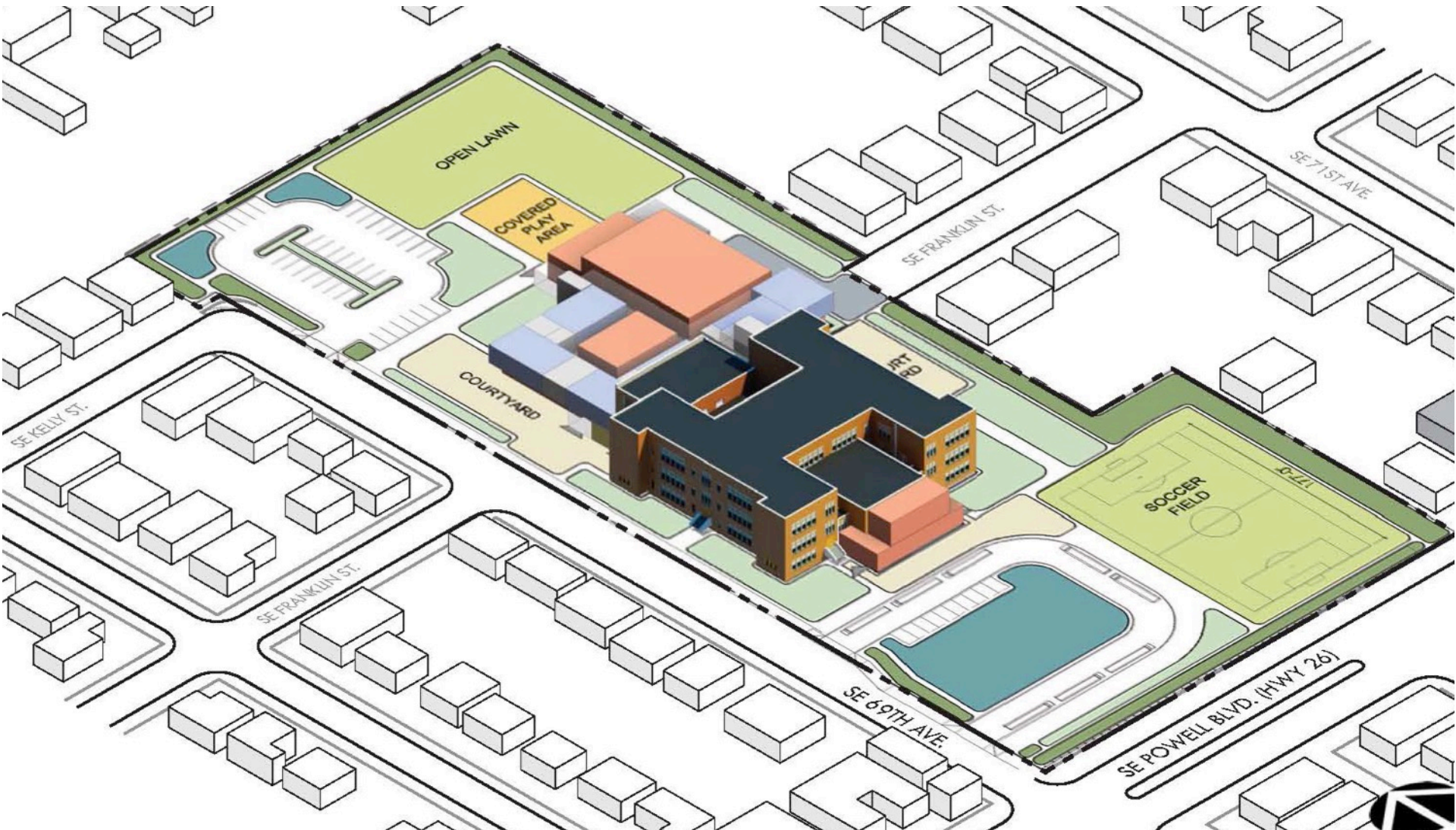
Renovation & Addition



Full Replacement



**RENOVATION & ADDITION Middle School SF: 105,112 SF
REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF**



RENOVATION & ADDITION Middle School SF: 105,112 SF REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

1st
Floor Plan



- Below Ed Spec
30% or more
- Below Ed Spec
30%-20%
- Below Ed Spec
20%-10%
- Meets Ed Spec
between 0%-10%
- Meets Ed Spec
10% or more



RENOVATION & ADDITION Middle School SF: 105,112 SF REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

**2nd
Floor Plan**

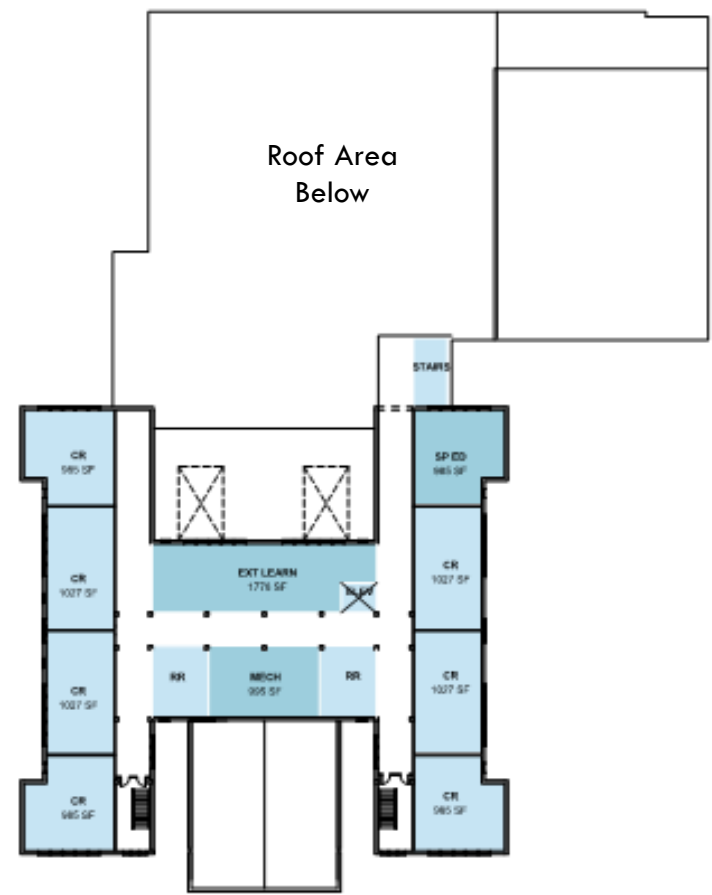


- Below Ed Spec
30% or more
- Below Ed Spec
30%-20%
- Below Ed Spec
20%-10%
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between 0%-10%
- Meets Ed Spec
10% or more



RENOVATION & ADDITION Middle School SF: 105,112 SF REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

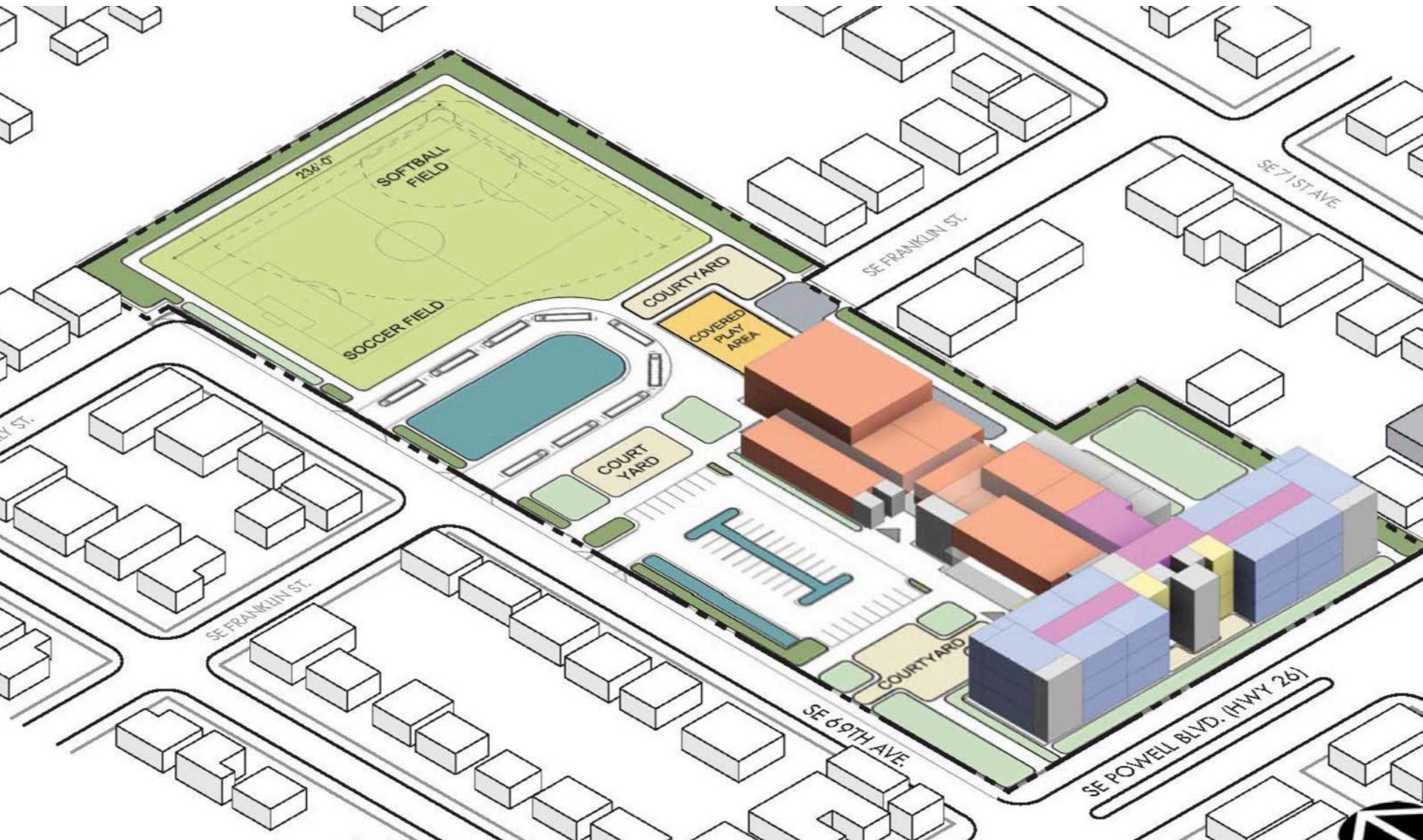
3rd
Floor Plan



- Below Ed Spec
30% or more
- Below Ed Spec
30%-20%
- Below Ed Spec
20%-10%
- Meets Ed Spec
between 0%-10%
- Meets Ed Spec
10% or more

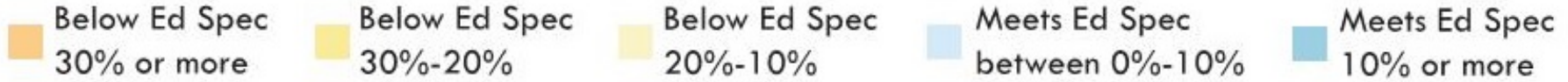
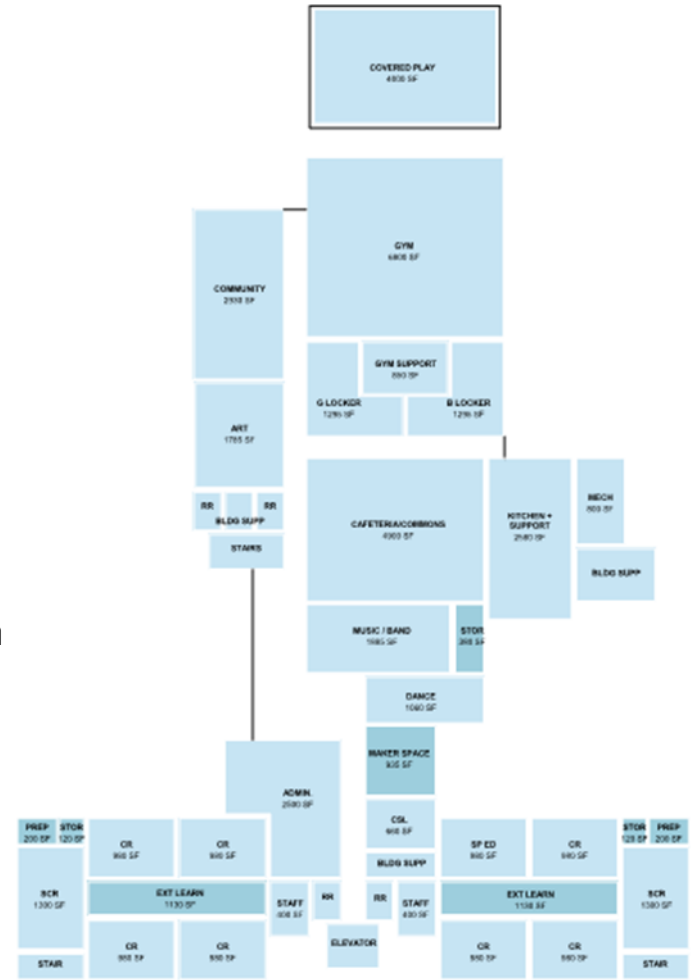


FULL REPLACEMENT Middle School SF: 105,112 SF
REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF



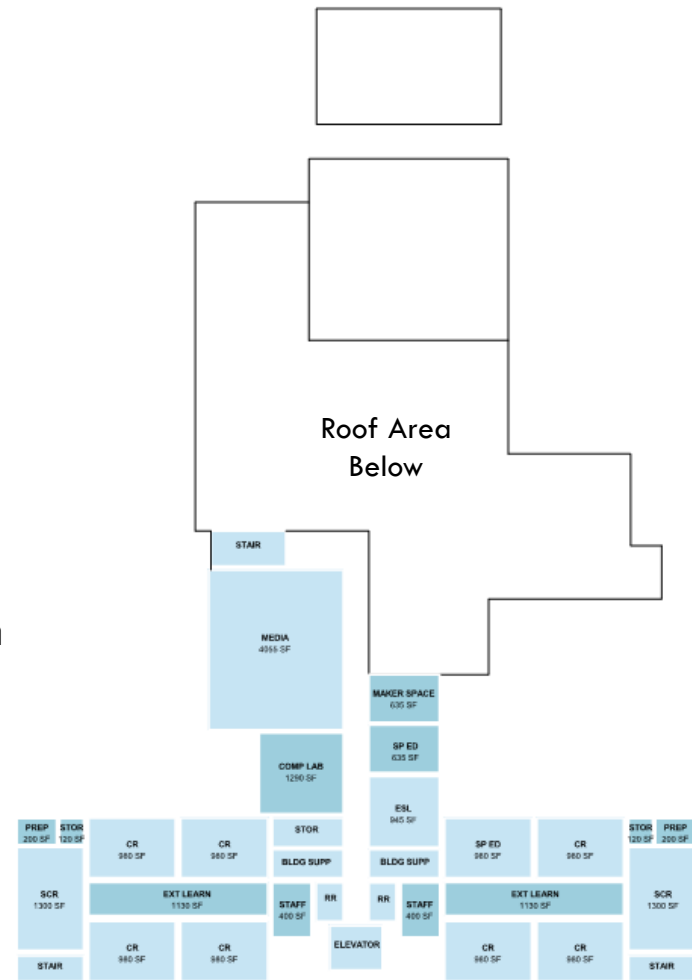
FULL REPLACEMENT Middle School SF: 105,112 SF REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

1st
Floor Plan



FULL REPLACEMENT Middle School SF: 105,112 SF REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

2nd Floor Plan

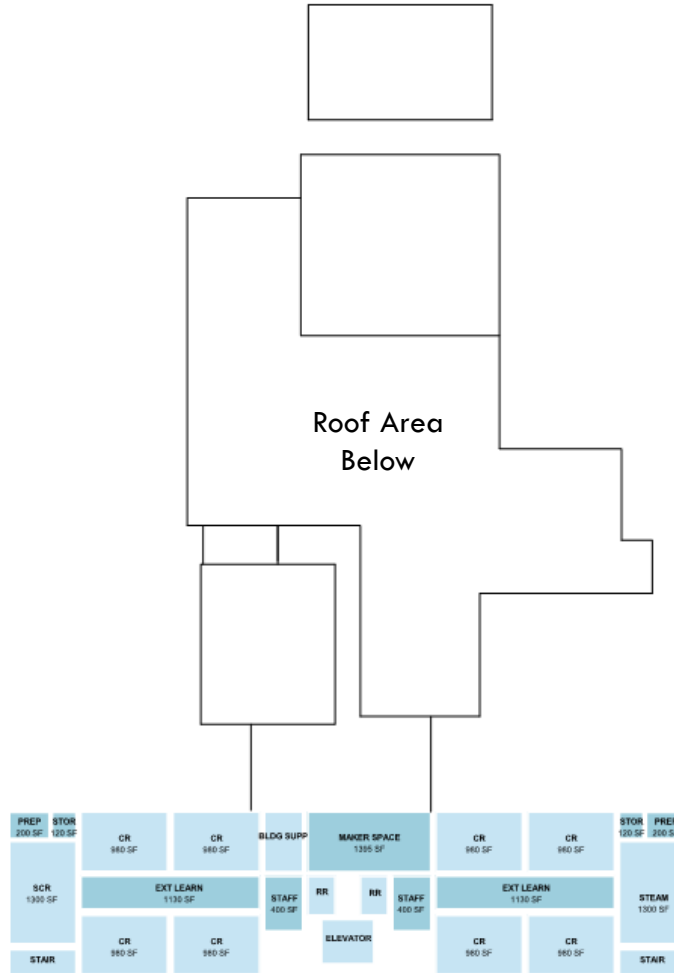


- Below Ed Spec 30% or more
- Below Ed Spec 30%-20%
- Below Ed Spec 20%-10%
- Meets Ed Spec between 0%-10%
- Meets Ed Spec 10% or more



FULL REPLACEMENT Middle School SF: 105,112 SF REQUIRED per PPS 2015 Middle School ED SPEC: 105,112 SF

3rd Floor Plan



- Below Ed Spec 30% or more
- Below Ed Spec 30%-20%
- Below Ed Spec 20%-10%
- Meets Ed Spec between 0%-10%
- Meets Ed Spec 10% or more





Community Center

Kellogg Middle School



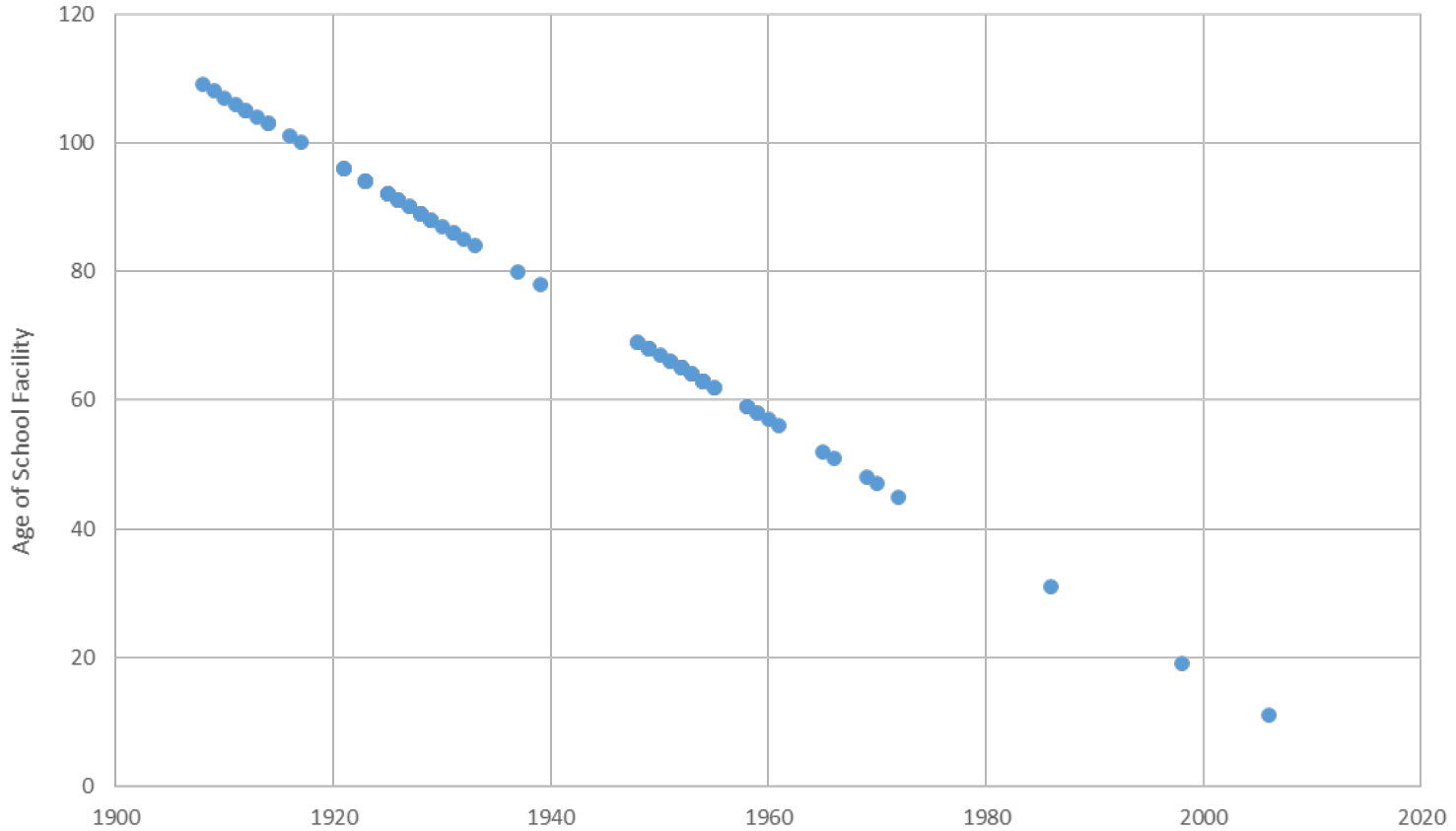
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Additional Health & Safety Projects



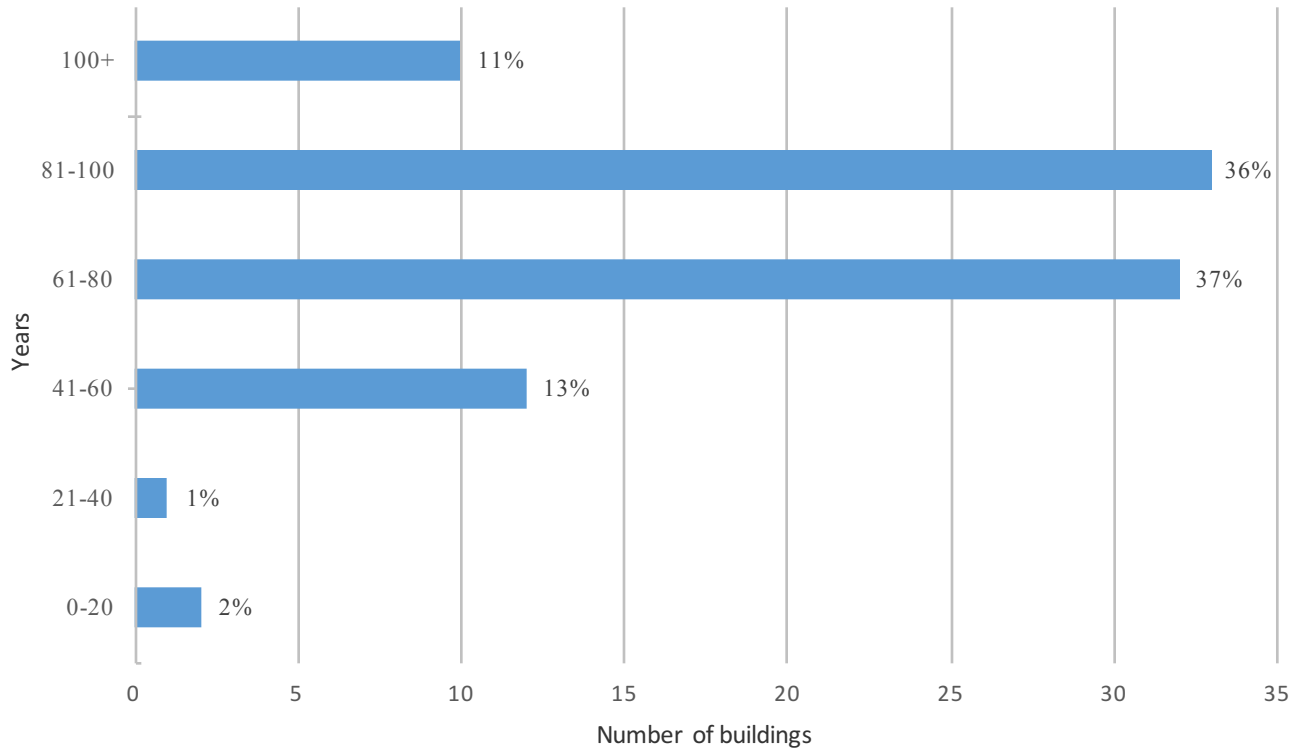


PPS School Construction





Age of PPS School Facilities



Average Age: 76 years





Health & Safety Projects

Evaluating the following areas:



Water quality



Fire/Life safety
alarms & sprinklers



Asbestos



Lead-based paint



Roofs/Building envelopes/
Foundations (Air quality)



ADA



Radon



Seismic



Security systems/Fencing



Playgrounds



Auditorium stage safety





EHS Capital Planning Program Cost Analysis

Summary of Program Costs 2017-2023

Project Area	Project Costs	Possible Number of Schools Funded*
Improve building foundations and ventilation to mitigate radon levels	\$ 1,126,125	30
Repair unsafe auditorium stages	\$ 6,177,133	37
Remove or encapsulate exposed lead paint	\$ 16,623,936	88
Remove or encapsulate exposed asbestos	\$ 21,297,466	88
Replace old pipes and fixtures to reduce lead and improve water quality	\$ 28,492,000	90
Improve playground safety and accessibility	\$ 37,243,490	73
Improve ADA accessibility	\$ 100,680,717	90
Updated fire safety alarms and sprinkler system	\$ 131,459,611	84
Strengthen school safety and security	\$ 54,254,027	90
Fix leaky and deteriorating roofs, exterior walls, or windows	\$ 311,485,127	90
Make seismic upgrades	\$ 934,959,273	90
Total	\$ 1,643,798,906	

*Number of sites based on identified need.





Possible Prioritization Methods












- Across the Board
- Catastrophic Risk
- Public Awareness
- Operational Savings
- Economy of Scale / Cluster of Risks
- Readily Achievable





Additional Health & Safety Projects

Staff recommendations for additional health & safety projects at 3 cost levels

	\$100 MILLION		\$150 MILLION		\$200 MILLION	
	Dollar amount	Schools funded	Dollar amount	Schools funded	Dollar amount	Schools funded
	\$28,492,000	Up to 90	\$28,492,000	Up to 90	\$28,492,000	Up to 90
	\$19,757,939	Up to 13	\$25,849,990	Up to 16	\$31,757,939	Up to 20
	\$9,000,000	Up to 37	\$12,000,000	Up to 48	\$14,000,000	Up to 58
	\$16,623,936	Up to 88	\$16,623,936	Up to 88	\$16,623,936	Up to 88
	\$20,000,000	Up to 5	\$50,907,949	Up to 14	\$80,000,000	Up to 23
	\$5,000,000	Up to 4	\$10,000,000	Up to 9	\$15,000,000	Up to 13
	\$1,126,125	Up to 90	\$1,126,125	Up to 90	\$1,126,125	Up to 90
	...	...	\$5,000,000	Up to 11	\$8,000,000	Up to 13
	...	...	...	...	\$5,000,000	Up to 2

						





PORTLAND PUBLIC SCHOOLS
Health, Safety & Modernization Bond

Proposed Bond Options





Health, Safety and Modernization Bond Options

APPROXIMATELY 30% OF MODERNIZATION & REBUILD BUDGETS
TARGETED TO HEALTH & SAFETY PROJECTS IN ALL APPLICABLE CATEGORIES

Option 1: \$790 Million \$324M FOR HEALTH & SAFETY

- Additional health & safety projects \$150M
- Modernization & additions
 - Benson \$202M
 - Madison \$146M
- Full rebuild
 - Lincoln \$187M
 - Kellogg \$45M
- Management, Contingency & Miscellaneous \$60M

Option 2: \$867 Million \$347.1M FOR HEALTH & SAFETY

- Additional health & safety projects \$150M
- Modernization & additions
 - Benson \$202M
 - Madison \$146M
 - Lincoln \$252M
 - Kellogg \$57M
- Management, Contingency & Miscellaneous \$60M





Health, Safety and Modernization Bond Options

APPROXIMATELY 30% OF MODERNIZATION & REBUILD BUDGETS
TARGETED TO HEALTH & SAFETY PROJECTS IN ALL APPLICABLE CATEGORIES

Option 3: \$745 Million

\$310.5M FOR HEALTH & SAFETY

- Additional health & safety projects \$150M
- Modernization & additions
 - Benson \$202M
 - Madison \$146M
- Full rebuild
 - Lincoln \$187M
- Management, Contingency & Miscellaneous \$60M

Option 4: \$810 Million

\$330M FOR HEALTH & SAFETY

- Additional health & safety projects \$150M
- Modernization & additions
 - Benson \$202M
 - Madison \$146M
 - Lincoln \$252M
- Management, Contingency & Miscellaneous \$60M

Similar to Options 1 & 2, but do not include Kellogg, for purposes of discussion.

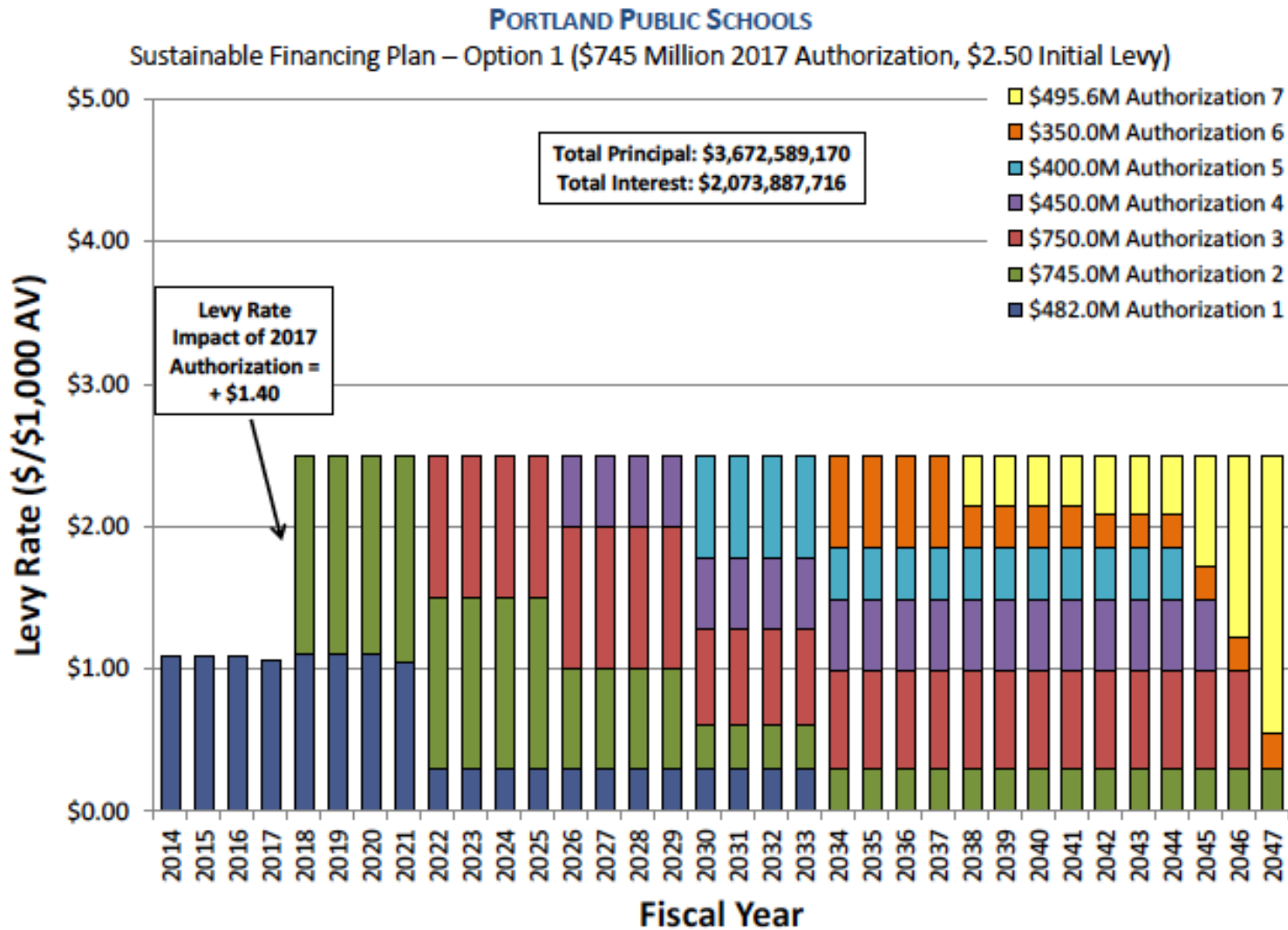


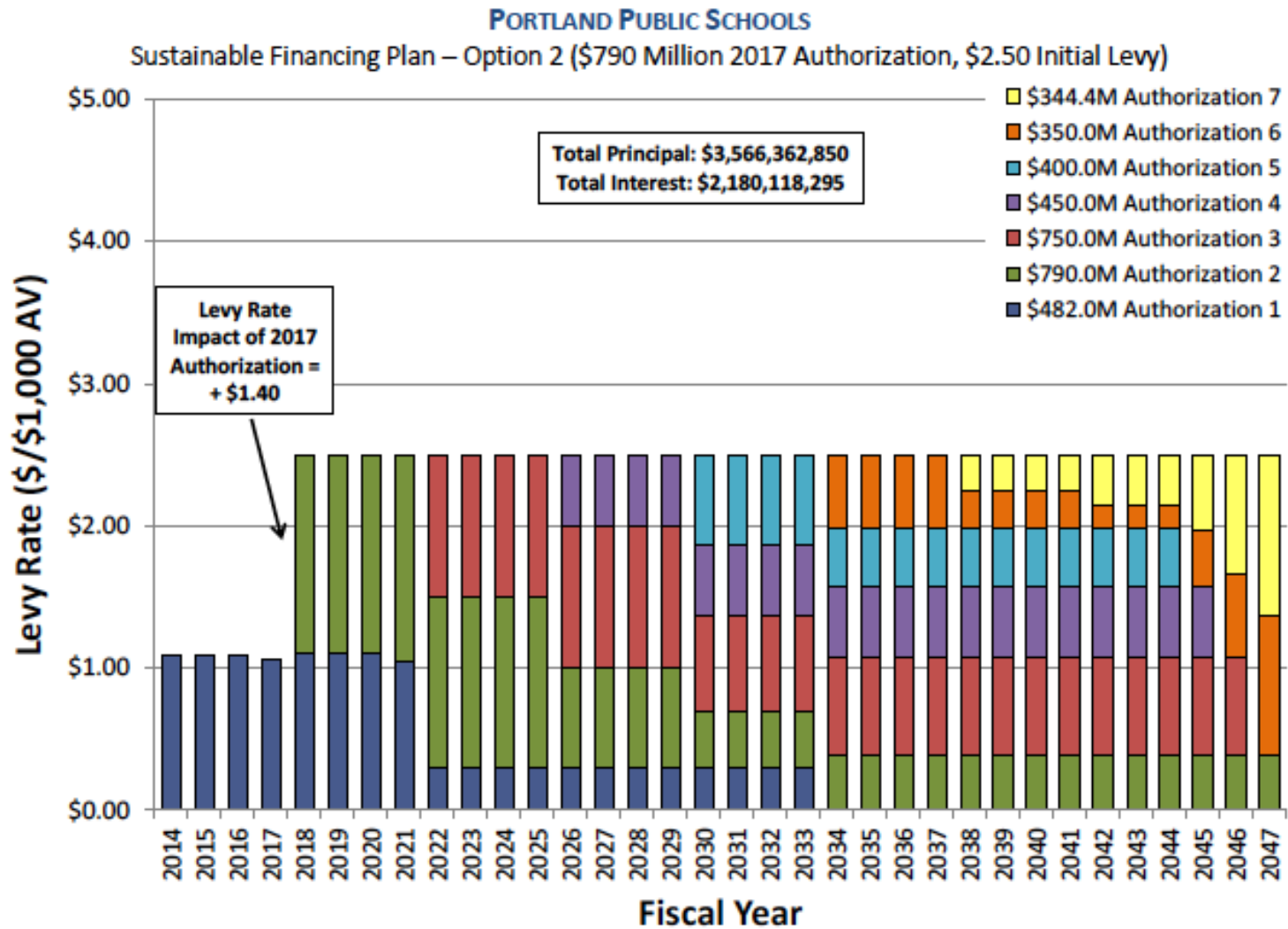


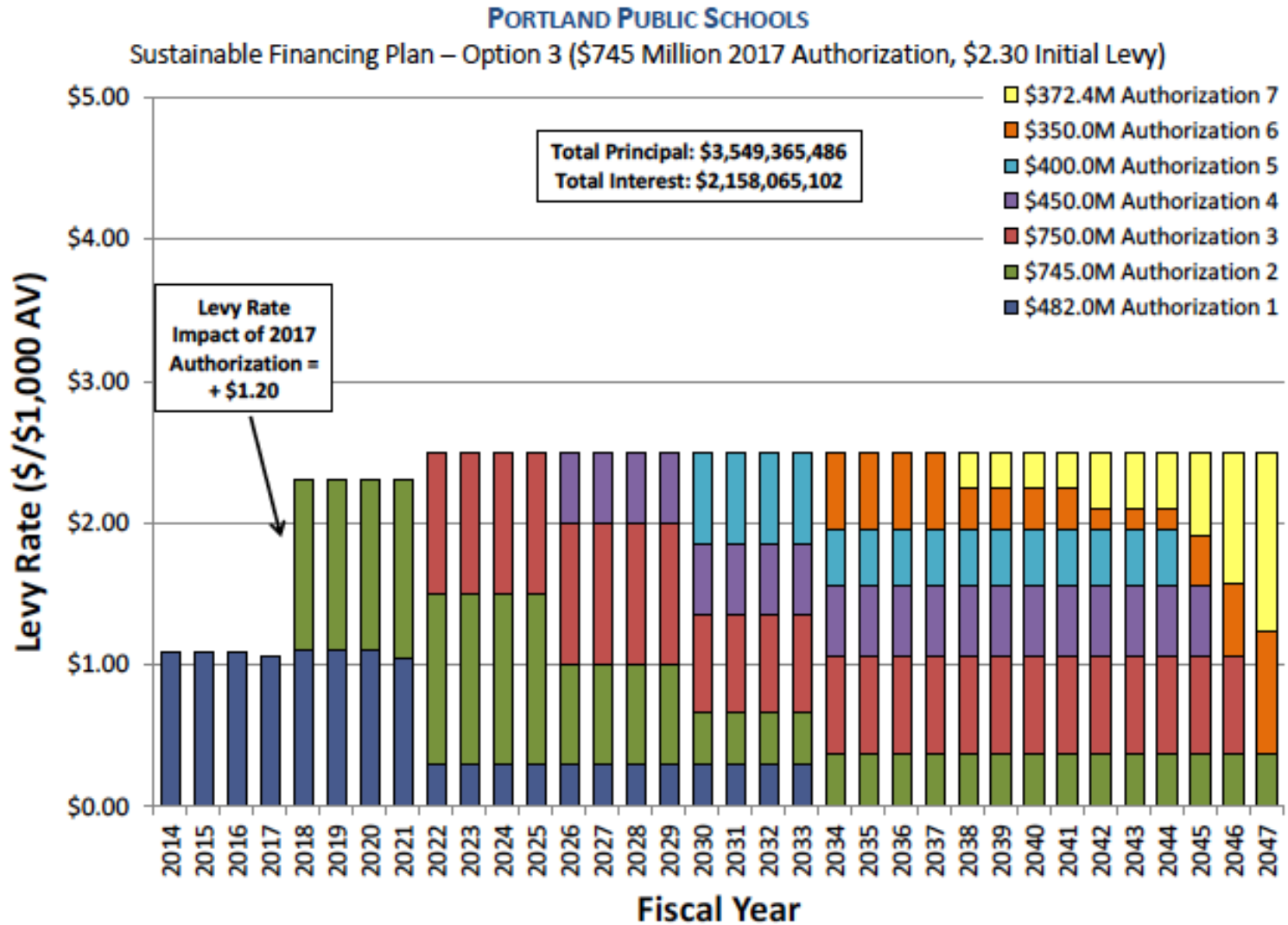
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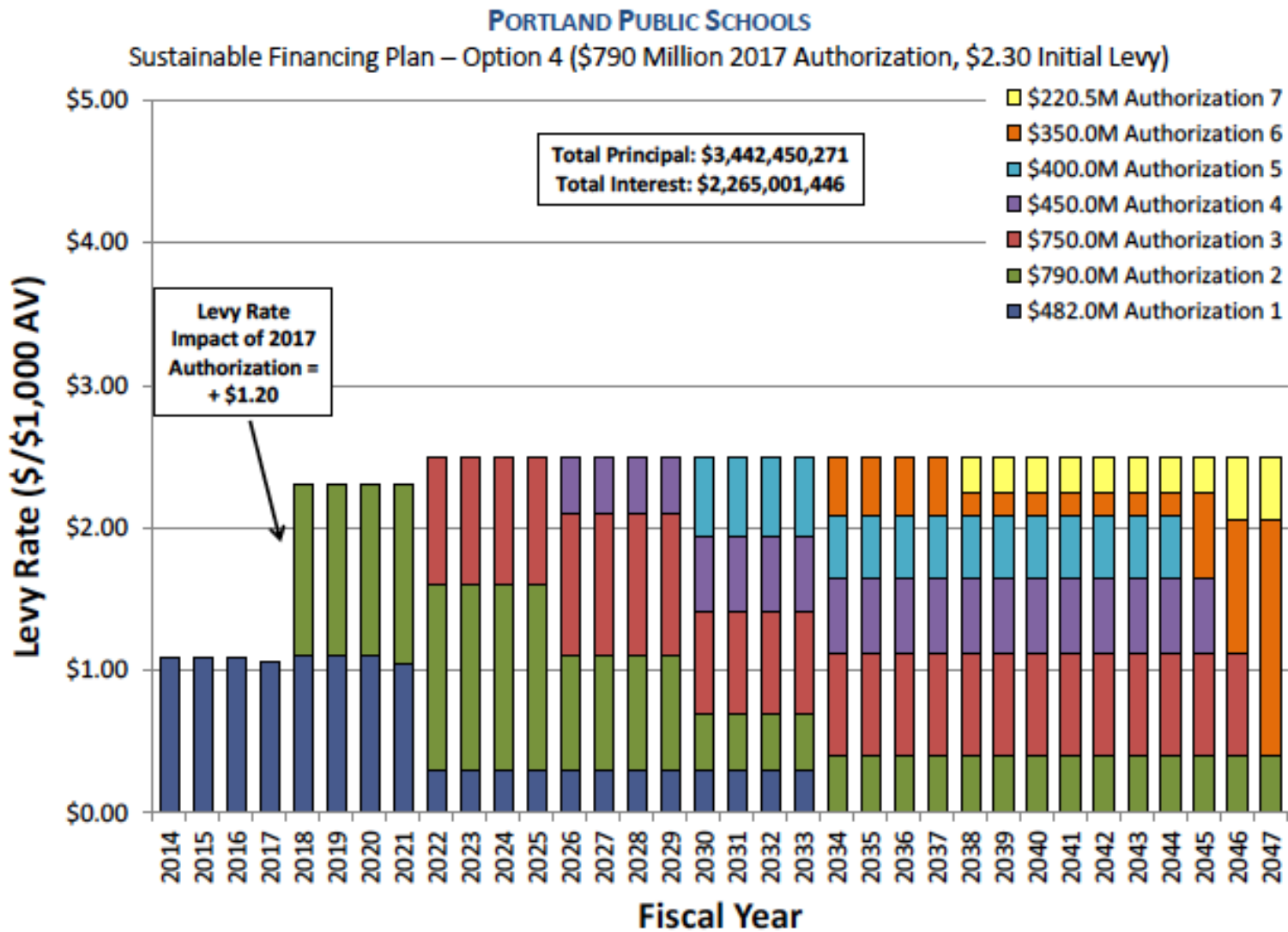
Rate Update













Bond Options Next Steps

Jan 24: Board Work Session – Presentation of bond options & districtwide public opinion research

Jan 25 - Feb 9: Online survey re bond options

Jan 25 & Feb 1: Bond Stakeholder Advisory Group meetings

Feb 2, 7, 8, 9: Bond Town Hall meetings (see pps.net/bond2017)

Feb 6: Public Hearing at Board

Feb 13: Board Work Session – Discuss public input and bond options, potentially narrow to final option

Late Feb: Board vote on referral





PORTLAND PUBLIC SCHOOLS
Health, Safety & Modernization Bond

Questions & Discussion

