

**School District No. 1J, Multnomah County, Oregon  
Board Work Session of April 18, 2018**

**INFORMAL MINUTES**

A Work Session of the Board of Directors came to order at 4:41pm at the call of Chair Julia Brim-Edwards in the Mazama Conference Room at the Blanchard Education Service Center, 501 N. Dixon Street, Portland, Oregon, 97227.

There were present:

Board of Directors:

Julia Brim-Edwards, Chair  
Rita Moore, Vice-Chair  
Julie Esparza Brown, Vice-Chair  
Am Kohnstamm  
Paul Anthony  
Scott Bailey  
Mike Rosen  
Moses Tran, Student Representative

Staff:

Guadalupe Guerrero, Superintendent  
Jerry Vince, Chief Operating Officer  
Dan Jung, Senior Director School Modernization  
Paul Cathcart, Senior Manager, Construction and Maintenance  
Luis Valentino, Chief Academic Officer  
Steve Effros, Project Manager III, Kellogg Middle School  
Jessie Steiger, Project Manager III, Madison High School  
Erik Gerding, Project Manager III, Lincoln High School  
Brian Oylear, Project Director, Grant High School  
Rosanne Powell, Board Office Manager  
Caren Huson-Quiniones, Board Clerk

**OBJECTIVE OF OUR WORK OVER THE NEXT FIVE WEEKS/MEETING SCHEDULING**

Chair Brim-Edwards indicated that the Board needs to have the scope of Madison High School completed by May 22<sup>nd</sup>, along with the Lincoln High School scope of work. Mr. Jung commented that the Lincoln Master Plan approval will be needed with any deviations from the Education Specifications called out. Lincoln is sequenced behind Madison, but they are pretty close. Lincoln CM/GC is on the Board's April 24<sup>th</sup> agenda for a vote.

**OVERVIEW OF PURPOSE FOR ED SPECIFICATIONS AND THE PPS PROCESS**

Mr. Cathcart provided a PowerPoint presentation on the District-Wide Education Specifications (Ed Specs). Superintendent Guerrero questioned if there were Ed Specs for alternative programs. Mr. Cathcart responded that they had been discussed, but it was hard to determine specs for each of the unique programs. Chair Brim-Edwards mentioned that it appears that a school could choose between an 8,000sf library or a 4,500sf library. Mr. Cathcart responded that some high schools convert their auditorium space to a library which would be the larger square footage. If a high school chose to construct a new library space, the Ed Specs would require it to be 4,500sf. Vice-Chair Moore commented that she was puzzled/troubled about how on the one hand we have Ed Specs that are district-wide and standardized, and then on the other hand we talk about customization to specific schools. We are building these buildings for about 70 years out, and in the last few years schools have gone through changes. How do you square the district-wide standardization with the right now programmatic customization? Mr. Cathcart

responded that they try to be flexible. The needs will vary over time, and the current Design Advisory Groups will swap out certain things. Mr. Cathcart added an example: makerspace is included for each high school, but the CTE programs are determined by the school. School Modernization staff continue to ask what the makerspace area could be used for in 10 years. Mr. Vincent added that in 2012, he heard that each high school would need a teen parent area, pantry/food closet and a health clinic. Superintendent Guerrero asked how we factor in partnerships with high schools and how do we be mindful of the equity question. Mr. Cathcart responded that one example was Faubion/Concordia; there is a section in the Ed Specs that talk about the tier when partnerships come into involvement. Mr. Vincent added that staff really needs to know the partnership before they begin construction. Director Anthony stated that Benson High Schools keeps being told that it was too soon to look at partnerships. Superintendent Guerrero stated that we need to know what CTE looks like at the District and begin talking about partnerships.

Chair Brim-Edwards commented that some things should be standardized and not have flexibility in order to have equity. Working environments for teachers should not be radically different in each high school. Vice-Chair Moore commented that whatever we decide to do, we need to educate everyone about it. You will have to sell the sharing classrooms idea. Just because it is happening elsewhere does not mean it has to happen here. Chair Brim-Edwards mentioned that you have to think about the budget and we just cannot afford to have a room for each teacher. The reality is what we can afford.

Director Anthony stated that principals needed Professional Development on staffing and scheduling; they need to make their building work. Superintendent Guerrero stated, in addition, that we also need to compile an addendum to the Ed Specs about actual needs like project based learning, primary vs. intermediate grades, etc. Mr. Vincent commented that it was all about alignment (with the strategic plan, curriculum, etc), but we move fast. Mr. Jung mentioned that staff meets with principals, teachers, special education therapists, central staff, design advisory groups, previous bond committee members, etc., and they all vet the master plan which then goes to the Board for a vote.

## **ED SPECS IN THE 2017 BOND – HOW THEY WRE SET, HOW REVISED FROM 2012**

### Kellogg

Mr. Effros, Project Manager, stated that Kellogg has had a robust Design Advisory Group process underway. Kellogg has gone through the Master Planning process. The big challenge was starting with the premise of what the middle school was supposed to be. We do not know what the feeder schools will be for Kellogg. Mr. Effros indicated that he worked with a TOSA to develop the Master Plan.

### Madison

Jessie Steiger, Project Manager, commented that they have an Option A and an Option B. Madison is a large school, not modern, does not promote inclusivity, and has no ADA accommodation. The focus is to improve quality and efficiency. Option B was \$26 million over budget, but meets the Ed Specs. The original plan was to renovate the auditorium, but seismic requirements took that project way over budget. A smaller auditorium will be constructed and save at least \$5 million. Classrooms have been reduced in footage by 10%, and two science labs had been deleted based upon projected usage; however, science lab space will be on par with other high schools. The library is smaller as we are keeping it in the same geographical area, but Nutrition Services asked that the kitchen/servery/commons be larger. Option B excludes any stadium upgrades, and excludes addition of a softball field, but those items are on a list as alternatives.

## Lincoln

Erik Gerding, Project Manager, reported that Lincoln has a Master Plan final report and a due diligent report. They did their best to get the Office of Teaching and Learning involved, and did better than with Faubion in that respect. Lincoln has the smallest high school site but with the highest enrollment. Classroom sharing has been a big debate as they have been forced to share for many years. Math teachers love sharing classrooms; science teachers do not. We do not have the space to provide athletic space as required by the Ed Specs, which is a challenge. Lincoln has more class offerings than the Ed Specs support. In addition, the IB program at Lincoln requires extra testing space. The size of the building will be the same as Ed Specs require. Choir rooms are optional in the Ed Specs, but Lincoln says they require them. Staff from School Modernization do not know the non-negotiables. Chair Brim-Edwards stated that there needs to be an affirmation on what is non-negotiable and what our expectations are.

## Grant

Brian Oylear, Project Manager, reported that Grant High School has a medically fragile program, fine arts programs, and wish to save their auditorium. It was determined that those items were adequate for the project and were included in the design process. Today, Grant is very close to the Ed Specs. There is an additional need for CTE spaces which were particular to grant (e.g, Grant Magazine), and additional square footage for photography and robotics.

Director Kohnstamm asked if anything struck Mr. Oylear odd about the Ed Specs. Mr. Oylear responded that there should be a discussion about auxiliary spaces. The challenges he saw were storage areas, and another adjustment period will be when teachers are actually in the building for a while. There was nothing he would recommend doing differently at Grant. Mr. Cathcart added that staff learned a couple things from Grant that they Paul Cathcart: we actually learned a couple things from Grant that they then put in the Ed Specs.

## Benson

Chair Brim-Edwards asked what the timeline was on landing on the Ed Specs for Benson. Mr. Jung responded that they are in the final stage.

## **GENERAL CONCERNS OR QUESTIONS RELATED TO THE 2017 BOND – OPPORTUNITY FOR BOARD MEMBERS TO RAISE ISSUES, REQUEST MATERIALS**

Chair Brim-Edwards asked the Board what items they needed to spend more time on. Responses were: CTE; enrollment projections (bring PSU and the City in to get their take on where we are going); concerns about Madison and classroom size; Benson enrollment planning; ensure that staff at the District continue to look at comparisons and equity; strategy around partnerships; if we are phasing things, how do we capture that long-term; definition of outdoor and indoor activities; are we building for the right curriculum; plan for a CTE strategy; how do we pay for everything; would like to hear more about our work with the City and County, Metro and Tri-met, on planning; CTE and partnerships; would like a listing of athletic facilities by building and where there are big discrepancies.

## **NEST STEPS**

Chair Brim-Edwards indicated that information was needed on where each project stands and the Ed Specs and the variances. Are cost adjustments being made to the designs? What are the trade-offs and non-negotiables? The Board needs to think about way to have the conversation about the two high schools moving forward now and the Ed Specs for Benson, which will be different. The Board needs to get deeper into the cost conversation. Mr. Jung stated that he was putting together a document that identifies what the Ed Specs say and what each project has or has planned. Director Bailey requested the costs associated with not doing a stadium, smaller

classroom, etc. Director Kohnstamm stated that the Board needs to see the estimates that went into the master planning process, the contingencies, the rationale for the contingencies, and how they compare with 2012 bond work. Also, where we are now and why we are so out of whack.

**ADJOURN**

Chair Brim-Edwards adjourned the Work Session at 8:24pm.

Submitted by:

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Caren Huson-Quiniones, Board Clerk  
PPS Board of Education