



Bond Budget Variables

HARD COSTS

Provided by professional cost estimator. Rider Levett Bucknall was hired to provide cost estimates for all 2017 modernization projects.

SOFT COSTS

Project costs associated with contracts for architectural/engineering & other planning/design consultants, fees for permitting & systems development charges paid to the local jurisdiction, insurance coverage, etc. are added as a percentage of hard costs. Typical percentages for soft costs range from 30% on the conservative side, to 15% on the aggressive side.

FF&E (FIXTURES, FURNITURE AND EQUIPMENT)

District estimating methodologies account for a complete & usable facility to ensure readiness for student & staff use. Therefore, various items including desks, chairs and other items not intrinsic to the building need to be incorporated. Based on recent cost data, PPS budgets \$16 per square foot for FF&E.

CONTINGENCY

Project costs associated with unknowns such as unforeseen conditions, unexpected jurisdiction requirements, design error/omission and changes in work scopes. Typically 10% is used for new construction and 15% for major alterations/modernizations.

SWING / TEMP SPACE

Phased or staged projects often includes costs that are not a part of the final construction product (EG: temporary classroom space necessary during construction). Swing/Temp space costs are estimated on a project by project basis.

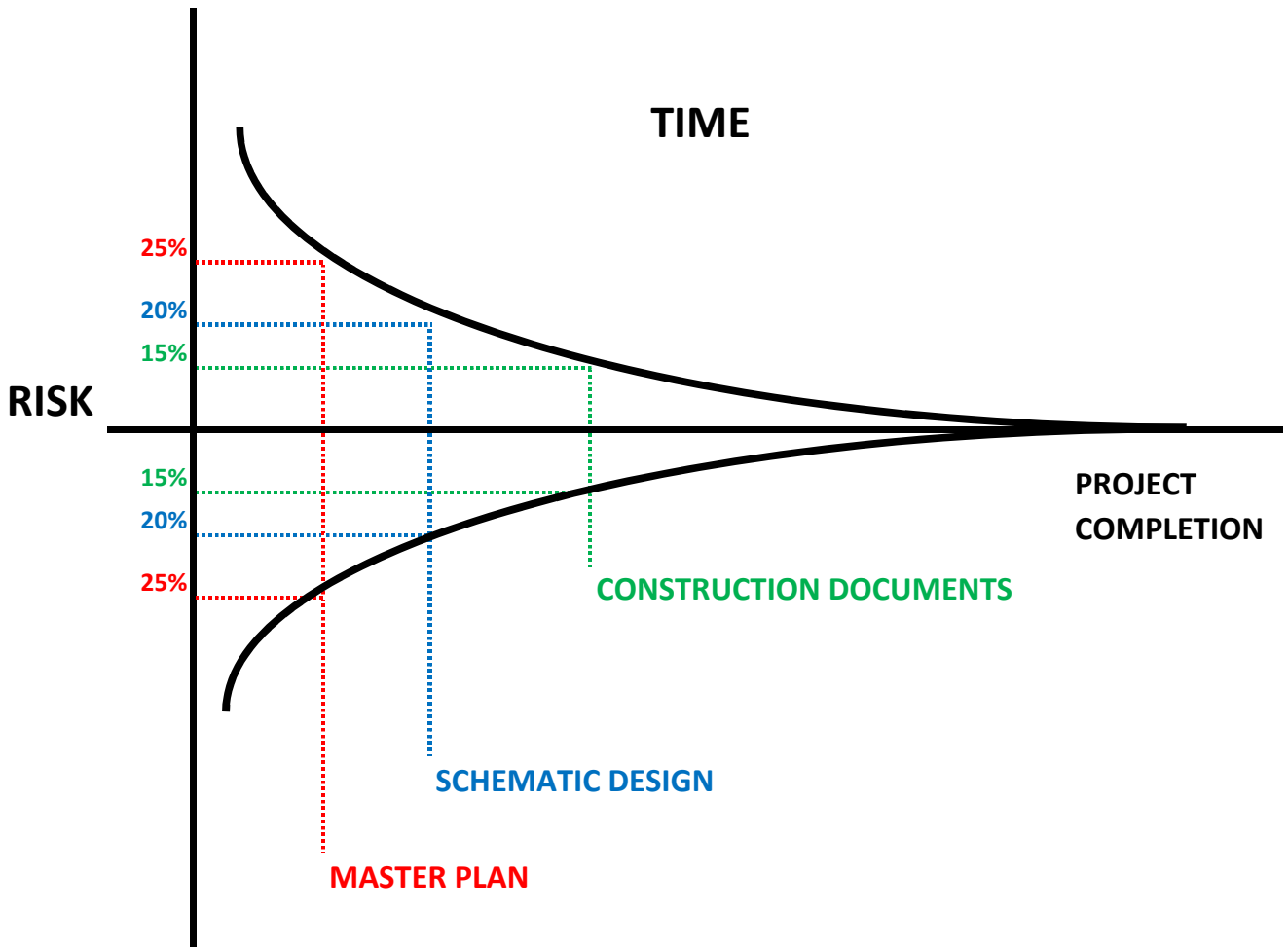
ESCALATION

Cost increases over time due to the increase of goods and labor. Recent estimates for annual cost escalation increases range from 6% on the high side, to 4% on the low side. Rider Levett Bucknall estimates the construct cost escalation in Portland at 6.05% between January 2017 and January 2018.

FORMULA

HARD COST	\$\$ from professional cost estimator
+ SOFT COST	15% - 30%
+ FF&E	\$16/SF
+ CONTINGENCY	10% - 15%
+ SWING/TEMP SPACE	project specific estimate
+ ESCALATION	6% - 4%
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TOTAL	

BOND BUDGET PROGRESSION - TIME AND RISK



PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
CLASSROOMS ²						
Classrooms ³	22	980	21,560	22	980	21,560
ESL classroom ⁴	1	900	900	1	900	900
ESL Classroom - Scope Add	0	0	0	1	80	80
Science Classrooms	5	1,300	6,500	5	1300	6,500
Science Prep	1	150	150	1	150	150
Science Storage (chemical storage optional)	1	64	64	1	64	64
Science Prep - Scope Add				2	150	300
Science Storage (chemical storage optional) - Scope Add				2	64	128
Extended Learning Area ⁵	6	1,000	6,000	6	1000	6,000
Student Lockers (grades 6, 7, & 8) 225 students ⁶	1	190	190	3	190	570
Conference Room	1	200	200	1	200	200
Required			29,364			29,744
Preferred			6,200			6,200
Scope Add			0			508
Subtotal required + preferred + scope add			35,564			36,452

Notes:

¹ Planning capacity for Middle School program is 675 students with a maximum of three sections of students at each grade level. Consult PPS Long Range Facilities Plan for determination student capacity for each instructional space.

² "Specialist" classroom functions such as Title I, Reading, and Math to be accommodated in "Extended Learning" areas

³ Self-contained classrooms that deliver science curriculum for grades 6-8 need to be large enough to provide the additional sinks, outlets, eyewash and work space needs sufficient for a minimum of 32 students in a science classroom

⁴ Room should be divisible into two smaller classrooms

⁵ One Commons/Extended Learning Area @ 1,500 SF required per classroom type (grades 6,7,8). Two per classroom type @ 1,000 SF preferred

⁶ Lockers can be full height; half height lockers should be stacked.

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
EXPLORATORY						
Music (Band & Choir) Room ^{7,8}	1	1,400	1,400	1	1400	1,400
Music Office	1	120	120	1	120	120
Art	1	1,200	1,200	1	1200	1,200
Art Storage	1	120	120	1	120	120
Computer Lab	1	980	980	1	980	980
STEAM Lab ⁹	1	1,200	1,200	1	1200	1,200
Practice Rooms	2	50	100	0	0	0
Kiln Room	1	100	100	1	100	100
Student Project Storage	1	200	200	0	0	0
Dance ¹⁰	1	980	980	1	980	980
Music, instrument, uniform storage	1	120	120	1	120	120
Required			3,820			3,820
Preferred			2,700			2,400
Subtotal required + preferred			6,520			6,220
MEDIA/TECHNOLOGY						
Media Center ¹¹	1	1,650	1,650	1	1650	1,650
Media Workroom (text book/media storage)	1	200	200	1	200	200
Conference/Small Group Study	1	200	200	1	200	200
Media Office	1	100	100	0	0	0
Media Center	1	1,550	1,550	1	1550	1,550
Required			2,050			2,050
Preferred			1,650			1,550
Subtotal required + preferred			3,700			3,600

Notes:

⁷ Music Room with stage may be elevated 18 inches above adjacent cafeteria; separate with acoustic/operable wall that opens to cafeteria; stage to provide space for dance (or dance floor storage) if not provided elsewhere

⁸ Music room should incorporate instrument storage if not built separately

⁹ Science Technology Engineering Arts and Math (STEAM) lab equipped to accommodate science curriculum as well as fabrication and maker space activities

¹⁰ Dance optional unless it is part of core program; can be located as pull out floor under stage/music room if it opens to cafeteria

¹¹ 1,650 SF Media Center required; 3,200 SF preferred

PPS Middle School Grades 6 through 8**MIDDLE SCHOOL PROGRAM ¹**

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
PHYSICAL EDUCATION/ATHLETICS						
Gym (main) seating for 750 person assembly	1	6,800	6,800	1	6800	6,800
Covered Play Area *	1	4,000	4,000	1	4000	4,000
PE Storage	2	200	400	2	200	400
Club Storage	3	80	240	3	80	240
PE Office ¹²	1	120	120	1	120	120
Boy's Locker Room ¹³	1	800	800	1	800	800
Girl's Locker Room ¹³	1	800	800	1	800	800
Table/Chair Storage - Scope Add	0	0	0	1	200	200
Required			13,160			13,160
Scope Add			0			200
Subtotal required + scope add			13,160			13,360
ADMINISTRATION						
Reception/Secretary	1	450	450	1	450	450
Health Room/Toilet	1	200	200	1	200	200
Principal's Office ¹⁴	1	180	180	1	180	180
Assistant Principal's Office ¹⁵	1	120	120	1	120	120
Workroom/Mail	1	350	350	1	350	350
Staff Room	1	500	500	1	500	500
Conference Room ¹⁶	1	180	180	1	200	200
Restroom ¹⁷	2	45	90	2	64	128
Lost & Found	1	50	50	1	50	50
Flex Office	1	120	120	0	0	0
Secure Storage/Records ¹⁸	1	150	150	1	150	150
Required			2,120			2,178
Preferred			270			150
Subtotal required + preferred			2,390			2,328

Notes:

- ¹² 120 SF PE Office required; 200 SF office with shower preferred
- ¹³ 800 SF Locker Rooms required; 1,200 SF preferred; locker room showers are optional
- ¹⁴ 180 SF Principal's Office required; 200 SF preferred
- ¹⁵ 120 SF Assistant Principal's Office required; 150 SF preferred
- ¹⁶ 180 SF Conference Room required; 200 SF preferred
- ¹⁷ 45 SF single user, gender neutral restrooms required; 64 SF preferred.
- ¹⁸ Secure Storage/Records optional only if records securely stored in administration

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
COUNSELING						
Counselor's Office	2	120	240	2	120	240
Record Storage	1	100	100	1	100	100
Mediation/Tutorial Room	1	120	120	1	120	120
Conference Room	1	200	200	1	200	200
Required			460			460
Preferred			200			200
Subtotal required + preferred			660			660

PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
SPECIAL EDUCATION						
Learning Center ¹⁹	1	800	800	1	800	800
Learning Center - Scope Add	0	0	0	1	180	180
Itinerant Offices (Psych/Speech Path/Flex Office) ²⁰	3	80	240	3	80	240
Offices - Scope Add	0	0	0	3	70	210
Special Needs Toilet	1	120	120	1	120	120
Sensory Support Room	1	150	150	1	150	150
Intensive Skills Room ²¹	1	980	980	1	980	980
Required			1,160			1,160
Preferred			1,130			1,130
Scope Add			0			390
Subtotal required + preferred + scope add			2,290			2,680
COMMUNITY SUPPORT						
Parent/Volunteer Room	1	200	200	1	200	200
Parent/Family/Community Resource Room	1	800	800	1	800	800
Parent/Family/Community Resource Room - Scope Add	0	0	0	1	120	120
Parent/Family Resource Offices ²²	1	120	120	1	120	120
Required			1,120			1,120
Scope Add			0			120
Subtotal required + scope add			1,120			1,240

Notes:

¹⁹ Number of Learning Centers dependent on SPED population within school; One 800 SF Learning Center required; additional Learning Centers may be smaller, min. of 600 SF

²⁰ Three 80 SF Itinerant Office required; three offices at 120 SF preferred

²¹ Need for Intensive Skills room dependent on the needs of the student population

²² One 120 SF Parent/Family Resource Office required; two 120 SF offices preferred

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
CAFETERIA/COMMONS						
Cafeteria ²³	1	4,250	4,250	1	4,250	4,250
Cafeteria - Scope Add	0	0	0	1	1,580	1,580
Kitchen	1	800	800	1	800	800
Dishwashing ²⁴	1	250	250	1	250	250
Kitchen Freezer/Cooler ²⁵	0	140	0	0	140	0
Kitchen Office Alcove ²⁶	1	60	60	1	60	60
Servery ²⁷	1	900	900	1	900	900
Servery - Scope Add	0	0	0	1	315	315
Kitchen Staff Lockers ²⁸	1	20	20	1	20	20
Kitchen Restroom ²⁹	1	45	45	1	45	45
Table/Chair Storage	1	200	200	1	200	200
Kitchen Storage	1	150	150	1	150	150
Stage ³⁰	1	1,000	1,000	0	0	0
Stage Storage ³¹	1	200	200	0	0	0
Cafeteria	1	250	250	1	250	250
Kitchen Staff Lockers	1	80	80	1	80	80
Restroom	1	19	19	1	19	19
Required			6,675			6,675
Preferred			1,549			349
Scope Add			0			1,895
Subtotal required + preferred + scope add			8,224			8,919

Notes:

²³ 4,500 SF Cafeteria preferred; three lunch periods allowed; two lunch periods preferred when scheduling allows

²⁴ Separate dishwashing area not required if kitchen over 1,000 SF

²⁵ Separate freezer/cooler area not required if installed in kitchen and kitchen is over 800 SF

²⁶ 60 SF Kitchen Office Alcove required; 100 SF preferred

²⁷ Smaller servery allowed if more than two lunches served

²⁸ 20 SF for staff lockers required; 100 SF preferred

²⁹ 45 SF single user, gender neutral Kitchen Restroom required; 64 SF preferred

³⁰ Music room to double as stage is preferred; Music Room and stage should have close proximity to cafeteria to allow space for spectators

³¹ For tables and chairs to support stage function. For installation of stage adjacent cafeteria only: preferred in/adjacent to cafeteria; alternatively install adjacent to music room if it includes a stage function.

PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
BUILDING SUPPORT						
Restrooms ³²	6	45	270	6	45	270
Toilets - Boys ³³	3	200	600	3	200	600
Toilets - Girls ³³	3	200	600	3	200	600
Custodial Rooms ³⁴	4	100	400	4	100	400
Custodial Office/Lockers ³⁵	1	150	150	1	150	150
Materials Storage ³⁶	1	350	350	1	350	350
Custodial Storage (Just-in-Time) ³⁷	1	350	350	1	350	350
Building Storage/Receiving ³⁸	1	650	650	1	650	650
MDF Room ³⁹	1	160	160	1	160	160
IDF Rooms ⁴⁰	3	80	240	3	80	240
Electrical Room ⁴¹	1	180	180	1	180	180
Central Mechanical Room ⁴²	1	600	600	1	600	600
Corridors ⁴⁴	Variable					
Electrical Generator Room ⁴³	1	200	200	1	200	200
Custodial Work Area	1	180	180	1	180	180
Outdoor Equipment Storage	1	200	200	1	200	200
MDF Rooms	1	20	20	1	20	20
IDF Rooms	3	20	60	3	20	60
Electrical Room	1	20	20	1	20	20
Central Mechanical Room	1	200	200	1	200	200
Concessions	1	100	100	0	0	0
Required			4,550			4,550
Preferred			980			880
Subtotal Required + Preferred			5,530			5,430

Notes:

³² Six 45 SF gender neutral restrooms required; six 64 SF restrooms preferred. Provide at least one gender neutral restroom on each floor and near gym facilities. Also ensure at least one gender inclusive and one accessible restroom are included within each area to be accessed outside regular school hours.

³³ Three 200 SF toilet rooms for boys and girls for grades 6-8 required or as required by applicable plumbing code

³⁴ Four 100 SF Custodial Rooms required; Five 100 SF rooms preferred

³⁵ 150 SF Custodial Office/Lockers required; 180 SF preferred

³⁶ 350 SF Materials Storage required; 400 SF preferred

³⁷ 350 SF Custodial Storage required; 400 SF preferred

³⁸ 650 SF Building Storage/Receiving required; 800 SF preferred

³⁹ 160 SF MDF Room required; 180 SF preferred

⁴⁰ Three 80 SF IDF Rooms required; three 100 SF rooms preferred

⁴¹ One 180 SF Electrical Room required; 200 SF preferred

⁴² One 600 SF Central Mechanical Room required; 800 SF preferred

⁴³ Can be located outside building if site conditions allow; inside building preferred

⁴⁴ See Corridor Characteristics

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
COMMUNITY & PARTNER USES						
Partner Program Office	1	150	150	1	150	150
Partner Program Office - Scope Add	1	150	150	1	150	150
Pantry ⁴⁵	1	200	200	1	200	200
Clothes Closet	1	120	120	0	0	0
Partner Program Storage / Office - Scope Add	0	0	0	4	88	350
Laundry Room - Scope Add	0	0	0	1	100	100
After school instruction ⁴⁶	2	500	1,000	0	0	0
Required			620			350
Preferred			1,000			0
Scope Add			0			600
Subtotal required + preferred + scope add			1,000			950

PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total				Proposed	Proposed	Proposed
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
MIDDLE SCHOOL PROGRAM TOTAL REQUIRED AREA			65,099			65,267
MIDDLE SCHOOL PROGRAM TOTAL PREFERRED AREA			15,679			12,859
MIDDLE SCHOOL PROGRAM TOTAL SCOPE ADD			0			3,713
SUB-TOTAL MIDDLE SCHOOL AREA (minus Covered Play)			76,778			77,839
Net to gross ratio of 29% ⁴⁷			22,266			22,573
GROSS MIDDLE SCHOOL PROGRAM TOTAL			99,044			100,412

Notes:

⁴⁵ 200 SF Pantry required; 300 SF preferred

⁴⁶ Number of after school instructional spaces to be determined in conjunction with program provider and PPS Facilities and Asset Management

⁴⁷ Gross area includes walls, corridors and circulation areas; 29% net to gross for new construction; ratio for modernization projects will vary depending on extent of work

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AREA PROGRAM COMPARISON SUMMARY

	RECOMMENDED			PREFERRED/OPTIONAL		TOTAL	Madison Option A "Master Plan"			Madison Option B "Revised Master Plan"			Lincoln Option A "Master Plan"			Lincoln "Reduced Scope"		
	Quantity	S.F. Room	TOTAL	Quantity	S.F. Room	Quantity	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
CORE PROGRAM																		
CTE Classrooms/Labs	4	1,200	4800			4	4	1,139	4,555	4	1,139	4,555	3	1,200	5,000	4	1,200	4,800
Maker Space	1	1,200	1,200			1	1	1,076	1,076	1	1,076	1,076	1	1,200	1,200	1	1,200	1,200
General Education Classrooms	41	980	40,180			41	41	902	36,966	41	902	36,966	45	930	41,850	41		36,900
Science Labs	11	1,500	16,500			11	11	1,313	14,440	9	1,311	11,800	12	1,375	16,500	12	1,200	14,400
Prep Rooms/Chem Storage	5	380	980	0	0	5	4	374	776	4	374	776	7	500	2,250	7	500	2,250
Flexible Learning Areas				8	1,000	8	9	889	8,000	9	801	7,211	6	1,150	6,900	5	1,150	5,750
Small Instructional Spaces				10	500	10	10	500	5,000	5	553	2,763	5	600	3,000	5	500	2,500
Subtotal Core Program	62		63,660	18		80	80		70,813	73		65,147	79		76,700	75		67,800
FINE AND PERFORMING ARTS																		
Visual Art - 2D & 3D Classrooms	2	2,700	2,700	2	3,400		2	2,494	2,494	2	2,494	2,494	4	2,700	5,400	4	2,400	4,800
Visual Art Support Spaces	3	380	380	0	0		3	366	366	3	366	366	4	380	540	3	380	380
Band Room	1	2,200	2,200	1	2,400		1	2,003	2,003	1	2,003	2,003	1	2,200	2,200	1	2,200	2,200
Choir Room				1	1,500		1	1,146	1,146	1	1,146	1,146	1	1,500	1,500	1	1,500	1,500
Band/Choir Support Spaces	7	1,170	1,470	6	600		11	1,302	1,691	11	1,302	1,691	8	1,370	1,470	8	1,370	1,470
Theater	3	9,000	9,000	1	6,000		3	9,838	9,838	3	9,838	9,838	3	9,525	9,525	3	9,000	8,500
Black Box Theater	1	1,600	1,600	1	2,600		1	1,547	1,547	1	1,547	1,547	1	1,600	1,600	1	1,600	1,600
Scene Production	1	1,500	1,500				1	2,119	2,119	1	2,119	2,119	1	1,500	1,500	1	1,500	1,500
Theater Support Spaces	14	2,500	2,500	3	2,100		18	2,354	2,632	18	2,354	2,632	15	2,500	2,630	14	2,550	2,530
Subtotal Fine and Performing Arts	32		21,350	15			41		23,836	41		23,836	38		26,365	36		24,480
PHYSICAL EDUCATION / ATHLETICS																		
Main Large Gym	1	13,000	13,000	1	14,676		1	13,627	13,627	1	13,627	13,627	1	13,000	13,000	1	13,000	13,000
Mat/Wrestling/Dance	1	2,750	2,750	1	3,500		1	2,868	2,868	1	2,868	2,868	2	2,175	4,350	2	1,625	3,250
Weight Room/Aerobics/Spinning	1	2,500	2,500	1	3,000		1	2,478	2,478	1	2,478	2,478	1	2,500	2,500	1	2,000	2,000
Auxiliary Gym	1	5,700	5,700	1	7,500		1	5,500	5,500	1	5,500	5,500	1	5,700	5,700	1	5,700	5,700
Team Rooms	1	800	800	1	800		5	860	4301	5	860	4301	1	800	800	1	800	800
Locker Rooms/Storage/Support	16	10,630	10,830	1	200		15	7,716	7,917	15	7,716	7,917	16	10,630	10,830	16	10,630	10,830
Subtotal Physical Education/Athletics	21		35,580	6			24		36,691	24		36,691	22		37,180	22		35,580
EDUCATION SUPPORT																		
Administration	28	4,980	5,460	2	150		28	4,892	5,399	28	4,892	5,399	28	4,930	5,410	25	4,780	4,790
Counseling/Career Center	15	2,195	2,735	1	980		13	2,213	2,693	13	2,213	2,693	15	2,195	3,375	15	2,195	2,735
Teacher Collaboration/Offices			980	10	980		5	766	3,831	5	659	3,297	5	930	4,650	5	900	4,500
Athletic Offices	2	270	270	0	0		2	270	270	2	270	270	2	270	270	2	270	270
Computer Labs	5	2,200	5,500	0	0		1	907	907	1	907	907	5	2,100	5,400	5	2,100	5,400
SPED	15	3,260	5,900	0	0		15		4,807	15		4,807	16	2,990	6,160	13	2,960	5,710
ELL Classroom	1	800	800				1	937	937	1	937	937	1	800	800	1	930	930
Commons/Kitchen & Seryery/Support	10	12,620	12,620	1	1,800		10	16,108	16,108	10	16,108	16,108	10	12,620	12,820	10	11,820	11,820
Library/Media Center/Support	10	9,800	10,220	2	5,480		7	8,074	8,074	7	8,074	8,074	10	6,300	6,720	10	5,800	6,220
Other/Mechanical/Custodial/Misc	905	8,346	14,095	2	2,064		63	10,610	20,553	63	10,610	20,553	63	8,346	14,995	918	8,346	14,795
Subtotal Education Support	991		67,400	18			145		63,579	145		63,045	155		60,600	1,004		57,170
PARTNER & COMMUNITY USES																		
Subtotal Partner & Community Uses	1	1,200	1,200	7	2,850		1	647	647	1	647	647	1	600	600	0	1200	0

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AREA PROGRAM COMPARISON SUMMARY

	RECOMMENDED			PREFERRED/OPTIONAL		TOTAL	Madison Option A "Master Plan"			Madison Option B "Revised Master Plan"			Lincoln Option A "Master Plan"			Lincoln "Reduced Scope"		
	Quantity	S.F. Room	TOTAL	Quantity	S.F. Room	Quantity	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
WRAP AROUND SERVICES																		
Health Clinic	1	1,600	1,600				1	1,451	1,451	1	1,451	1,451	1	1,600	1,600	0	1,600	0
Teen Parent Services	8	3,700	3,700	2	100		9	3,864	3,864	9	3,864	3,864	8	3,360	3,160	0	3,700	0
Social Service Providers			1000	5	200		1	1687	1687	1	1687	1687			0			0
Provider Classrooms	2	500	1,000				2	588	1175	2	588	1175	1	500	500	1	500	500
Subtotal Wrap Around Services	11		7,300	7			13		8,177	13		8,177	10		5,260	1		500
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL AREA			209,490						203,743			197,543			207,309			185,530
COMPREHENSIVE HIGH SCHOOL TOTAL GROSS AREA																		
		Recommended	283,546															
		Recommended + Preferred	331,786						289,185			281,560			281,940			252,321

DRAFT DOCUMENT. MAY CONTAIN ERRORS OR UNCONFIRMED INFORMATION.

RESOLUTION No. <fill in>

Resolution Authorizing Kellogg Middle School Full Replacement Master Plan as Part of the
2017 Capital Bond Program

RECITALS

- A. At the conclusion of the Kellogg Middle School Pre-Design Diligence process in February, 2017, Board Resolution 5394 referred the Kellogg Full Replacement Option to voters in May 2017.
- B. The election was duly and legally held on May 16, 2017 (the “2017 Bond Election”) and the general obligation bonds were approved by a majority of the qualified voters of PPS voting at the election.
- C. Board Resolution 5471 accepts certification from Multnomah County, Clackamas, Washing Counties for May 16, 2017 voter approval of authorizing Portland Public Schools to issue up to \$790 million of general obligation bonds to improve health, safety, learning by modernization, report schools.

RESOLUTION

- 1. The Board of Education directs staff to design a full replacement for Kellogg Middle School for an enrollment capacity of 675 students.
- 2. The Board of Education directs staff to utilize the current Kellogg Middle School Area Program Summary as a guide to construct the new Kellogg Middle School to an approximate size of 100,412 square feet.
- 3. The Board of Education approves the Master Plan Preferred Site Plan for Kellogg Middle School.



Board of Education

Recommendation to the Board

FAO Meeting Date:

December 12, 2015

Board Meeting Date:

December 19, 2015

Department:

Office of School Modernization

Executive Committee Lead:

Dan Jung, Senior Director, OSM

Presenter/Staff Lead:

Dan Jung, Sr Director, OSM

Steve Effros, Sr Project Manager, OSM

Agenda Action: Resolution

SUBJECT: Staff Recommendation for Kellogg Middle School Master Plan

BRIEF SUMMARY AND RECOMMENDATION

Staff is proposing the Board accept the Master Plan Design for Kellogg Middle School (KMS).

Staff is proposing the District:

- Approve the Kellogg Middle School's Master Plan which will be built to accommodate an enrollment capacity of 675 students.
- Utilize the current Kellogg Middle School Area Program Summary as a guide to construct the new Kellogg School to an approximate size of 100,412 square feet.

BACKGROUND

Staff is utilizing the Kellogg Middle School Area Program Summary, which is a component of the Middle School Educational Specifications, as a guide to construct the new Kellogg Middle School.

Approval of the Master Plan for KMS is required for the Design Team to proceed with Schematic Design and is critical to deliver the project on schedule.

SCOPE

The PPS Middle School Framework, combined with the PPS Middle School Educational Specifications, was used as the basis for programming of the new Kellogg Middle School.

Using these documents as the foundation for the Kellogg program, the Design Team met with 20 internal focus groups over several months and developed a Programming Report for KMS 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.

As part of the KMS Programming Report, the design team developed an Area Program Summary that refines the PPS Middle School Ed Specs so that it meets the specific requirements for KMS, based on input from internal focus groups.

Additionally, the Design Team developed a Preferred Site Plan for KMS in coordination with internal focus groups and as part of a larger community engagement process.

PROCESS / COMMUNITY ENGAGEMENT

From November, 2016 thru January, 2017, the Design Team undertook a Pre-Design Due Diligence process to document the building and site development options for middle school (grade 6-8) operations at the Kellogg school site. They collaborated with PPS to develop two pre-design options, renovation/addition and full replacement for budgetary and scheduling review by PPS. Ultimately, as part of its referral of the Kellogg Middle School project as part of the May, 2017 Bond, the Board decided to move forward with the replacement option.

At the start of the Master Planning process in the Fall of 2017, a number of concepts were developed and explored. Through stakeholder, Design Advisory Group and community meetings, the concepts were refined to develop a plan that incorporates the programmatic and educational goals of PPS while meeting all current building codes to ensure the life, safety, and welfare of all students and faculty.

Throughout the Master Planning Process community and stakeholder engagement has occurred in several fashions:

First, in collaboration with PPS Community Involvement and Public Affairs (CIPA), Kellogg's Public Engagement Consultant reached out to dozens of organizations and individuals to both participate in the Design Advisory process and to engage with the project as members of the broader public. This Consultant focused on engaging with a culturally diverse group of individuals who could best represent the community surrounding the Kellogg site.

Second, the formation of the Design Advisory Group (DAG) in October, 2017. The purpose of the DAG is to encourage interaction between a variety of stakeholders, provide input regarding the priorities to be addressed within the school design, and report on the work that was taking place to their various constituencies. There have been several meetings that have occurred between October and December, 2017; and additional meetings are planned through early 2018. In total, the Design Team anticipates at a minimum:

1. Seven (7) Design Advisory Group meetings.
 2. One (1) Design Workshop.
 3. One (1) Open House.
 4. Four (4) Neighborhood Association Meetings.
-

SCHEDULE

Following approval of the Master Plan for Kellogg Middle School, the Design Team will proceed with the Design and Documentation Phases of the project through December, 2018. The Conditional Use process will take place from March through July, 2018, and the Building Permitting process will take place from January through May, 2019. Demolition of the existing building will take place from March through July, 2018, and Construction (including commissioning/start-up) of the new building will take place from May, 2019 through December, 2020. Fixtures, furnishings and equipment (FFE) will be installed from November, 2020 through January, 2021. Staff has proposed that new KMS teachers and administrators be trained to use the new building from February through May, 2021, with moves occurring in June and July, ahead of the start of school for new students in September, 2021.

BUDGET

The Original Construction Budget (in 2017 dollars) for the Kellogg Middle School project, in accordance with the 2017 Capital Bond Program, was \$32 million.

In addition, Staff has allocated funds from bond program escalation to support the projected cost increases based on the anticipated start of construction in May, 2019; the Bid Day Construction Budget is \$35.6 million.

Based on the preliminary Planning Phase cost estimate, the project is estimated above the \$35.6 million target. The Design Team has produced a Programming Estimate–Budget Alignment Memo that includes several cost control opportunities to bring the project back on budget as follows:

- Reduce building area (up to 3300 sf)
 - o Reduce cafeteria size from 2-period lunch to 3-period lunch
 - o Remove computer lab program
- Provide deductive options at Schematic Design phase
- Reduce demolition salvage when bids are received
- Limit consideration of high cost options such as rooftop playgrounds
- Limit extra life safety criteria beyond the gym-only structure

The budget reduction options will be reviewed and implemented during the Schematic Design Phase.

UPDATE AFTER FAO MEETING (12/12/2017)

The Master Plan and accompanying documents (noted below) were presented to the FAO Committee on Tuesday, December 12, 2017. The Committee unanimously agreed to recommend approval to the BOE.

ATTACHMENTS

Attachment A: PPS Middle Grades Framework

Attachment B: PPS Middle School Ed Specs

Attachment C: KMS Programming Report

Attachment D: KMS Area Program Summary

Attachment E: KMS Capacity Calculations

Attachment F: KMS Preferred Site Plan

Attachment G: KMS Internal Focus Group Engagement

Attachment H: KMS External Stakeholder Outreach

Attachment I: KMS Project Schedule

Attachment J1: KMS Programming Estimate-Budget Alignment Memo

Attachment J2: KMS Programming ROM Estimate

Attachment J3: KMS Demolition Cost Estimate