



Staff Analysis and Report to the Board of Education

Date: February 19, 2019

Executive Lead(s): Claire Hertz, Deputy Superintendent, Business & Operations
Yvonne Curtis, Deputy Superintendent, Instruction & School Communities

Department Lead(s): Dan Jung, Chief Operating Officer
Korinna Wolfe, Senior Director, Multiple Pathways to Graduation

Staff Lead(s): Paul Cathcart, Senior Manager, Construction & Maintenance Program

SUBJECT:
Location Analysis for Space Needs for Multiple Pathways to Graduation Programs and Portland International Scholars Academy, per BOE Resolution 5780

I. BACKGROUND

On December 18, 2018, the Portland Public Schools (PPS) Board of Education adopted **Resolution 5780 – Resolution Authorizing Benson Campus Master Plan as Part of the 2017 Capital Bond Program**, which directed Superintendent Guadalupe Guerrero to engage with students, families and staff of all the Multiple Pathways to Graduation (MPG) Programs¹ currently housed on the Benson Polytechnic High School (BHS) campus, to better understand the potential impacts of the pending BHS modernization plan and begin exploring possibilities for MPG programs, including:

- A. Building a dedicated MPG building with funds from a future voter-approved Bond; or
- B. Co-locating at the BHS campus, with appropriate modifications to the facility; or
- C. Relocating MPG programs to new facilities or campuses.

Superintendent Guerrero and members of the Board of Education hosted community sessions with each of the MPG programs, bringing together students, families and staff to share their perspective on how the BHS modernization would impact their education experience while enrolled in a PPS program. Staff noted a number of themes among every group (see Attachment E.), including that:

¹Alliance High School, Reconnection Center and Services, DART Clinton School, Pioneer High School, Portland Evening and Summer Scholars, Portland Virtual Scholars, Teen Parent Services. Portland International Scholars Academy (not an MPG program, but housed on BHS campus).

- **Central location is critical.** Students, who decide that their neighborhood comprehensive high school is not meeting their educational needs, will choose to enroll in an alternative education program which requires that they travel from their neighborhood to attend alternative class offerings. As a result, students and families expressed that centrality to all students in MPG programs is a must, and alternative to that would prove difficult for a group of these students.
- **Access to various modes of transportation is important.** As a result of students traveling from across the city, quick access to various modes of transportation is critical. Students and families shared that their current program location offers them excellent options to a nearby MAX station and a central hub for Tri-Met.
- **Additional space is required.** Student and staff expressed their desire to have dedicated space to host one-on-one counseling sessions with students, study areas, meeting space for student-staff and student-student collaboration.
- **Special accommodations are important for MPG students.** Many times, students come to MPG programs with a variety of challenges--homelessness, poverty, lack of access to resources--and thus require access to dedicated kitchen space, food pantry, laundry services. As part of the option, MPG students and staff encouraged that PPS central office staff identify access to these types of crucial amenities.

Moreover, project staff met with MPG and PISA school administrators to further refine understanding of needs based on the feedback from students, families and staff. These refinements included the need for certain programs (DART and Alliance High School at Benson Campus (ABC) and Reconnection Center) to operate more autonomously from other programs while others, like PISA and Pioneer High School, operate best in a more integrated fashion with BHS students.

II. RELATED POLICIES/ BEST PRACTICES

A central component of the PPS mission is to “support all students in achieving their very highest educational and personal potential.” This includes placing a racial and social justice lens in how it provides options for appropriate learning of our diverse learners. As such, the MPG program aims to provide educational options for all youth that empower, engage, and prepare them for college, work training, and global citizenship while serving as a vanguard for systemic change. MPG helps the district meet students where they are, offering alternative options for learning, including offering different modes of teaching, and offering different school hour options.

III. STAFF RECOMMENDATION

After careful consideration of the programming needs and multiple options, provided in the Attachments A and F, all district staff surveyed, including instructional leaders and facility leaders, and input from students, families and staff in the MPG programs, staff recommend the following:

- Co-locate Portland International Scholars (PISA), Pioneer High School, Portland Evening and Portland Summer Scholars and Portland Virtual Scholars within the Benson Polytechnic High School campus; and
- Build a dedicated stand-alone building for Multiple Pathways to Graduation programs: the Alliance High Schools, Reconnection Center and Services, the DART/Clinton School and Teen Parent Services; and
- Include the stand-alone MPG building as part of a comprehensive bond proposal to Portland voters; and
- Relocate Benson High School and MPG students to temporary swing sites during construction.

Temporary Swing Sites During Benson Campus Construction

PPS will have two facilities available for BHS and MPG students to swing to during construction: Kenton School and Marshall High School. Specifically, staff recommend that:

- BHS students, inclusive of Pioneer High School students, temporarily swing to the Marshall High School campus for the duration of the BHS modernization; The Marshall campus would permit a level of Career Technical Education (CTE) programming to be preserved.
- MPG students swing to the Kenton campus; The Kenton campus would allow the Alliance High School, Reconnection Center and Services and DART Clinton School to operate independently at a campus with good transportation options.
- PISA and Evening & Summer Scholars Program students would swing to Grant High School, permitting these programs to fulfill their programmatic need for integrating their students into a comprehensive high school setting.

The recommendations outlined above is based on programmatic needs of each school and program and the spaces that would allow the students and staff to operate with the integrity needed to achieve strong student outcomes.

IV. FISCAL IMPACT

The proposed recommendation has cost implications.

New Building

Staff anticipates a new building on the current Benson parking lot will need to be between approximately 33,000 and 41,000 square feet to adequately house the necessary programs. At a rough order of magnitude level, that assumes \$450 - \$550 per square foot for hard costs, plus an estimated 20% for additional "soft costs" (design, land use, permitting, etc.), 5% escalation for 3 years, and 15% project contingency, the estimated total is about \$24,000,000 to \$36,000,000. These are very preliminary numbers that require additional discussion and analysis.

Additional Classrooms

Incorporating additional classrooms increases the size of the current master plan. These classrooms are estimated to cost between \$3,000,000 and \$3,500,000.

Temporary Locations

Moving staff and students to Kenton and Marshall will require improvements to those facilities.

Kenton, for example, has known physical deficiencies that will likely need to be addressed (including a new roof) and could require the addition of portable classrooms to house all the programs. Total estimated costs to modify Kenton and move programs is between 4,000,000 and \$6,000,000.

The Marshall campus is in relatively good physical condition and sized to hold the current Benson enrollment, however the campus does not have the unique Career Technology Education spaces to support the Benson programs. The project team will complete an analysis to identify facility needs for the needed programs. Very early estimates indicate these modifications could exceed \$5,000,000.

The approved Benson Campus Master Plan includes an estimate of \$5,500,000 for temporary housing costs for items such as modular classrooms and temporary walls within the school, which will partially offset the costs of improving Kenton and Benson.

Additionally, the ability to move all programs off site will allow construction of the primary buildings to be completed in 1 phase, in lieu of 3, saving time and money. Though it will take time to determine how much efficiency can be gained from the move, estimating a cost savings of one year's worth of cost escalation is a reasonable assumption at this time. A cost escalation savings of one year of construction, estimated at 5% of total construction cost, is approximately \$11,000,000 - \$12,000,000.

V. COMMUNITY ENGAGEMENT

Each of the community sessions hosted by Superintendent Guerrero and members of the Board of Education welcomed students, families and staff of each program. Several programs host outside partner organizations that provide wrap-around services and those organizations were invited to share their perspective as well. These include representatives from: local PTAs, Boys and Girls Aid, Janus Youth, Morrison Child and Family Services, Trillium Family Services, Department of Human Services, Lifeworks, Squires, and White Shield.

VI. TIMELINE FOR IMPLEMENTATION/EVALUATION

On December 18, 2018 the Board approved the Benson Campus Master Plan. The Master Plan construction schedule begins the summer of 2021 with 3 consecutive phases turning over new/modernized portions of the building each year, with all portions of the new building being open for staff and students in fall 2024; followed by a final phase to complete site improvements. The proposed recommendation modifies the schedule in two specific ways:

- Incorporates construction of a new, stand alone building; and
- Temporarily houses students off site during construction.

With students located off site during construction, we anticipate the overall construction timeline of three years (plus site improvements) can be shortened even with the addition of a new building. The overall efficiency gained from these changes still need detailed analysis, however we anticipate being able to complete the building components of Benson in approximately 2-1/2 years, and the site improvements within another three to six months. For context, Grant High School will be completing all construction activities in a little more than 2 years. Benson is approximately 100,000 square feet (or about 25%) larger than Grant, therefore requiring additional time to complete.

VII. BOARD DECISION

Staff requests feedback and direction on the recommendation in order to provide any additional information the Board may need to make a final decision on February 26, 2019.

I have reviewed this staff report and concur with the recommendation to the Board.


2/21/19

Guadalupe Guerrero **Date**
Superintendent
Portland Public Schools

ATTACHMENTS

(List all supporting documentation, including resolution, etc.)

- A. Multiple Pathways to Graduation on Benson Tech Site dated February 11, 2019
- B. Non-Benson Alternative Sites for Multiple Pathways to Graduation & Portland International Scholars Academy at Benson
- C. MPG Focus Group meeting notes, December 3, 2015
- D. MPG Focus Group meeting notes, December 17, 2015
- E. Benson High School Listening Sessions
- F. Benson Campus Administrator/Principal Ranking of MPG Scenarios
- G. Benson Master Planning Programming Schedule
- H. Dot Density Map for Alliance and Reconnection Center Students

PPS District Priorities FY 2018-19

- 1. *Set a clear Vision and Strategic Plan*
- 2. *Create equitable opportunities and outcomes for all students*
- 3. *Build management and accountability systems and structures*
- 4. *Allocate budget, funding and resources focused on improving outcomes for students*