

mahlum **STUDIO PETRETTI**
ARCHITECTURE



MARCH 21, 2024
COMPREHENSIVE PLANNING COMMITTEE MEETING #06

Cleveland High School CPC

PORTLAND PUBLIC SCHOOLS

HOME OF THE WARRIORS



Land Acknowledgment

The Portland Metro area rests on traditional village sites of the Multnomah, Wasco, Cowlitz, Kathlamet, Clackamas, Bands of Chinook, Tualatin, Kalapuya, Molalla, and many other tribes who made their homes along the Columbia River. Indigenous people have created communities and summer encampments to harvest and enjoy the plentiful natural resources of the area for the last 11,000 years.

We want to recognize that Portland today is a community of many diverse Native peoples who continue to live and work here. We respectfully acknowledge and honor all Indigenous communities—past, present, future—and are grateful for their ongoing and vibrant presence.

We also acknowledge the systemic policies of genocide, relocation, and assimilation that still impact many Indigenous/Native American families today. As settlers and guests on these lands, we respect the work of Indigenous leaders and families, and pledge to make ongoing efforts recognize their knowledge, creativity, and resilience. Within the Cleveland community we also acknowledge how we have systematically failed native students, and commit to ensuring a better future for the Indigenous and Native students and families who have continued to contribute to bettering our community despite our failings.

-written by Cleveland High School students

Introductions

The Team

Portland Public Schools



Erik Gerding
Sr. Project Manager



Hector Lopez
Project Manager

Mayer Reed



Anne Samuel
Landscape
Architect



Jeramie Shane
Landscape
Architect

Mahlum



Abby Dacey
Principal-in-Charge



Alyssa Leeviraphan
Project Manager



Chris Brown
Project Architect



Andrew Weller-Gor-
don
Architect



Pip Allen
Architect



Rene Berndt
Project Designer

Studio Petretti



Amanda Petretti
Design Strategy



Hannah Allender
Design and
Engagement



Luke Smith
Design and
Presentation

After Bruce



Thy Daniels
Project Manager



Mireaya Medina
Co-lead



Rhonda Teeny
Engagement
Co-lead

Agenda

- > Introduction/Welcome (5 min)
- > Bond Context (10 min)
- > Community Engagement (10 min)
- > Recap, Recommended Direction, Variables (30 min)
- > Activities & Feedback (30 min)
- > Feedback & Celebration (30 min)
- > Close (5 min)

CPC 06

Preview

Desired Outcomes:

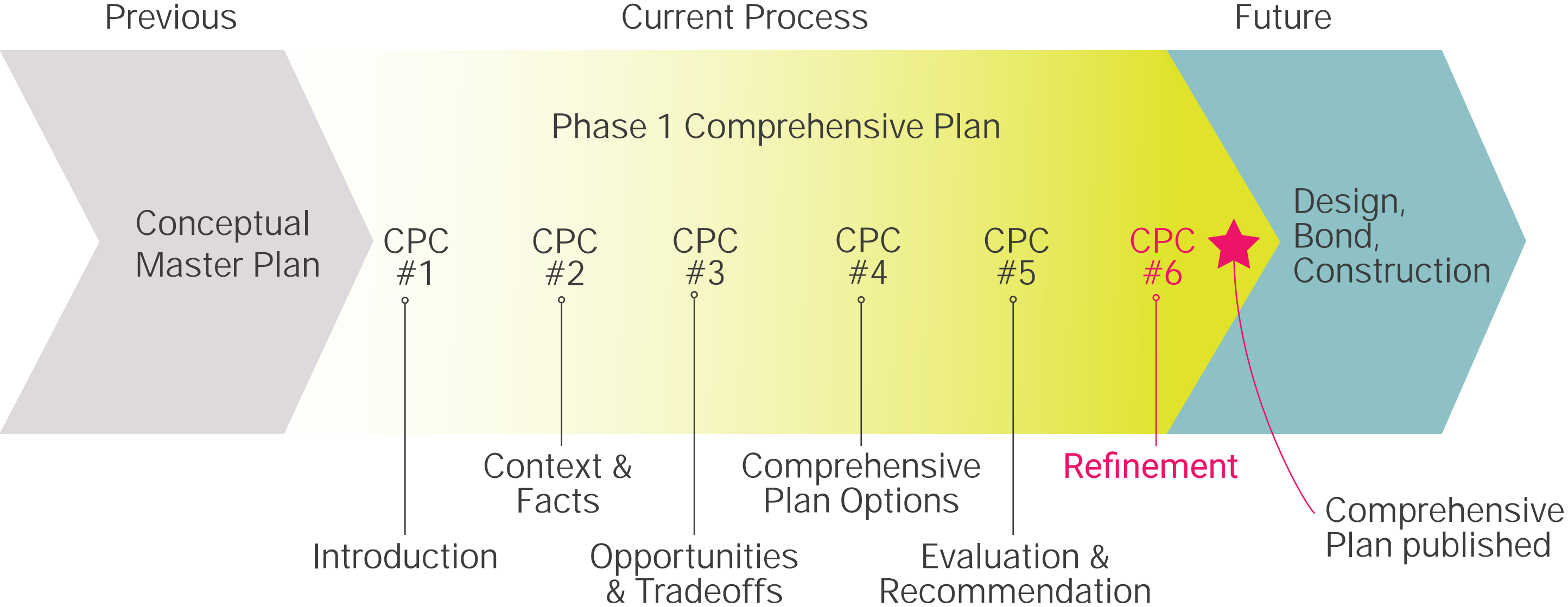
- > Grounding in a shared vision, supported by community engagement
- > Understanding of analysis, recommended approach, and variables
- > Ideas for design elements that will shape future building
- > Feedback & Celebration!

Requested Feedback:

- > Track building options
- > CPC process

CPC Process

Comprehensive Planning Schedule (detail)



Bond Funding

Preliminary Planning

- > PPS Bond Overview
- > Budget Context
- > High School Modernizations

The budgets included in this document are conceptual. They are provided to illustrate general cost ranges to facilitate bond planning discussion. They are not final cost estimates.

	Cost Range (see staff memo for detail)		Sample Option
Physical Facility Improvements			\$400,000,000
Critical Systems			
Deferred Maintenance Backlog (Reduce FCI)	\$700,000,000 ¹	\$1,000,000,000 ²	\$400,000,000
Roof	incl above	incl above	incl above
Mechanical	incl above	incl above	incl above
Capital Asset Renewal	\$0	\$1,700,000,000	incl above
Seismic	\$0	\$1,000,000,000	\$0
ADA	\$57,000,000	\$138,000,000	\$0
Security	\$140,000,000	\$225,000,000	\$0
Outdoor Spaces	\$68,000,000	\$103,000,000	\$0
Athletics	\$84,000,000	\$206,000,000	\$0
All Gender Restrooms	\$3,000,000	\$15,000,000	\$0
Other Examples			
Decarbonization	TBD	TBD	\$0
Emergency Capital	TBD	TBD	\$0
Educational & Technology Improvements			\$191,000,000
Technology			
ERP	\$0	\$40,000,000	\$38,000,000
Device Refresh	\$0	\$65,000,000	\$50,000,000
Cyber Security	\$0	\$5,000,000	\$3,500,000
Data Center / Classroom Tech / Etc	\$0	\$50,000,000	\$36,500,000
Tech: HVAC & Energy Sustainability	\$0	\$13,000,000	\$10,000,000
Physical Education	\$10,000,000	\$77,000,000	\$33,000,000
Other Examples			
Curriculum	TBD	TBD	\$20,000,000
Performing Arts	TBD	TBD	\$0
Career Technology Education	TBD	TBD	\$0
Capacity			\$0
RHS - Phase 5	TBD	TBD	\$0
Enrollment Changes	TBD	TBD	\$0
Modernizations			\$965,000,000
Jefferson High School	TBD	TBD ³	\$50,000,000
Cleveland High School	\$400,000,000	\$450,000,000 ⁴	\$400,000,000
Ida B Wells High School	\$400,000,000	\$450,000,000 ⁴	\$400,000,000
Harriet Tubman MS	\$20,000,000	\$50,000,000	\$50,000,000
K-5 Learning Lab	\$30,000,000	\$65,000,000	\$65,000,000
Prophet Center	\$0	\$0	\$0
Admin + Contingency			\$280,080,000
Administration 3%	\$57,000,000	\$170,000,000	\$46,680,000
Contingency 15%	\$191,000,000	\$565,000,000	\$233,400,000
TOTAL	\$2,160,000,000	\$6,387,000,000	\$1,836,080,000
Rounded			\$1,836,000,000

¹ Estimated amount needed to move average FCI from "poor" to "fair" (see staff memo for details)

² Estimated amount needed to address all FCA noted deficiencies (see staff memo for details)

³ Estimated costs to complete the Jefferson High School modernization are currently being developed

⁴ Updated project costs estimates are currently being developed

Bond Funding

Preliminary Planning

CONCEPTUAL BUDGETS

2/26/2024

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Cost Range	Sample Option
(see staff memo for detail)	

Modernizations			\$965,000,000
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Prophet Center	\$0	\$0	\$0

Who We've Talked to

Stakeholders:

- > Principal
- > Special Education Lead
- > Native Student Union Advisor/
- > College Coordinator
- > **Advisors from affinity groups**
- > School Social Worker
- > Community Based Organization (CBO), IRCO

Listening Sessions:

- > Special Education (SPED)
- > Teachers, paraeducators and staff
- > Students in SPED
- > Caregivers of SPED students
- > Community Based Organization leaders working with CHS Community
- > **Affinity groups**
- > Students and families of Color
- > Broader community from intergenerational families
- > Teachers and staff of Color
- > Student English Language Learners

Themes

From After Bruce Listening Sessions

- > History matters in the way it invisibilizes
- > Center the voices of those who have been underrepresented
- > Creating spaces that invite pause can alleviate stigma
- > Design for the most impacted

Marginalized communities are especially interested in how they can be part of placemaking

Co-create opportunities to include students and families in design decisions that will most impact them

How can design normalize a culture of pause and rest?

Designing for a range of differences (beyond just compliance) will better serve all communities

Vision & Goals

The Modernized CHS will draw inspiration from its context to create a vibrant campus that centers students and staff. The design will celebrate the school's role as the heart of the CHS community, a vital part of the neighborhood, and an enduring presence in SE Portland.

Develop academic and extracurricular excellence with intercultural understanding

Promote health, wellness, and climate resiliency

Improve student safety in and around the sites

Create a welcoming, inclusive environment that supports students and staff

Acknowledge the Indigenous legacy of the site

Enhance CHS's role as a civic presence and community resource

Be good stewards of local taxpayer dollars and balance district-wide facility needs

CPC #05 Review (02/27)

Evaluation & Recommendation

Desired Outcomes:

- > Grounding in a shared vision
- > Confirmation of recommended approaches
- > Understanding of design options
- > Evaluation of approaches

Requested Feedback:

- > Exploration of design options based on campus cohesion and climate response
- > Preferred direction



What We've Heard

CPC

Staff

Stud.

Whether or not to keep the 1929 building

Retain 1929 Building

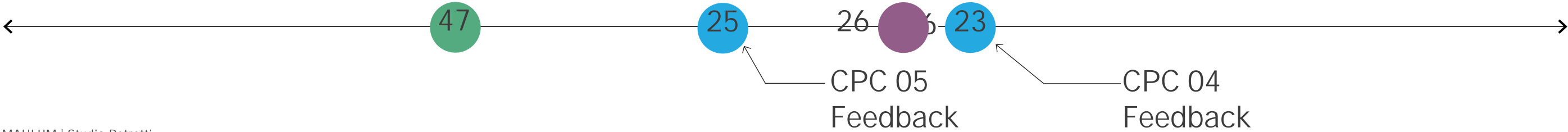
Build All-New



How we balance needs across one or two sites

Build on both sites

Build entire school on one site



What We've Heard

Survey Feedback

Whether or not to keep
the 1929 building

Retain 1929 Building

Build All-New



As of 3/12/24

Recap & Recommended Option

The design team is preparing a recommended option to present to the PPS School Board.

HOME OF THE WARRIORS



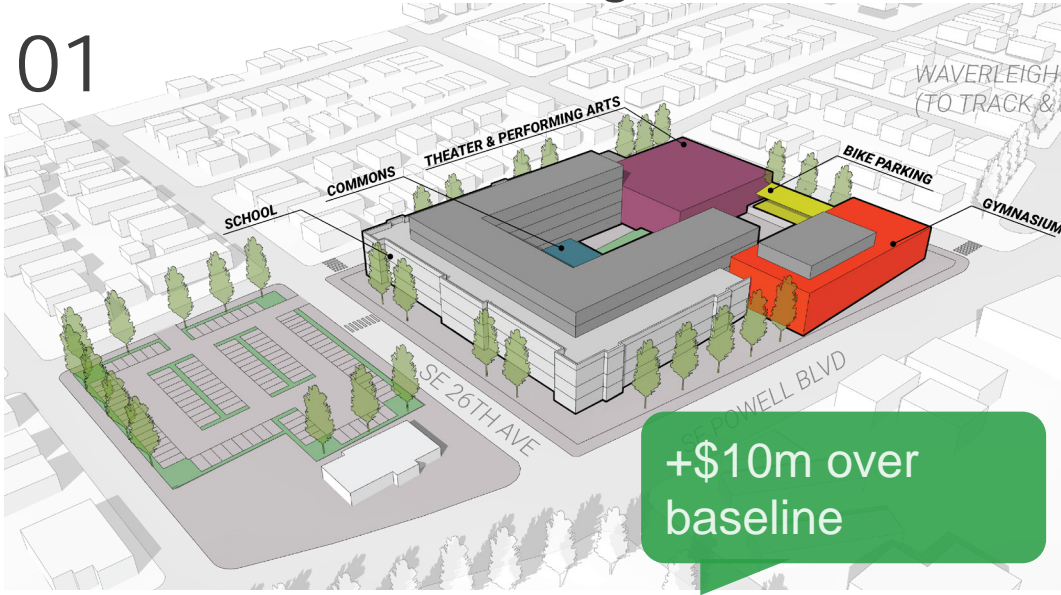
Recap

Concept Approaches

Consolidated
(One Property)

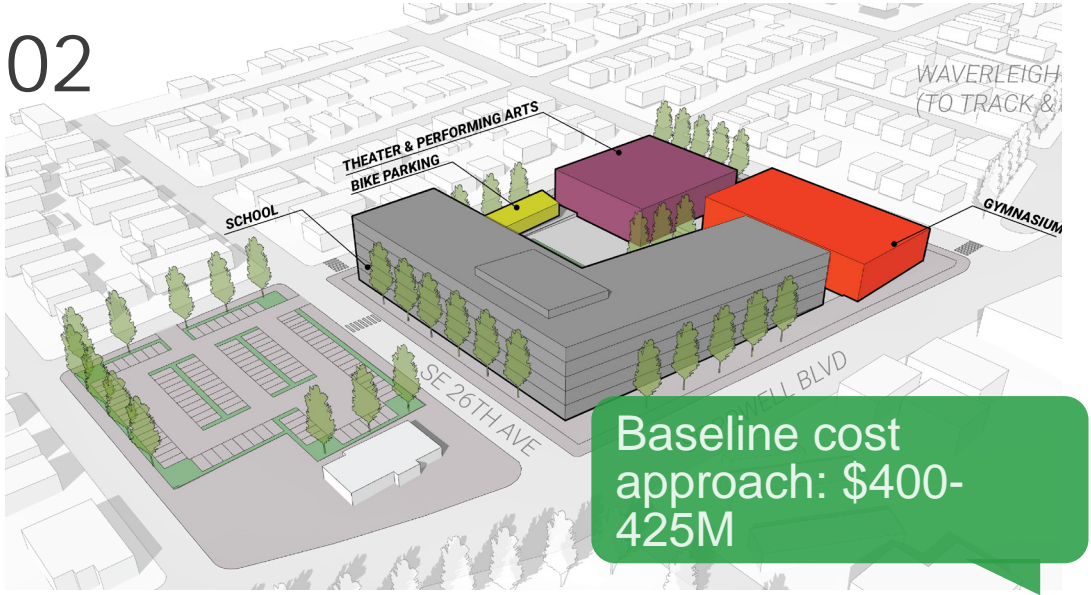
Partial Existing
(Retain 1929 Building)

01



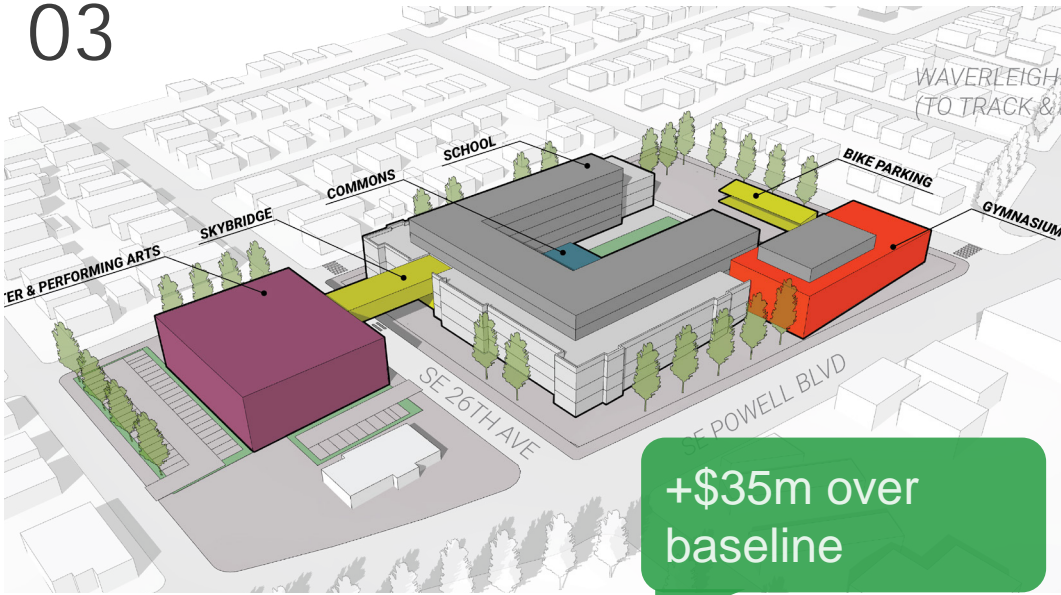
All New Construction

02

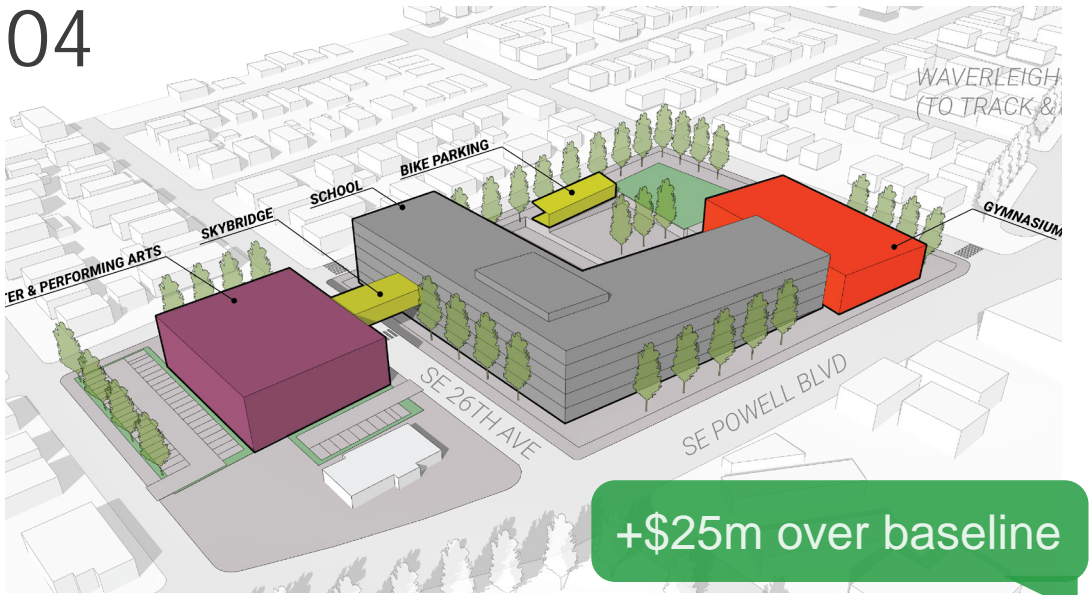


Distributed
(Two Properties)

03



04

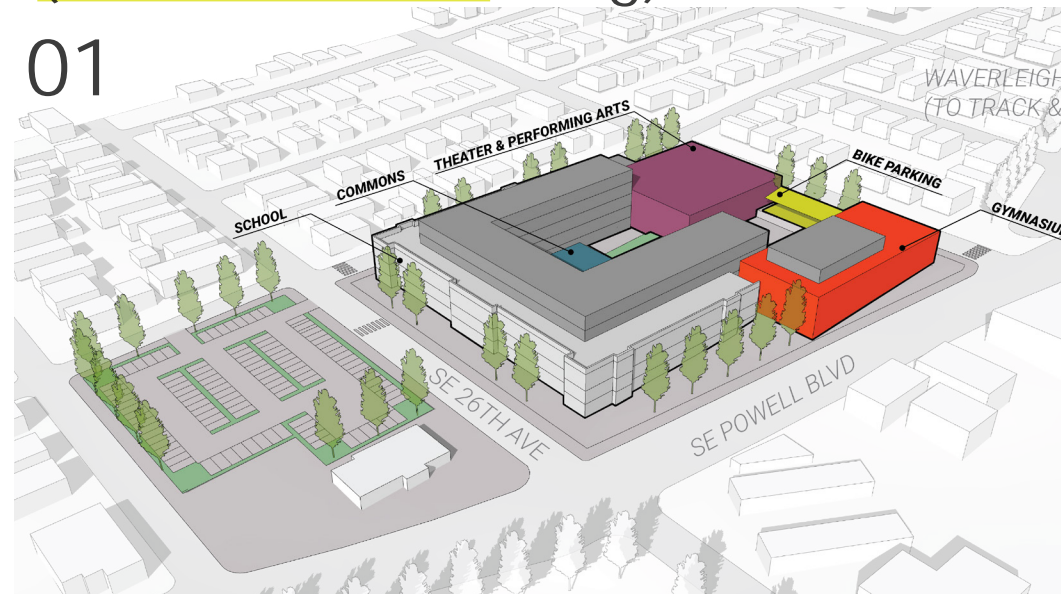


Recap

Existing Building

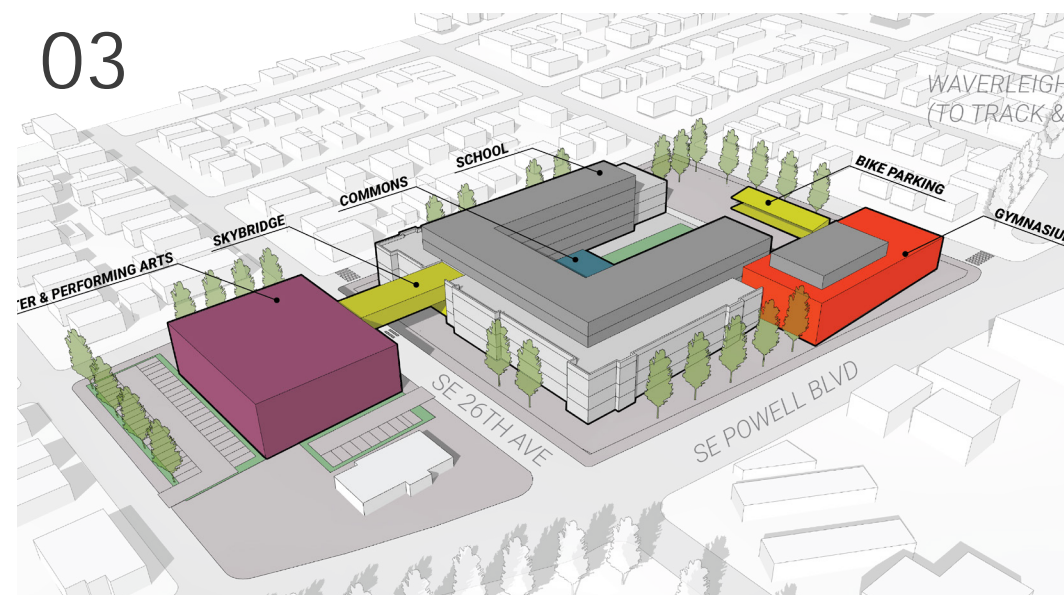
Partial Existing (Retain 1929 Building)

01



Consolidated (One Property)

03



Distributed (Two Properties)

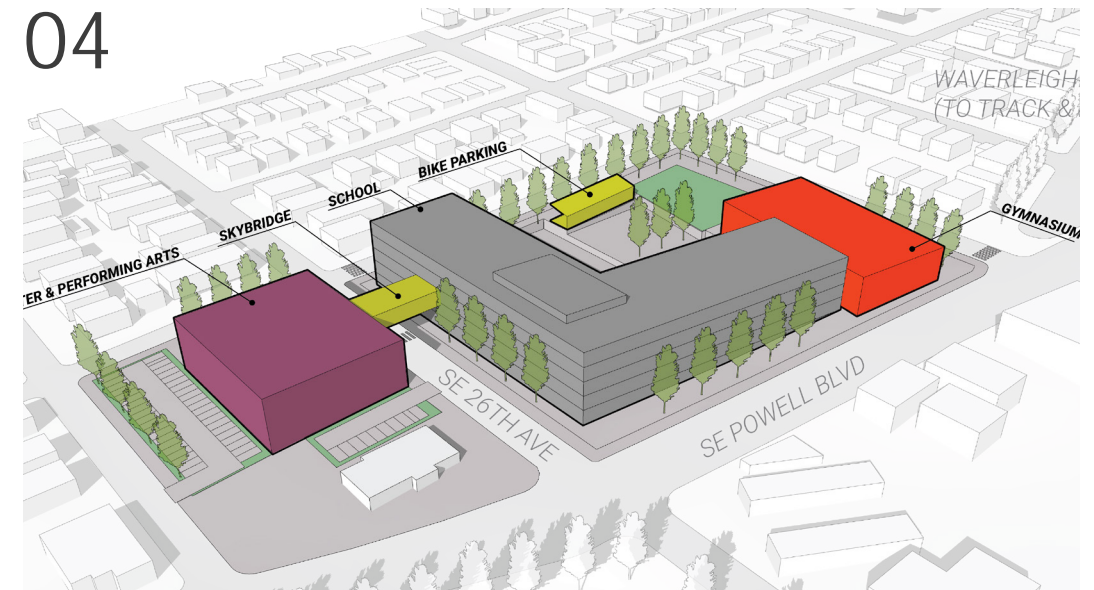
- > 1929 Building: retain and modernize 30%
- > Site fit: 10% of site available for exterior student gathering spaces
- > Program fit: some compromises to proportions and daylight
- > Design: will need to modify existing facade to create accessible entries
- > Cost: increase over baseline
- > Risk: unknown conditions

Recap

Two Sites

- > Safety: PPS requires a skybridge to cross 26th Avenue
- > Cost: increase over baseline
- > Design: adds complexity to campus connectivity; requires moving utility lines underground
- > Risk: skybridge requires approval of City Council

Distributed (Two Properties)



Recommended Option

- > Cost: only approach that fits PPS bond profile
- > Risk: lowest
- > Design: many options to optimize solar orientation, student experience
- > Site Fit: allows large open space and preserves staff parking
- > Program Fit: new construction affords flexibility in addressing PPS Ed Spec requirements



*All new construction on one property

Consolidated High School: One Site

Many Variations!

Approach 2A



Most cost effective:
baseline

Substantial and flexible
open space

Outdoor space adjacent to
residential neighborhood

Best solar orientation

Maintains solar access
for neighbors

Tall building on SE 26th
and Powell

Tall building on Franklin

Lots of opportunity for
design refinement

Approach 2B



Public Workshop #3 (3/16)

Recommended Option

- > The entry location will be important
- > Consider the experience on Powell: friendly for pedestrians, let people know school is here
- > Refine the Franklin Street edge: height, solar exposure, neighborhood experience
- > Like the courtyard experience for many reasons
- > Can we incorporate elements from the existing exterior into the new interior?



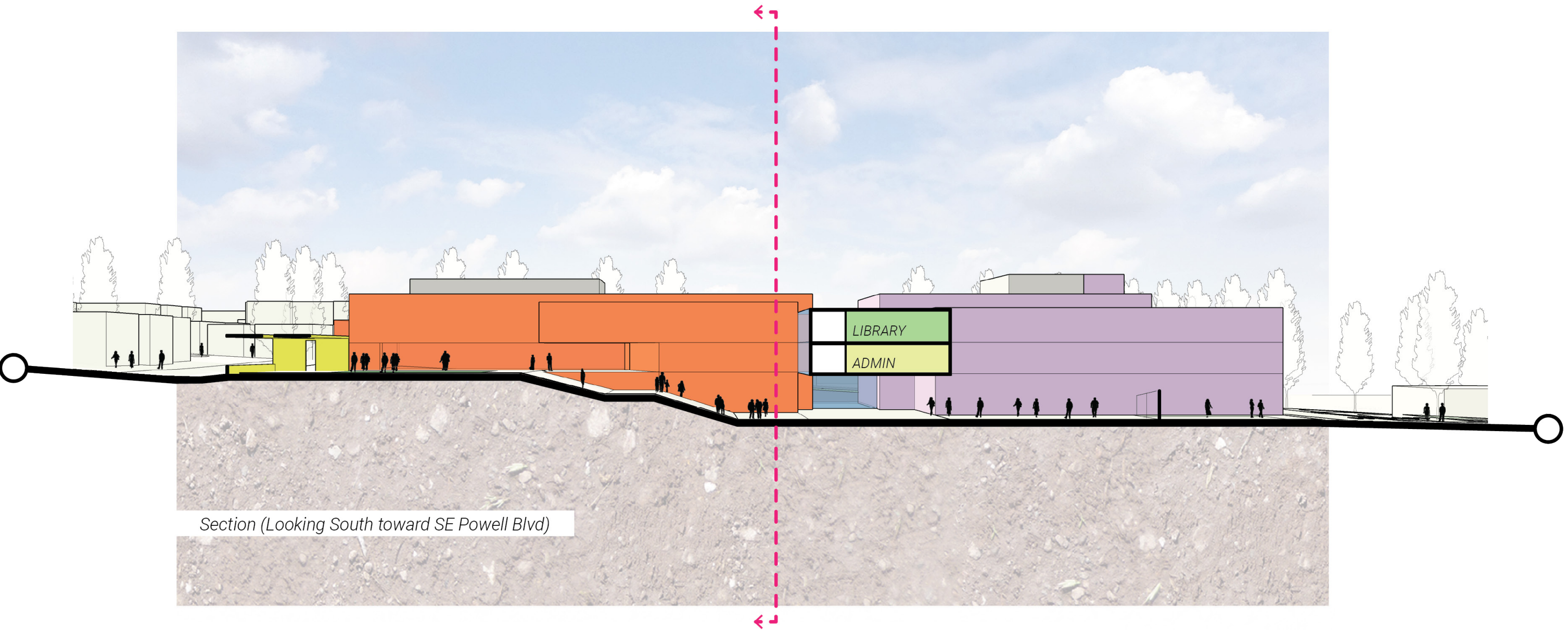
Developed Recommendation

Comprehensive Plan



Developed Recommendation

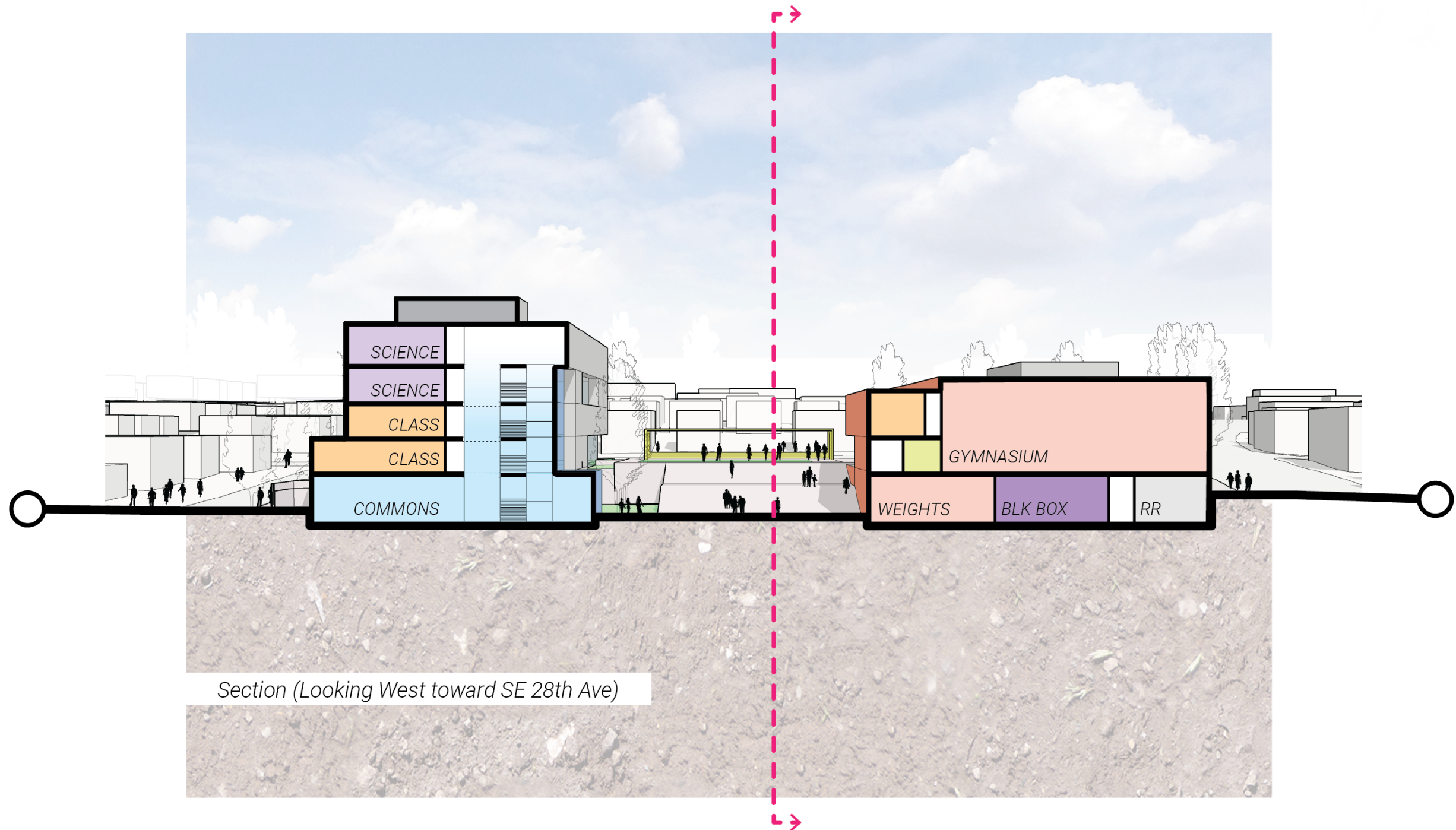
Cut view through site facing south



Section (Looking South toward SE Powell Blvd)

Developed Recommendation

Cut view through site facing east



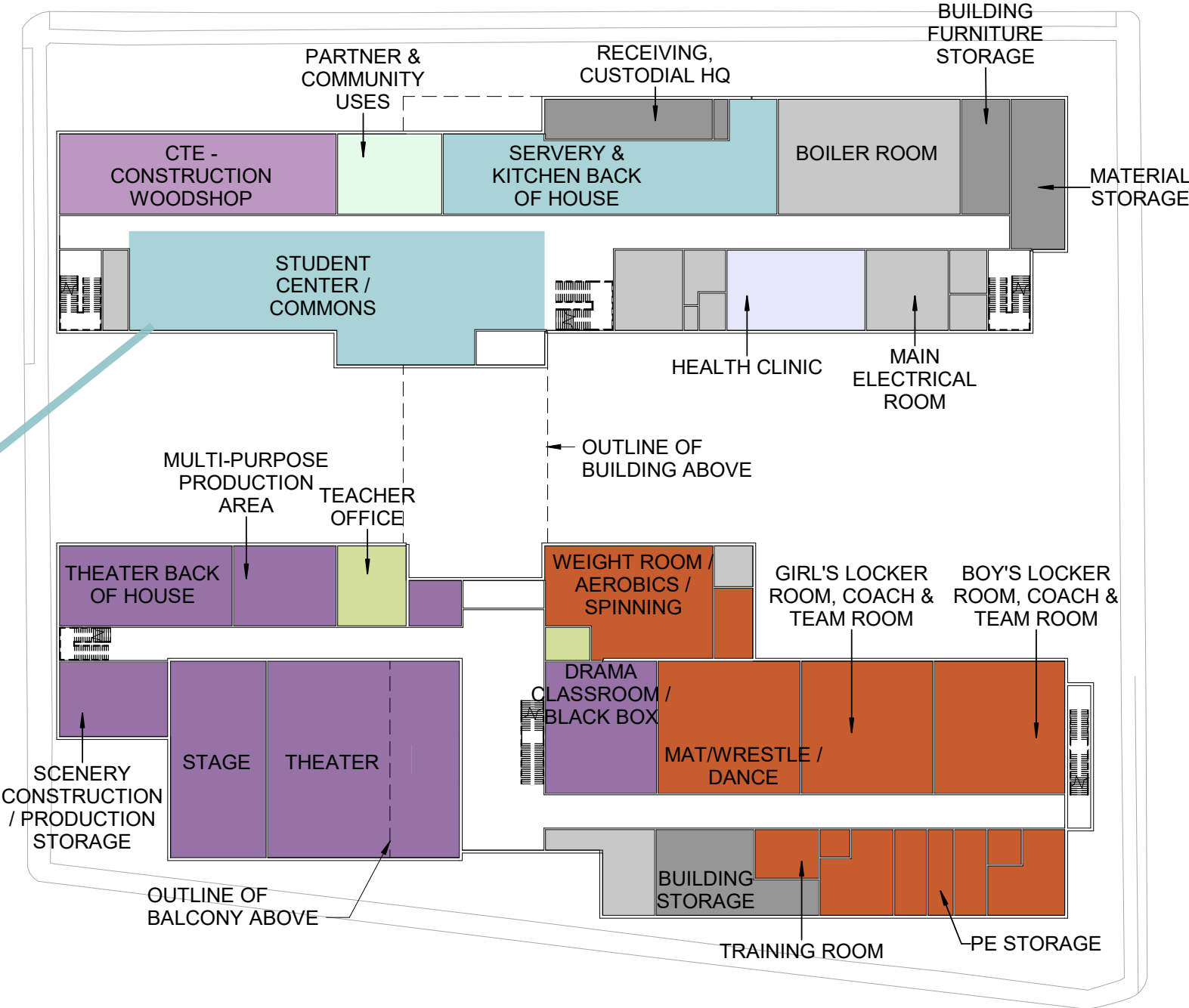
Plan Development

Level 01 / West Ground Floor

- CTE
- CUSTODIAL
- EDUCATIONAL SUPPORT
- FINE & PERFORMING ARTS
- MISCELLANEOUS
- PARTNER & COMMUNITY USES
- PHYSICAL EDUCATION / ATHLETICS
- STUDENT CENTER
- SUPPORT
- WRAP-AROUND SERVICE PROVIDERS



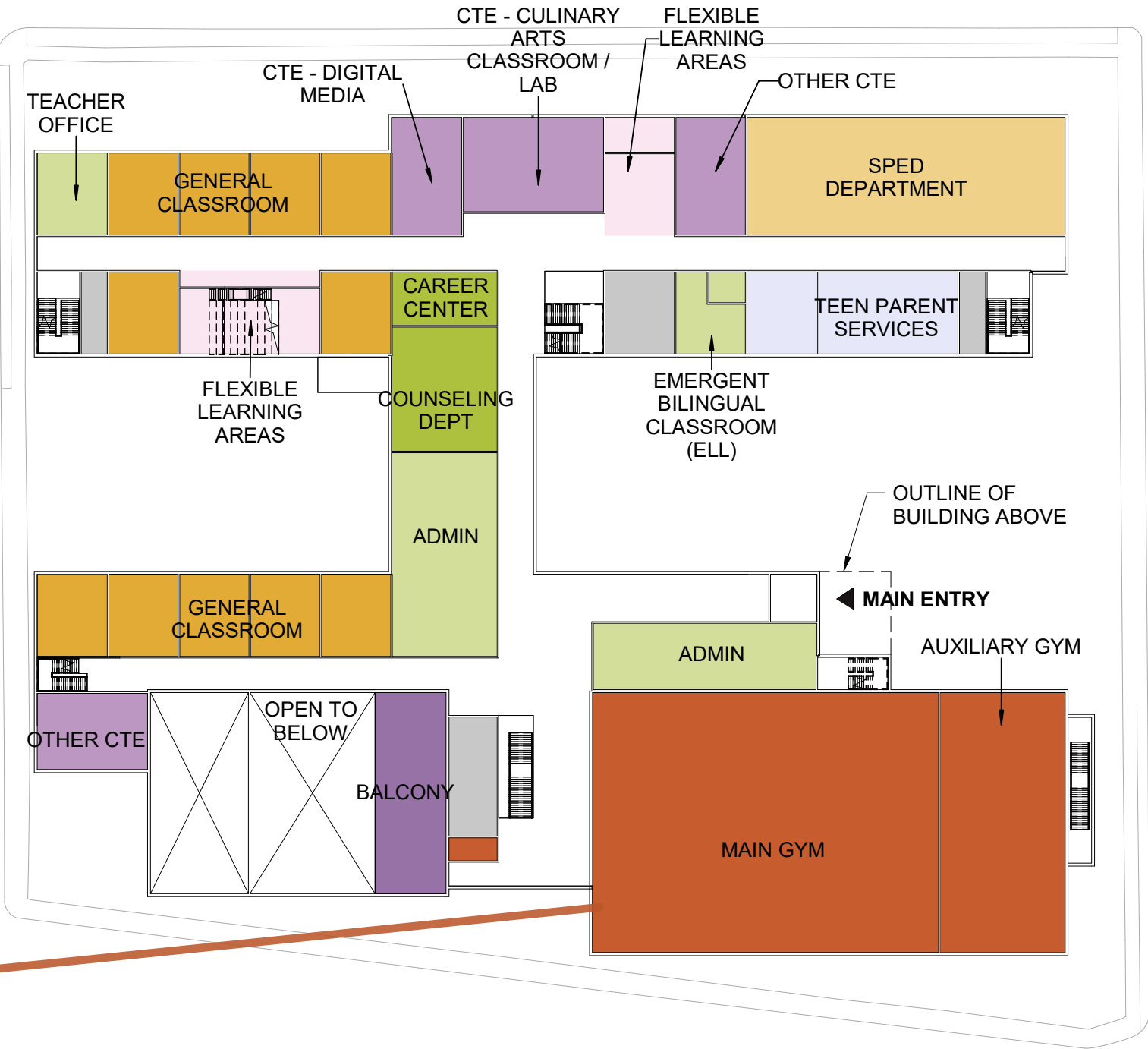
IDEA: COMMONS OPENING TO COURTYARD



Plan Development

Level 02 / East Ground Floor

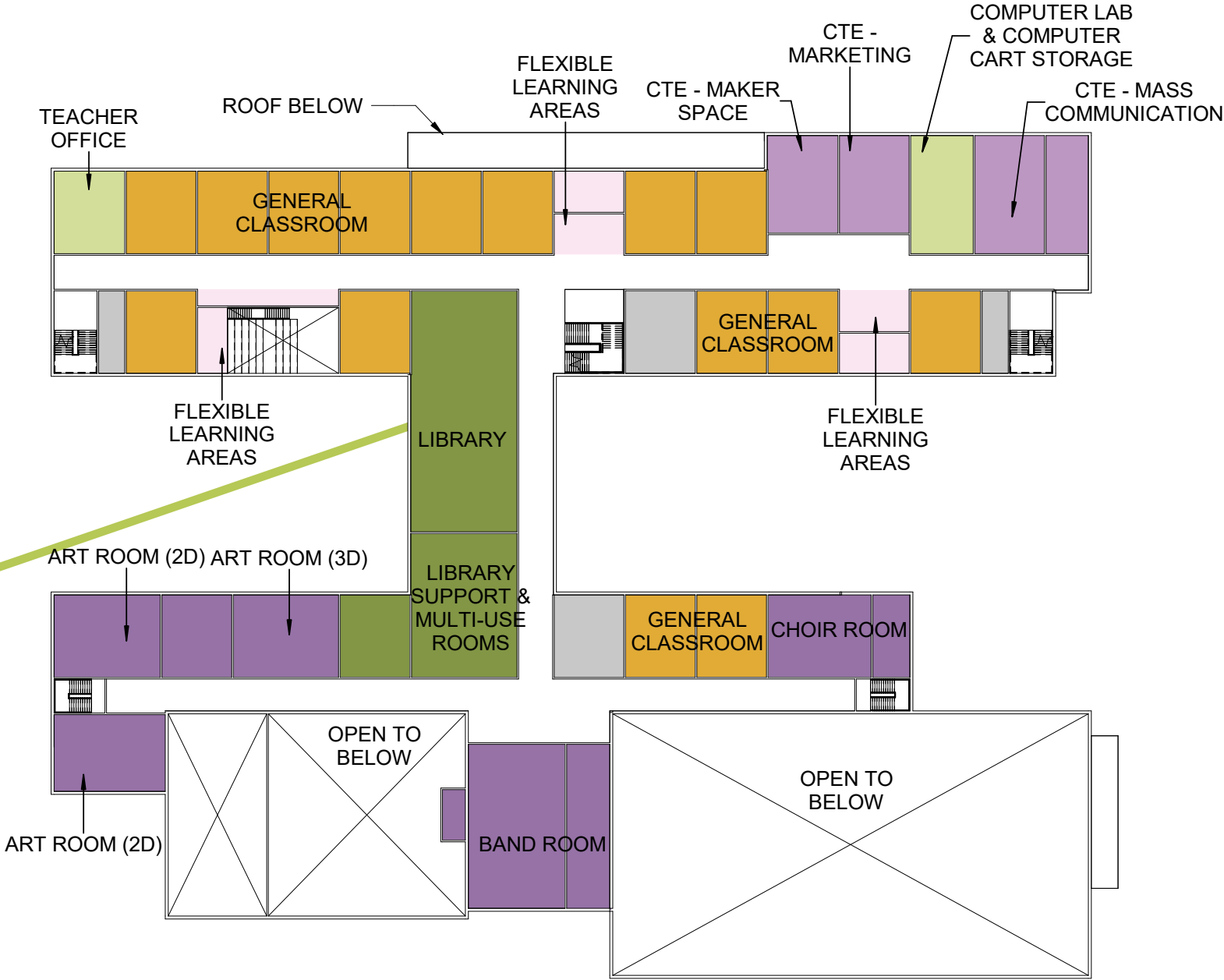
- CTE
- CUSTODIAL
- EDUCATIONAL SUPPORT
- FINE & PERFORMING ARTS
- MISCELLANEOUS
- PARTNER & COMMUNITY USES
- PHYSICAL EDUCATION / ATHLETICS
- STUDENT CENTER
- SUPPORT
- WRAP-AROUND SERVICE PROVIDERS



Plan Development

Level 03

- CTE
- EDUCATIONAL SUPPORT
- FINE & PERFORMING ARTS
- FLEXIBLE LEARNING & SMALL INSTRUCTION
- GENERAL CLASSROOMS
- LIBRARY / MEDIA CENTER
- MISCELLANEOUS
- SUPPORT

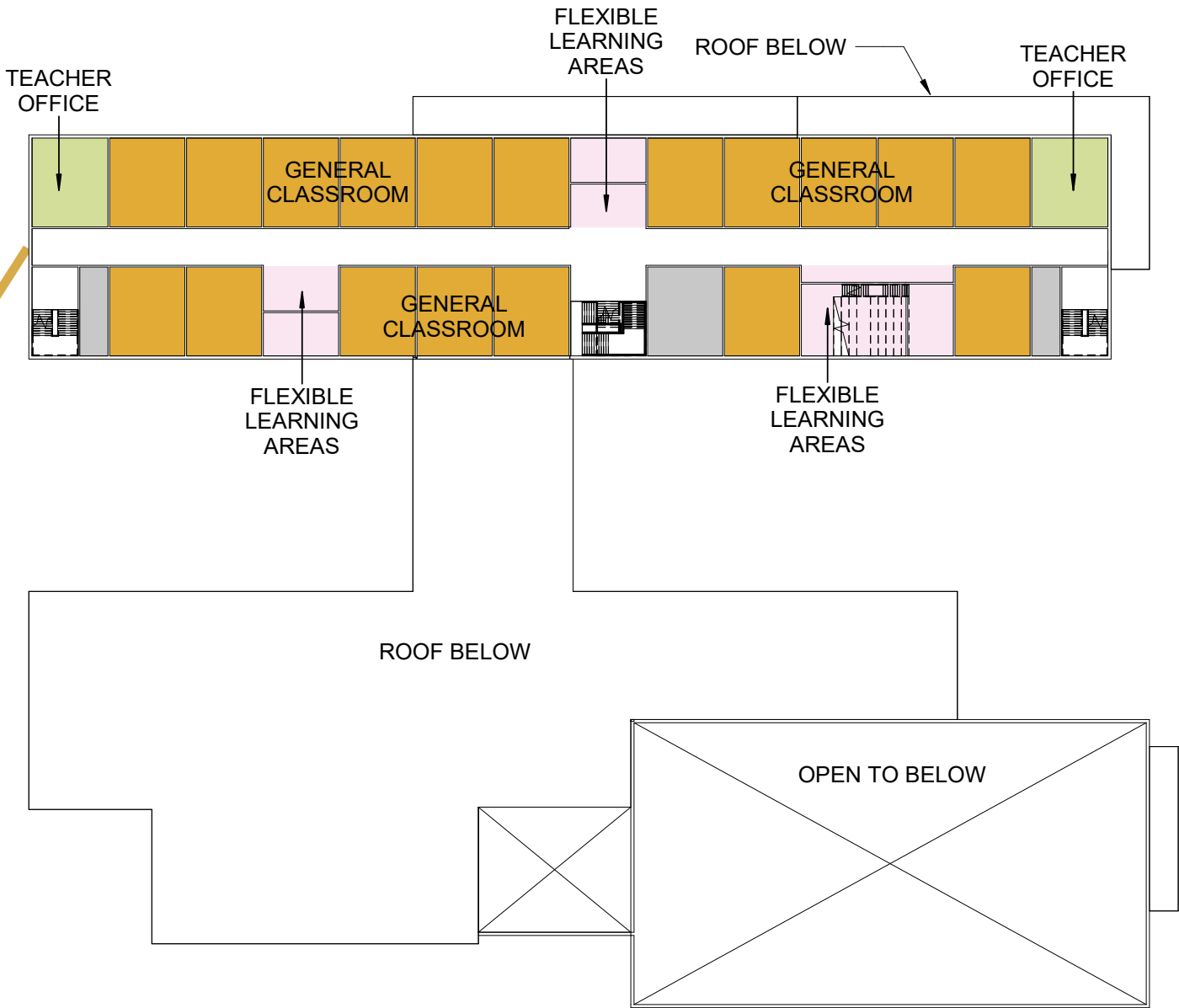


IDEA: LIBRARY CONNECTING TWO WINGS

Plan Development

Level 04

- EDUCATIONAL SUPPORT
- FLEXIBLE LEARNING & SMALL INSTRUCTION
- GENERAL CLASSROOMS
- MISCELLANEOUS
- SUPPORT

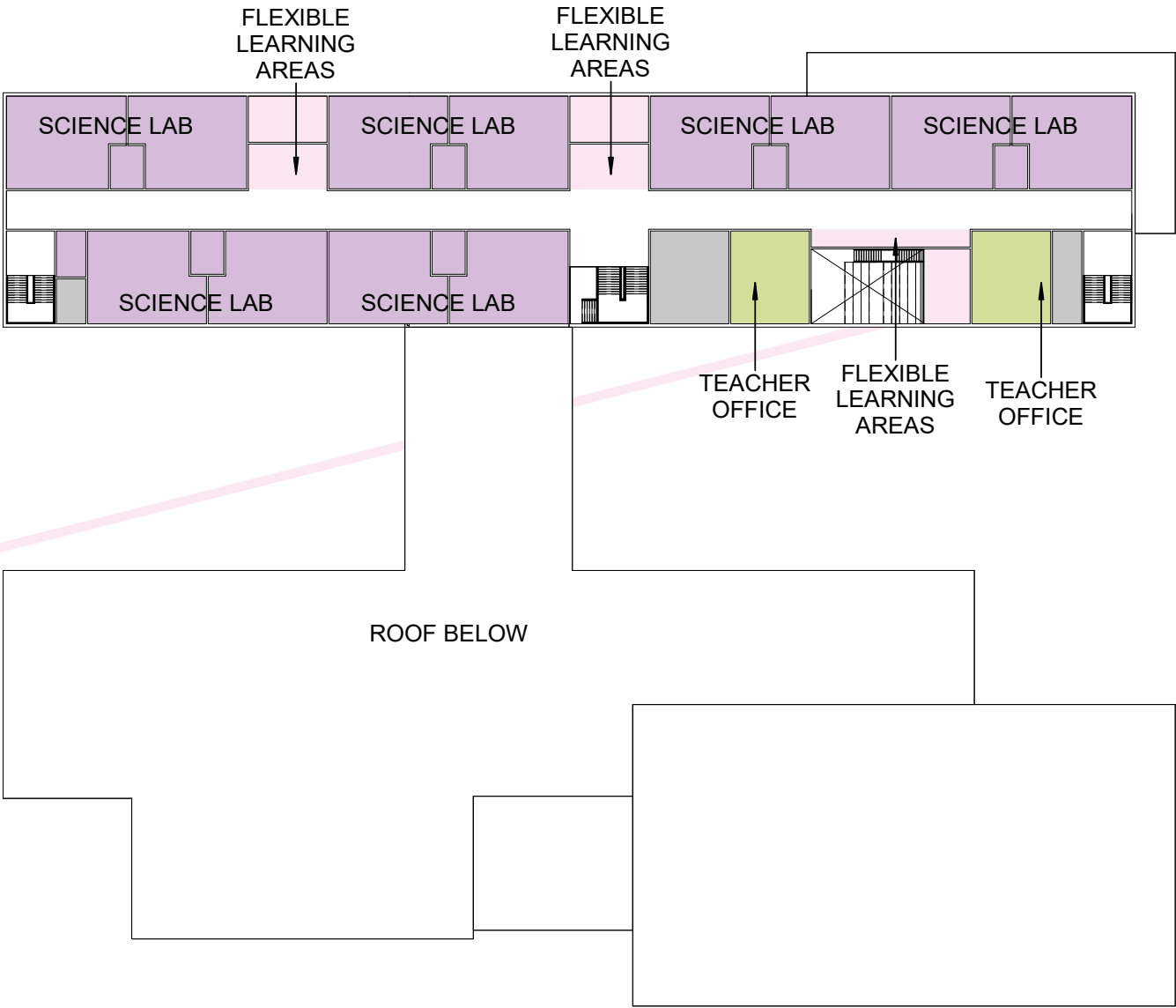


IDEA: ACTIVE HALLWAY EDGES

Plan Development

Level 05

- EDUCATIONAL SUPPORT
- FLEXIBLE LEARNING & SMALL INSTRUCTION
- GENERAL CLASSROOMS
- MISCELLANEOUS
- SUPPORT



IDEA: FORUM SPACES CONNECTING LEVELS

Variables within Option

Build on Site 02

CONSIDER: using both sites
WHY: Improved student
experience
IF: costs and risks of
skybridge are minimized



Variables within Option

Build 4 stories on both

CONSIDER: 4-story buildings
WHY: constructability and cost
IF: costs are equal or lower

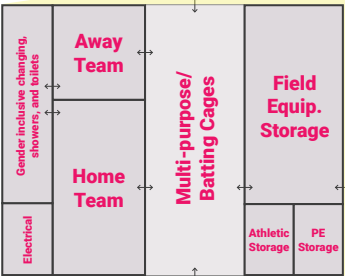


CHS Sites

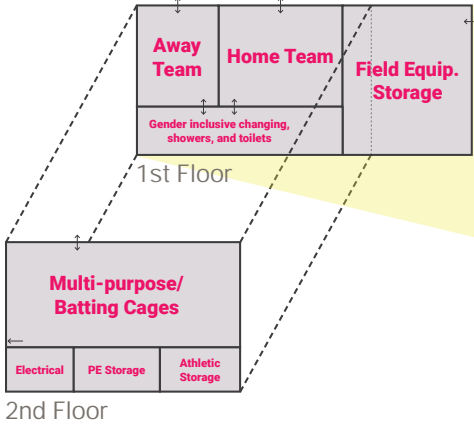


Field House Concepts

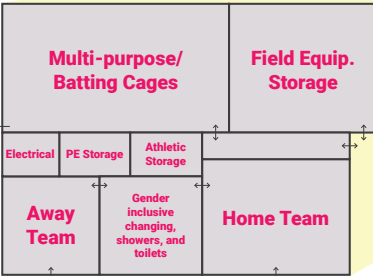
Scheme A



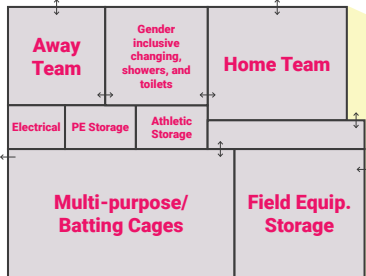
Scheme C



Scheme B



Scheme D



Activities

- > Visit Listening Stations
- > Share your experience on the CPC
- > Celebrate!

Comprehensive Planning Next Steps

Early April Design Advisory Group: Call for
Participants

April 24th Community Open House

Have you taken the PPS Survey?
Closes Sunday March 24th



English survey here





Thank You!

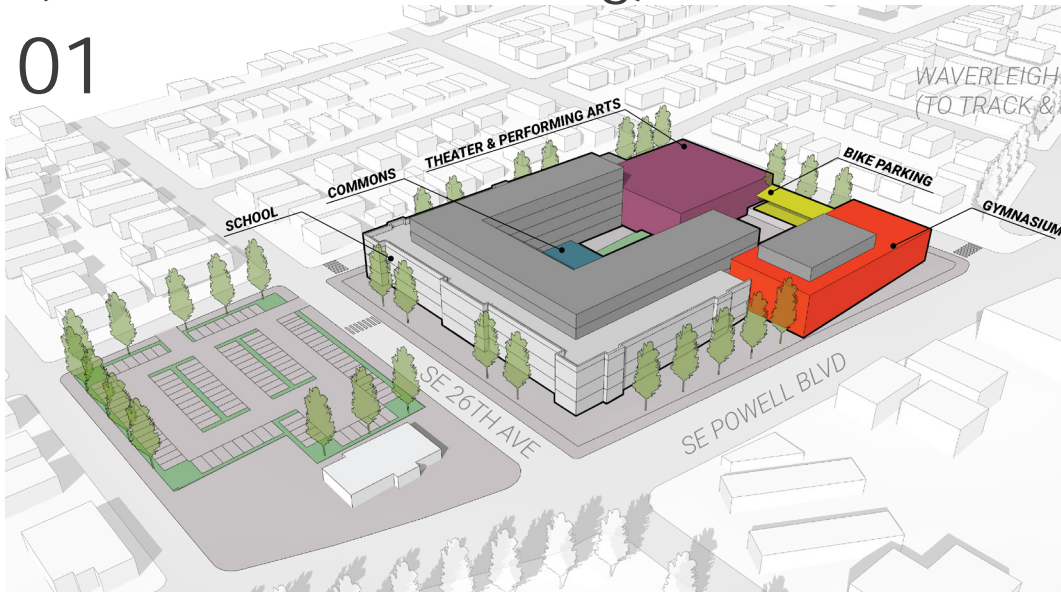
Today's Focus

Concept Approaches

Partial Existing
(Retain 1929 Building)

01

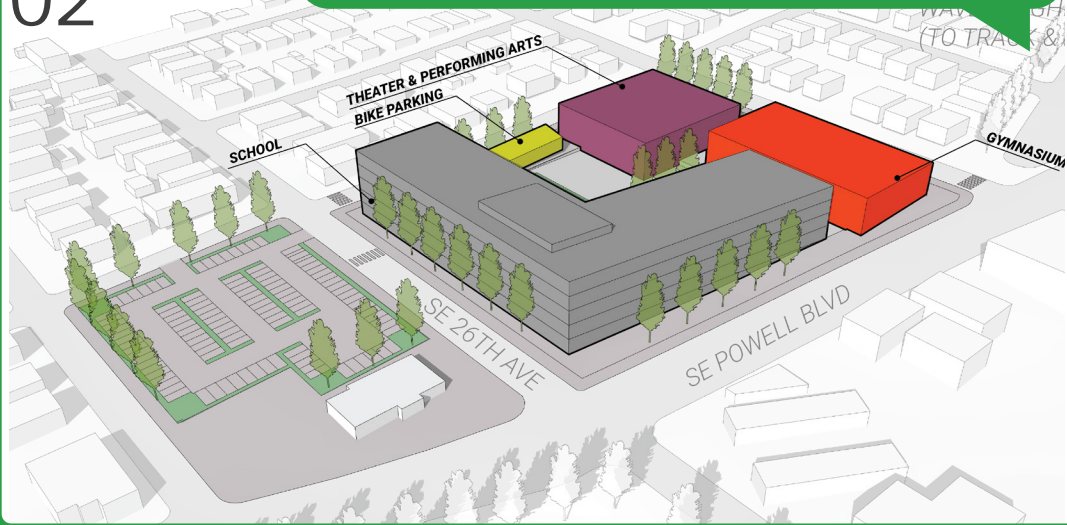
Consolidated
(One Property)



All New Construction

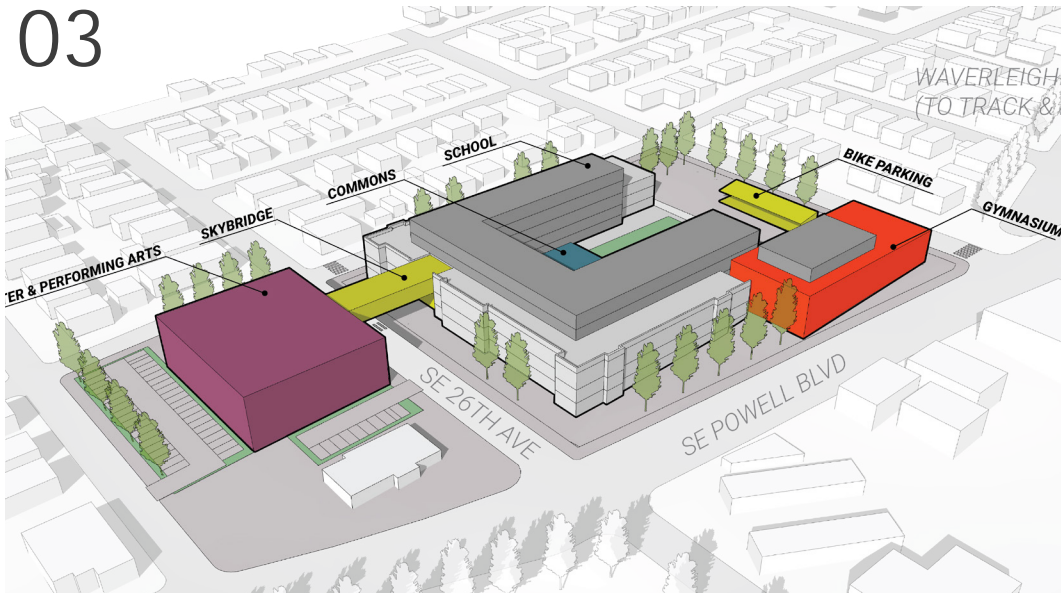
Recommended approach

02

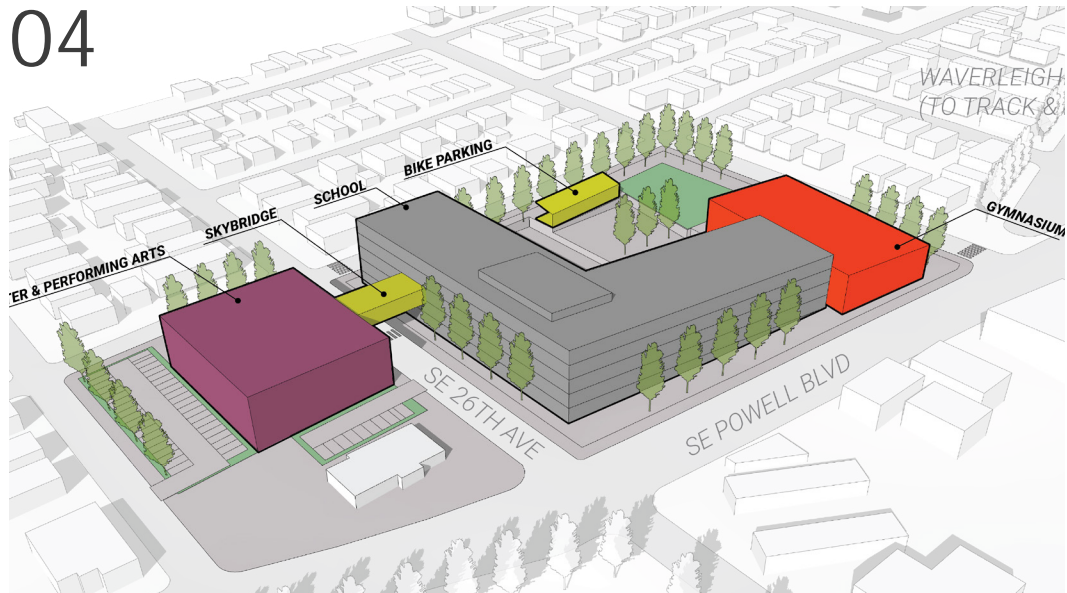


03

Distributed
(Two Properties)



04



What We've Heard

CPC 05 Feedback

CPC

Staff

Stud.

