

PPS Kellogg Replacement vs. Renovation/Addition Options:

In February 2017 the PPS School Board selected the full replacement rebuild option after reviewing the OH Architecture Pre Design Diligence Report (November 2016 - January 2017) and Kellogg Middle School Assessment Report (July 21, 2015). The Board's decision was needed as projected expenses were then used for the May publication in the recently approved 2017 PPS Bond.

Key reasons for selecting a full rebuild instead of renovation include:

- Cost. At \$45 million, it will cost less than the renovation/addition options which was projected to cost \$56.3 million.
- Health and Safety. A renovation would require gutting the building and its systems in order to address health and safety deficiencies related to water quality, air quality, asbestos containing materials, lead-based paint, mold & moisture damage, and fire/life safety alarms and sprinklers.
- Seismic. The existing structure would require extensive seismic strengthening to address existing deficiencies.
- Education Specification Requirements. The existing structure restricted creating flex-space class rooms and was inadequate in both size and space configuration to meet the programmatic needs of a new PPS middle school.
- Accessibility. Significant vertical and horizontal access obstacles would add expensive bearing-wall expansions while forcing handicapped persons to use out of direction travel, inconsistent with federally mandated ADA guidelines.

Additionally, Kellogg School is not considered historically significant by city, state and federal standards. Since the construction of its first building in 1913, Kellogg school (formerly Hoffman School) has received a number of building additions over time including a 1987 addition that almost equaled the size of the original building. The school has also had extensive interior alterations resulting in the removal of walls to create additional classroom space, changes to lighting, addition of acoustic tile and enclosure of staircases to comply with fire codes. The Kellogg School is only a modest example of the Collegiate Gothic style and does not retain a level of historical integrity commensurate with other schools constructed of similar styles during the same period. Due to the extensive changes in interior finishes, plan and the construction of prominent additions, Kellogg School no longer retains its integrity of design, materials, and workmanship.

The Pre Design Diligence Executive Summary provides a detailed facilities analysis and the associated costs with each of these options and can be found here: <https://www.pps.net/Page/11234>

Demolition – Abatement, Deconstruction, & Removal: Starting in November 2017 the architectural design team is developing the demolition bid(s) that include abatement, deconstruction, and removal of the existing Kellogg structures. It is anticipated that this work will begin as early as February 2018.

The architectural team are proposing the demolition process will line up under the following categories:

- Reuse – Including salvage
- Recycle
- Donate
- Landfill
- Hazardous

The Team will publicize the proportions for each category once they have been determined.

Throughout the winter 2017 the Kellogg Bond Team will continue to seek information from the Kellogg MS DAG and community meetings to help identify key architectural features, materials, and designs to salvage and reuse in the redevelopment of the school. If you have information or ideas to offer regarding the salvaged material for reuse please contact schoolmodernization@pps.net.