

Jefferson High School Modernization

Community Information Session



PORTLAND
Public Schools

BORA LEVER PLACE



August 20, 2025

Agenda

- **Modernization Update**
- **Design Update**
- **Engagement Update**
- **Feedback/Questions**

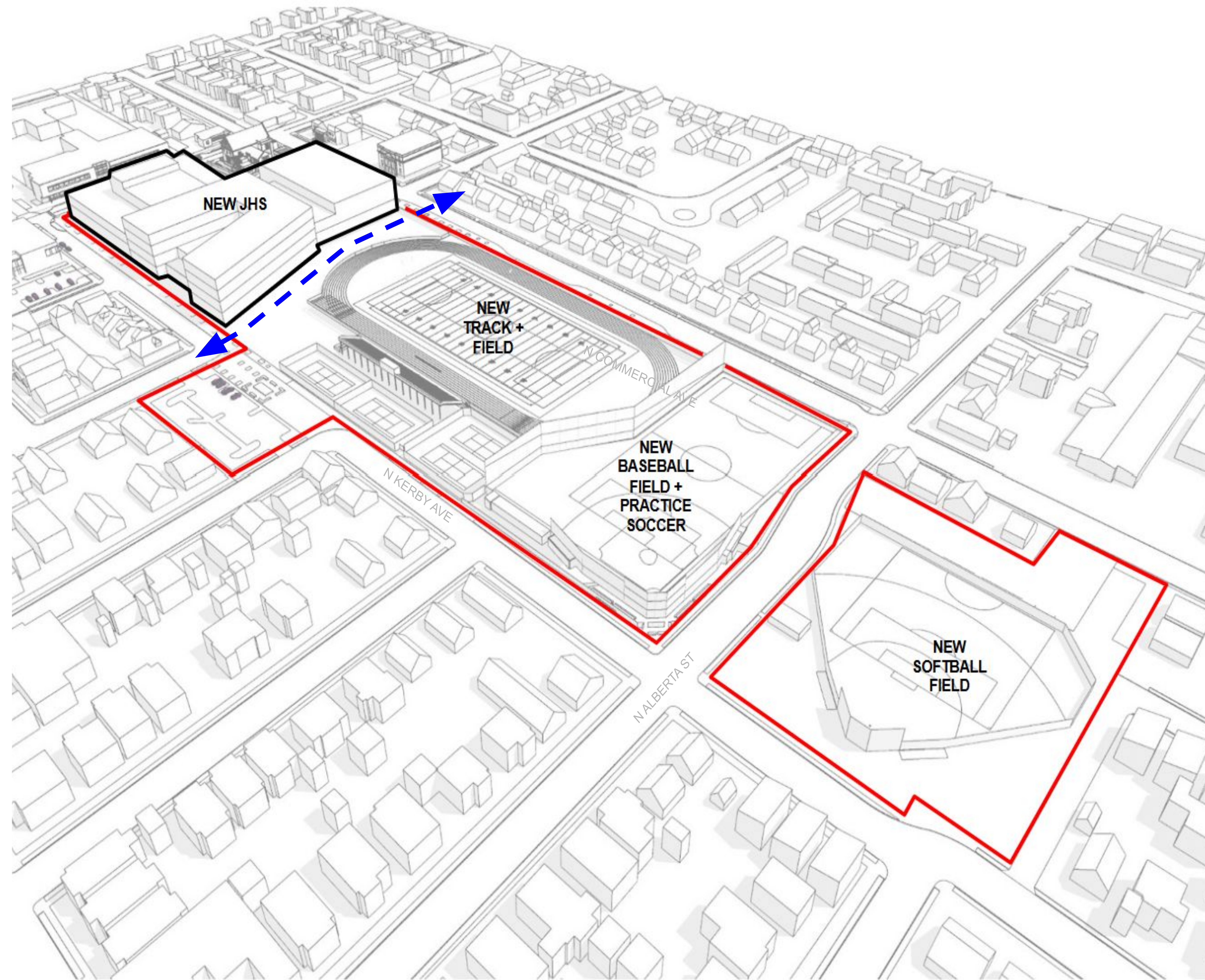


Modernization Update

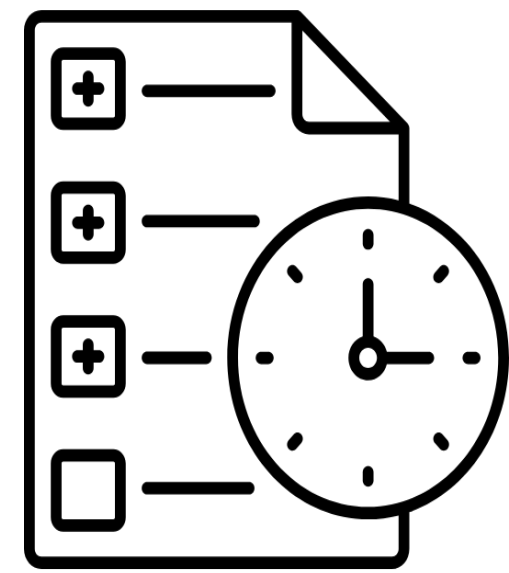
Current Design Strategy

Project will maintain:

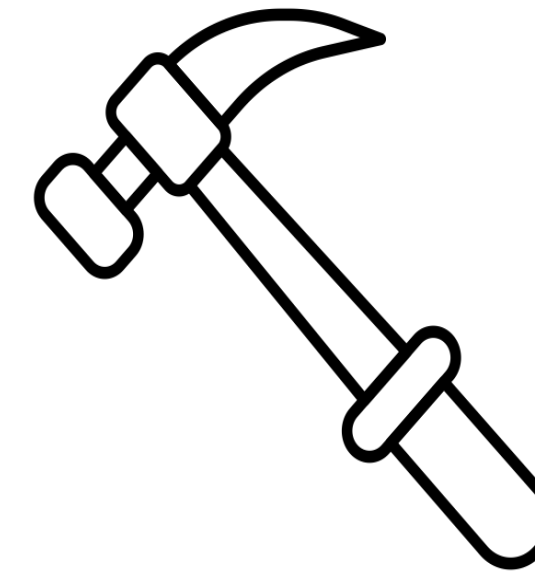
- Students will stay on-site during construction
- 1700-student capacity
- Building stays on the North
- Main Entry stays on Kerby
- Athletic Fields remain as designed
- Maintain relationship of Athletics/Gym next to fields on Commercial
- Activating Killingsworth
- Crossblock connection required
- Alignment with community priorities



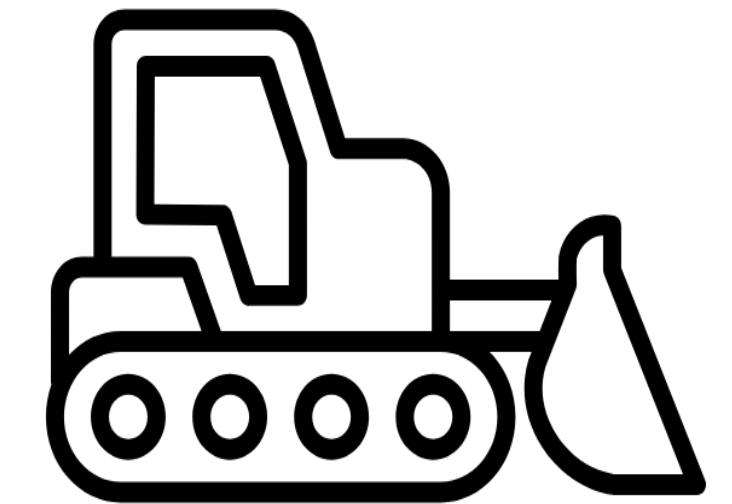
Jefferson Modernization Schedule



Fall 2025 - Fall 2026
Land Use & Permitting

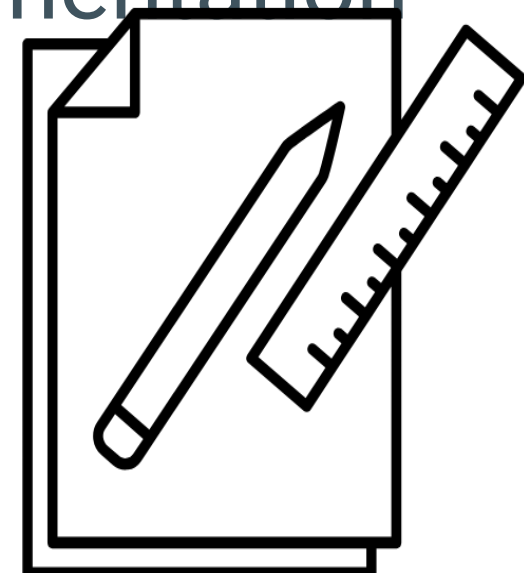


Start 2027 - Spring 2029
Construction

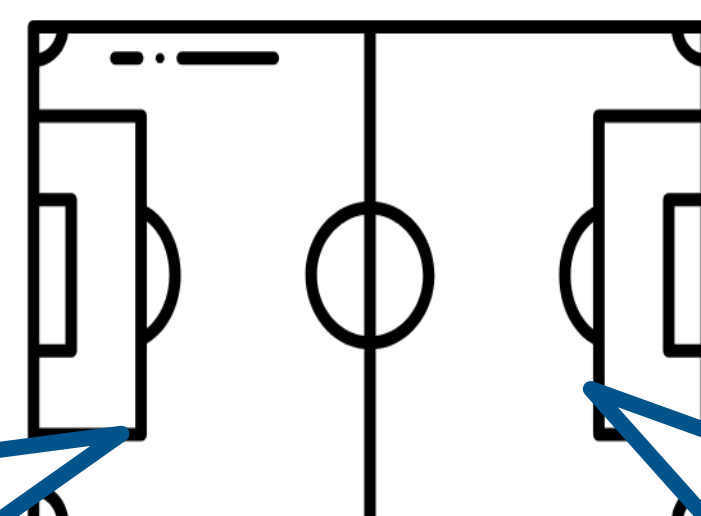


Fall 2029 - Fall 2030
Site work continues
Track & Football Field
completed

Spring 2025 - Fall 2026
Design &
Documentation



Spring 2026 - Winter 2026/27
Field Improvements



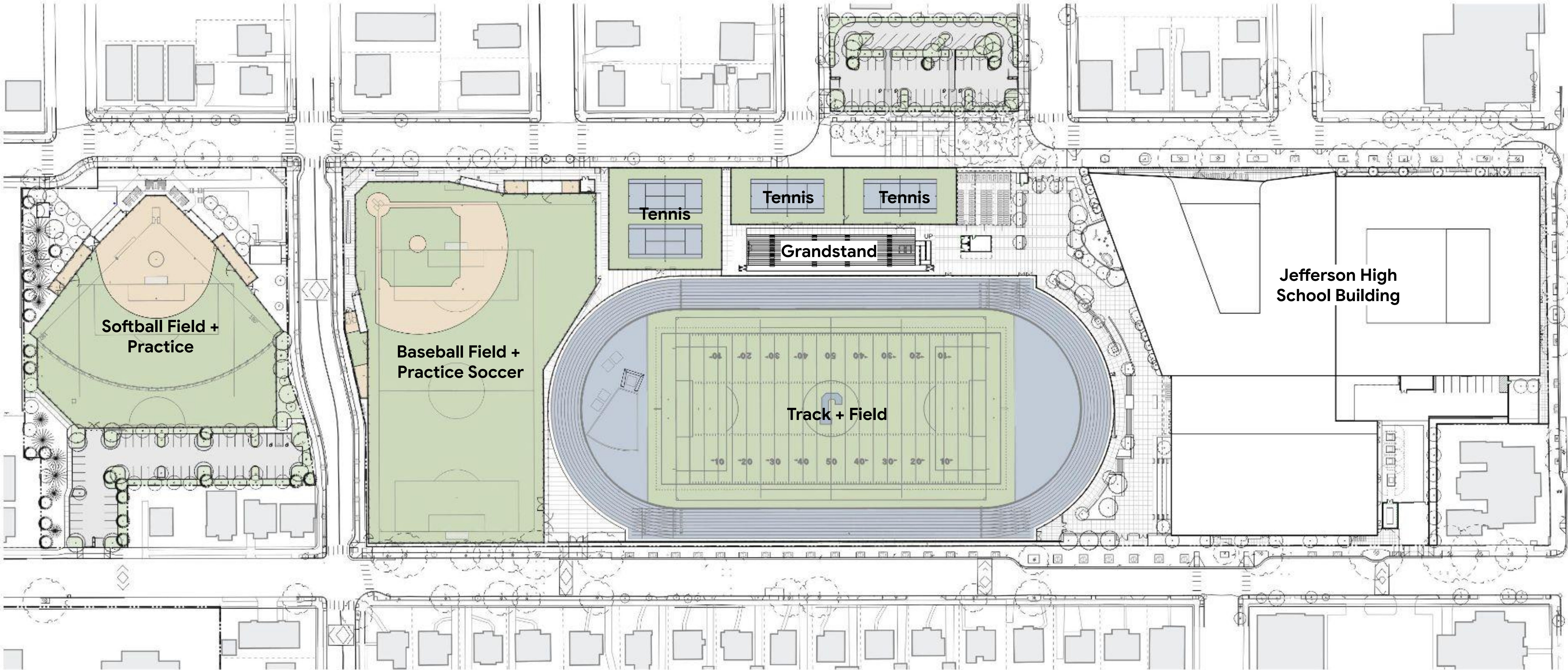
**FIELDS TAKE LESS
TIME TO DESIGN AND
CAN START EARLY!**

**STARTING EARLY
GIVES JEFF NEW
FIELDS BY 2027!**

Fall 2029
Students & Staff move into new
building



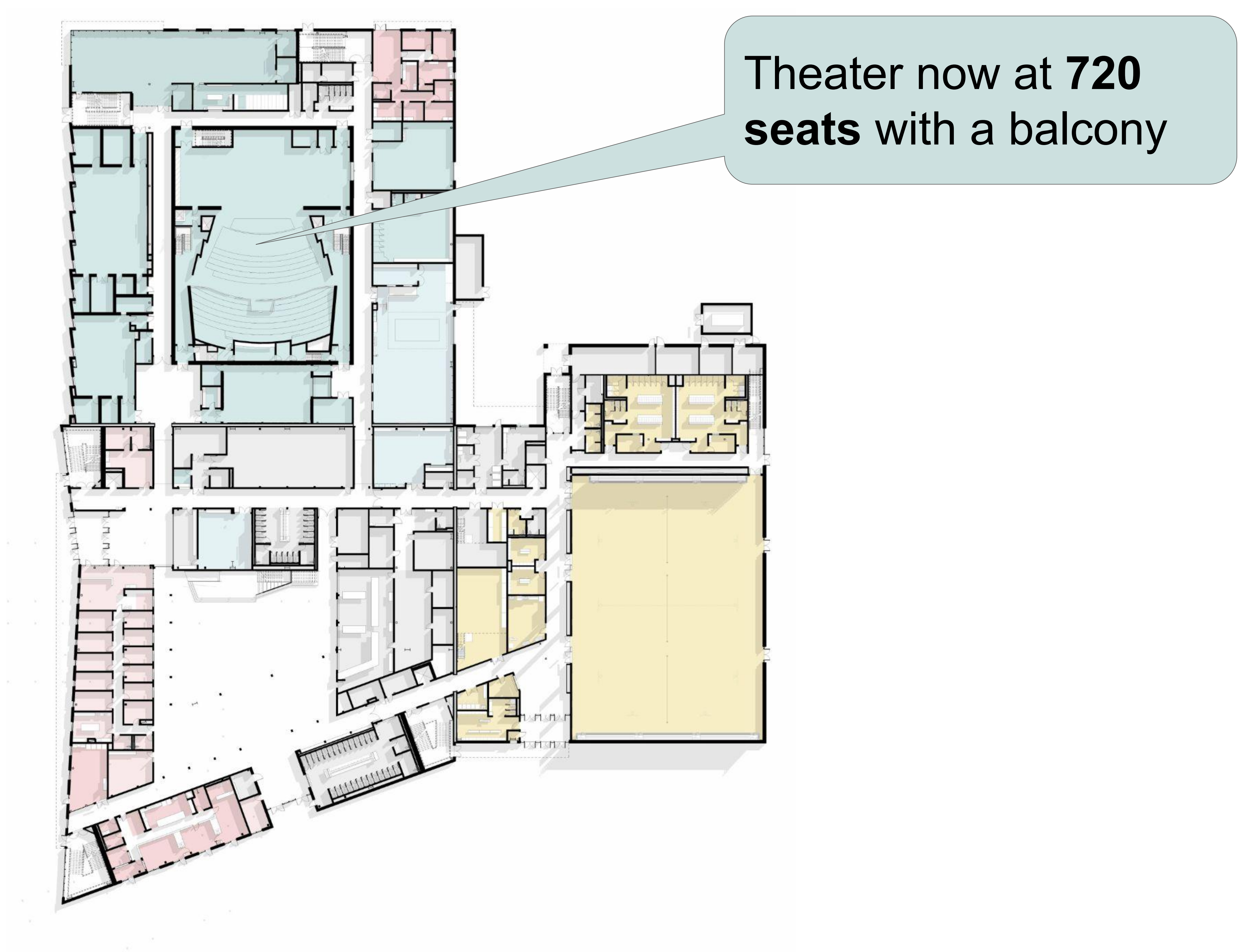
Jefferson High School Site Plan



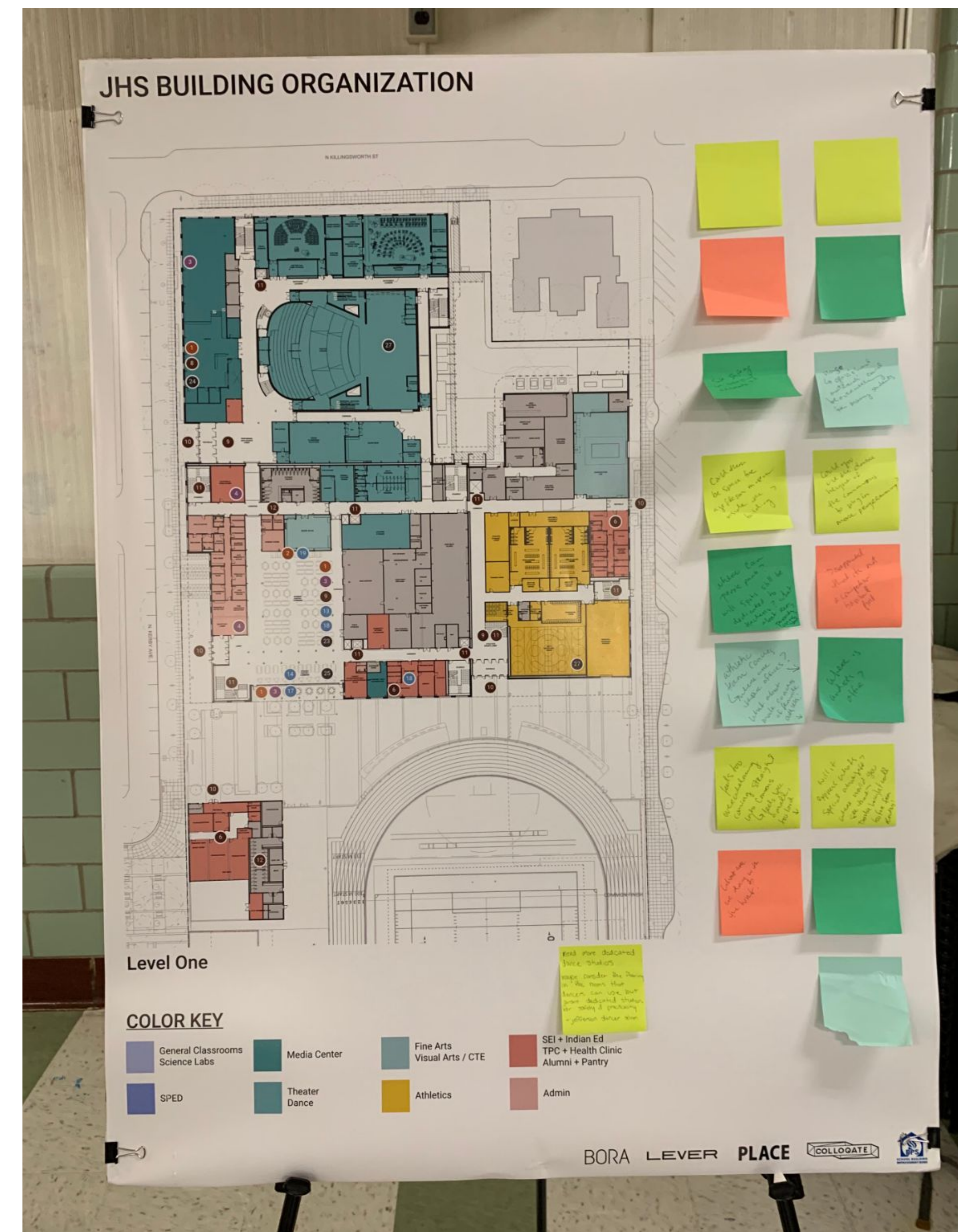
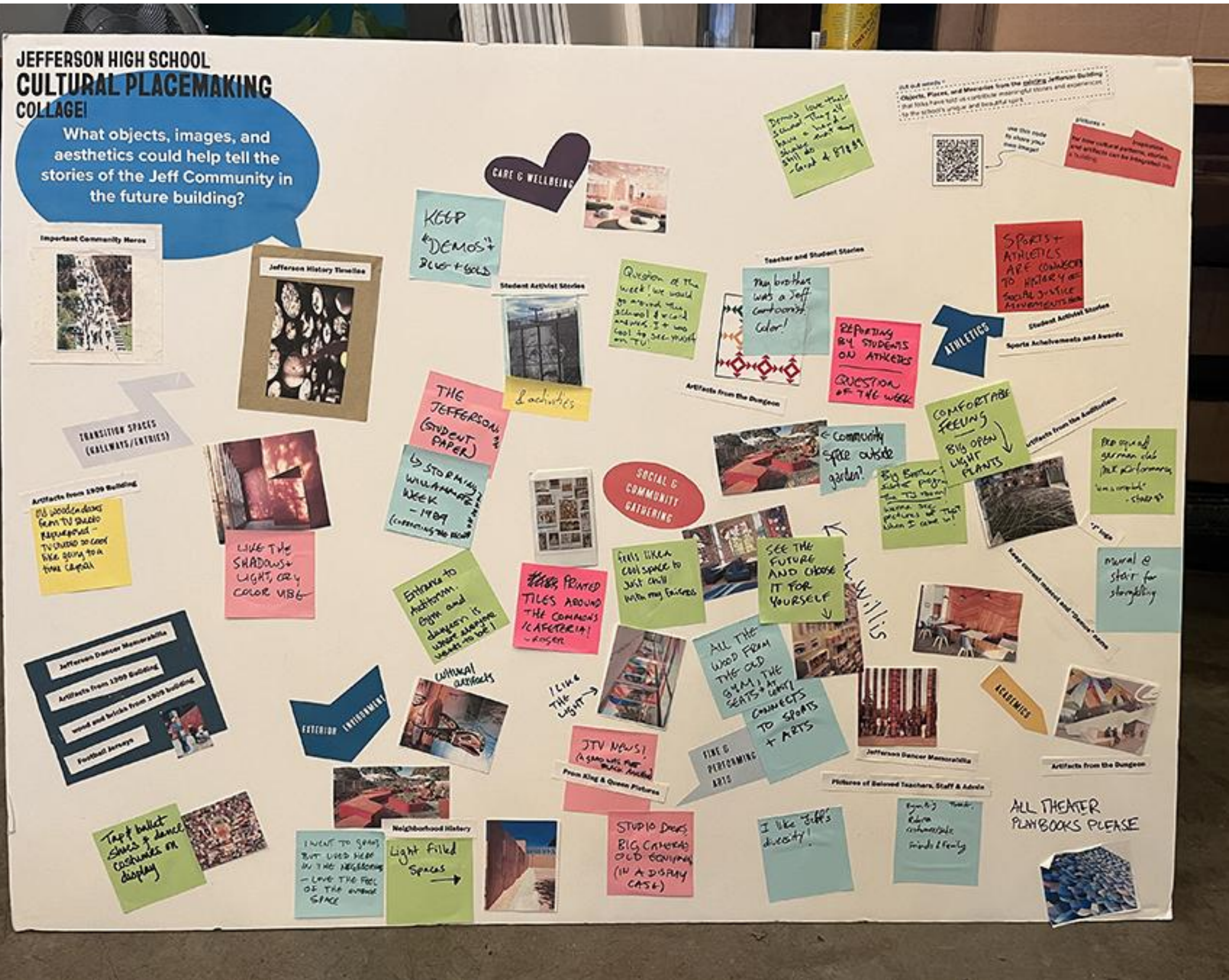
JHS MODERNIZATION BUDGET SUMMARY		2022	2023	2025
COMPONENT	COMMENTS	BOE APPROVED COMPREHENSIVE PLAN	BOE APPROVED PROJECT PIVOT	CURRENT REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work 2025: Includes actuals paid-to-date to CM/GC	\$ 284,185,237	\$ 407,397,113	\$ 357,601,866
1.5% Green Energy Tech		\$ 3,450,423	Included in Hard Cost Estimate	
Subtotal		\$ 287,635,660	\$ 407,397,113	\$ 357,601,866
Owner Direct Hard Costs	Potential additional public improvements, hazardous materials abatement not included in Hard Cost 2025: Added allowance for potential additional off-site improvements	\$ 3,422,000	\$ 1,900,000	\$ 3,900,000
TOTAL HARD COSTS		\$ 291,057,660	\$ 409,297,113	\$ 361,501,866
Soft Costs	Approx. 12% of Hard Costs (includes design, engineering, consultant services, permitting, moving, insurance) 2025: Includes Added Redesign Costs	\$ 33,338,529	\$ 42,007,914	\$ 50,456,351
Fixtures, Furniture & Equipment, including technology	Approx. 3% of Hard Costs	\$ 8,360,250	\$ 9,988,000	\$ 10,500,000
Moves / Swing Space / Temp Facilities		n/a	n/a	\$ 800,000
Contingency	2022: 10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate) 2023: 10% minus \$16,669,553 CM/GC contingency included in Hard Cost Estimate 2025: 10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate)	\$ 33,243,561	\$ 29,459,770	\$ 42,325,822
Escalation	Included in Hard & Soft Costs	Included in Hard & Soft Costs Above		
TOTAL PROJECT BUDGET		\$ 366,000,000	\$ 490,752,797	\$ 465,584,039
SAVINGS FROM 2023 DESIGN				\$ (25,168,758)

Design Update

What We Heard From You

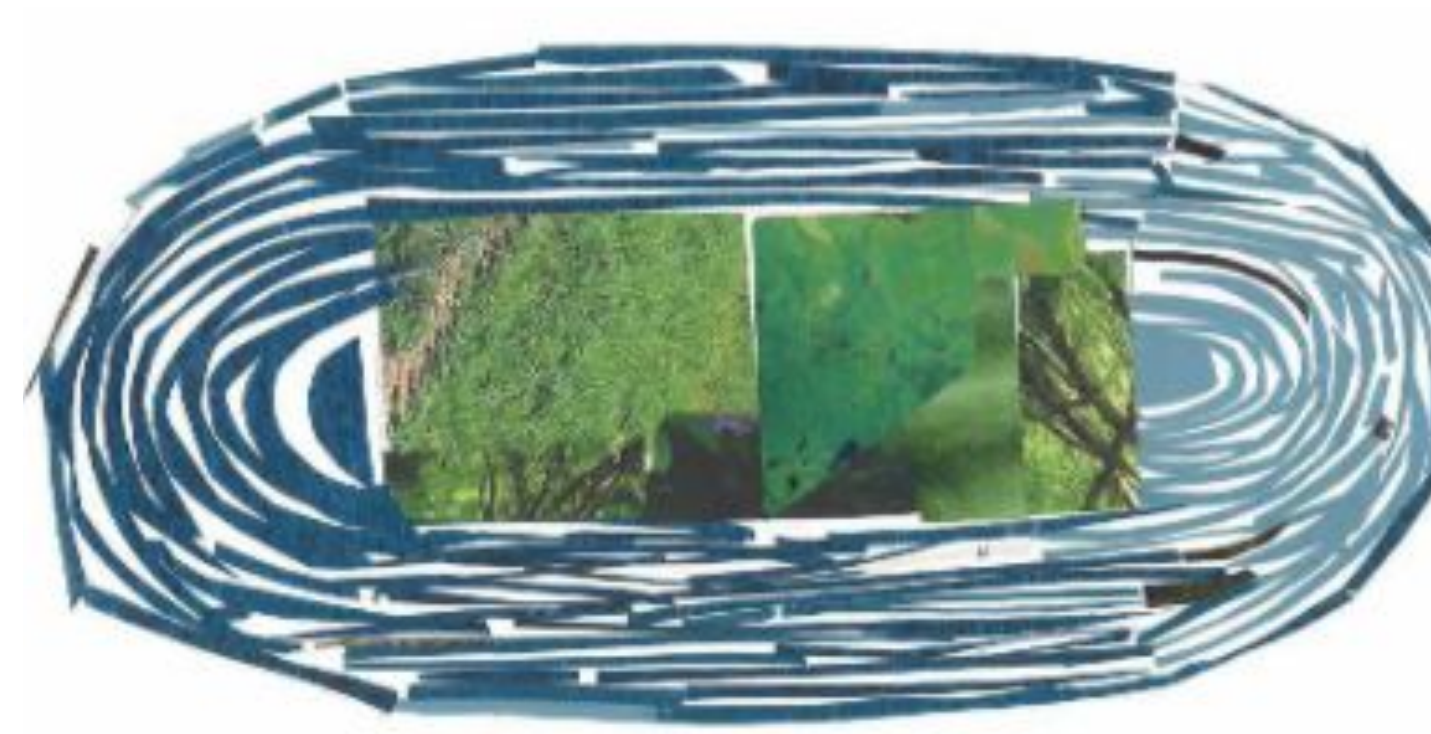


What We Heard From You



What We Have Heard

- Wayfinding/Orientation
- Student Flow
- Prospect/Refuge
- Choice/Variety
- Wellbeing:
 - Daylight/Outdoors
- Pride/Legacy
- Community/Connection
- Leadership/Excellence
- Bright Bold Future





"My sense of community comes from being involved in extracurriculars, after school activities, SEI, etc. Everyone feels like family."

- Jenei, recent student, member of Black Student Union

*A room where black history is
celebrated + talked about
- SyAsha*



"Jeff has always been the pinpoint of Albina community."

- Charlie, recent student, member of Black Student Union



"Jefferson is very much a part of the fabric of the Black community of Portland—almost as important as church."

- Ron Herndon

Project Vision

Jefferson HS is where legacy meets the future.

The new Jefferson High School shines with Demo pride as a treasured beacon for families of Albina, embracing the journey of the Demos from the past to the future, fostering a spirited place of belonging, and nurturing the legacy of excellence for generations to come.



Student collages and pattern-making about the future of Jeff

Design Approach

Cultural Placemaking

Legacy Meets the Future

Design Approach

Cultural Placemaking

LEGACY

OLD

What is special about Jefferson HS?

+

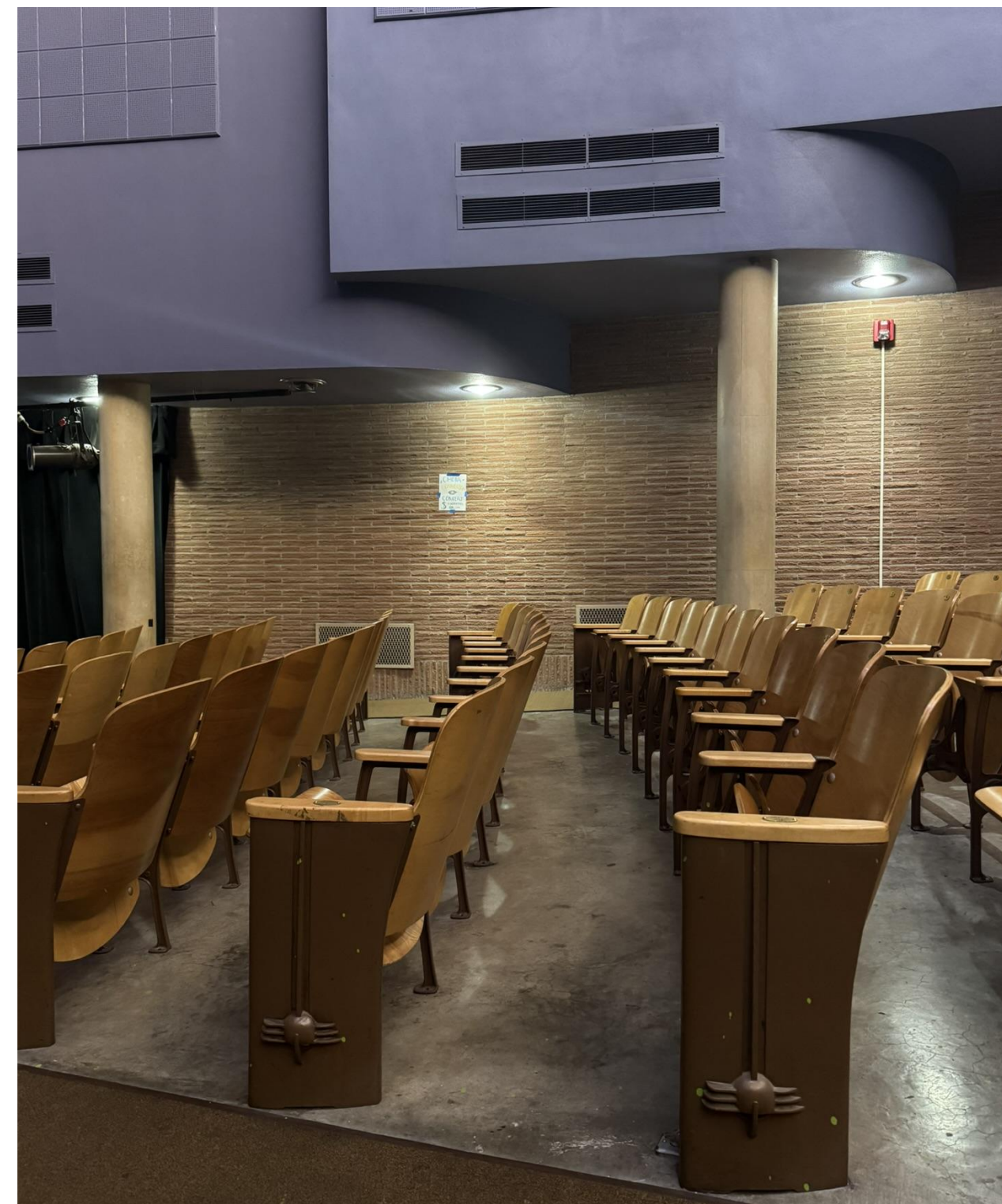
FUTURE

NEW

*How can we bring that character
into the new Jefferson HS?*

Cultural Placemaking

Finding Inspiration: What makes Jeff, Jeff?

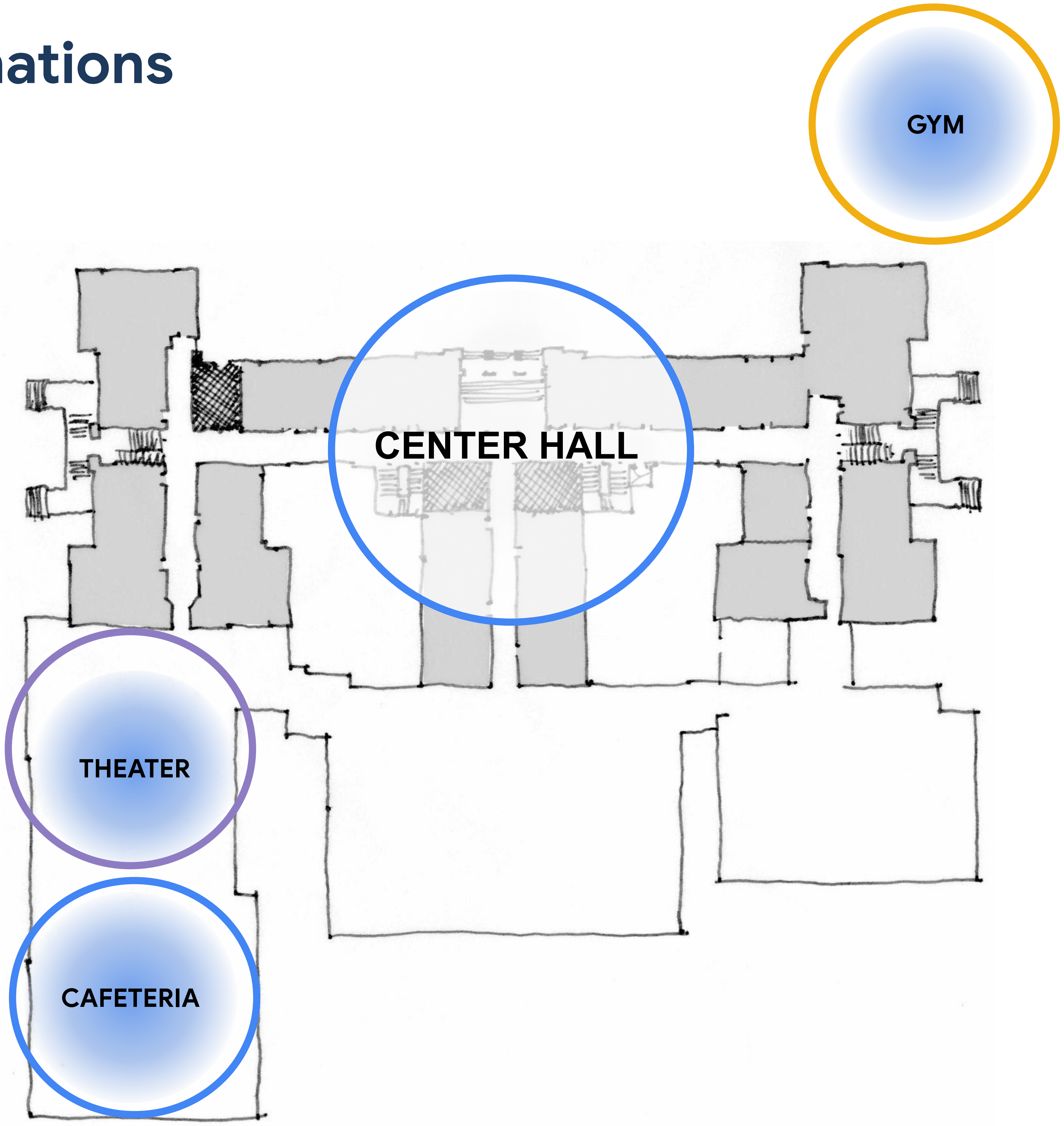


Cultural Placemaking

Finding Inspiration: What makes Jeff, Jeff?



Existing Destinations



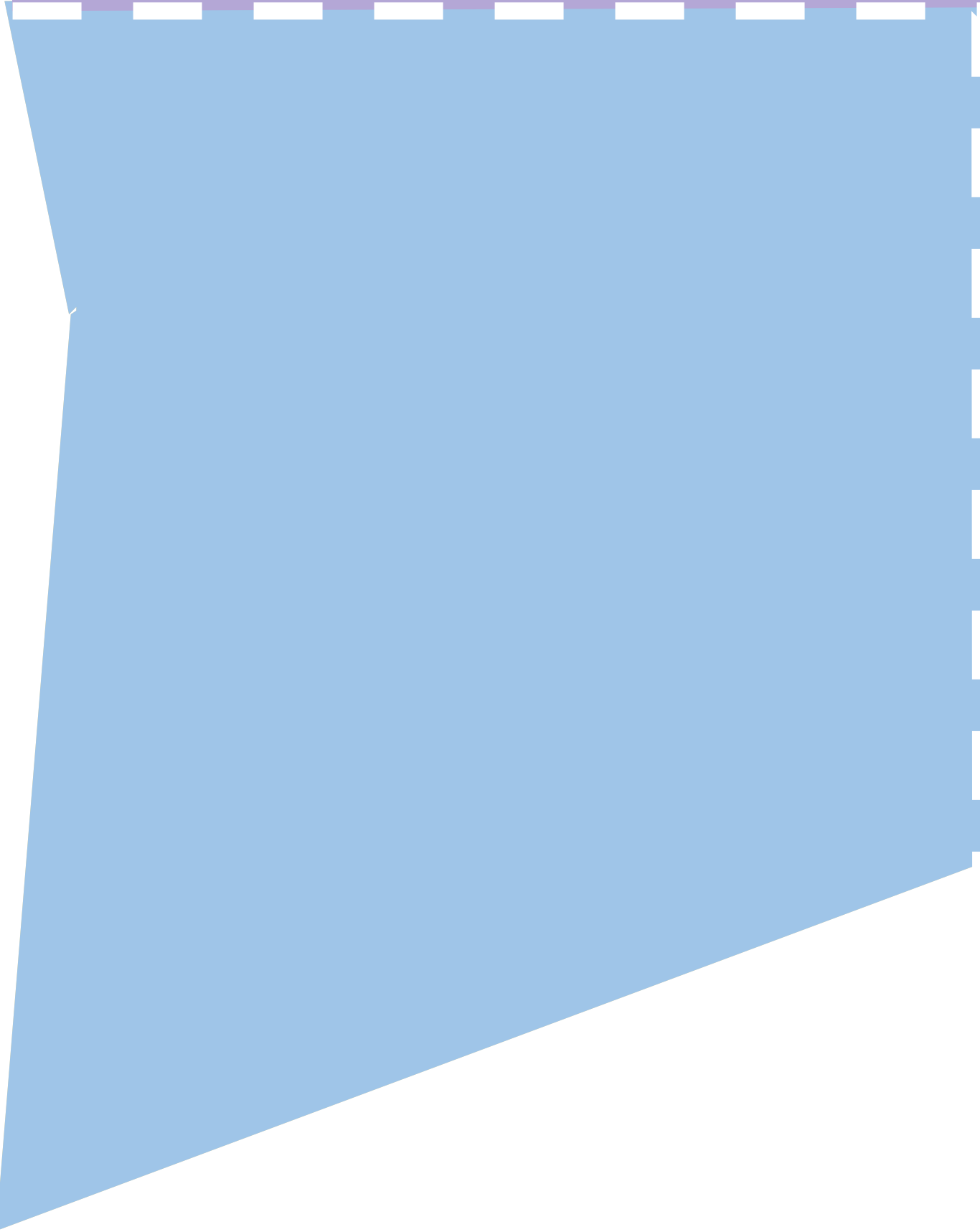
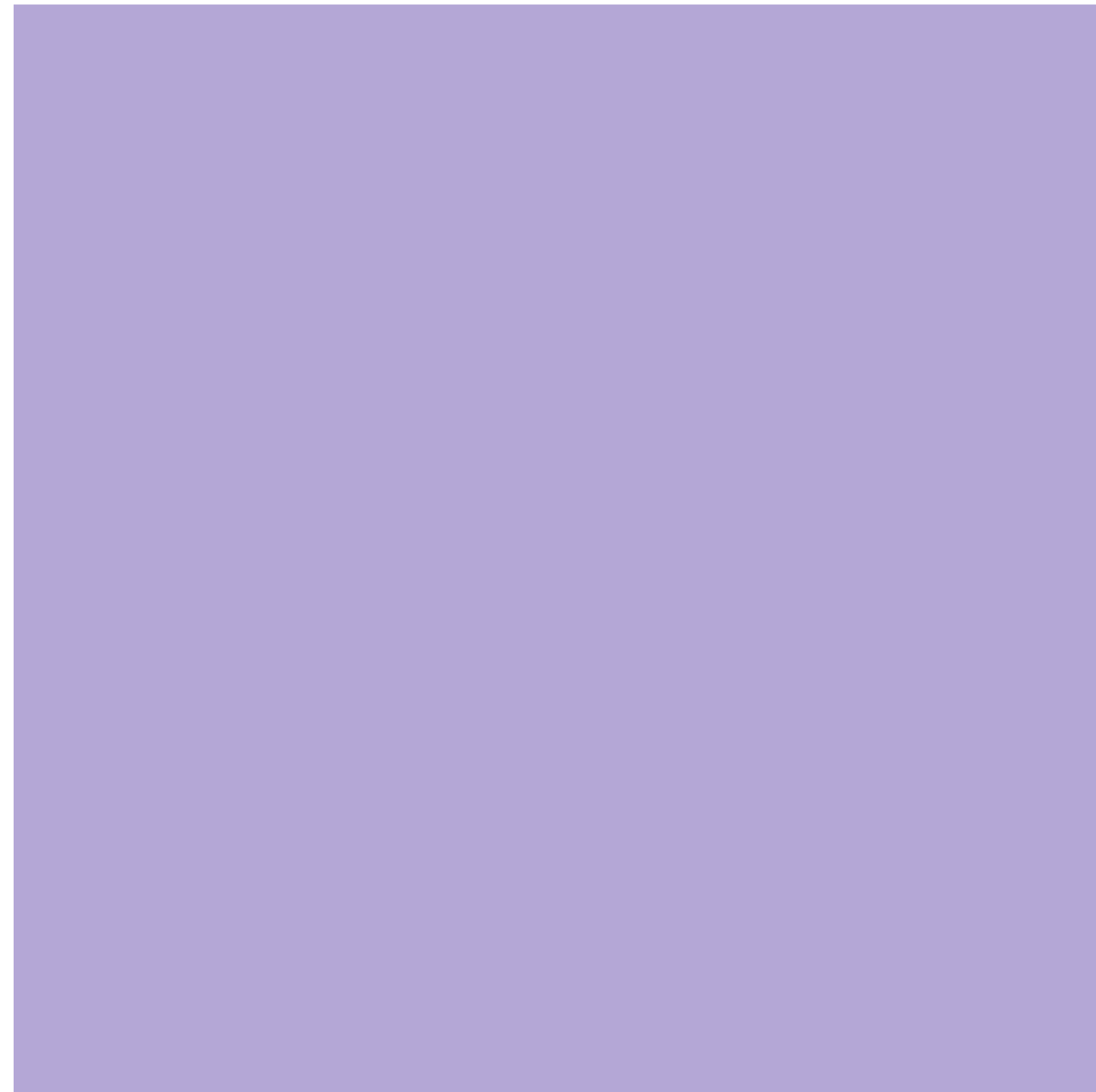
Design Approach

New Jeff

New Jeff - Areas of Excellence



Arts



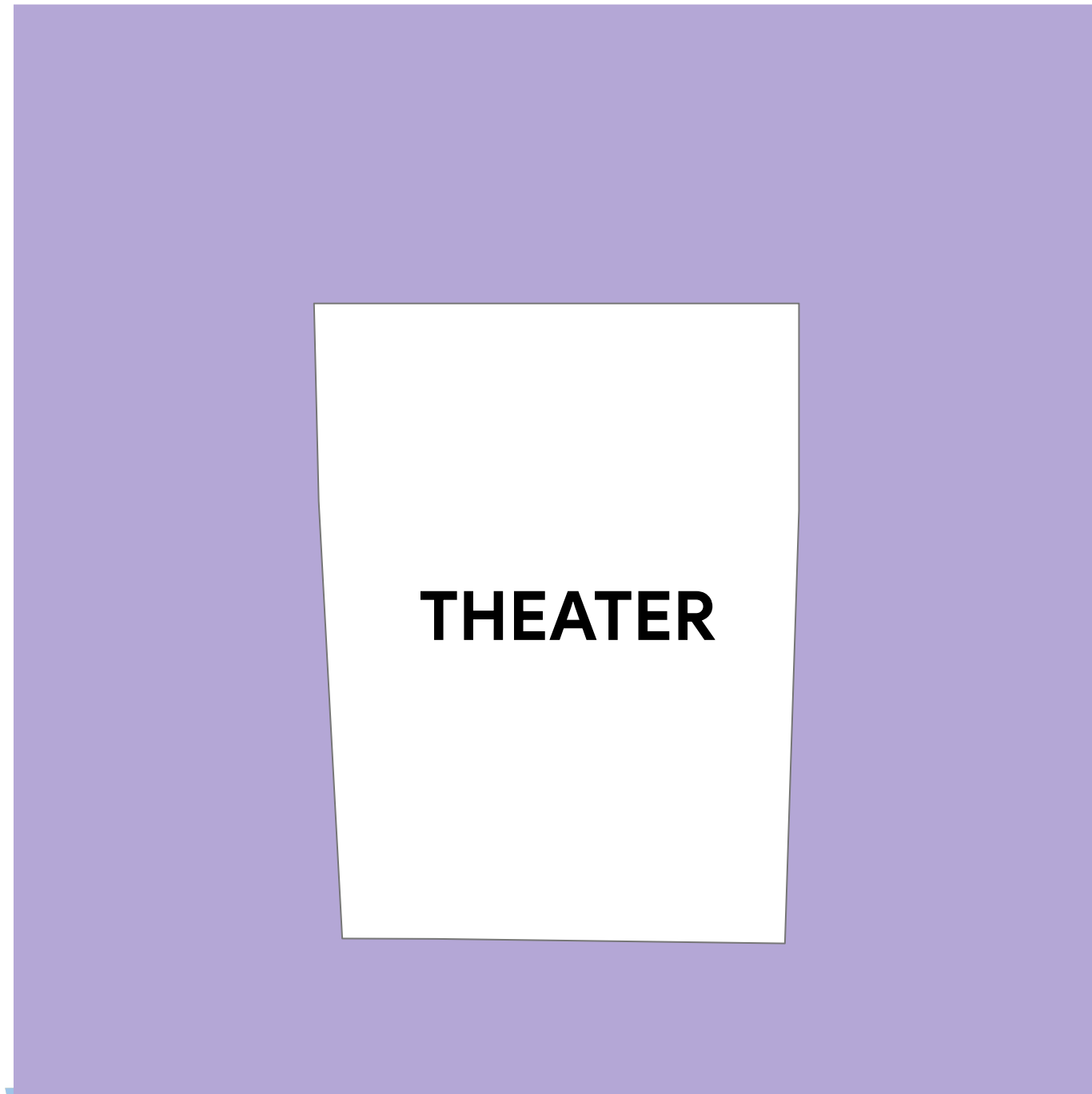
Athletics



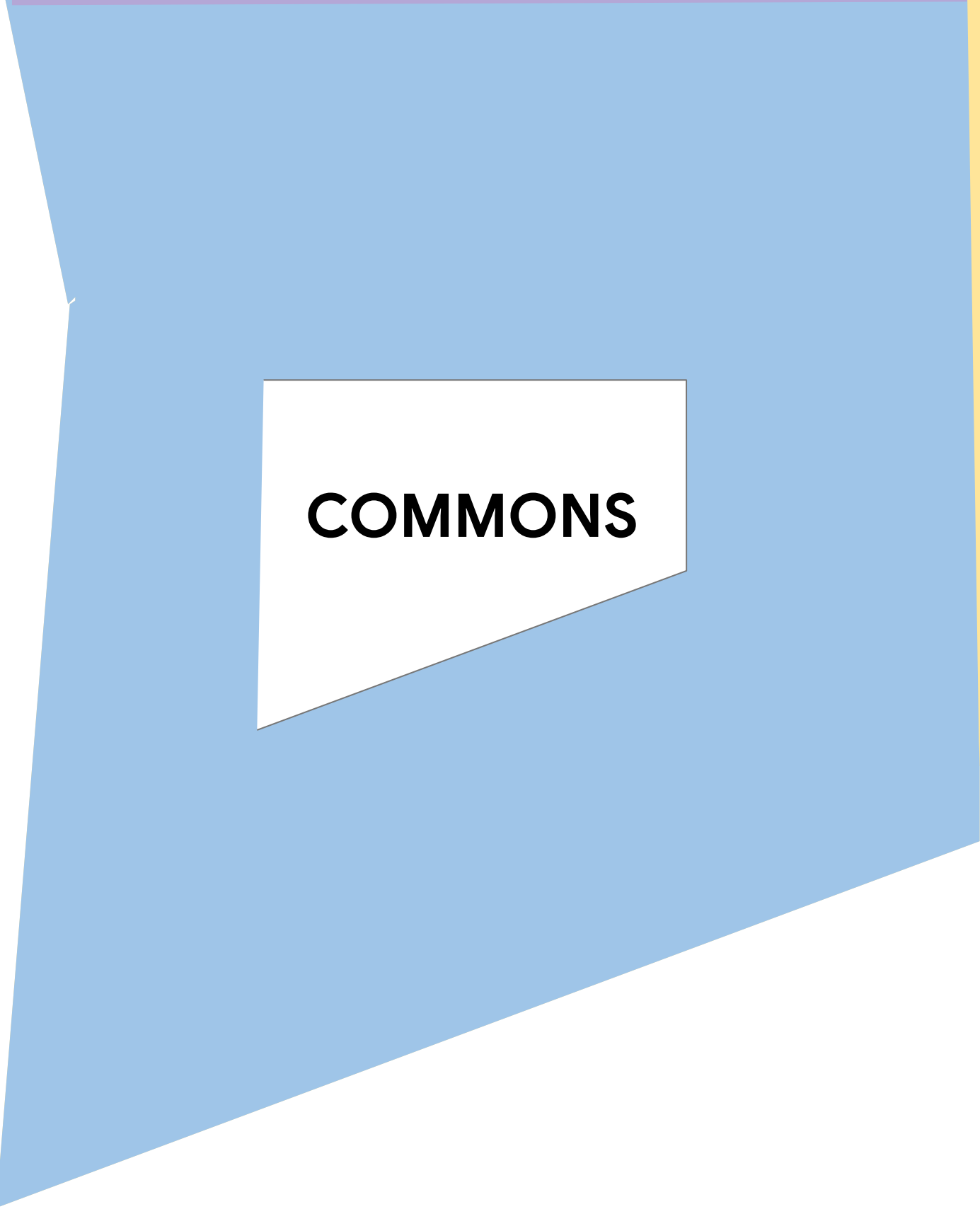
New Jeff - Destinations



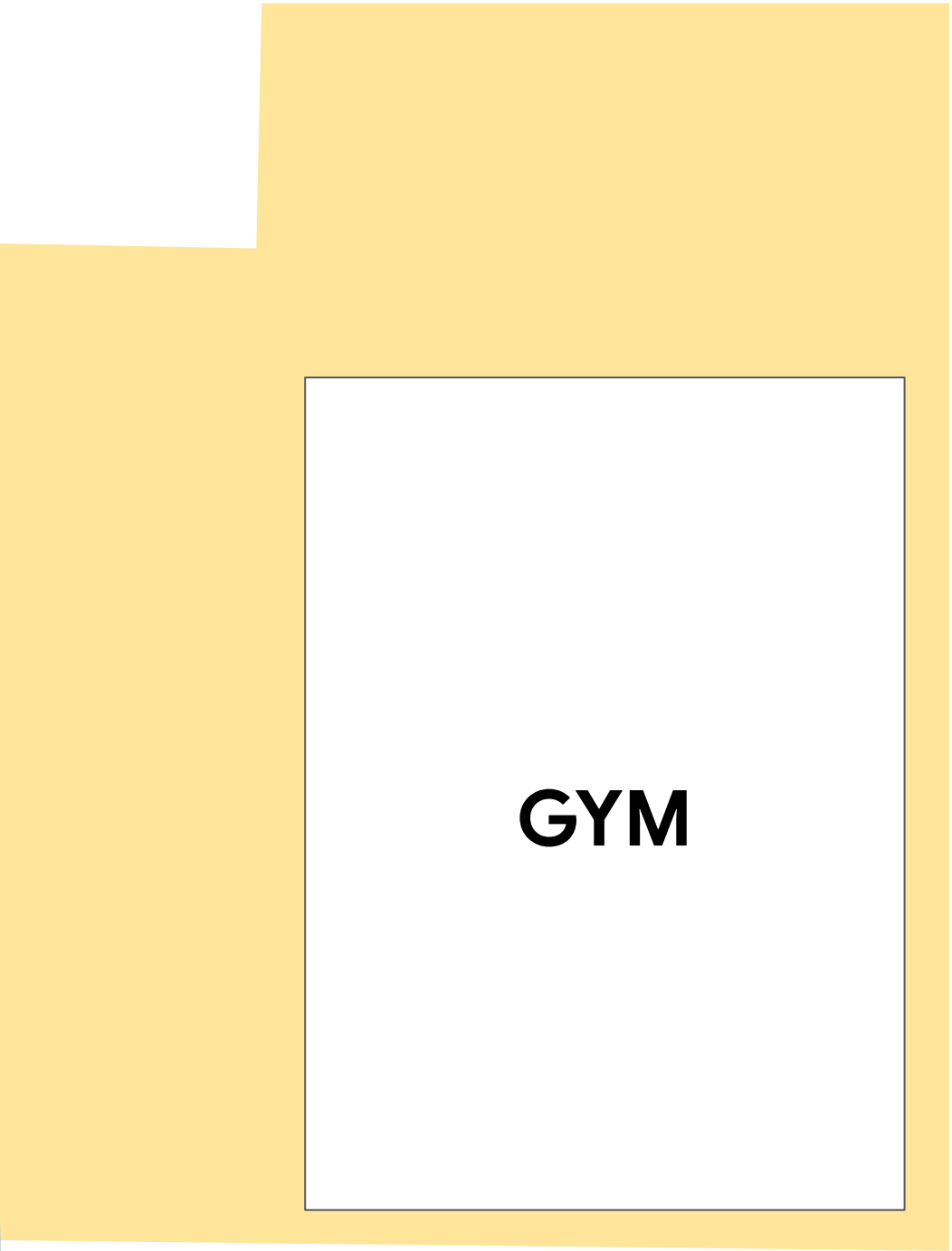
Arts



THEATER



COMMONS



GYM



Academics



Athletics

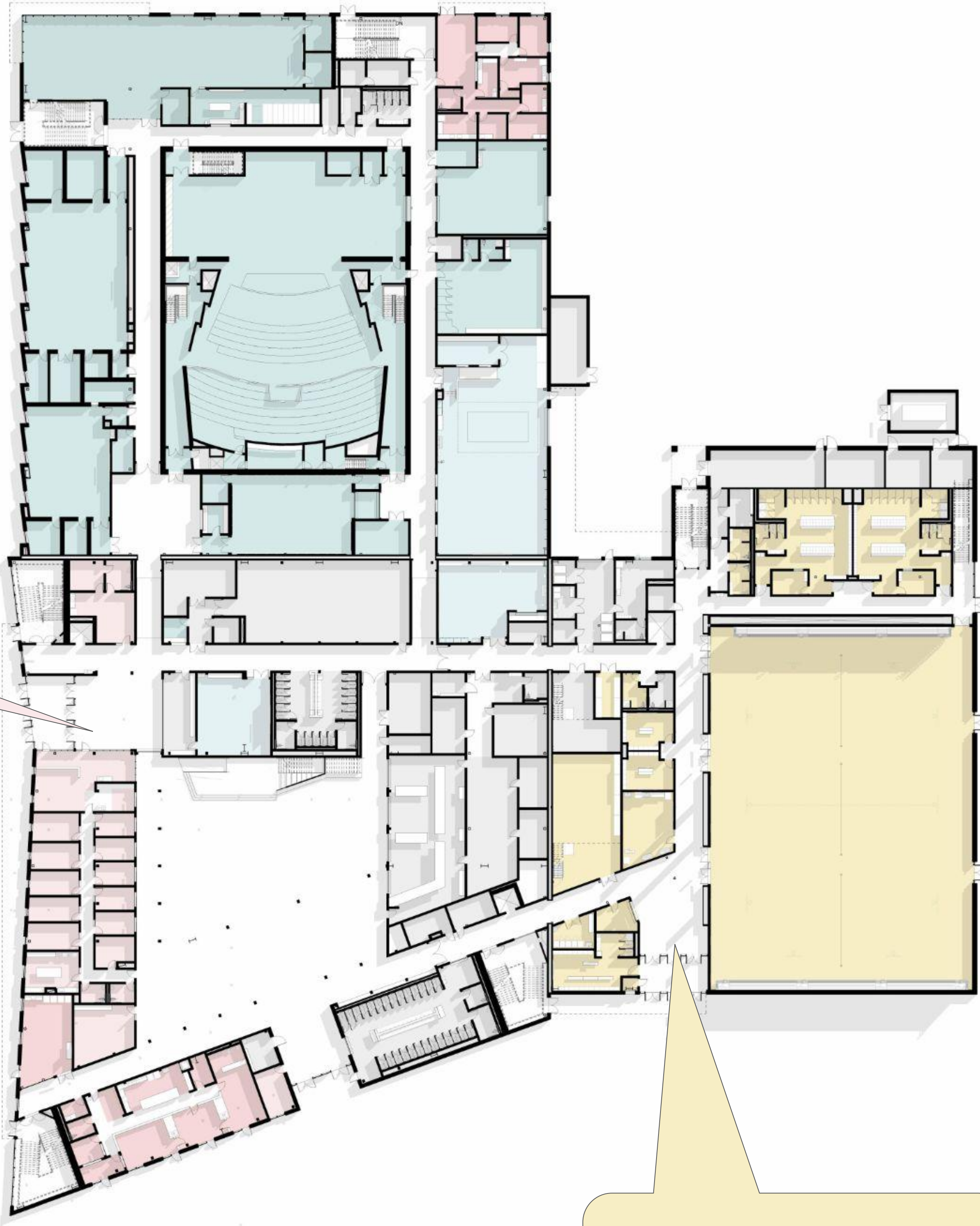
New Jeff - Entries



Arts

Main Entry

Academics



Athletics

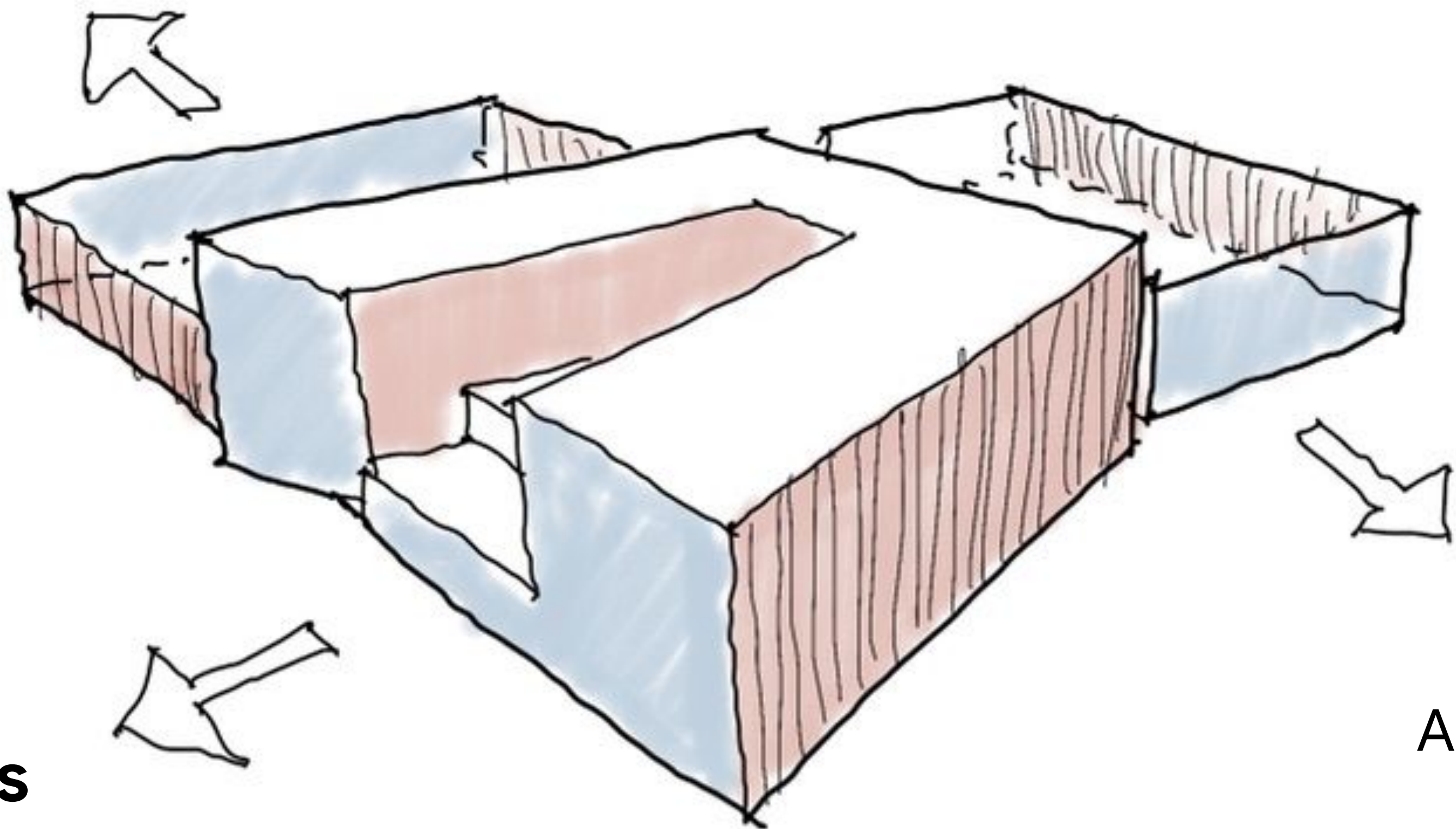


Athletics Entry

Exterior Concept Diagram



Arts
Killingsworth



**Entry /
Academics**
Kerby

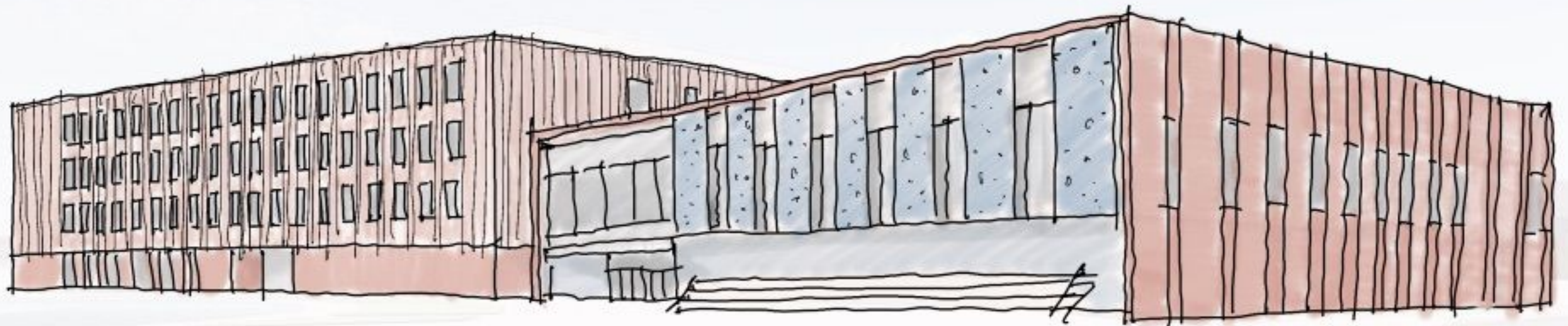
Athletics
Alberta / Fields



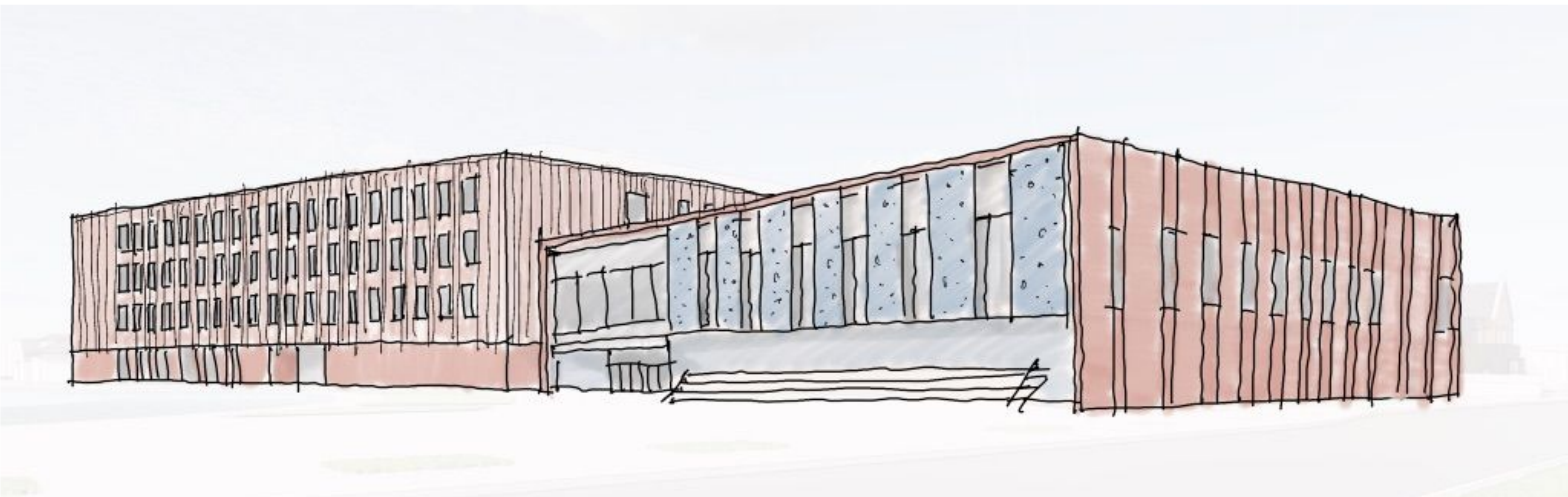
Existing Jefferson High School Exterior (1909)



Athletics @ the Crossblock - Field Events



Athletics @ the Crossblock - Place for Gathering



Athletics



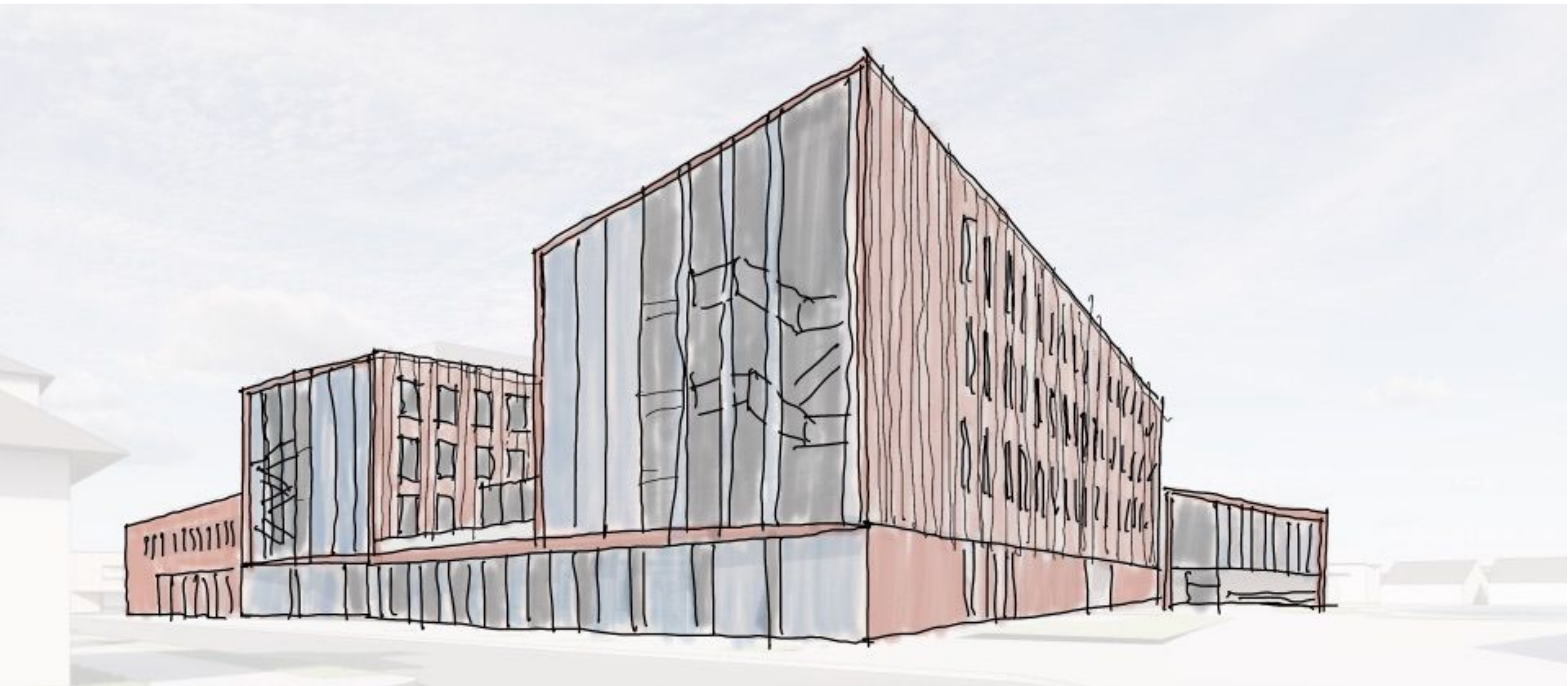
Killingsworth - Dance, Media, and Visual Art



Killingsworth - Dance, Media, and Visual Art



Kerby - Building Main Entry



Kerby - Building Main Entry



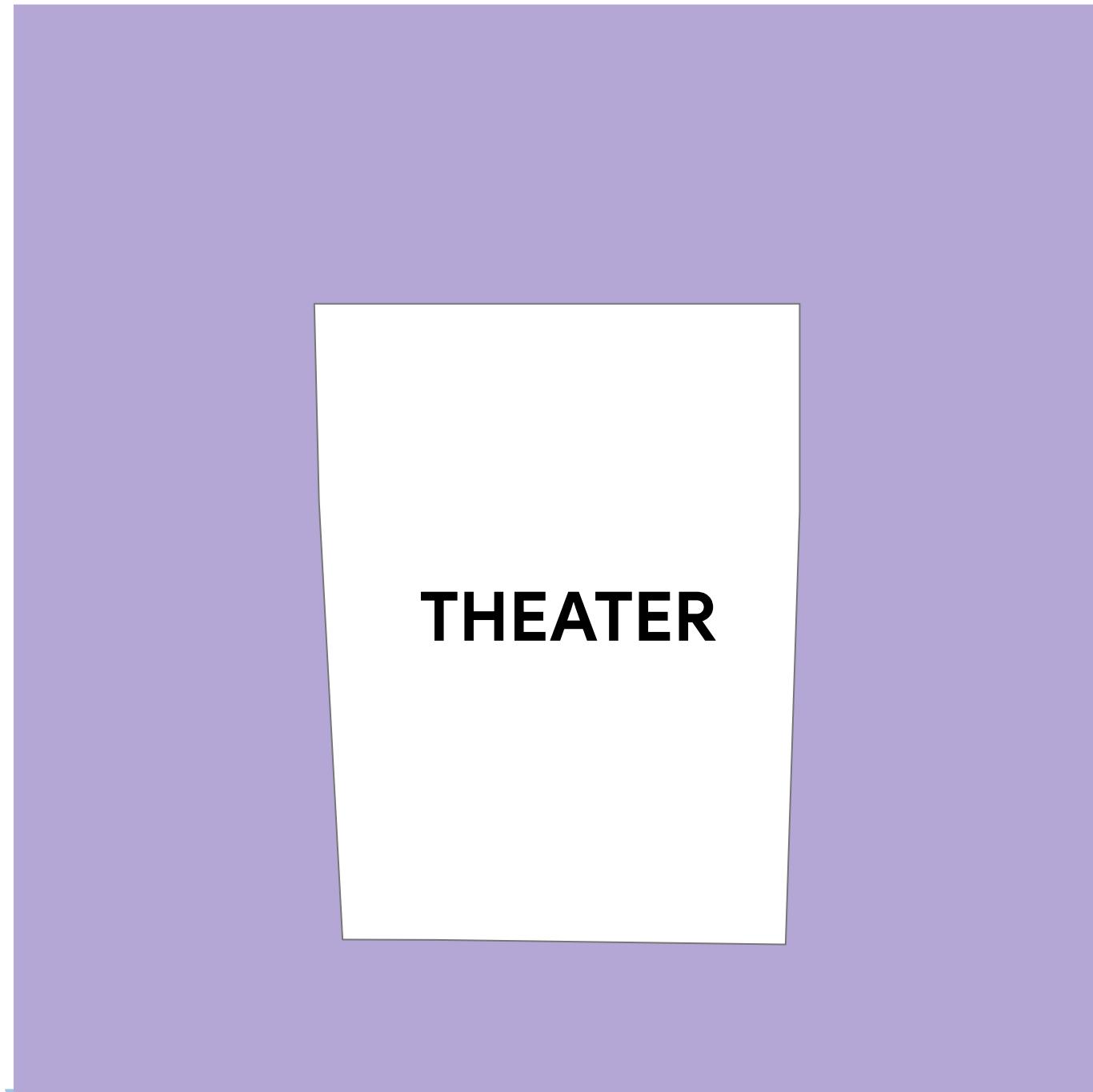
New Jeff | Design Studies

Destinations

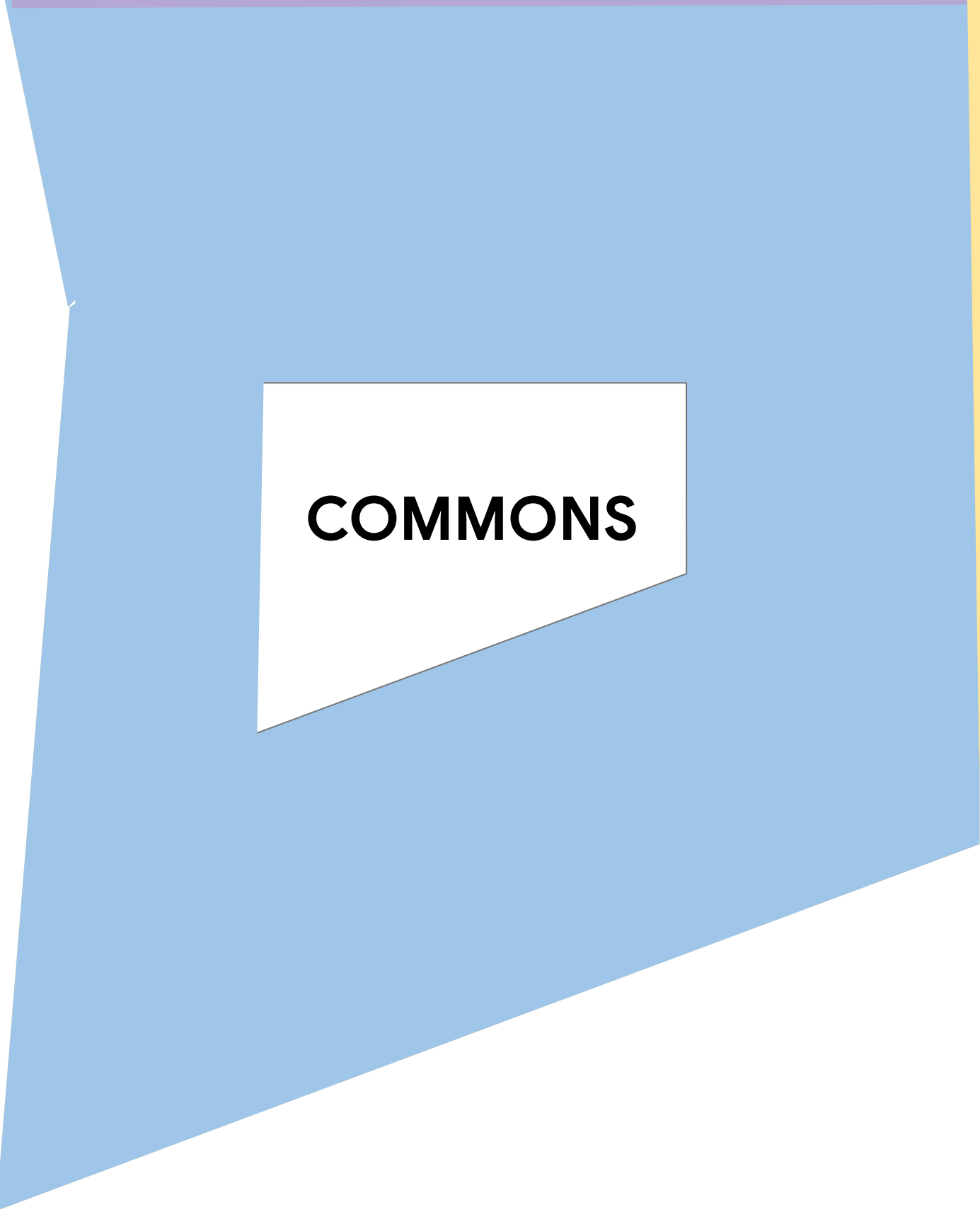
New Jeff - Destinations



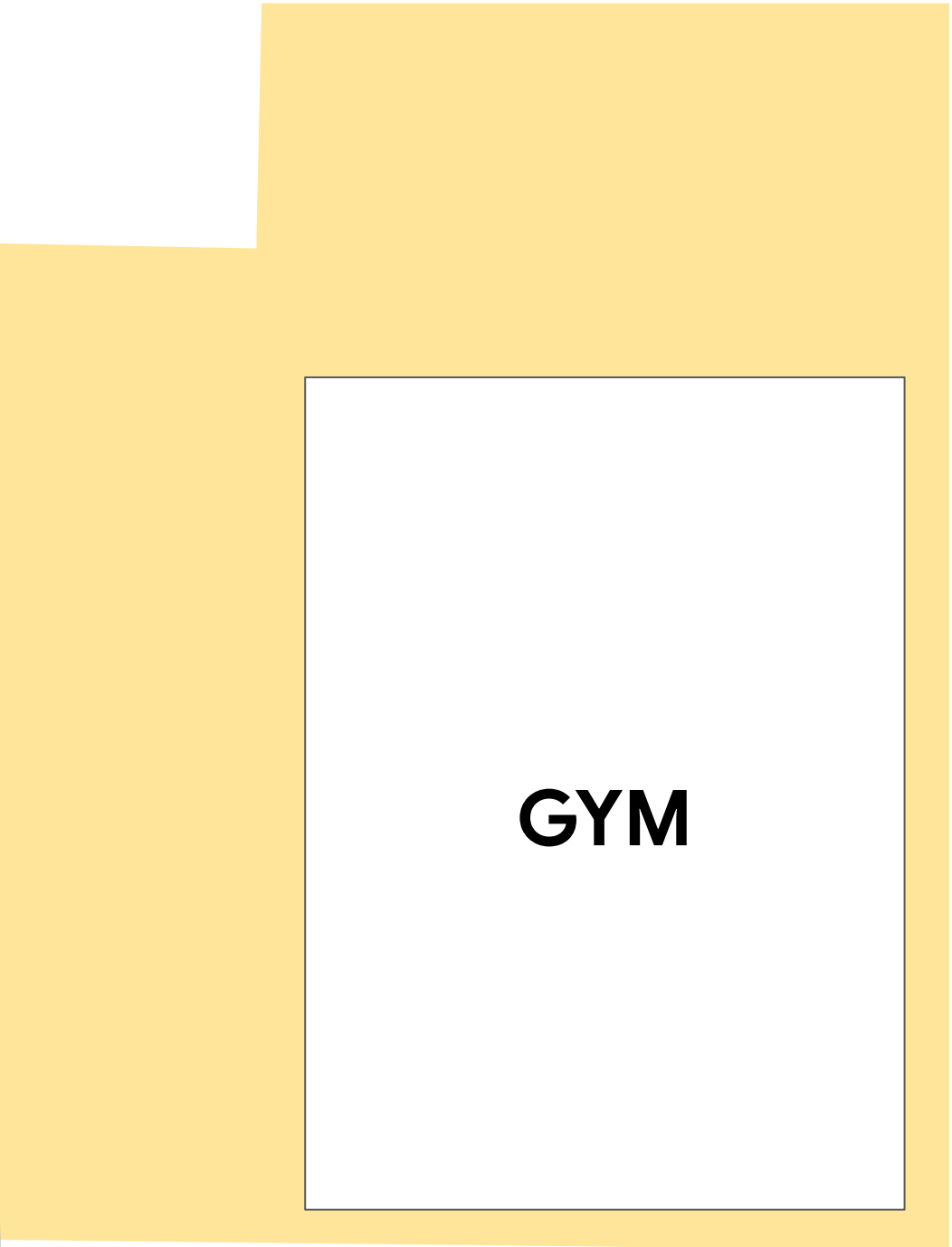
Arts



THEATER



COMMONS



GYM



Academics



Athletics

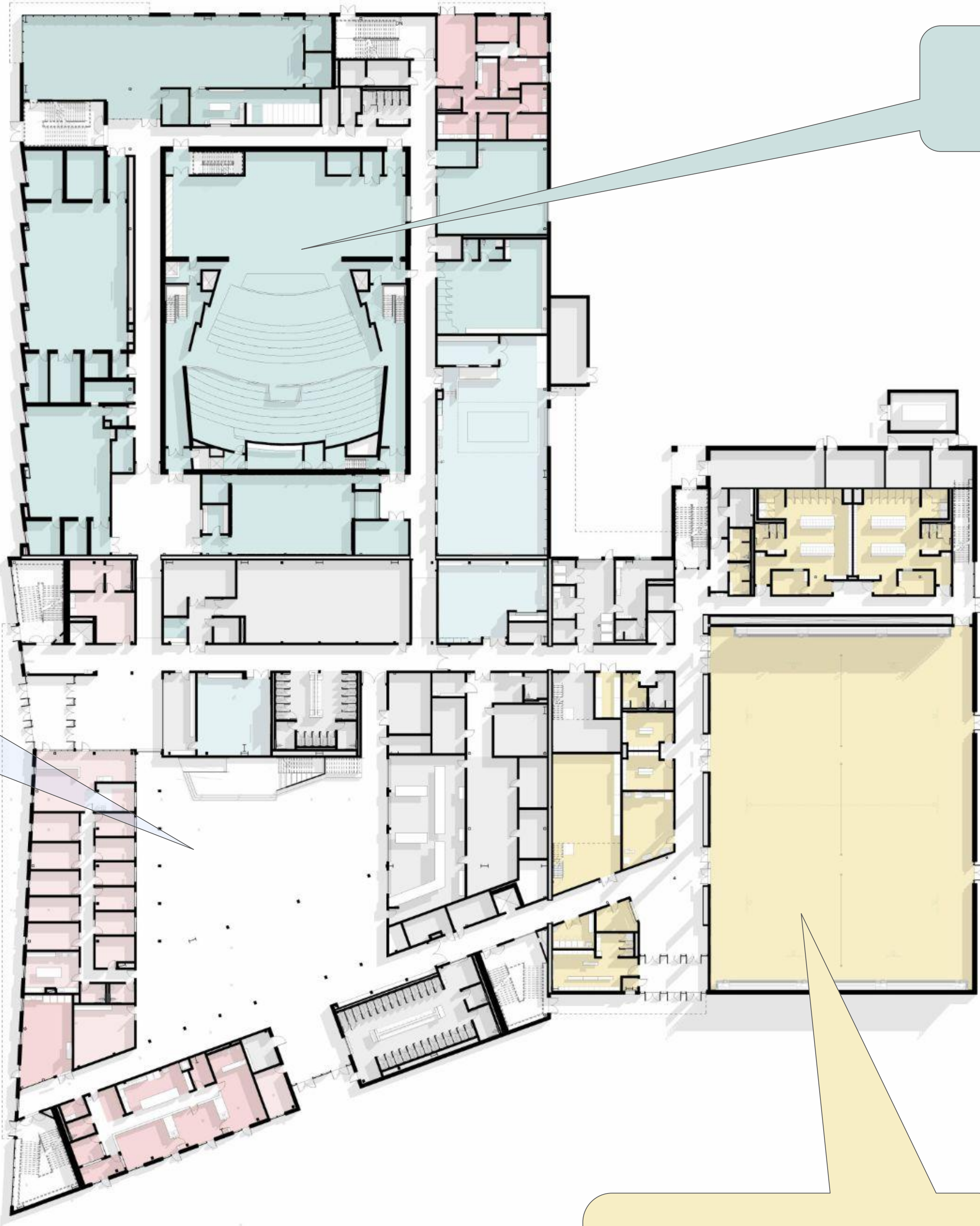
New Jeff - Floor Plan



Arts

Commons:
Combining
Center Hall
and Cafeteria

Academics



720-seat Theater

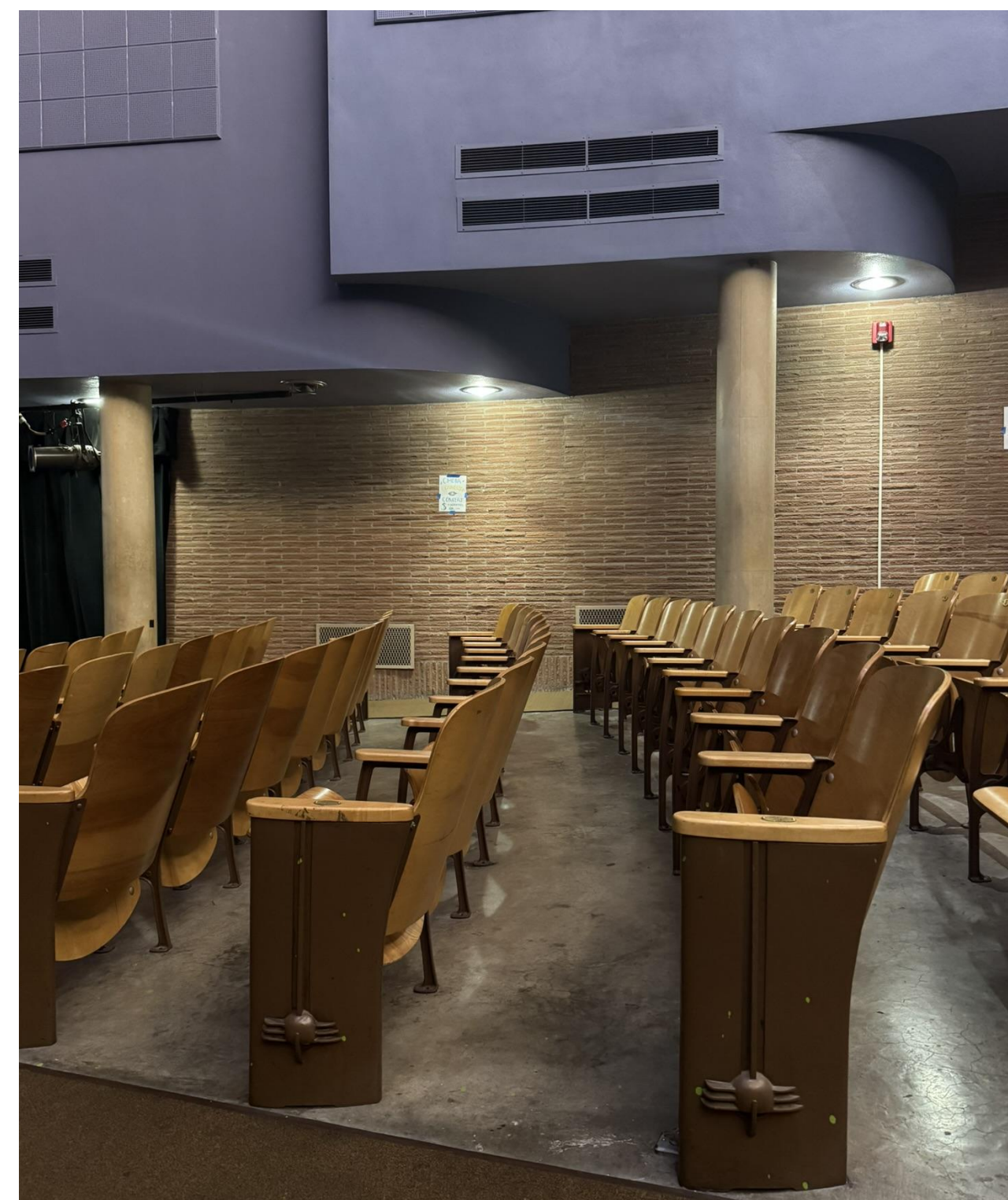
Athletics



Main Gym

Arts and Theater

Elevated & Dramatic

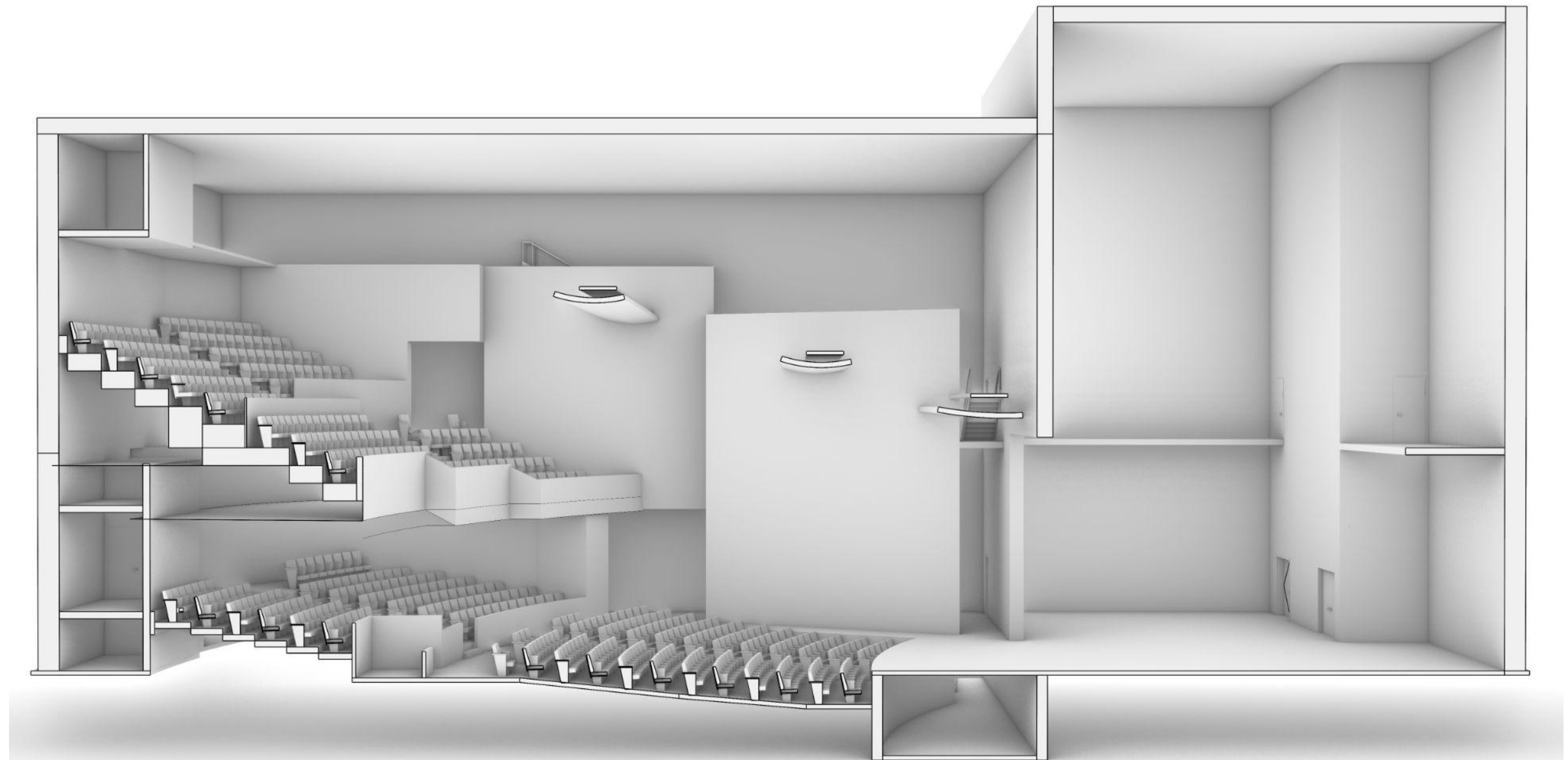
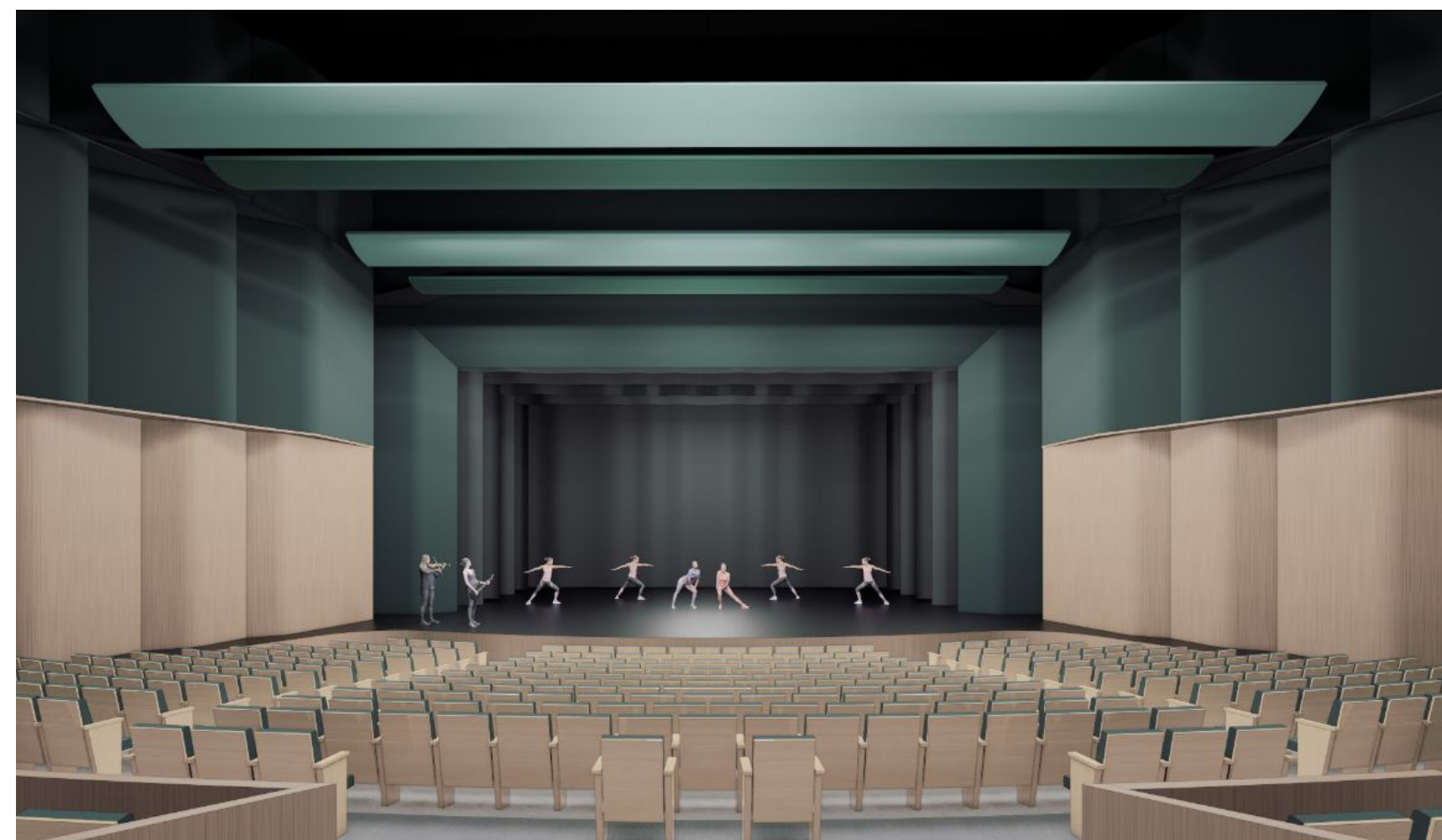
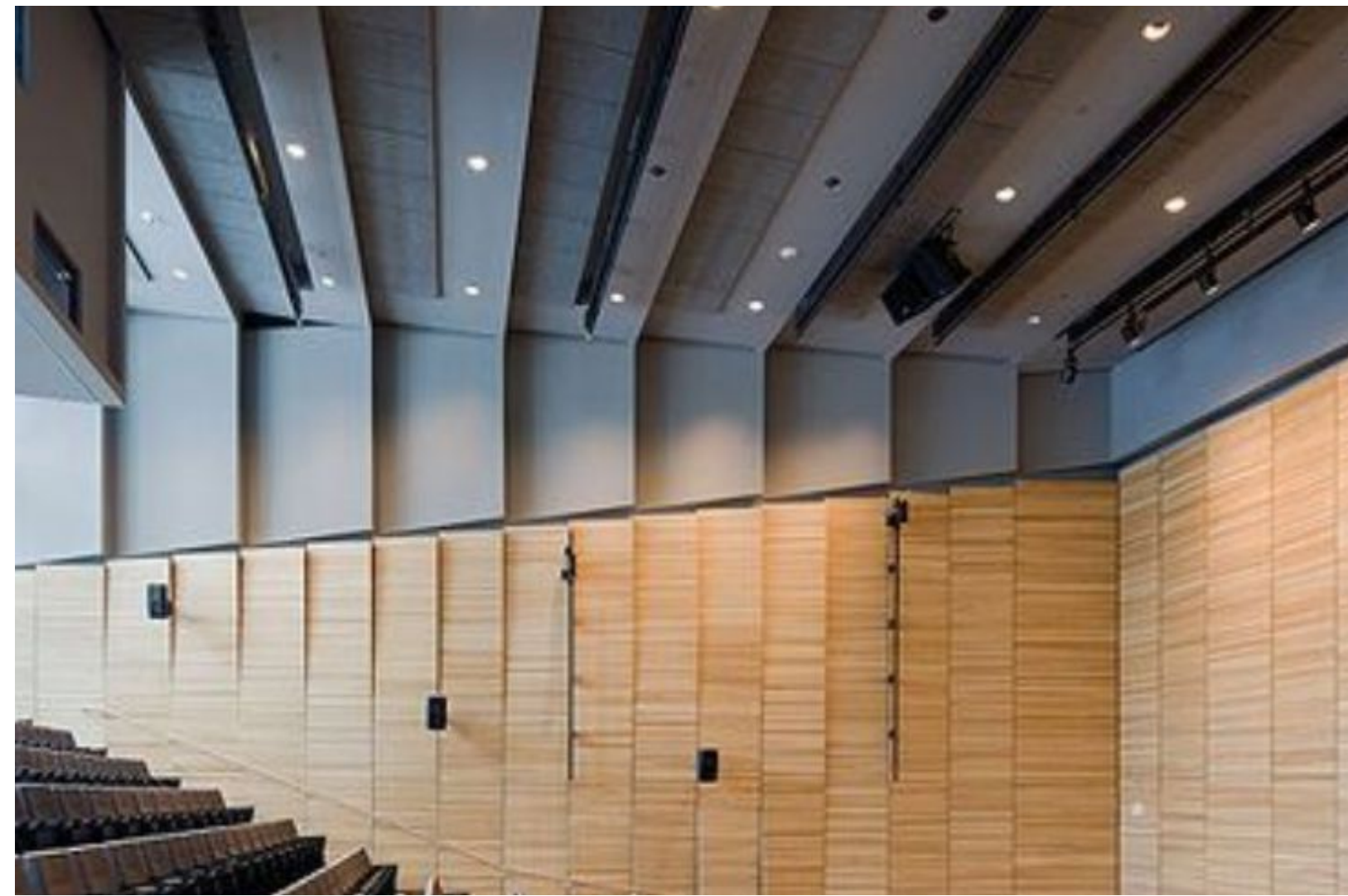


"We were doing our last performance, and I looked into the audience. There were more people than seats. My community came to support me where I shined the brightest and came up to me after the show to tell me how they appreciated me."

- "Share A Joyful Memory"
community engagement activity

Theater Design Studies

Elevated & Dramatic



Athletics

Demo Pride, Bold & Colorful

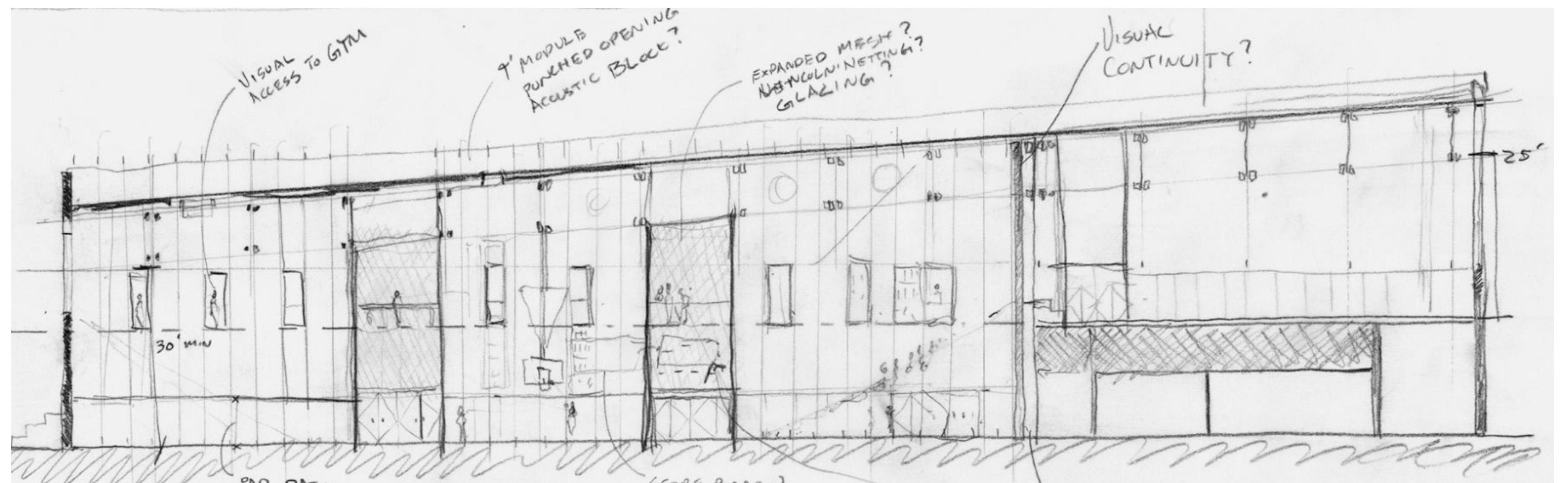


"To this day, 2022, when Demo is yelled out, it brings so much joy and school pride to anyone who went to Jeff and understands."

- Design Justice community comment

Athletics

Demo Pride, Bold & Colorful



Academics

Center Hall



"We are the school of champions and the school of 'Pride.' We will restore our rich tradition of graduating scholars and athletes. We are inspired by our excellence in everything we do. It is in our genes ... it is our destiny."

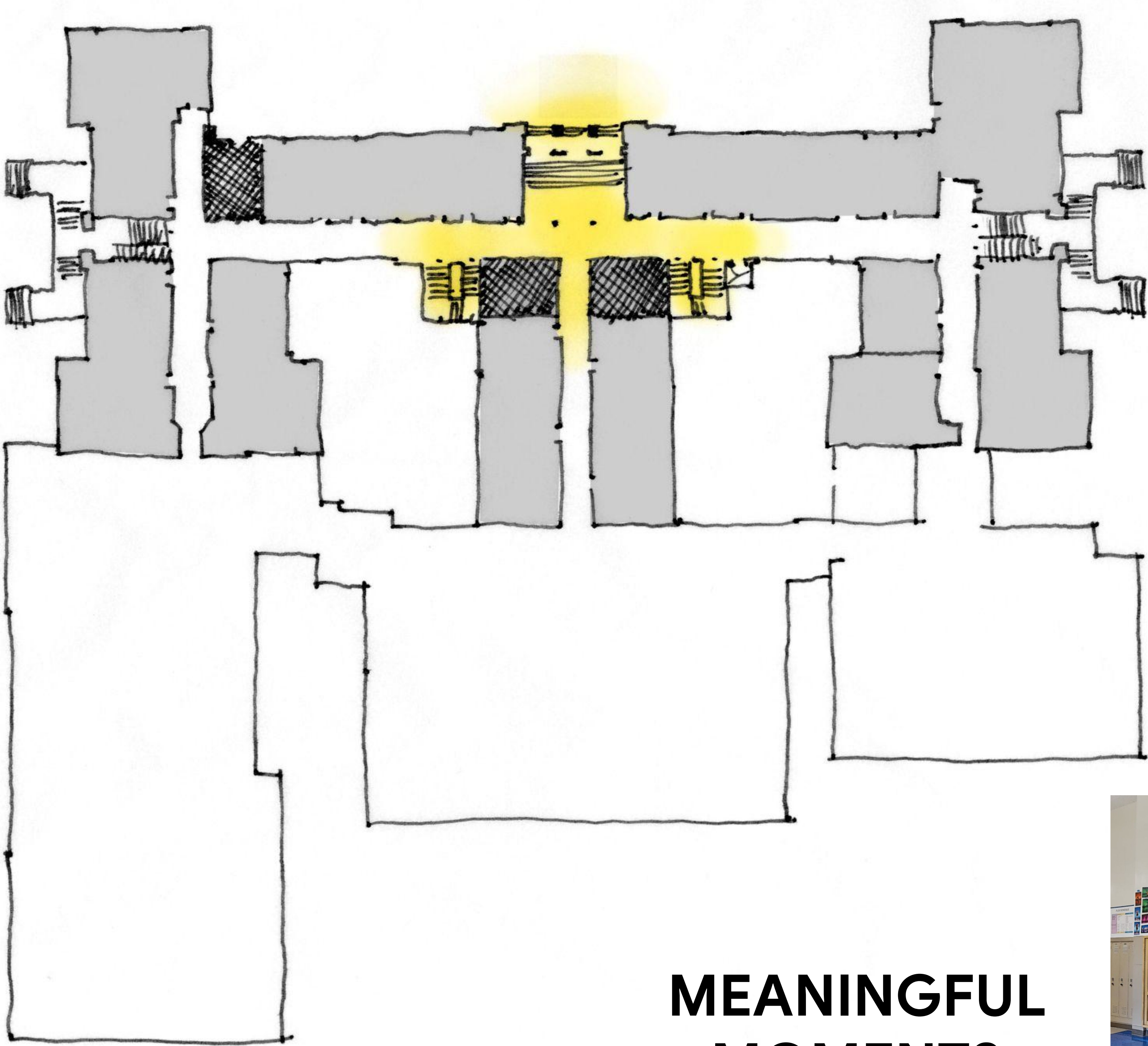
Finding Inspiration

Center Hall

ROOTED IN CENTER HALL EXPERIENCE & LEGACY

GATHERING

Arrival



Movement



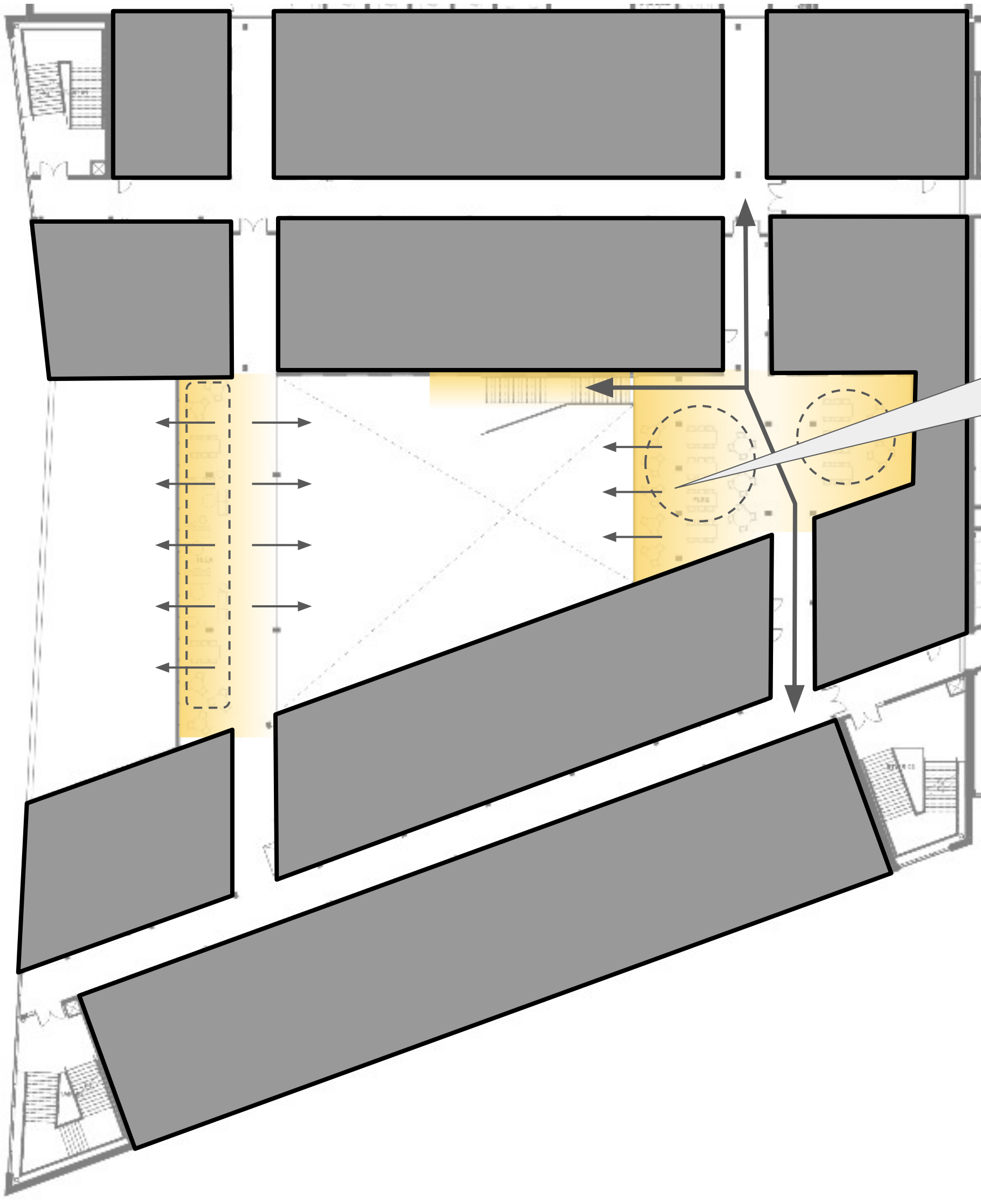
**MEANINGFUL
MOMENTS**



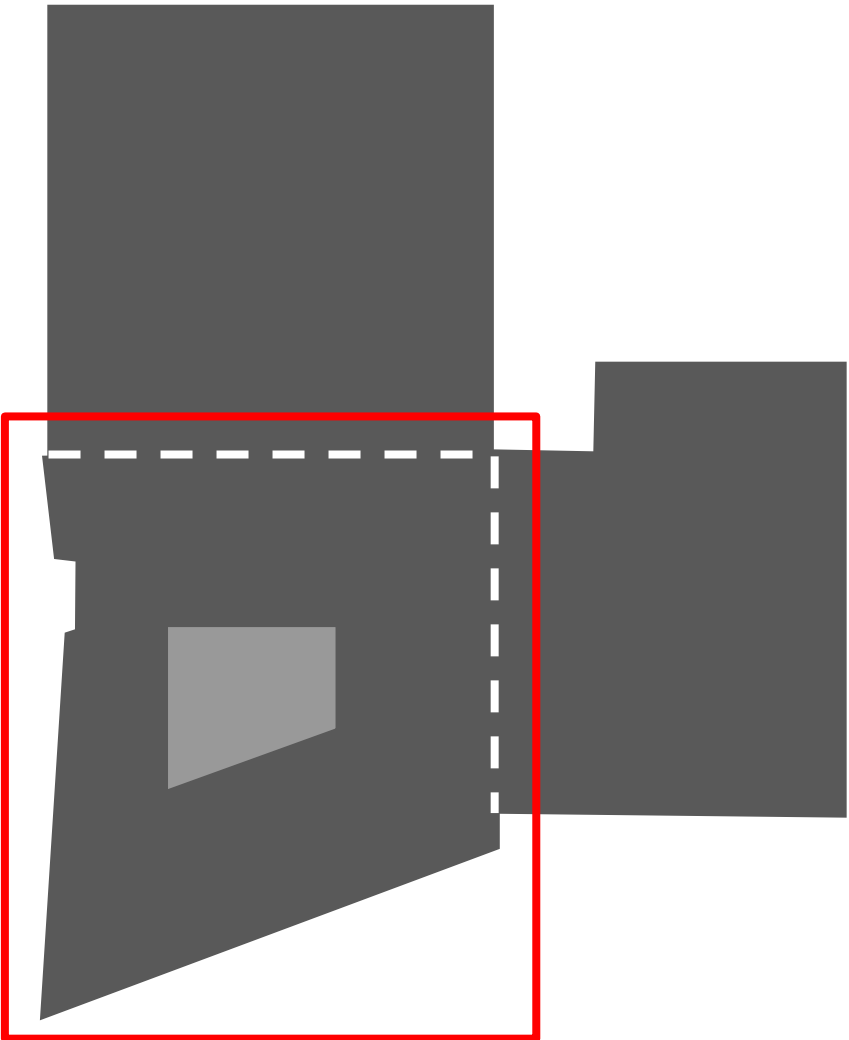
Commons



LEVEL 1



LEVEL 2

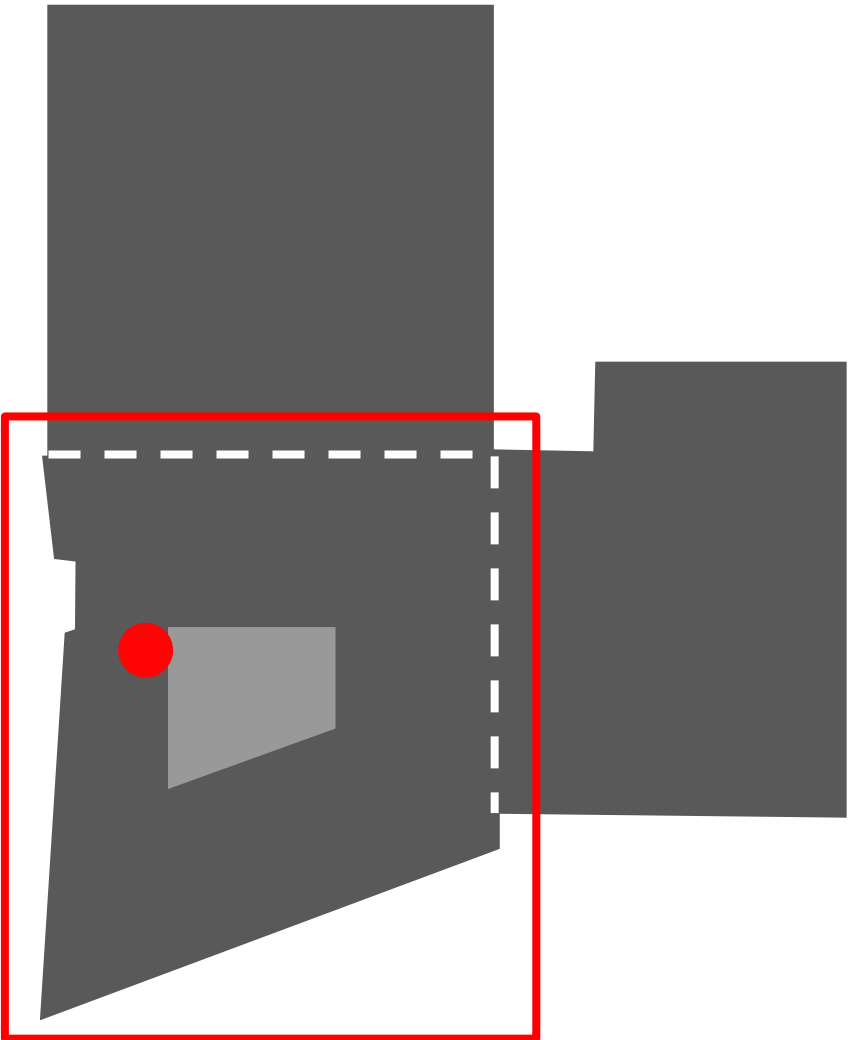


L1 KEY PLAN

Commons Arrival

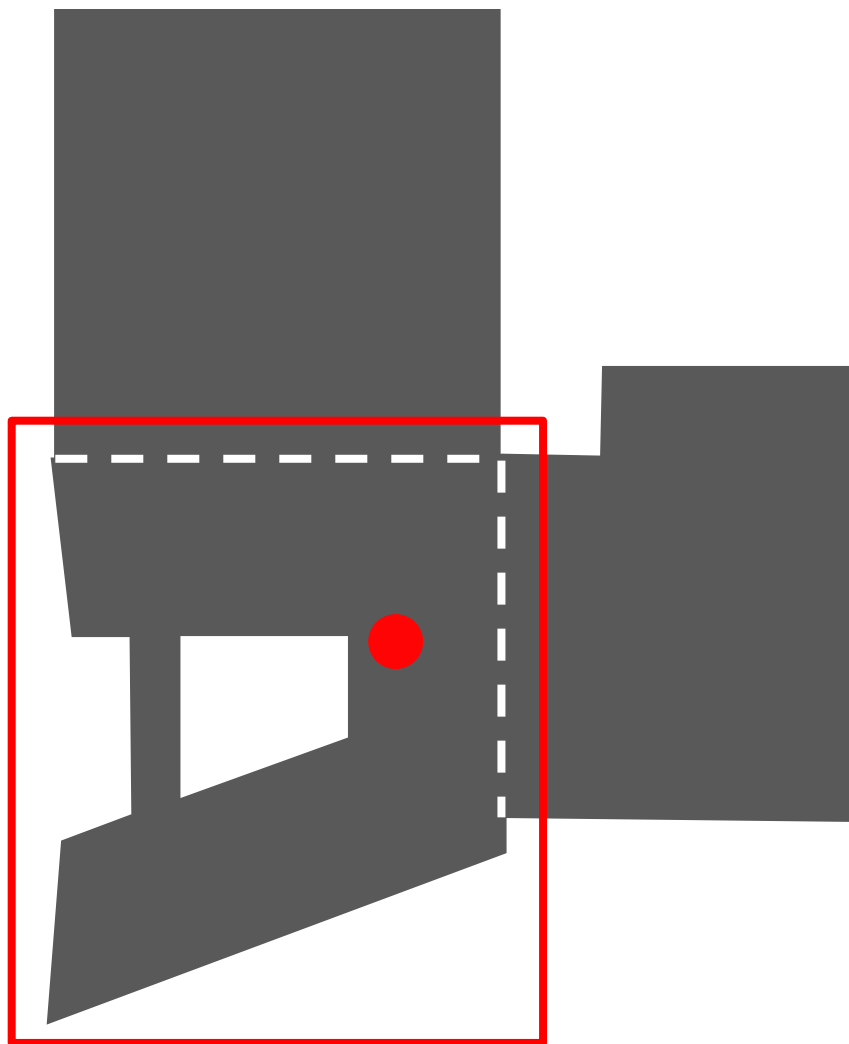
Natural
Diffused Light

Connection to
Crossblock



L1 KEY PLAN

View to Commons

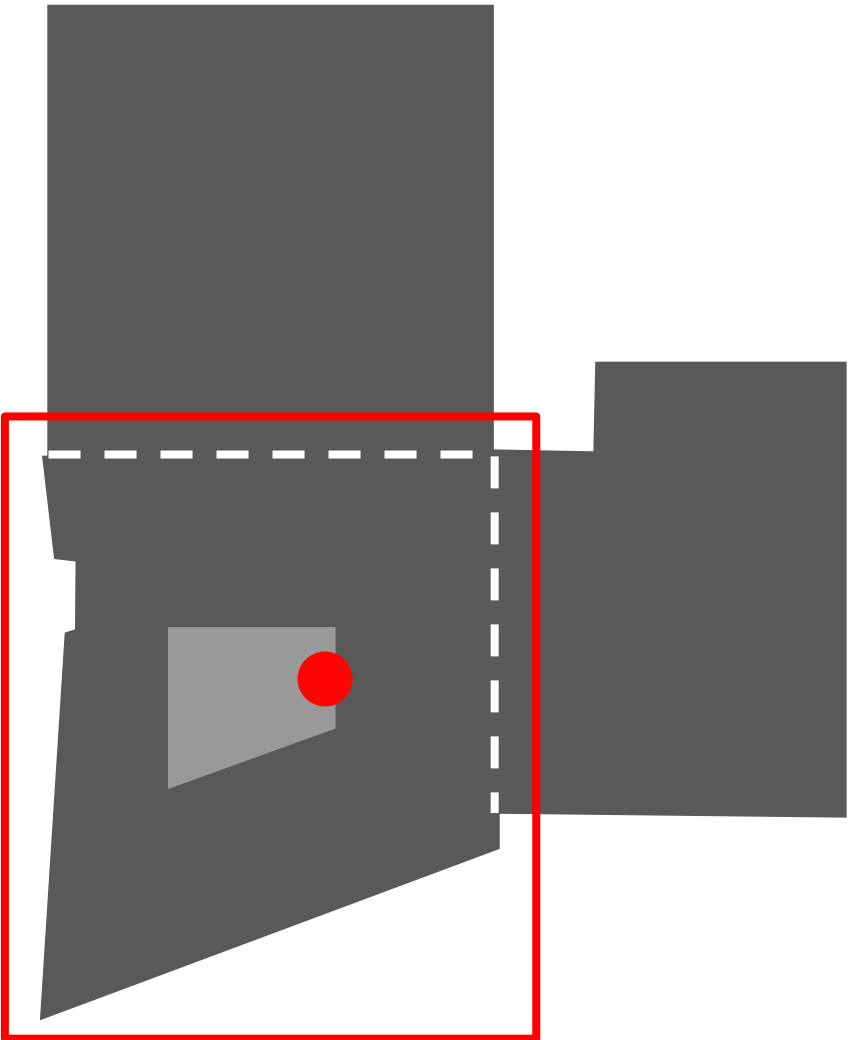


L2 KEY PLAN

Commons

Integrated Seating
at Stair

Provides Variety &
Choice in seating



L1 KEY PLAN

Next in Design

Layers of Cultural Placemaking

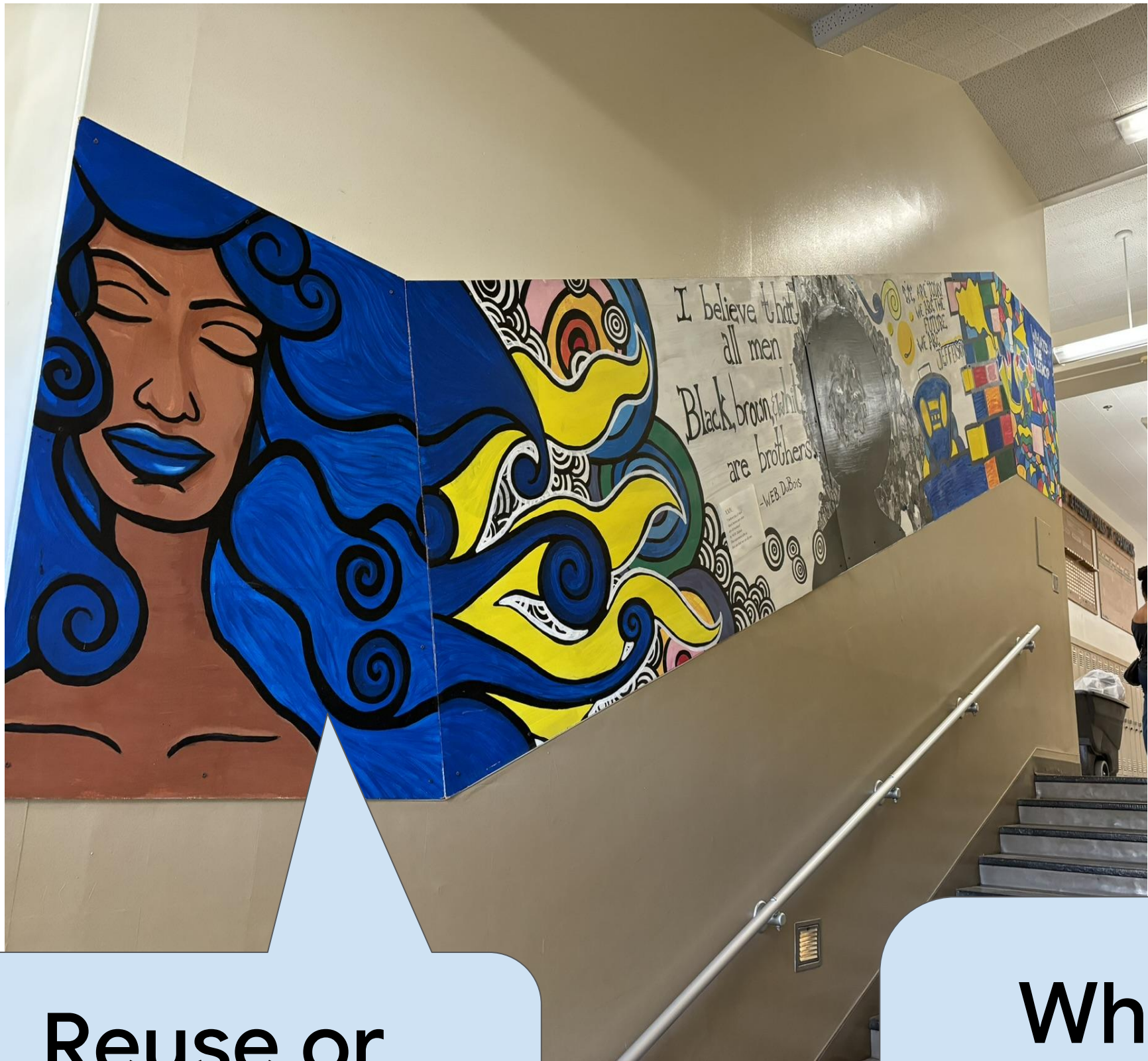


Infusing the culture + stories

Leadership Class

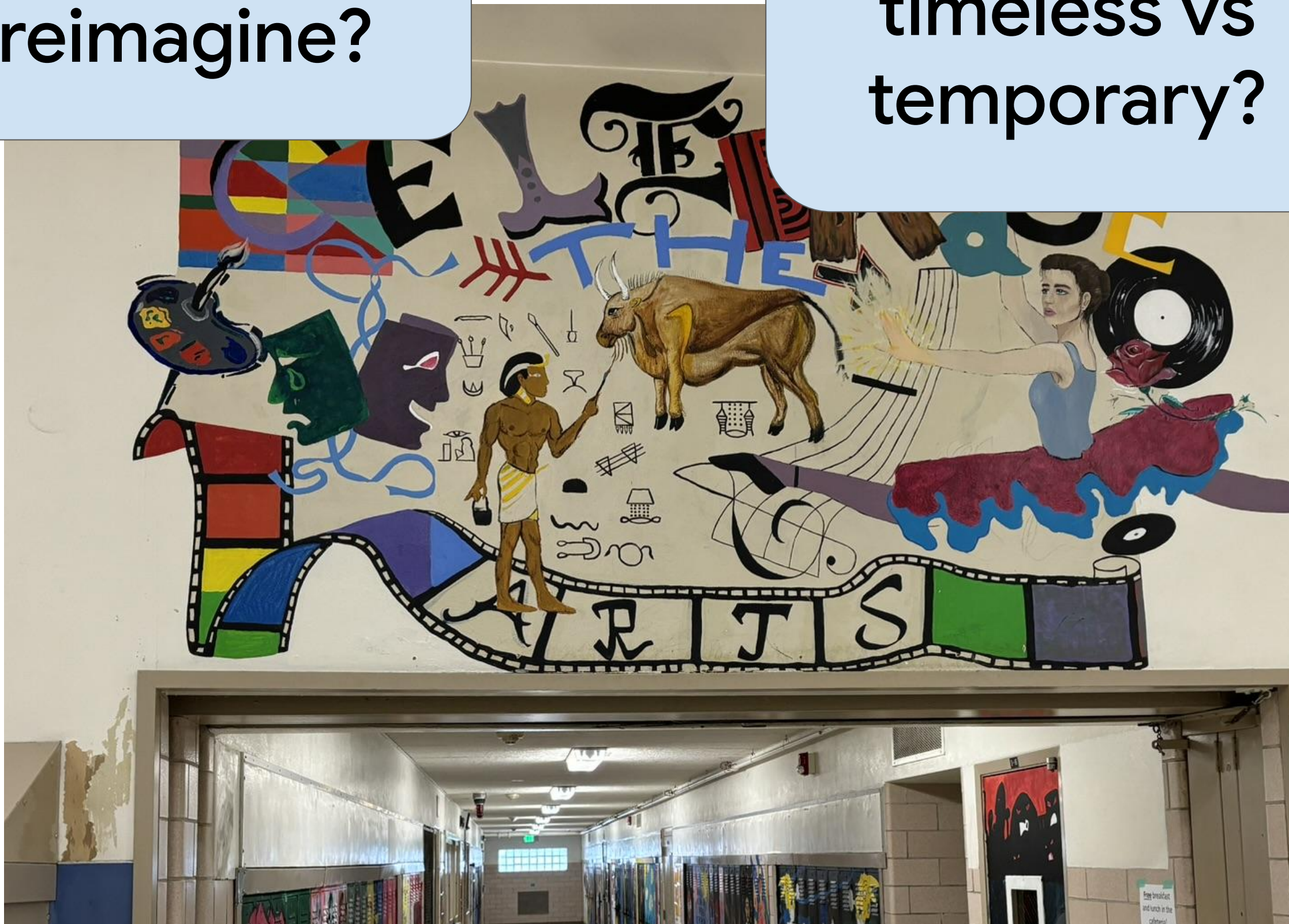
Why Walls Matter: Student investigation into the walls of Jeff

What matters most to the Jeff Identity and why?



Reuse or reimagine?

What feels timeless vs temporary?



What sparks joy? Pride? Inspiration?



Engagement Look Ahead

Leadership Class

Starts Tuesday, September 8, 2025

Back to School Night

Wednesday, September 10, 2025

Community Information Session

Wednesday, October 15, 2025

8th Grade Family Night

Thursday, November 13, 2025

Community Information Session

Wednesday, December 17, 2025



Questions?



Come talk to the design team!



Jefferson High School Modernization

Feedback + Question Form

JHS Modernization Feedback + Question Form

Español | Tiếng Việt | 中文 | Русский | Soomaali

Welcome to the Jefferson Modernization Feedback Form

Thank you for taking the time to engage with the Jefferson High School Modernization process. Under the leadership of Superintendent Dr. Kimberlee Armstrong, Portland Public Schools is working to reestablish trust with students, families, staff, and community members through deeper listening, greater transparency, and meaningful follow-through.

This form will remain open throughout the modernization process as an ongoing space for you to share your questions, insights, and priorities — whether or not you've attended a formal session. We will use your feedback to build a living FAQ and return to each engagement opportunity with updates and responses rooted in what we've heard from you.

Our goal is to ensure that the Jefferson community feels seen, heard, and actively involved as we reimagine the future of this historic school together.

To help us better understand who we're hearing from and where we need to deepen our reach, we've included optional demographic questions. These responses are voluntary and will be used to support equitable and inclusive decision-making.

We appreciate your partnership and look forward to building a stronger PPS, together.

<https://forms.gle/EZbaHQUZQfqXBXKE6>

Share Comments with District Leadership



**TOGETHER,
WE RISE**

Thank You