

**BOARD OF EDUCATION**

Portland Public Schools  
**Study Session**  
**November 7, 2011**

**Board Auditorium**

Blanchard Education Service Center  
501 North Dixon Street  
Portland, Oregon 97227

**Note:** Those wishing to speak before the School Board should sign the citizen comment sheet prior to the start of the regular meeting. No additional speakers will be accepted after the sign-in sheet is removed, but citizens are welcome to sign up for the next meeting. While the School Board wants to hear from the public, comments must be limited to three minutes. All citizens must abide by the Board's Rules of Conduct for Board meetings.

Citizen comment related to an action item on the agenda will be heard immediately following staff presentation on that issue. Citizen comment on all other matters will be heard during the "Remaining Citizen Comment" time.

This meeting may be taped and televised by the media.

Background materials for this meeting may be found on the Board's website under "Public Notices".

**STUDY SESSION AGENDA**

1. **CITIZEN COMMENT** 5:00 pm
2. **SUPERINTENDENT OVERVIEW** 5:20 pm
3. **MARYSVILLE SCHOOL OPTIONS** - (action item) 5:25 pm
4. **BUSINESS AGENDA** 5:45 pm
5. **UPCOMING AGENDA REVIEW** 5:50 pm
6. **ADJOURN** 6:10 pm

The next Study Session of the Board will be held on **November 14, 2011**, at **5:00 pm** in the Windows Cafeteria Room at the Blanchard Education Service Center.

**Portland Public Schools Nondiscrimination Statement**

Portland Public Schools recognizes the diversity and worth of all individuals and groups and their roles in society. All individuals and groups shall be treated with fairness in all activities, programs and operations, without regard to age, color, creed, disability, marital status, national origin, race, religion, sex, or sexual orientation.

Board of Education Policy 1.80.020-P



# PORTLAND PUBLIC SCHOOLS

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## BOARD MEETING STAFF REPORT & SUPERINTENDENT'S RECOMMENDATION

### MARYSVILLE K-8

**Board Meeting Date:** October 24, 2011

**Executive Committee Lead:** C.J. Sylvester, Chief Operating Officer

**Department:** Office of School Modernization

**Staff Lead:** Antonio Lopez - Regional Administrator  
Judy Brennan - Director Family Support, School Choices  
Sarah Schoening - Executive Director, Office of School Modernization

**District Priority:** Design and Implement Capital Improvement Plan

#### I. ISSUE STATEMENT

In a series of listening sessions and discussions, Marysville School teachers, staff, parents and community have reviewed options for bringing Marysville School back to its neighborhood. During these meetings school staff and the community identified opportunities and constraints, and voiced both concerns and support. The most favored options to come from these discussions seemed to be rebuilding the burned portion of Marysville School as a K-8 school or to relocate as a K-8 to the Kellogg School site.

The physical size and number of classrooms contained within the Marysville school building will ultimately put an upper limit on the number of students that can be served well by a K-8 program. Rebuilding Marysville as a K-5 is an alternative grade configuration to rebuilding Marysville as a K-8.

Either rebuilding Marysville or preparing Kellogg for the school would be funded predominantly by insurance proceeds. The project, in either location, will take approximately 14 months from the authorization to proceed to occupancy.

#### II. BACKGROUND

The Marysville K-8 School community has occupied the Rose City Park school facility since a fire destroyed a portion of the Marysville School in November 2009. The decision to move Marysville students and staff to Rose City Park was based on the readiness of the building to house the Marysville program and on the objective of rapidly resuming school sessions. Kellogg school, which is closer to the Marysville site, was (and is) also vacant, but would have required more work and repair to accommodate the Marysville program.

In 2010, the Board of Education adopted Resolution No. 4381 which authorized staff to leverage insurance funds to rebuild Marysville School with the district's upcoming capital bond measure in May 2011. This would have allowed expanded capacity, building systems and energy usage improvements, full building code upgrade of the entire building, configuration of spaces appropriate for K-8 program and upgrade of the school to provide a 21<sup>st</sup> century learning environment. The results of the election require that existing funds be optimized for Marysville, and that no further borrowing is feasible at this time.

Staff and the Marysville community engaged in discussion about options for rebuilding using insurance funds. During August and September, 2011, Marysville staff, students, parents, community and district staff collaborated to review options and to collect feedback. Two options evolved as feasible, and the benefits and drawbacks of each were discussed. The two options are:

1. Rebuild and return to the original Marysville school as a K-8 (K-5 being an alternate grade configuration) using approximately \$4.5 million in available insurance funds; or
2. Move the Marysville students to the currently vacant Kellogg School using approximately \$3 million in available insurance funds to make functional repairs to the Kellogg facility and to secure the Marysville School building. This option would also be developed for a K-8 program.

### INSURANCE FUNDS

The District's insurance policy for Marysville School covered personal property loss, expenses for moving to another facility, operational costs above and beyond the projected Marysville expenses for a period of one year from the date of the fire and coverage for the replacement of the facility itself. Funds have been received and spent for property and other claims. Additionally, part of the available reimbursement for the damaged school site has been received. These facility replacement funds remain available for either option, subject to the conditions described in the next two paragraphs.

Insurance proceeds for the replacement cost of the building, less depreciation, total approximately \$3,000,000. These funds are not restricted to use at the original Marysville site, and could be used to either rebuild the Marysville School, or be allocated to another facility such as Kellogg.

If these insurance funds are used to rebuild the original Marysville School, insurance proceeds will also reimburse a depreciation value of approximately \$800,000 and will reimburse the cost of building code upgrades to the extent required by state and local jurisdictions. The estimated cost of the anticipated code upgrades is approximately \$700,000 and will be reimbursed based on actual expenses. This would bring the total reimbursement for rebuilding the Marysville School to approximately \$4,500,000.

### MARYSVILLE SCHOOL REBUILD OPTION CONSIDERATIONS

The Marysville School has been vacant since the fire in 2009 which damaged approximately 1/3 of the one story wood building. A new roof was applied to the burned portion of the school to protect and maintain that portion of the building. The remainder of the building not impacted by the fire is intact.

Built in 1921, the Marysville School had historic significance. Prior to the 2009 fire, the school in its entirety was found to be eligible and of high significance for the National Register of Historic Places. Prior to the fire, Marysville School was 53,490 square feet and had a Magellan 2009 Modified FCI rating of 66%. The school housed a K-8 program with a Fall 2009 enrollment of 435 students. The school contained 24 classrooms; 19 for general use and 5 specialty classrooms. The science classroom had two sinks and no gas system or lab tables. The art room functioned in a modified standard classroom. The building housed two ½ court sized gymnasiums, one of which had been informally converted to space called the Discovery Zone.

The site is 5.2 acres, and will not accommodate modular classroom buildings. The existing parking lot contains space for 26 cars.

On the north side of the site, a community park was completed in partnership with PDC and the community in 2009. The park was designed for joint use by the school and the community. Marysville School and the park have become a gathering place for the community as a whole. The fenced and damaged school is a blight on the neighborhood and masks the beauty of the park behind it.

Returning students to Marysville in its current boundary configuration would not require bussing for any of its students.

As a single story wood frame building, the original seismic risk was relatively low and will be improved in the area of the rebuilt fire damaged portion.

The rebuild of the Marysville school would include restoring the burned portion of the school to a condition equivalent to its pre-fire condition, installing a new fire alarm and fire sprinkler system throughout the entire facility, seismic and accessibility (ADA) upgrades within the reconstructed portion of the building, increasing visibility from the school office to the school entrance, addition of a new security camera system and providing an accessible ramp at the front entrance.

The Marysville School has limitations in the support of the middle school students (grades 6-8). These limitations include gymnasium size, cafeteria capacity, and science lab configuration and equipment. Early feasibility assessments indicated that an insurance rebuild could provide for an additional 3 classrooms by moving the existing Media Center and Computer Lab into the Discovery Zone (in the burned portion of the building) and repurposing the original media and computer spaces to classrooms. The addition of these classrooms would result in a school capacity much closer to the district K-8 enrollment target of 500 students and would respond to the concern some parents voiced that returning to the original Marysville school site may mean an undersized K-8 program.

At the October 17 work session, some board members were interested in pursuing the development of a full-sized middle school gymnasium (approximately 80' x 68' and able to support youth sized, 42' x 74' full court basketball) to assist in providing improved facilities for a K-8 Program. The former Discovery Zone location is the only space capable of accommodating this option. Under this new scenario, the opportunity to provide the desired additional classrooms would be served by moving the Media Center and Computer Lab into the existing unburned gymnasium. Insurance funds would not be available to renovate these spaces.

Marysville staff and community generated several ideas that would enhance the K-8 program support of the building beyond its pre-fire configuration. The suggestions below have been updated to incorporate the latest input from the Board Work Session on October 17:

- Add partition walls within the current Media Center which would allow it to function as two classrooms and add approximately 50 students to the capacity of the school.
- Move the Media Center and the existing adjacent Computer Lab, which was undamaged by the fire, to the location of the west gymnasium on the opposite side of the corridor. Moving the Computer Lab frees up an additional classroom for standard classroom use.
- Upgrade the existing Science Classroom to provide gas outlets and lab tables.
- Rebuild the burned east gymnasium, more than doubling the square footage to create a larger gymnasium, able to accommodate a full youth basketball court (74' x 42').

Additional suggestions included:

- Fully repainting the building interior;
- Removing existing vinyl siding on the building exterior to replace with siding matching the rebuilt portion.

Costs for this rebuild option are summarized in FISCAL IMPACT below. A reference floor plan of the Marysville School is provided as Attachment C.

#### KELLOGG SCHOOL OPTION CONSIDERATIONS

Kellogg School was in use as a middle school through the spring of 2007. The school was closed as part of the District's K-8 configuration process. Since its closure it has been used as an AP testing site, a venue for district continuing education programs and furniture storage.

The school, constructed in 1917, has a total of 90,105 square feet and a Magellan 2009 Modified FCI rating of 78%. The facility contains 39 classrooms, two full sized gymnasiums - one with bleachers and a formal stage, two science labs, a full separate cafeteria and an industrial arts room. Although the school most recently functioned as a middle school, it also once operated as an elementary school and has some facilities to accommodate younger students in the building annex. The annex will require the installation of additional restrooms to allow it to function in comparative fashion to other district elementary facilities. The Kellogg facility allows for enrollment that is at or above the target size of 500 students for a K-8 school. There is a strong potential for Kellogg to serve as a point of enrollment relief for nearby overcrowded K-8 schools. A move to the Kellogg site would require boundary changes between more schools, as Kellogg is currently located in the Bridger boundary.

The site is 6.36 acres with a parking lot for 67 vehicles, an asphalt play area, two ball fields and a large soccer field. The site does not currently have a play structure or equipment for small children, though there is space for the installation of such a structure. Additional fencing for security would also be needed.

The three story building was constructed in phases and consists primarily of unreinforced concrete exterior walls covered with brick veneer, reinforced concrete floors, and unreinforced clay tile demising walls. There is no elevator access. Costs of elevator accessibility and seismic improvements are well beyond the allotted insurance funds. Limited seismic improvements were made in 1999 to improve column connections which were constructed as a part of building additions in 1917 and 1922. This building has a higher seismic risk than the Marysville School building.

To accommodate a move from Marysville to Kellogg, proposed improvements to the Kellogg School building would include:

- Roof and wall repairs to prevent water infiltration (roof replacement is not required);
- Repairing leaks in piping and heating equipment and associated repairs of areas impacted by leaks;
- Duct cleaning;
- Replacing loose flooring materials;
- Repairing broken and damaged windows and doors;
- Repairing or replacing ceiling tiles;
- Providing a full fire sprinkler system;
- Replacing lamps and fixtures as needed;
- Adding a security camera system to monitor the front entrance from the office;
- General facilities cleaning and patching;
- Installing a new play structure;

- Providing kitchen equipment including new fume hood with fire suppression; and
- Expanding the existing restroom facilities for students within the annex building.

Estimated future operational costs for Kellogg are slightly higher than those for the Marysville School. A move to Kellogg would require bussing for approximately 50% of the students based on the current boundary configuration. As a larger facility, Kellogg would also require an additional half-time custodian for maintenance.

Community support of a move to the Kellogg School is strongly tied to its ability to house a larger, and perceived stronger, K-8 program than can be accomplished at the original Marysville site and a desire to retain and make use of the Marysville facility.

Reuse of the Marysville School site for this option have not been fully explored. Cost and scope for any necessary improvements or modifications to the Marysville site are dependent on its future use. FAM staff reports there are program operators who may potentially be interested in the remaining Marysville School building.

Costs for this option are summarized in FISCAL IMPACT below. A reference floor plan of the Kellogg School is provided as Attachment D.

#### ENROLLMENT ANALYSIS

The options described above offer some opportunity to bring the Marysville School size much closer to the district target for K-8 schools and could potentially provide some relief to nearby overcrowded schools. If rebuilding is selected, staff would further analyze student population, identify a K-8 target enrollment, provide a timeline for achieving that target and would monitor the school as a K-8 for assessment in future enrollment balancing. For instance, Harrison Park will be analyzed this school year with likely recommendations for any Board action occurring next school year – meaning implementation in September, 2013.

A rebuilt Marysville is anticipated to be ready for occupancy in January, 2013.

Marysville has operated as a K-8 school since September 2008. Enrollment has declined since the move to Rose City Park, and will likely return to pre-fire levels of 420-450 students after the transition back to Southeast Portland. Current target enrollment for K-8 schools to provide a viable program with standard resources is 500 students. Seventeen of thirty-one K-8 schools have enrollment that is between the 350 and 500 students. Marysville's current enrollment (363) is at the low end of this set of schools. As noted above, enrollment is expected to rise to pre-fire levels of 420-450 students after the school returns to a Southeast Portland location, placing Marysville in the middle of the enrollment range for K-8 schools.

The district intends to develop growth goals for all K-8 schools that are smaller than the target of 500 in conjunction with school leaders and regional administrators. Growth goals would be monitored over several years, and program, boundary and other changes will be considered for schools that are not on track to meet goals. For Marysville, growth could be accelerated with a boundary change from nearby Harrison Park. However, feasibility of such a change is dependent upon an understanding of the actual new capacity of the Marysville building and the outcome of a stakeholder participation process.

#### SCHEDULE COMPARISON

Although the type of work required for each facility is different, the overall schedules are similar. Both options will require approximately 14 months to complete from the date of a Board decision to the time of occupancy. The design of the Marysville School is relatively minimal but construction will take longer. The design process will take longer on Kellogg and a Conditional Use Permit will need to be renewed since the school has been vacant for a

number of years. The duration of the construction work at Kellogg would be relatively shorter.

### **III. RELATED POLICIES/BEST PRACTICES**

8.80.015-P Capital Improvements – Process for the completion of capital projects.

### **IV. FISCAL IMPACT**

The costs of both of the proposed options are closely tied to the insurance proceeds that are available to them.

#### Marysville School

**Initial Costs:** The overall rebuilding costs are estimated to be \$4,500,000 from insurance funds plus an additional \$300,000 from Fund 405. This work would include, in addition to the rebuilding of the burned portion of the school and any code required upgrades, upgrades to the building exterior, interior paint, the science classroom enhancement and the addition of 3 classrooms with the relocation of the Media Center and Computer Lab. Increasing the size of the Discovery Zone Gymnasium could be accomplished for an additional cost of approximately \$550,000. This could be constructed as part of the original reconstruction or as a future addition.

**Ongoing Costs:** Under current boundary configuration, no bussing is required. No change from pre-fire gross square footage would occur. Better insulation and lighting in the burned portion of the building would provide small reduction in energy usage.

#### Kellogg School

**Initial Costs:** Basic improvements to the Kellogg School are estimated to cost approximately \$2,000,000. The Marysville site would require \$500,000 - \$850,000 of demolition and clean-up to allow the building to operate for limited ongoing uses. The future use of the Marysville building and potential partner funding would impact the ultimate total cost of this option.

**Ongoing Costs:** Under current boundary configuration, bussing for approximately 50% of Marysville students would be required. Larger building gross area would require additional maintenance. Energy costs would be more than the Marysville site since Kellogg is larger, would be occupied rather than vacant and would not have significant changes in building systems or insulation.

Additional estimated cost details are included in Attachment A.

### **V. COMMUNITY ENGAGEMENT**

Conducting the Marysville School out of the Rose City Park school facility has been a challenge for the staff, the students and the community. The District desires to bring that community closer to home soon.

The Superintendent, a board member and district staff attended a community organized picnic at the Marysville School Park on August 13 to hear community feedback and provide notice of a plan to conduct district meetings regarding Marysville School options. During the month of September three community engagement events were held: on September 10 and 13 to gather information from the community; and on September 19 to report and review

concerns and preferences surfaced by the prior discussions. Two similar events with staff occurred on September 6 and 15. On September 17 a public tour was given at the Kellogg School and was repeated with staff on September 19. At the September 19 public meeting, the Superintendent, board members, the Regional Administrator and District staff noted additional feedback and described next steps. Community outreach was broad and included mailings, newsletters and fliers handed out by staff at bus stops and back to school events. Translations and translators were provided. In all, over 100 people attended these events.

A summary of these public meetings and tours is described in Attachment B.

In addition to these community events, a phone number and email address have been established where people can submit thoughts and ideas. District staff attended the Marysville School on opening day and on Back to School Night to respond to comments and questions from the community. A monthly email update has been created in coordination with Communications and school leadership.

Overall, parents, staff and students have expressed a variety of opinions and recognition of limitations within both options. The community was particularly vocal on two issues:

1. A decision one way or the other needs to be made quickly;
2. No matter the decision, something needs to be done with the Marysville School building – it cannot remain in its current state and the community will not be happy with a move to Kellogg if there is no satisfactory resolution for the Marysville building.

The Board of Education met in work session on October 17, 2011, and discussed these issues and provided feedback to staff about their thoughts.

## **VI. BOARD OPTIONS**

**Rebuilding Marysville School.** The scope of work required to rebuild Marysville School is understood by staff and consultant teams. Insurance proceeds will fund the rebuild of the burned portion of the school facility and the installation of fire alarm and sprinkler systems throughout.

Moving the Media Center and Computer Lab to the west gymnasium location provides for a larger and more efficient Media Center/Computer Lab facility and converting the Computer Lab and pre-existing Media Center space to three classrooms would provide additional classroom (enrollment) capacity while providing Science Lab upgrades will improve the middle school program. These modifications, which would fall at least in part, outside the insurance funding, are planned to be included as a part of the Rebuilding Project to be funded by Fund 405.

The expansion of the Discovery Zone space to a full-sized middle school gymnasium will be bid as an add alternate for Board consideration at the time of bid award, or it can be accomplished as a future addition.

**Moving students to Kellogg School.** The Marysville K-8 could be housed in the Kellogg School facility and would allow enrollment expansion beyond current enrollment. Program expansion could be considered as the district has the ability to do so. Kellogg currently has a facility condition index (FCI) of 78. The scope of work identified to improve the building is limited and should not be seen as a significant investment in the building.

Support voiced by the Marysville community for a move to Kellogg School has been strongly linked with a desire for a plan for the reuse of the Marysville building. If this recommendation is pursued, staff could pursue solicitation of proposals for the reuse of Marysville School.

**VII. STAFF RECOMMENDATION**

Staff recommends the Board authorize the rebuild of the Marysville School as a K-8 at its original location with a budget not to exceed available insurance funds and \$300,000 from Fund 405 for the base contract work, including the provision for the design of potential improvements that will facilitate a more robust K-8 program. This recommendation is based on:

1. The community's preference for Marysville to remain a K-8.
2. The increased value received in insurance funding.
3. The improved seismic and ADA compliance condition afforded by the Marysville site.
4. The school's central location to the community.
5. The ability to increase the school's capacity which provides potential to support future enrollment balancing.
6. The ability to establish target enrollment and provide a timeline for achieving that target.

**VIII. TIMELINE FOR IMPLEMENTATION/EVALUATION**

Staff is prepared to engage the necessary professional services immediately upon Board authorization. The time frame for completion of the work is about fourteen (14) months from the date of authorization.

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



\_\_\_\_\_  
**Carole Smith**  
**Superintendent**  
**Portland Public Schools**

\_\_\_\_\_  
**10-19-2011**  
**Date**

**ATTACHMENTS**

- A. Summary of Work Scopes and Estimated Costs
- B. Community Meeting Summary
- C. Marysville School Floor Plan
- D. Kellogg School Floor Plan

**Marysville Rebuild**

**Budget:** \$4,500,000 Insurance Funds; \$300,000 Fund 405  
**Schedule:** 14 months

**Scope of Work**

Reconstruct interior & exterior burned portion of building including hazardous materials abatement at burned portion, new all-building fire alarm system, and new all-building fire sprinkler system, paint interior of existing building.

Repair exterior existing landscaping, overall grounds clean-up, add accessibility ramp at entrance, add additional visibility and security camera at building primary entrance, remove vinyl siding at existing building and replace with new wood siding to match new construction, repaint existing exterior to match rebuild.

Move existing Media Center and Computer Lab to West Gymnasium, convert existing Media Center to 2 classrooms including new walls and finishes, rebuild burned Discovery Zone as new gymnasium with opportunity for expansion to full-sized middle school gym, and create new Science Lab within existing classroom, providing new gas outlets, lab tables, sinks, and casework.

**Add Alternate 1:** Expand newly rebuilt Discovery Zone Gymnasium to create a full-sized middle school gymnasium 68' x 80' accommodating full court 42' x 74' youth basketball court, and add higher basketball hoops. **Estimated Cost: \$554,000.**

All primary work includes: Soft Costs of Design, Permitting and Project Management; and Other Hard Costs of Phone systems, Moving from RCP, Printing and Bid Costs; and 10% Contingency.

**Kellogg Preparation for Students**

**Budget:** \$3,000,000 (\$2 – \$2.5 million for Kellogg; \$500,000 to \$850,000 for Maryville)  
**Schedule:** 14 months

**Scope of Work**

Interior Repairs: Replace toilets and sink faucets, add new toilets at annex building, replace ceiling tiles, repairs to heating system, test alarm system, repair emergency generator, repair/replace broken light fixtures & lamps, replace carpets, refinish gym floors, clean hard floors, repair loose flooring, new interior paint, new white boards (where needed), new cafeteria tables, provide new bath accessories, overall facility cleaning.

Exterior Repairs: Roof repairs, exterior masonry repairs, replace broken windows, exterior painting, grounds cleaning, restripe parking lot, patch hole in parking lot.

Improvements: Install fire sprinkler system; repair old and provide new kitchen equipment, upgrade IT system, new play structure, new perimeter fencing.

Proposed Estimate of cost work includes: Soft Costs of Design, Permitting and Project Management; and Other Hard Costs of Phone systems, Moving from RCP, Printing and Bid Costs; and 10% Contingency.

Budget includes \$500,000 to \$850,000 for partial demolition and repair of Marysville dependent on anticipated future use.

# MARYSVILLE REBUILD

| COMMUNITY PROS   | COMMUNITY CONS   |
|--|--|
| Rebuilds community; “brings emotional healing.”                        | Limited space for K-8; number of students limits future opportunities.       |
| Have \$4.5 million in insurance funds to rebuild burned portion.       | Concern that Marysville, as a K-8, is not large enough.                      |
| Better seismic condition than Kellogg.                                 | Concern that school may become a K-5; K-8 seemed to be preferred.            |
| Better accessibility for wheelchairs and strollers than Kellogg.       | Rebuilding Marysville is building for the present and not for future growth. |
| Allows full fire sprinklers and alarms.                                | Less opportunities for 6-8 students in a smaller school.                     |
| Potential for partial science lab.                                     |  |
| Adjacent to beautiful park.  |  |
| School population and increased activity will minimize issues in park. |  |
| Like having small community schools, need to keep these types open.    |  |
| Like being able to walk to school--sustainable.                        |  |
| District promised to rebuild Marysville.                               |  |
| Marysville is a good size as a K-5.                                    |  |

# KELLOGG MOVE

| COMMUNITY PROS  | COMMUNITY CONS  |
|---|---|
| Provides for future growth, including more learning options.                          | Have \$3.0 million instead of \$4.5 million in insurance.   |
| Has the potential for full middle school program and facilities for younger students. | Bigger school requires more work ultimately - not enough now to fully rebuild.  |
| Can have play structure for younger/smaller students.                                 | Requires bussing for 50% of current students.   |
| Building for Kellogg is building for the future.                                      | Too much space for current school size.   |
| Increased/better parking.   | Currently no covered play area.   |
| Nearly doubles the square footage of Marysville.                                      | More challenges for disabled. Harder access for wheelchairs and strollers to first floor--no upper floor access (like RCP). |
| Provides other opportunities for reuse of unburned portion of Marysville.             | Concerned about busy street (Powell).   |
|   | What do we do when Kellogg is rebuilt? Is it on list of priorities?   |
|   | Concerned about what will happen to Marysville--decision must be made.  |
|   | Could disengage Marysville community.   |
|   |   |
|   |   |

### Summary

- Rebuilds burned portion of facility
- Fire sprinkler & alarm upgrades only
- Can be accomplished with insurance proceeds

**Area:** 53,490 ft<sup>2</sup>

- 2 Gymnasiums
- 1 Cafeteria
- 19 Classrooms
- 0 Science
- 0 Art
- 1 Music
- 1 Computer Labs
- 2 ESL
- 1 SPED

### Construction Schedule:

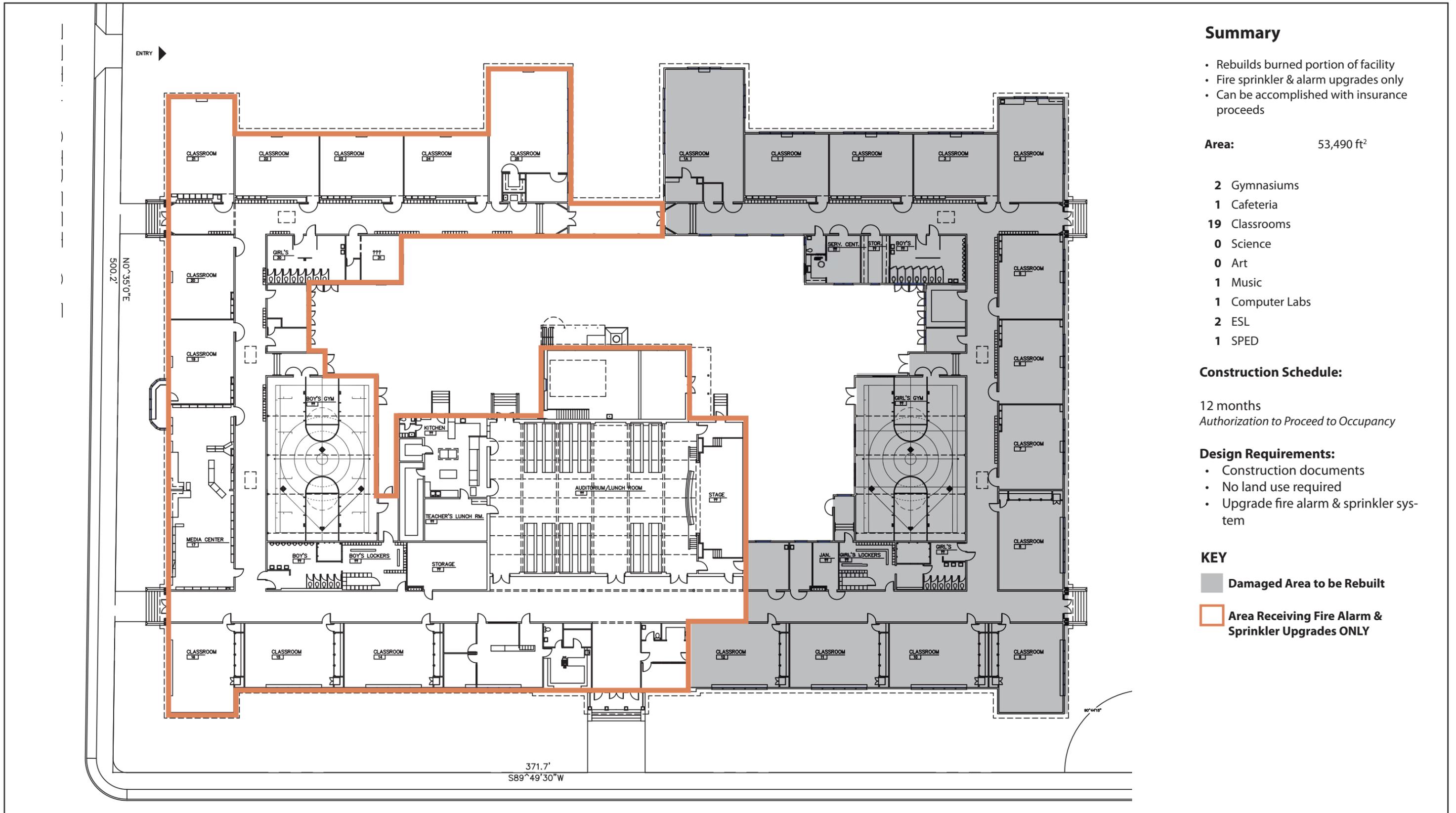
12 months  
*Authorization to Proceed to Occupancy*

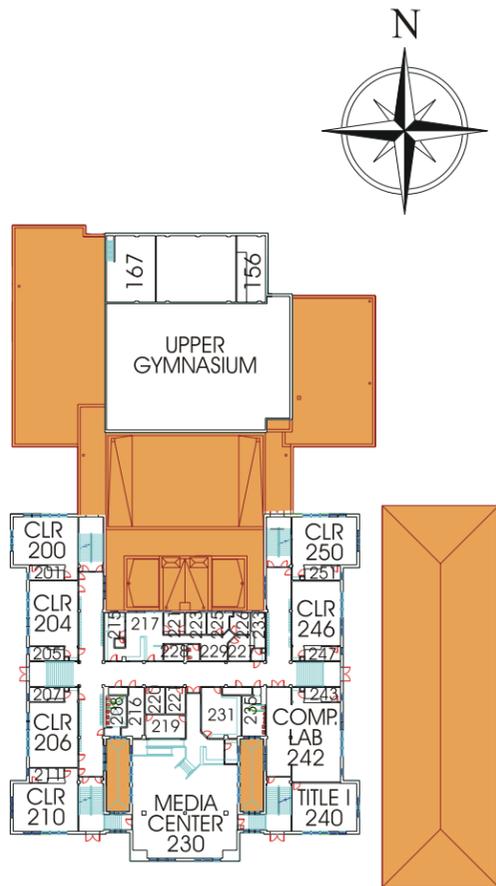
### Design Requirements:

- Construction documents
- No land use required
- Upgrade fire alarm & sprinkler system

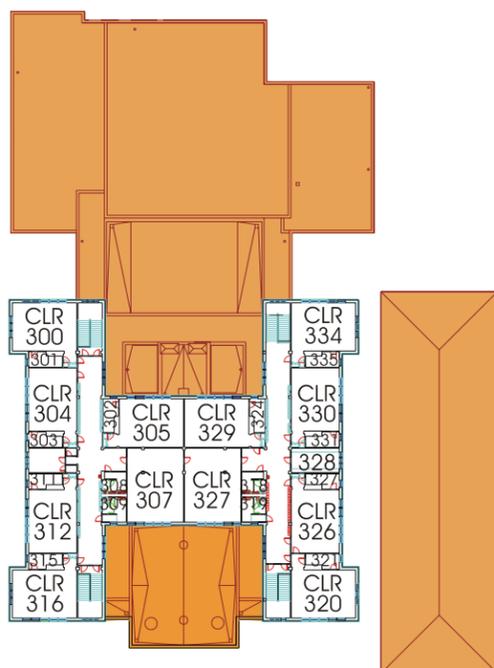
### KEY

- Damaged Area to be Rebuilt
- Area Receiving Fire Alarm & Sprinkler Upgrades ONLY

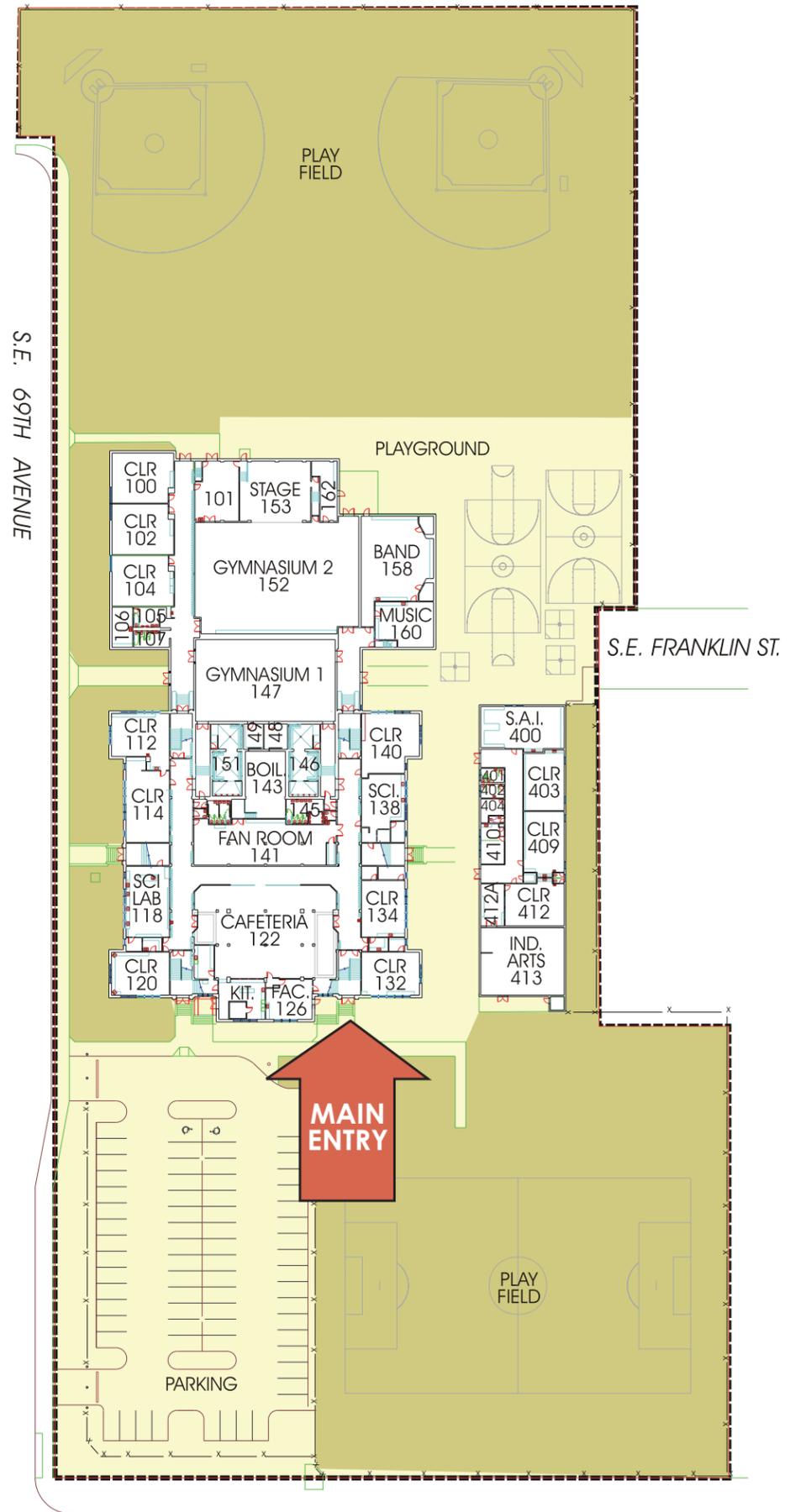




SECOND FLOOR PLAN



THIRD FLOOR PLAN



GROUND FLOOR / SITE PLAN

### Option Summary

**Grades:** 6-8 (originally)  
**Capacity:** 862  
**Area:** 90,105 ft<sup>2</sup>

- 2 Gymnasiums
- 1 Cafeteria
- 31 Classrooms
- 2 Science
- 1 Art
- 2 Music
- 1 Computer Labs
- ESL
- SPED
- 1 Home Economics



BOARD OF EDUCATION  
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON

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REGULAR BUSINESS MEETING

November 7, 2011

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Purchases, Bids, Contracts

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Other Matters Requiring Board Action

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| 4507 | Resolution to Approve the Rebuild of Marysville School ..... | 5 |
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Purchases, Bids, Contracts

The Superintendent RECOMMENDS adoption of the following item:

Number 4506

**RESOLUTION No. 4506**

Personal / Professional Services, Goods, and Services Expenditure Contracts  
Exceeding \$150,000 for Delegation of Authority

**RECITAL**

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount reaches \$150,000 or more per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

**RESOLUTION**

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into agreements in a form approved by General Counsel for the District.

**NEW CONTRACTS**

| <b>Contractor</b>        | <b>Contract Term</b>      | <b>Contract Type</b>                         | <b>Description of Services</b>  | <b>Contract Amount</b>  | <b>Responsible Administrator, Funding Source</b>    |
|--------------------------|---------------------------|--|---|-------------------------|---|
| Insight Public Sector    | 10/18/11 through 04/30/13 | Cooperative Agreement<br>COA 58792           | District-wide: Technology supplies and equipment, as needed; District will be using an existing Fairfax County, VA, contract (start date: 05/01/09) on a cooperative basis as allowed in that contract’s terms. | Greater than \$250,000  | D. Fajer<br>Various funding sources                 |
| Food Services of America | 08/14/11 through 08/13/12 | Material Requirements<br>MR 58712            | District-wide: Commercial food products, as needed.   | \$1,030,000             | G. Grether-Sweeney<br>Fund 202<br>Dept. 5570        |
| First Student, Inc.      | 07/01/12 through 06/30/18 | General Services<br>GS 58779                 | District-wide: Transportation services to and from school, and for field trip, Head Start, Outdoor School, and athletic events.   | \$69,290,493            | A. Leibenguth<br>Fund 101<br>Dept. 5560             |
| DLR Group                | 11/08/11 through 04/30/13 | Personal / Professional Services<br>PS 58xxx | Marysville K-8: Architectural and engineering design services related to rebuilding the fire-damaged school.  | Not to exceed \$336,000 | J. Owens<br>Fund 481<br>Dept. 5511<br>Project C0102 |

**AMENDMENTS TO EXISTING CONTRACTS**

No Amendments to Existing Contracts

**INTERGOVERNMENTAL AGREEMENTS (“IGAs”)**

No IGAs

*N. Sullivan*

Other Matters Requiring Board Action

The Superintendent RECOMMENDS adoption of the following item:

Number 4507

## **RESOLUTION No. 4507**

### Resolution to Approve the Rebuild of Marysville School

#### **RECITALS**

- A. In November 2009, a fire irreparably damaged approximately a third of Marysville School. Marysville students and staff have moved to Rose City Park School approximately five miles north of the Marysville School site. Marysville students are bussed to the site.
- B. In 2010, the Board of Education voted (Resolution 4381) to use insurance proceeds for the rebuild of the Marysville School building to leverage funding from the district's proposed capital bond to expand and improve Marysville School to provide a 21<sup>st</sup> century learning environment. Schematic design and construction documents were developed for the proposed expansion and renovation. The defeat of the capital bond measure in May 2011 required a complete reassessment of options for the Marysville School.
- C. The full amount of insurance funding for the rebuild of the Marysville School remains available to the district.
- D. In the months after the bond election, the Marysville community, teachers, board members, and district staff engaged in a variety of events to discuss options for the future of Marysville School. Three community events during the month of September looked at the options of rebuilding the Marysville School building or moving Marysville School to the Kellogg School site.
- E. Community dialogue voiced many arguments for and against the various options. Both options can be funded with insurance proceeds. While a move to Kellogg would allow greater enrollment in the Marysville K-8 program, the rebuild of Marysville School returns a cherished school building to the heart of Marysville neighborhood, allows the opportunity for all students to walk to school, provides enhanced seismic and ADA compliance, increases the value received in insurance funding, provides some enhanced ability for enrollment balancing, and foregoes the question of future use of the remaining Marysville School building if students move to Kellogg School.
- F. Adding classrooms and upgrading the science room in the Marysville building as part of the rebuild would allow additional capacity for the school and not trigger the immediate boundary adjustments necessary with relocating to Kellogg School.
- G. Approximately \$4.5 million in insurance funds are available to rebuild Maryville school including funding for the depreciation of the building and fire and life safety upgrades to include full building fire alarm and fire sprinkler systems. An additional \$300,000 from Fund 405 will accommodate improvements to include 3 additional classrooms and a Science Lab contributing to a more robust K-8 program.

#### **RESOLUTION**

- 1. The Board of Education affirms its support of the Marysville community and recognizes the trauma the November 2009 fire brought to the community. The Board commends the endurance of the community and staff during its displacement over the past two years. The Board also affirms its commitment to locating the Marysville School community to a permanent facility and providing support to its program to the greatest extent possible.
- 2. The Board recognizes the value of the Marysville School building to the community and neighborhood, and acknowledges the impact that the loss of the Marysville program has had to its families and neighbors.

3. The Board affirms the opportunities afforded by the rebuild of the Marysville School to incorporate classroom modifications and upgrades to the extent fiscally possible in further support of the Marysville program. Therefore the Board approves the rebuild of the Marysville School to include:
  - a. Rebuilding the burned portion of the school,
  - b. Rebuilding the burned Discovery Zone as a half-sized middle school gymnasium with the opportunity to expand to a full-sized middle school gymnasium in the future,
  - c. Relocating the Media Center and Computer Lab to the old West Gymnasium,
  - d. Reconfiguring the Media Center to house 2 new classrooms and the old computer lab to house 1 classroom.
  - e. Paint exterior of existing building,
  - f. Replace existing siding to match new, and
  - g. Install gas lines and lab tables to a classroom for enhanced use as a science lab.
4. The Board affirms a desire for continued dialogue and collaboration with the Marysville community as the redevelopment of the building occurs.
5. The Board reinforces a desire to identify a K-8 target enrollment and monitor the Marysville school as a K-8 to ensure that it is able to meet growth goals and participate in future enrollment balancing.
6. The Board approves the rebuild of Marysville School in accordance with recommendation in the attached staff report and preliminary cost estimate dated October 24, 2011 and authorizes the Superintendent or her designee to engage in the activities identified in the timeline for implementation portion of the staff report.

*C. Sylvester / S.Schoening*