

**School District No. 1J, Multnomah County, Oregon
Board Work Session of January 24, 2017**

INFORMAL MINUTES

A Work Session of the Board of Directors came to order at 6:03pm at the call of Chair Tom Koehler in the Board Auditorium at the Blanchard Education Service Center, 501 N. Dixon Street, Portland, Oregon, 97227.

There were present:

Board of Directors:

Tom Koehler, Chair
Amy Kohnstamm, Vice-Chair
Paul Anthony
Steve Buel
Julie Esparza Brown
Mike Rosen
Aliemah Bradley, Student Representative

Absent:

Pam Knowles

Staff:

Bob McKean, Interim Superintendent
Amanda Whalen, Chief of Staff
Jerry Vincent, Chief of School Modernization
Courtney Wilton, Interim Chief Operations Officer
Yousef Awwad, Deputy Chief Executive Officer
Rosanne Powell, Board Office Manager
Caren Huson-Quiniones, Board Clerk

DISTRICT-WIDE PUBLIC OPINION SURVEY RESULTS

Lisa Grove, via phone, of ALG Analysis provided the results of a survey of 400 voters, selected at random from a file of those who voted in at least one of the May elections in 2011, 2013, 2014 or 2015. The Key Findings of the survey indicate that: 1) the proposed May 2017 bond appears to be a viable effort; 2) voters understand the need for the bond; and, 3) PPS is generally trusted to spend money wisely. 6 of 10 voters say PPS buildings are in “not so good” or “poor” shape. A majority of voters support both a \$750 million proposed bond and also a \$850 million bond, but the latter could be a tougher sale.

Director Anthony questioned if voters preferred a Kellogg renovation or rebuild. Ms. Grove responded that a well explained reason for either choice would provide the same result.

Chair Koehler mentioned that he was encouraged by the survey results.

OVERVIEW OF MODERNIZATION AND FULL REBUILD PROJECTS

Benson Polytechnic High School

The modernization of Benson will restore the historic 1916 Main Classroom building, the 1927 Old Gymnasium and the 1930 Auditorium Building. Additionally, current schemes are also looking to restore the North Wing Shops and Foundry Building, both constructed in 1916. The South Wing Shops Building may or may not be restored depending on function and cost. Three

exterior spaces are also being introduced and enhanced in the master plan: the existing historic west entry lawn; a new central social courtyard; and, a new east CTE work courtyard.

Key project challenges include:

- historic landmark
- constrained urban site
- extensive health and safety upgrades required, including seismic upgrade of unreinforced masonry buildings and providing universal access throughout the campus
- phased construction with student occupancy.

Construction Budget: \$122,000,000. Project Budget: \$201,654,716.

Director Rosen asked if the non-Benson programs would move out of the buildings. Mr. Vincent responded yes, but there is at least two years to figure that out before construction would begin. However, adaptable space will be included in the design.

Lincoln High School

Three development options are available: 1) renovation and addition; 2) full replacement – horizontal; and, 3) full replacement – vertical.

Key challenges include:

- no viable off-site swing option, requiring a temporary swing school to be built on the existing track and field.
- location is within the Central City 2035 Plan and requires compliance with numerous design criteria enforced by the Design Commission, including pedestrian access through the site, no surface parking, and placing new construction along the property line to define an active street edge.
- two major utility easements run through the site creating “no build zones” in the old 16th and 17th Avenue right-of-ways. These easements contain major storm water infrastructure that cannot be built upon or relocated.
- Sloped site topography requires extensive grading for accessibility and potential retaining walls.
- Poor soils conditions require deep foundations regardless of the location on the site.

Full replacement would be more cost effective with construction cost being \$124,503,000 and total project cost being \$251,397,302.

Director Rosen questioned if rebuild would hold 1700 students, how do we take in growth and where would those students go. Mr. Vincent responded that boundary changes would come in at that point.

Director Buel asked if the rebuild would call for 100% utilization of the building, as that is the problem we faced with Franklin. Will teachers be able to prep in their classroom?. BORA Architects responded yes; it was all about adaptability and moving furniture. Mr. Vincent responded that there was no guarantee that teacher prep in the classroom would occur.

Madison High School

The preferred design for Madison combines areas of demolition and new construction, as well as heavy medium and light renovation. A major design feature is the addition of a science wing as a beacon for the community and an improvement to the visual transparency of the building to the surrounding neighborhood. The addition of a welcoming commons and cafeteria greets students, staff and visitors at the entrance from 82nd.

Key Challenges include:

- A diverse community with an antiquated school building that creates a barrier to connecting across cultures.
- Existing building is an opaque space that is not inviting or welcoming, discouraging future students from considering attending Madison
- A lack of “maker space” that enhances innovative learning programs, including urban agriculture, CTE, computer science, sustainability, and textiles.
- Building does not meet current seismic, ADA, or safety codes
- A significant lack of athletic facilities for students who are not on formal Madison teams

Proposed construction cost: \$95,000,000

Proposed Project Cost: \$145,909,717

Director Buel asked if we wanted to have a lot of students near 82nd Avenue as depicted in the science areas. Paul Cathcart, Project Manager, responded that it would all be discussed in the design phase once we have obtained funding. The CTE areas will be more flexible than they are now.

Kellogg

Kellogg Middle School has not been used as a school facility by PPS since 2007. During this time, the District has performed limited maintenance on the grounds which were maintained for neighborhood use.

Key Challenges include:

- Extensive seismic strengthening required for existing main building deficiencies
- Extensive Health and Safety upgrades to existing mechanical, plumbing, and fire suppression systems and interior finish deficiencies; water quality, air quality, asbestos containing materials, lead-based paint, mold and moisture damage, ADA accessibility, fire/life safety alarms and sprinklers
- Size of classrooms, gymnasium, media center, cafeteria, and kitchen do not meet current Educational Specifications
- Site constraints: 6.18 acre site with rigid edges must meet bus, vehicle, and pedestrian access requirements, requires a more vertical design solution where possible, playfields are below typical PPS standards.

Renovation and Additions:

Construction Cost \$38,387,393; Project Cost \$56,243,651

Full Replacement:

Construction Cost \$32,000,000; Project Cost \$44,611,241

Director Rosen stated that the community will want input on the design of Kellogg. Mr. Vincent commented that staff would work with Enrollment and Transfer and DBRAC to determine the feeder schools and then invite those residents to serve on the Design Advisory Group (DAG).

Director Buel mentioned that he would like to see the building set further back than 20' off of Powell. Mr. Vincent responded that that would require a variance from the City, but the discussion would occur with the DAG. Director Buel asked how much CTE space was being proposed for Kellogg. Mr. Cathcart responded that Middle School Education Specifications require very limited space set aside for CTE and was totally different than what is required for high schools. Director Buel questioned if there was enough gym space designed for Kellogg. Chris Russo, Assistant Superintendent, responded that that would also be determined during the DAG process.

OVERVIEW OF ADDITIIONAL HEALTH AND SAFETY INVESTMENTS

Mr. Wilton provided a report that provided a brief explanation of the process used by PPS staff to quantify the estimated cost of the District's most pressing environmental health and safety facility needs and also prioritize those needs for inclusion into a future general obligation bond request. Eleven separate health and safety areas were identified and considered highest risk based on an analysis factoring in estimated hazard severity, frequency and also feedback from the PPS Board. The cost of fully mitigating this risk for all locations was then calculated using a variety of methods and information sources including estimates provided directly by professional consultants, prior comprehensive reviews, and the PPS internal facility database.

Director Rosen questioned how you balance what the law requires for seismic and what you can actually do. Mr. Wilton responded that it was a complicated legal issue. Director Rosen asked what the District's annual capital budget was. Mr. Wilton responded that it was \$5-\$10 million and that is just for the nuts and bolts items that come up every day, so trying to take money from that fund would be very limited.

Director Kohnstamm requested a spreadsheet of how much one would get for the ADA investments. Director Buel asked if the District had an ADA Plan in place. Justin Dollard responded yes, but it was about 20 years old. It focused on how we could leverage dollars and set up priorities. It would be prudent to bring in legal counsel to discuss compliance. Director Buel questioned how we would decide which schools receive improvements from the proposed bond. Mr. Wilton responded that it will be based on highest needs and then make some decisions.

DISCUSSION OF BOND OPTIONS

Mr. Awwad presented the four potential bond options. Director Kohnstamm stated that she preferred the rebuild option and the inclusion of Kellogg; Directors Koehler and Anthony concurred.

ADJOURN

Chair Koehler adjourned the meeting at 9:20pm.

Submitted by:

Caren Huson-Quiniones, Board Clerk
PPS Board of Education