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**Date:** September 12, 2023

**To:** Facilities and Operations Committee

**From:** Marina Cresswell, Senior Director, Office of School Modernization

**Subject:** Jefferson Update – September 2023

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**BACKGROUND**

As noted in an OSM update on the Jefferson HS Modernization project at the August 2023 Facilities & Operations Committee meeting, we had previously received project cost estimates that were significantly above the final Comprehensive Plan budget approved by the Board. The project team hosted a week-long Value Engineering Workshop with designers, instructional leaders, community representatives, cost estimators, and more, in order to aggressively pursue cost reduction without compromising on school needs and values. That workshop identified a path forward that reflects the community's values, retains the historic 1909 building, focuses on student needs (in and out of the classroom), aligns with the approved Jefferson Comprehensive Plan, and can be built with the funds that we have. The conclusion that became obvious during the workshop, and subsequent analysis, was that in order to move forward with the modernization of Jefferson High School, students and staff would need to relocate during construction (beginning in Fall 2024).

Staff evaluated feasibility of potential relocation options, including Kenton, PCC-Cascade, and Marshall Campus. With all of the options, we needed to make sure they could meet PPS' needs for academic spaces, spaces for athletics, cafeteria and library, administrative and partner spaces, access to PCC, and more. As we were evaluating feasibility, we shared in-progress information with stakeholders, including with the [Jefferson Steering Committee](#) (PPS internal stakeholders from all departments, as well as a Board liaison) and [the Jefferson Design Advisory Group](#) (a group of community members, chosen through an application process, that meets regularly to provide input during the design process). When it became clear that Marshall was the only viable option, we emailed [Jefferson staff](#) and [then the Jefferson school community](#) to share that information, as well as holding [meetings](#) with each group to offer more detail. We presented the same information to the [Bond Accountability Committee](#) (a Board appointed committee of community members with professional experience in building design, construction, public contracting, budgeting, and/or auditing, whose primary objective is to monitor the planning and progress of the bond programs relative to voter-approved work scope, schedule and budget objectives), with the Jefferson update starting at roughly 53 minutes into the linked video. District leadership and the project team have also met with Self Enhancement Inc (SEI), and are continuing to plan additional community engagement.

**CURRENT UPDATE**

Soon after sending out the communication to the Jefferson school community about moving to Marshall during construction, an erroneous narrative emerged in the community that PCC-Cascade was removed from consideration as a swing site simply because it was not zoned for K-12 school use. The City of Portland hurried to let us, and PCC, know that they would be happy to work with us to swiftly resolve any zoning issues. However, zoning was not the primary barrier to using PCC-Cascade as a swing site for

Jefferson High School. PCC agreed with our assessment that they do not have the overall capacity and availability of specialized classrooms (for example, science labs and career and technological education spaces) that we need for a full enrollment of our students to meet graduation criteria. We would also have significant challenges in providing school lunches, safety and security appropriate for high school students, and school-based technology. While PCC-Cascade is not a viable swing site option, staff continue to work with PCC to discuss not just support of the Middle College partnership as it currently exists but also potential expansion that would allow for less student commutes between Jefferson and PCC campuses during the swing period.

In the interest of addressing the zoning misconception, as well as other questions about the move of Jefferson students to Marshall during construction, we have developed [an FAQ document](#) that is posted on our [School Building Improvement Bond website](#). We will also be sharing these materials with Jefferson teachers, coaches, counselors, PTA and community partners, as well as feeder school principals and PTA.

Another question that has come up frequently regards transportation to Marshall. As with previous high school modernizations, we will provide a variety of transportation options. We are reviewing where students live to optimize our possible options and will share more specific information at Jefferson's 8<sup>th</sup> Grade Information Night in October, if not sooner.

The project team is developing additional ways to introduce families to the Marshall campus, including a video walkthrough and family tours. The team will also be meeting with Jefferson's community partners to identify how best to support them during the move to Marshall. Similar to prior modernizations where students moved off-site during construction, OSM staff will work closely with Jefferson staff to ensure a smooth transition both to Marshall in 2024 and on the return to the newly modernized Jefferson campus in 2027.

While work starts on preparing for the move to Marshall, the project team is also working intensively to complete the revised Schematic Design drawings, bring on trade partners, and collaborate on designing to the existing budget. We want to be transparent that this project remains at high risk for budget overruns throughout the design process, and we will need to stay focused and diligent in maintaining our budget. This risk translates to schedule as well, due to the significant cost implications of a schedule delay. OSM is appreciative of the significant commitment by its Jefferson design and construction partners, internal staff stakeholders, and City of Portland Bureau of Development Services towards making this project a success.