



**Board Work Session Date:**

**District Priority:**

**Board Meeting Date (if action item): 8/28/18**

**Executive Leadership Lead: Claire Hertz**

**Department: Office of School Modernization**

**Staff Lead: Dan Jung**

**SUBJECT: Madison High School Modernization Budget Approval**

### **I. BACKGROUND**

Board Resolution 5394 referred the Madison High School Modernization project to voters as a part of the May 2017 bond.

Board Resolution 5654 approved the Madison High School Modernization master plan with an enrollment capacity of 1700 students, an approximate square footage of 298,000 SF, and a target budget range of \$181M to \$196M (note: the Staff Report included a range of \$185M to \$200M).

The Madison High School Modernization Project Team (Project Team) has worked with internal stakeholders, external stakeholders and the Madison Steering Committee to develop a project budget based on the 100% Schematic Design drawings from June 2018.

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

The Schematic Design drawings were independently estimated by the District's CMGC contractor, Fortis Construction, and the District's cost estimator, RLB. Various scopes of work, assumptions, unit prices, and quantities were discussed and analyzed to reconcile the two cost estimates. Contractually, the Project Team is required to reconcile the estimates within 10% of each other, but the team achieved final estimates that were less than 6% apart. This process allows for a level of confidence that the contractor is providing a valid estimate.

### **III. ANALYSIS OF SITUATION**

An approved total project budget is necessary to keep moving forward with design and stay on schedule. As the initial estimate generated by Fortis Construction was over the PPS target budget, the team embarked on a value engineering process that included members of the Project

Team, stakeholders, and the project Steering Committee. Seventy distinct ideas were analyzed and vetted with 42 ultimately being deemed acceptable. None of the accepted value engineering ideas affected the approved master plan program.

#### **IV. FISCAL IMPACT**

The total project budget identified in the 2017 Bond materials for the Madison High School Modernization project was \$146,000,000.

Board Resolution 5632 authorized the use of bond funds to construct necessary improvements to complete the Middle School Implementation Plan. This reduced the Madison High School budget to the current amount of \$142,206,691.

The proposed Madison High School total project budget, based on current cost estimates and forecast data, is \$200,000,000.

Please see attached for detailed project cost information.

#### **V. COMMUNITY ENGAGEMENT**

From January 2016 thru August 2017, the Design Team undertook a Pre-Design Concept Planning process followed by a Due Diligence process that concluded in January 2017. The resulting pre-design plan and building modernization was the basis of the 2017 bond.

Post bond approval, the planning process continued in October 2017 to further develop the pre-design concept plan and develop a complete Master Plan. Through stakeholder, Design Advisory Group and community meetings, the concepts were refined to develop a plan that incorporates the programmatic and educational goals of PPS while meeting all current building codes to ensure the life, safety, and welfare of all students and faculty.

Throughout the Master Planning Process community and stakeholder engagement has occurred in several fashions:

First, in collaboration with PPS Community Involvement and Public Affairs (CIPA), Madison's Public Engagement Consultant reached out to many different organizations and individuals to both participate in the Design Advisory process and to engage with the project as members of the broader public. This Consultant focused on engaging with a culturally diverse group of individuals who could best represent the community surrounding the Madison site.

Second, the Design Advisory Group (DAG) was formed in November, 2017. The purpose of the DAG is to encourage interaction between a variety of stakeholders, provide input regarding the priorities to be addressed within the school design, and report on the work that was taking place to their various constituencies. There have been five DAG meetings to date and additional meetings are planned through 2018. In total, the Design Team anticipates at a minimum:

Seven (7) Design Advisory Group meetings

One (1) Open House.

Two (2) Neighborhood Association Meetings.

#### **VI. TIMELINE FOR IMPLEMENTATION/EVALUATION**

Due to the aggressive design and construction schedule for Madison, the Project Team has continued into the Design Development phase of the project to stay on schedule. As long as no significant changes to budget or program are made, the project will still start construction in July 2019 and be ready for students in fall 2021.

## **VII. BOARD OPTIONS WITH ANALYSIS**

Staff requests approval of the Madison High School Modernization total project budget of \$200M.

## **VIII. STAFF RECOMMENDATION**

Staff recommends approval of the Madison High School total project budget of \$200M in order to deliver the program required by the Ed Spec.

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



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**Guadalupe Guerrero**  
**Superintendent**  
**Portland Public Schools**

August 21, 2018

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**Date**

## **ATTACHMENTS**

*(List all supporting documentation, including resolution, etc.)*

- A. Madison Presentation
- B. Board Resolution
- C.

### **PPS District Priorities FY 2018-19**

1. *Set a clear Vision and Strategic Plan*
  2. *Create equitable opportunities and outcomes for all students*
  3. *Ensure systems and structures for performance*
  4. *Allocation of budget, funding and resources to achieve desired outcomes*
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# Madison High School Modernization

Board of Education Meeting

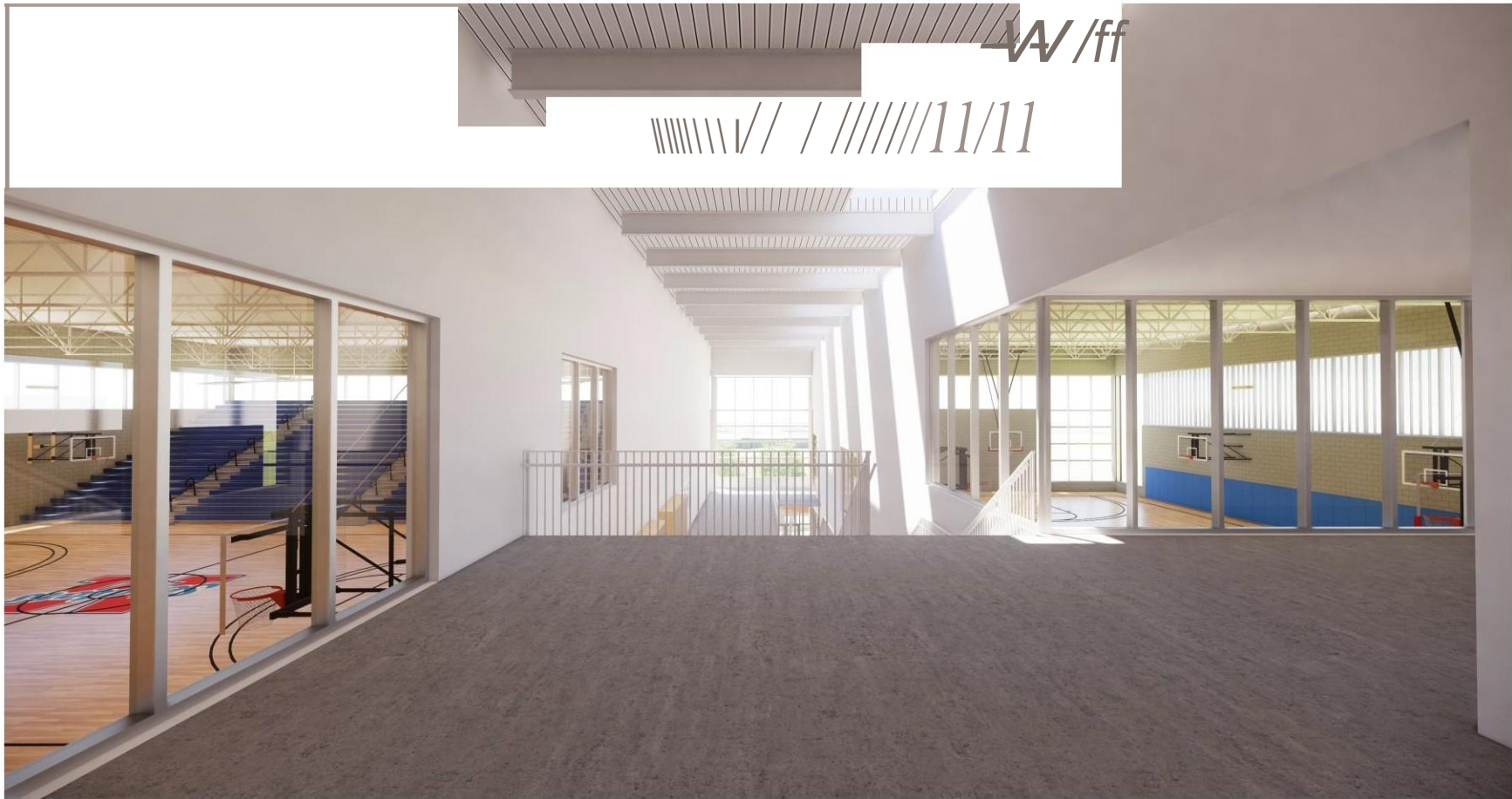
Portland Public Schools

August 28 2018

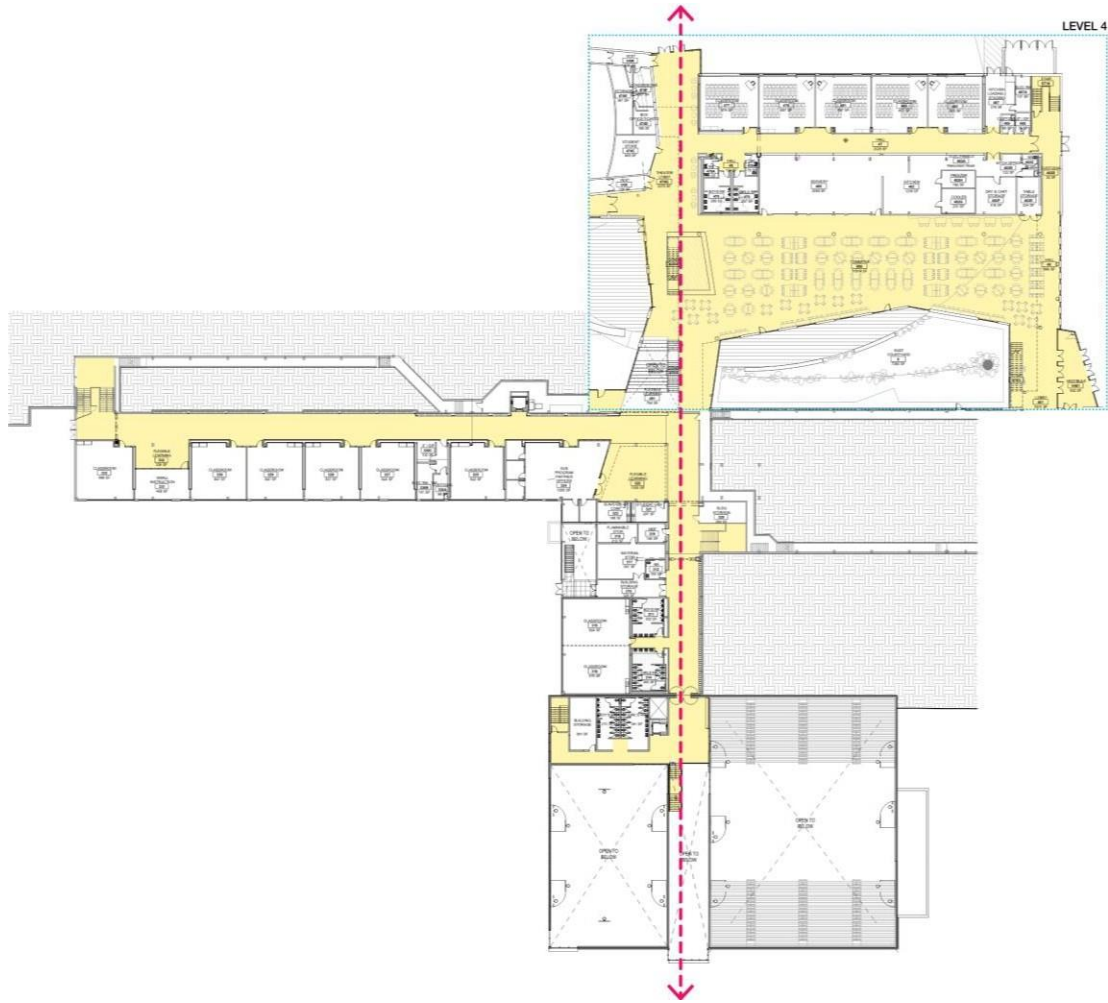


# Agenda

1. Gymnasium – New-Build Design
2. CTE – Revised Plan / Expansion Alternate
3. Total Project Budget

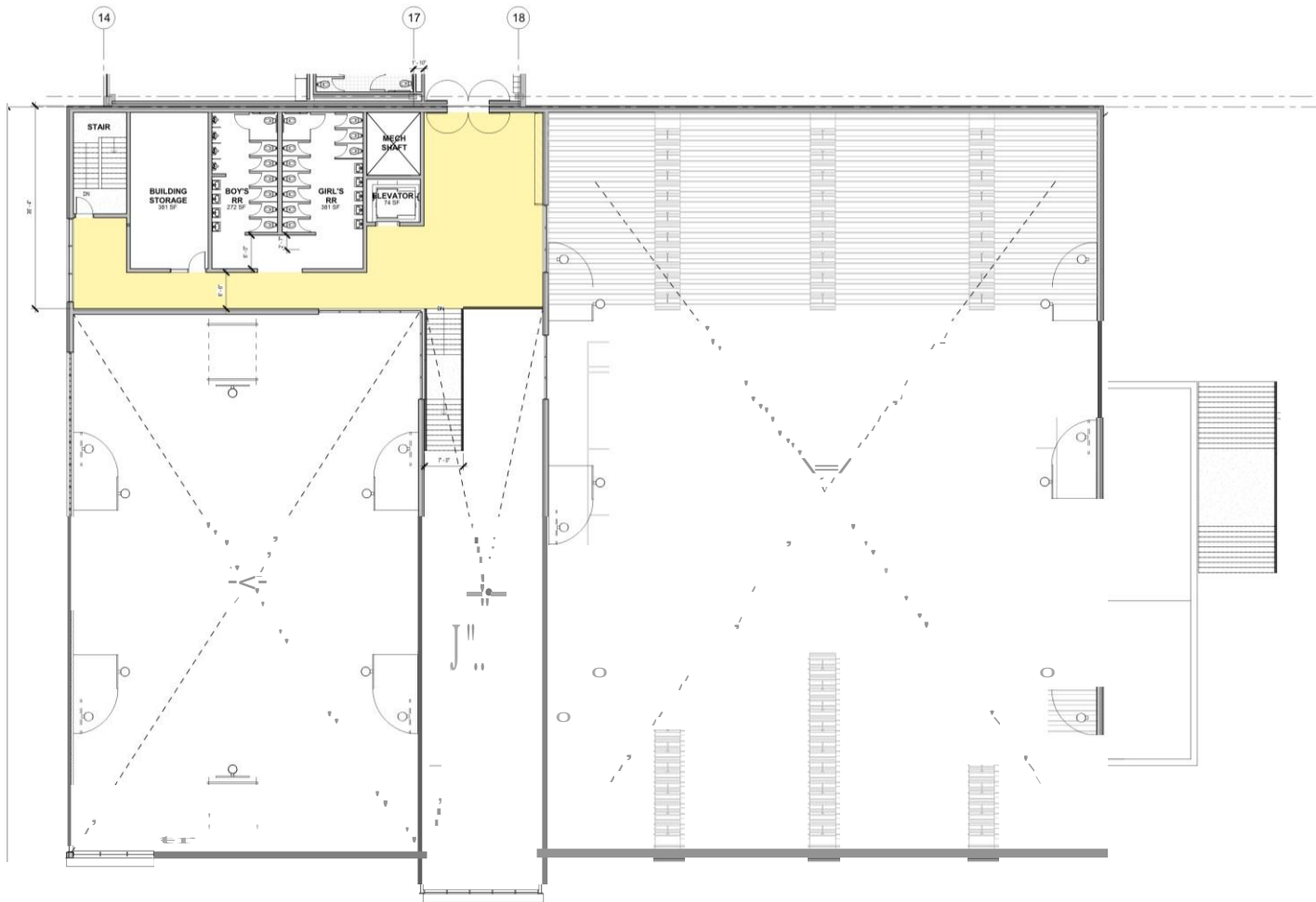


Render of Gymnasium New-Build, Interior



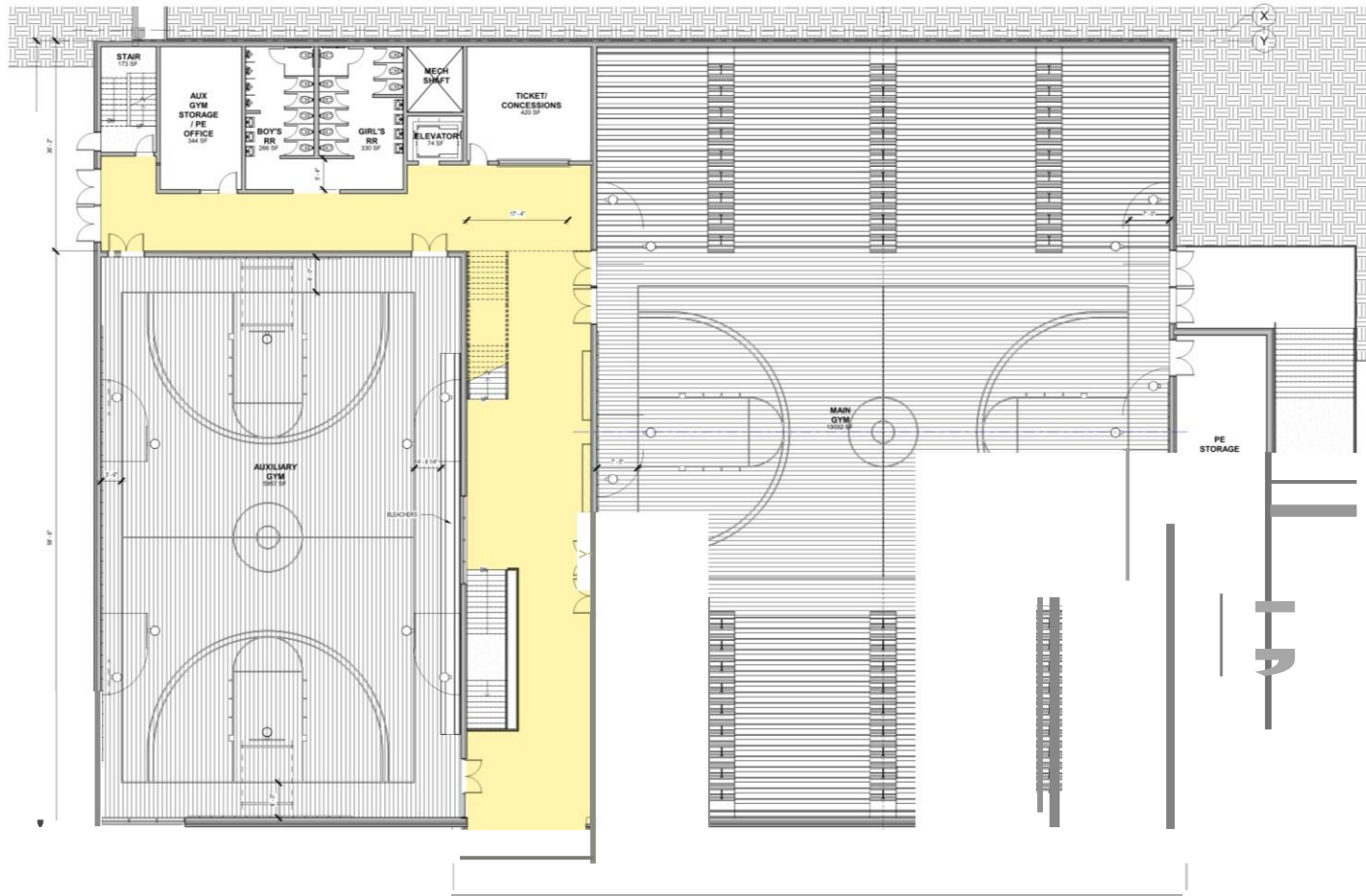
Gymnasium New-Build, North/ South Commons Axis



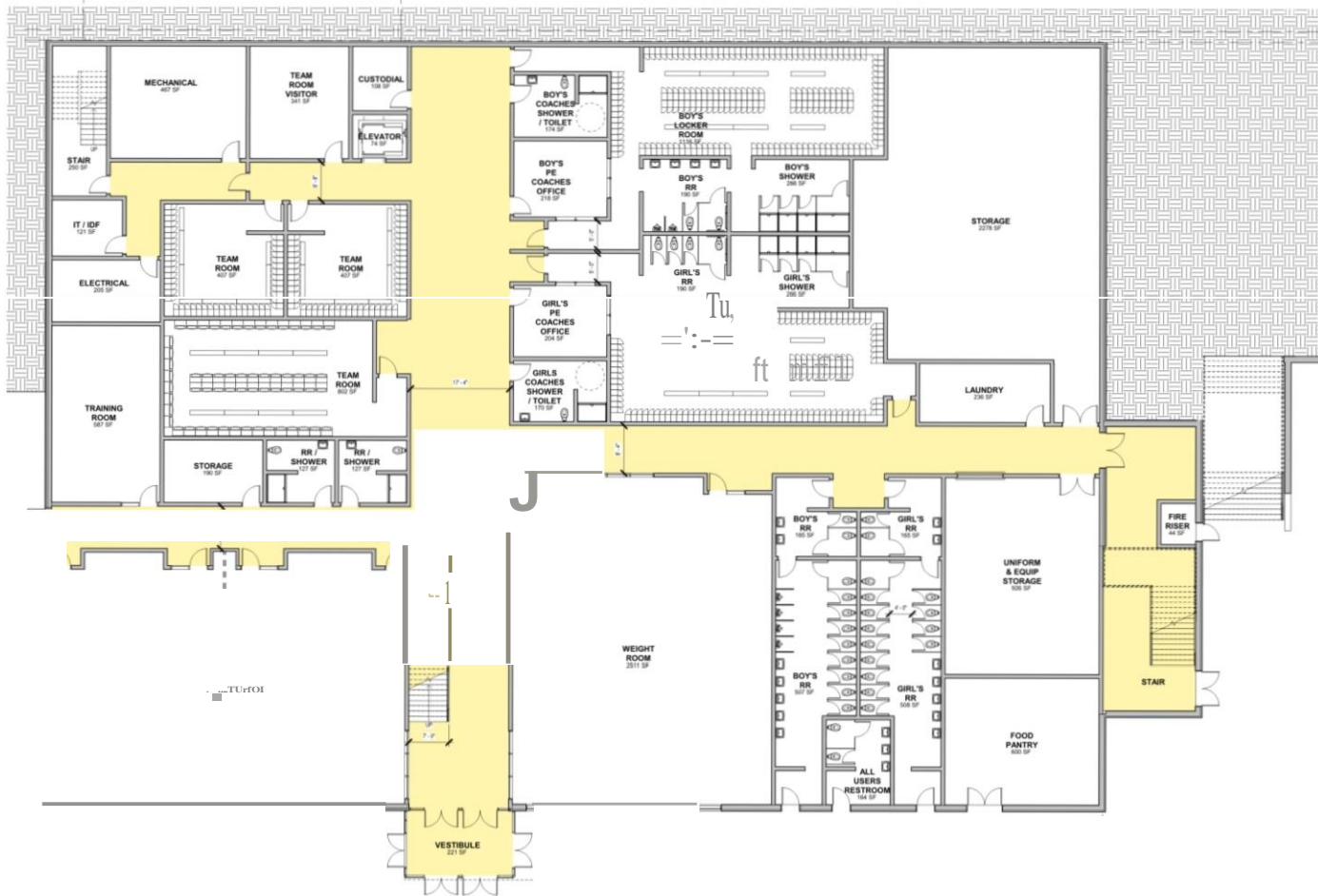


### Gymnasium New-Build, Level 3





## Gymnasium New-Build, Level 2

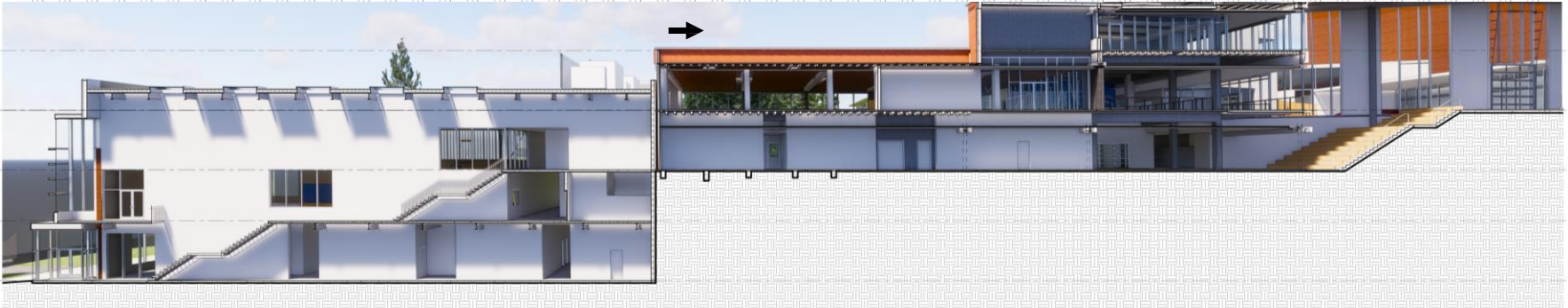


### Gymnasium New-Build, Level 1



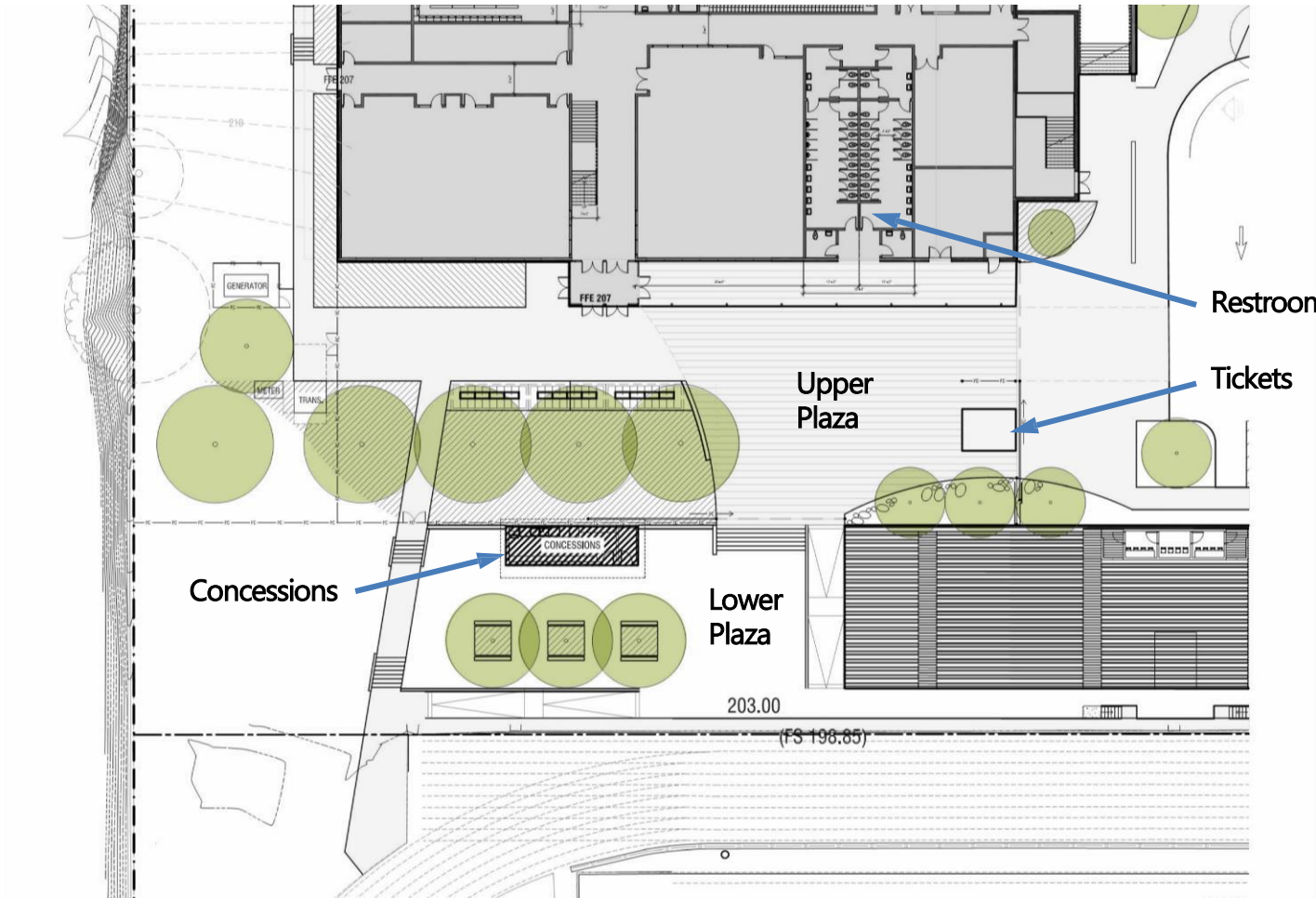
## Render of Gymnasium New-Build

MADISON HIGH SCHOOL MODERNIZATION | Board of Education Meeting, August 28, 2018



## Gymnasium New-Build, Cross Sections





Site Plan, Gymnasium New-Build

# Gymnasium New-Build — Area / Cost Comparison

## Ed Spec

MAIN PROGRAMMATIC SPACES	
Gym	13,000 sf
Gym (auxiliary - practice)	5,700 sf
Auxiliary Gym Bleachers	1,000 sf
Weight Rm / Aerobics / Spinning	2,500 sf
Mat / Wrestling / Dance	2,750 sf
Training Room	580 sf
Laundry Room	200 sf
Concessions	100 sf
<b>TOTAL</b>	<b>25,830 sf</b>

TEAM ROOMS	
Team Room	800 sf
<b>TOTAL</b>	<b>800 sf</b>

**TOTAL PE / ATHLETICS NET SF 34,580 sf**

## 100% Schematic Design Option

MAIN PROGRAMMATIC SPACES	
Main Gym	13,692 sf
Auxiliary Gym	5,791 sf
Weight Room	2,338 sf
Wrestling / Dance	2,855 sf
Training Room	725 sf
Laundry	217 sf
Concessions / Tickets	302 sf
<b>TOTAL</b>	<b>25,920 sf</b>

TEAM ROOMS	
Team Room	815 sf
Team Room	896 sf
Team Room	809 sf
Team Room	786 sf
Team Room	744 sf
<b>TOTAL</b>	<b>4,050 sf</b>

**TOTAL PE / ATHLETICS NET SF 37,177 sf**

**GROSS SF 63,888\* sf**

\* Includes unrenovated 4,412 sf "schoolhouse supplies" area

Total Hard Cost      \$30,193,004  
Savings

## New Gym Option

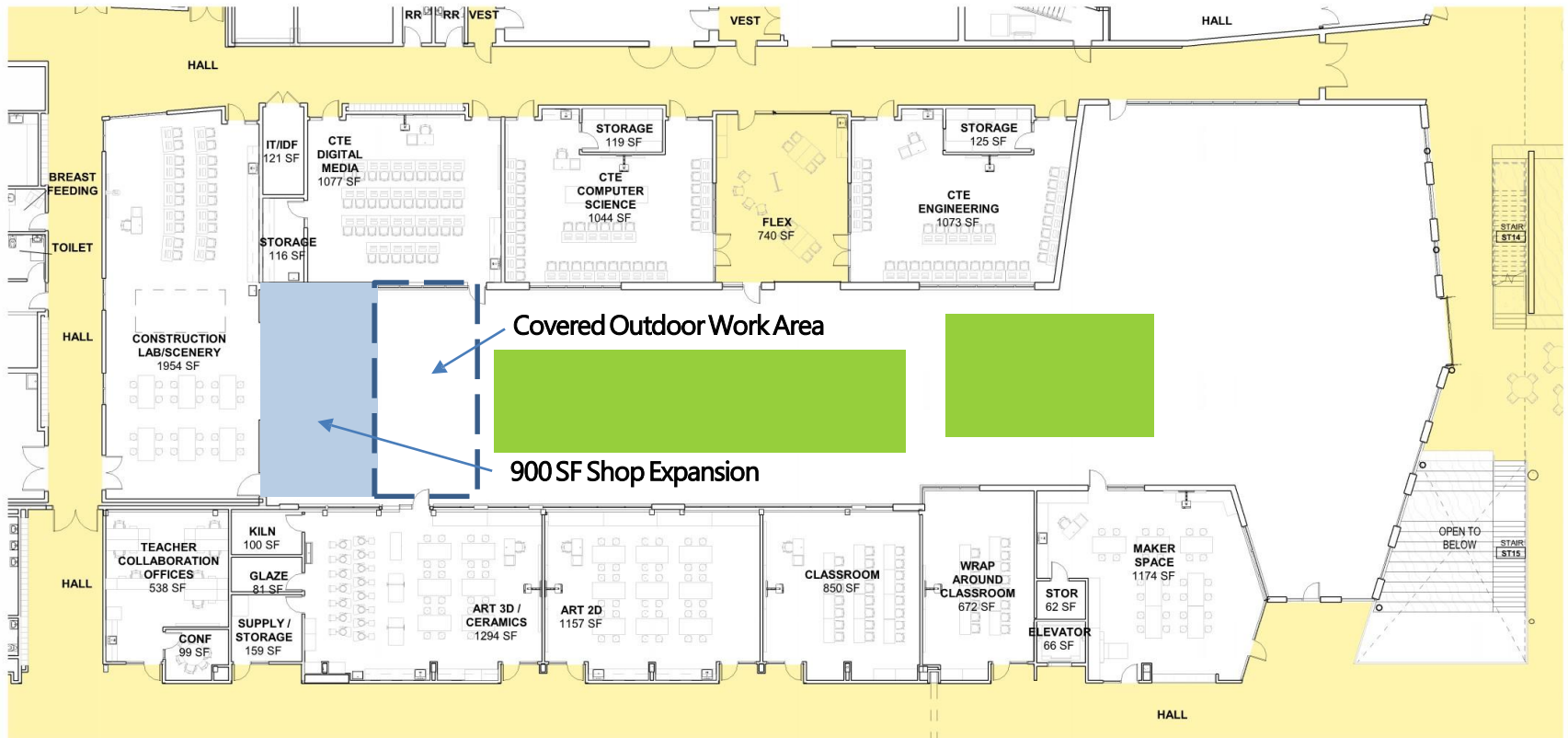
MAIN PROGRAMMATIC SPACES	
Main Gym	13,032 sf
Auxiliary Gym	5,957 sf
Weight Room	2,511 sf
Wrestling / Dance	2,644 sf
Training Room	587 sf
Laundry	236 sf
Concessions	420 sf
<b>TOTAL</b>	<b>25,387 sf</b>

TEAM ROOMS	
Team Room	407 sf
Team Room	407 sf
Team Room	802 sf
Team Room Visitor	341 sf
<b>TOTAL</b>	<b>1,957 sf</b>

**TOTAL PE / ATHLETICS NET SF 34,494 sf**

**GROSS SF 55,330 sf**

\$26,958,329  
\$3,234,675



CTE Floorplan, Revised



# Madison Total Project Budget

August 28, 2018

<u>Component</u>	<u>Comments</u>	<u>Cost</u>
Hard Costs	Renovated building and site work  * Two estimates provided by Fortis Construction and by RLB Cost Estimators, based on 100% Schematic Design and subsequent value engineering effort	\$147,511,000
1.5% Renewable Energy	Required by the State of Oregon	\$2,239,000
Off Site Improvements	Street and signalization improvements required by PBOT and ODOT	\$1,750,000
<b>TOTAL HARD COSTS</b>		<b>\$151,500,000</b>
Soft Costs	Design, permit fees, moving costs, etc.	\$16,342,000
Furniture & Equipment	Based on current PPS standards	\$7,301,500
Project Contingency	14.2% of total project costs	\$24,856,500
Escalation	Included in hard costs	\$0
<b>TOTAL</b>		<b>\$200,000,000</b>