



# Board of Education

## Staff Analysis and Report to the Board

Board Work Session Date: 8/13/2018

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: Lincoln High School Master Plan**

### **I. BACKGROUND**

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

The Lincoln High School Modernization Project Team (Project Team) has worked with internal stakeholders, external stakeholders and the Lincoln Steering Committee to develop a master plan in conformance with the Comprehensive High School Education Specifications and Design Guidelines & Standards.

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

The PPS Comprehensive High School Educational Specifications along with information on current Lincoln High School programming, was used as the basis for programming of the modernized Lincoln High School.

Using these documents as the foundation for the Lincoln program, the Project Team met with over 20 internal focus groups over several months and developed a Master Plan report for Lincoln that presents the desired room requirements, the interrelationships of spaces, specific room requirements and square footages, and most importantly, represents the core educational values of PPS.

As part of the Lincoln High School Master Plan, the Project Team developed a detailed Area Program Summary that refines the PPS High School Ed Specs so that it meets the specific requirements for Lincoln High School.

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

Lincoln High School serves over 1,700 students in the Central City and Northwest portions of Portland, Oregon. The current building was built in 1952. It sits on an 11-acre site in the Goose

Hollow neighborhood that is bordered by SW Salmon to the north, SW 14th and I-405 to the east, several private properties including KGW to the south and by SW 18th and the MAX train tracks on the west. At approximately 180,000 SF, the physical space currently provided at LHS is more than 100,000 SF below the PPS Educational Specifications, making it the smallest high school building with one of the highest enrollment of all PPS high schools. The resulting severe overcrowding is a significant operational challenge and negatively impacts student engagement.

In March 2017, a Pre-Design / Due Diligence Study established that full replacement of LHS is the most cost-effective option for providing a modernized facility that meets PPS Design Standards, Guidelines and Educational Specifications (Ed Specs). Utilizing these guidelines and standards, the new LHS will provide facilities that compare equitably to the modernized high school facilities at Roosevelt, Franklin, Grant and Madison.

On August 13, the PPS Board of Education (BOE) held a work session to review the proposed Lincoln High School Master Plan. During the work session the BOE discussed a number of items within the building program that needed clarification and further analysis. The design team met with the Lincoln High School Steering Committee on Wednesday, August 15 to discuss these items and establish final recommendations for the Master Plan. The following is the Steering Committee's conclusion.

1. **Construction CTE.** Construction CTE is not to be added to the program. Lincoln's Maker Space and Scene Shop will be placed adjacent and connected to one another to provide an adaptable workshop with robust storage. Similar planning strategies for other spaces will create additional future flexibility for Lincoln's class offerings.
2. **Wrestling Room.** Lincoln will not have separate rooms dedicated to Wrestling and Movement/ Yoga. Instead, the program will include the standard Ed Spec shared space – a 2,750 SF Mat/Wrestling/Dance Room.
3. **Partner Health Classroom.** The "Partner Health Classroom" will no longer be dedicated specifically to the sole use of the potential partner. Instead this classroom will be considered a General Education Classroom and will be available for a wider variety of programs.
4. **Indoor Running Track.** The proposed Indoor Running track will be developed, as permitted by the Ed Spec, as an optional design element. The running track will be identified as a deductive alternate for consideration during potential future Value Engineering. If possible, and budget-dependending, it will remain in the project to compensate for overall athletic facilities not meeting minimum Ed Spec requirements.
5. **Theater Fly Tower.** The Theater fly tower with gridiron will be considered as an add alternate during the cost estimating effort. The baseline design currently proposed within the budget does not meet the recently issued District theater standards. A deviation from the standard will have to be vetted and approved by District stakeholders.
6. **Library Classroom.** As presented at the August 13th Board Work Session, there is no dedicated Model UN room in the Program. Instead, the Library Classroom will be located adjacent to a General Education Classroom, with an operable partition between the two rooms. This will create a highly flexible and heavily utilized space for the High School.
7. **Floor Area Disbursement.** Any net area gained by the program reductions recommended above will be redistributed to rooms that were reduced below the standard Ed Spec size. Lincoln will remain at, or slightly below, the minimum Ed Spec Net Program Area.

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

The total project budget identified in the 2017 Bond materials for the Lincoln High School Modernization project was \$187,000,000.

Board Resolution 5632 authorized the use of bond funds to construct necessary improvements to complete the Middle School Implementation Plan. This effectively reduced the Lincoln High School budget to the current amount of \$183,206,690.

The proposed Lincoln High School Master Plan budget, based on current cost estimates and forecast data, is \$242,500,000.

Please see the attached Master Plan Report for more detailed project cost information.

#### **V. COMMUNITY ENGAGEMENT (IF APPLICABLE)**

From January 2016 thru August 2017, the Project Team undertook a Preliminary Master Planning process followed by a Due Diligence phase that concluded in January 2017. A Master Plan Committee (MPC) of community stakeholders was formed in 2016 to provide advice and input during this process which included:

1. Seven (7) Master Plan Committee meetings
2. Two (2) Public Design Workshops
3. One (1) Open House
4. Three (3) Neighborhood and Business Association Meetings.

The resulting Preliminary Master Plan and Due Diligence work helped inform the 2017 Bond Measure.

Following voter approval of the May 2017 Bond, the planning process continued in October 2017 to further develop the pre-design concept plan and a complete Master Plan. Through stakeholder engagement, including 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 current building codes to ensure the life, safety, and welfare of all students, faculty, and staff.

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), the Lincoln project team 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.

Second, the Design Advisory Group (DAG) was formed in November, 2017. The purpose of the DAG is to encourage interaction amongst 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 four DAG meetings to date and additional meetings planned. In total, the Project Team anticipates at a minimum:

Seven (7) Design Advisory Group meetings.

One (1) Public Design Workshop

One (1) Open House.

Two (2) Neighborhood and Business Association Meetings.

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

The original Lincoln High School Modernization project schedule targeted a master plan approval in March 2018. As the Project Team progressed through budget and scope reconciliation exercises, a "final" decision date of June 1, 2018 was identified. If direction to the design team did not happen by June 1, the project would experience cost and schedule impacts. Therefore, as communicated, the Project Team begin Schematic Design on June 1. If the proposed Master Plan is approved, there will be no impact to the current schedule.

Please see the attached Master Plan Report for more detailed project schedule information.

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

Staff requests approval of the proposed Lincoln High School Master Plan Resolution and the final program adjustments recommended by the Steering Committee on August 15th, 2018 as outlined in the attached Master Plan Report.

#### **VIII. STAFF RECOMMENDATION**

Staff recommends approval of the proposed Lincoln High School Master Plan Resolution.

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



**Guadalupe Guerrero**  
Superintendent  
Portland Public Schools

August 21, 2018

**Date**

#### **ATTACHMENTS**

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

- A. Lincoln High School Modernization Master Plan Report
- B. Board Resolution

#### **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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# EXECUTIVE SUMMARY

## LINCOLN HIGH SCHOOL MODERNIZATION

Lincoln high school (LHS) serves over 1,700 students in the Central City and Western portions of Portland, Oregon.

The current building was built in 1952. It sits on an 11-acre site in the Goose Hollow neighborhood that is bordered by SW Salmon to the north, SW 14th and I-405 to the east, several private properties including KGW to the south and by SW 18th and the MAX train tracks on the west. At approximately 180,000 SF, the physical space currently provided at LHS is more than 100,000 SF below the PPS Educational Specifications, making it the smallest high school building with the highest enrollment of all PPS high schools. The resulting severe overcrowding is a significant operational challenge and negatively impacts student engagement.

In March 2017, an exhaustive Pre-Design / Due Diligence Study firmly established that full replacement of LHS is the most cost-effective option for providing modern and efficient facilities that meet PPS Design Standards, Guidelines and Educational Specifications. Utilizing these guidelines and standards, the new LHS will provide facilities that compare equitably to the modernized high school facilities at Roosevelt, Franklin, Grant and Madison.

Other options that have been studied include the following:

**Renovate Existing + Additions + Modulars:** This option keeps students on site in modular temporary structures for 2 years during construction. This option costs \$40.9 Million more than the full replacement option.

**Renovate Existing + Additions + Relocate to Marshall:** This option utilizes Marshall as a swing site for 2 years during construction. However, it delays the Lincoln project schedule by one year because Marshall will serve as the Madison swing site until 2021. This delay and the associated escalation results in this option costing \$11.9 Million more than the full replacement option.

### DISTINCT CHALLENGES

The LHS site poses some distinct design and construction challenges:

The site has unique and challenging zoning requirements. The campus is the only PPS school facility located within the boundary of the City of Portland's Central City Plan 2035. This designation requires a formal Design Review Process (Type III Land Use Review) administered by the Design Commission. The Design Commission will require the project to comply with the City Of Portland Design Guidelines ([www.portlandoregon.gov/bps/34250](http://www.portlandoregon.gov/bps/34250)). Those

guidelines outline numerous mandatory design features that will exceed the PPS Design Standards. Some of those features are:

60% of the roof must be a planted Eco-Roof

Glazing within certain zones must be designed to be bird-friendly.

The ground floor must contain prescribed amounts of glass and must contain "active uses".

Numerous "pedestrian friendly" design features.

Emphasis on design coherence and permanence that will prohibit certain cost-effective materials and details.

Poor soils conditions will require the use of deep foundations under the buildings as well as cement treatment under the athletic fields. Despite the poor soils, the project will meet all applicable requirements for seismic safety and will be able to meet expectations for additional seismic resiliency.

Two major utility easements run through the site in the vacated SW 16th and SW 17th right-of-ways. The City Of Portland Bureau Of Environmental Services will require PPS to upgrade certain utilities within these areas.

With only 11-acres of site area and a lack of adjacent park space, LHS will not be able to provide the wider array of sports facilities found at Franklin, Roosevelt, Grant and Madison High Schools.

The site is situated in a constrained urban environment with limited access for construction and staging.

The potential cost impact of these mandatory City Of Portland requirements, as well as the cost impacts of other unique circumstances, is outlined in the Cost Summary.



# EXECUTIVE SUMMARY

## LINCOLN HIGH SCHOOL MODERNIZATION

### PROGRAM STANDARDS - INTERIOR

LHS will be built generally in accordance with the PPS Educational Specifications. The Ed Specs are intended to serve as a programming guideline and to ensure equitable space allocations for District facilities. There is a degree of flexibility in the Ed Specs that allows for deviations and modifications that better accommodate the unique programs of individual schools. The modernizations of Roosevelt, Franklin, Grant And Madison High Schools all contain Ed Spec deviations and modifications that were approved by the PPS Board Of Education on a case by case basis.

For Lincoln High School, the design team conducted a thorough review of current curricular offerings and class schedules. In addition to this, the design team has met with a variety of stakeholders including the Steering Committee, the Design Advisory Group, LHS Administrative Staff including Principal and Vice Principals, students, teachers and department leaders and numerous Teachers On Special Assignment (TOSAs).

The result of these reviews and meetings is a deeper understanding of the facilities required to deliver the academic program while providing flexibility for future changes. The Ed Spec modifications and deviations proposed in the program have been proposed with overall project cost management in mind. In cases where additional program square footage has been proposed, that has been offset by a program decrease in another area. In all instances, these program adjustments have been reviewed and vetted by the Steering Committee, the DAG and other impacted stakeholders. A summary of the proposed adjustments can be found on page 27 of this report.

### PROGRAM STANDARDS - EXTERIOR

Due to the constrained site area, the exterior program will be limited to the following:

- One Running Track
- One turf sports field
- One 1/3 size turf practice field
- Supporting structure for tickets, concessions, restrooms, hitting facility and field storage
- One 1,500 seat grand stand
- 100 Surface parking places
- Covered bike parking as required by the City Of Portland.

Tennis, baseball, and softball will not be able to be accommodated on this site.

### BUILDING STANDARDS - INTERIOR

LHS will be built in accordance with the PPS Design Standards & Guidelines. There are no deviations proposed at this time. Some interior elements of the existing building may be salvaged for reuse in the new building to reflect the history and culture of LHS. These elements may include the Lincoln statues, the wooden bleacher fronts, the old gym floor and other items of memorabilia.

### BUILDING STANDARDS - EXTERIOR

LHS will be built in accordance with the PPS Design Standards & Guidelines. The exterior design will address the project's architectural and programmatic requirements. The visual expression of the building will be respectful of its context while providing a civic identity. The main exterior wall materials of the building will meet the design goals set forth in the City Of Portland Design Guidelines. In general, these guidelines require a more enhanced level of finish and detail than described in the PPS Design Standards. The Project will seek the most economical path towards meeting both the City's and PPS's objectives.

The desire for transparency will be balanced with the thermal performance of the enclosure to ensure that the Project meets its energy reduction goals. The building envelope will respond to the local climate to optimize energy performance.

### SUSTAINABILITY

Per PPS guidelines, this Project will be designed to meet a minimum of LEED for New Construction In Schools (V4) Gold Certification.

### SCHEDULE

The project will begin construction in late Spring of 2020. Students will remain in the existing facility while the new one is constructed. Upon completion of the new facility in Fall 2022, the existing building will be demolished and the new track and field will begin construction. The track and field will be completed no later than Fall 2023.

# EXECUTIVE SUMMARY

## LINCOLN HIGH SCHOOL MODERNIZATION

### PATHWAYS TO BUDGET

Upon receipt of the first draft of the project cost estimate in March 2018, it became clear that the costs for Madison, Lincoln And Benson High Schools were all over the budgets established in the Bond. On March 15, 2018 the Lincoln High School team developed three pathways to budget. These options were as follows:

**Option A:** Build the program per the Ed Spec and achieve equity and parity with other High School projects.

**Option B:** Reduce program by 10% to 254,000 GSF. This includes the deletion of 5 classrooms, one art room, the Teen Parent Center, the Health Center and other size reductions to many other parts of the program. The result would be a facility that would not accommodate 1700 students as desired. Parity and equity would be compromised.

**Option C:** Reduce program by 17% to 234,000 GSF. In addition to the reductions in Option B, the grandstands, auxiliary gym, library classroom and other CTE spaces would be deleted. The result would be a facility that would not accommodate 1700 students as desired. Parity and equity would be highly compromised.

The PPS Board Of Education stated in numerous meetings focused on Madison High School that they desired equity and parity between all High School programs, and that programs should meet the Ed Specs and not be eliminated or reduced. The pathway to budget options were reviewed with the LHS Steering Committee and with OSM. The recommendation and direction from both groups was that Option A should be pursued and that no programs should be cut.

### COST

#### COST

Hard Costs:	\$182,046,856
<u>1.5% Green Energy Technology Requirement:</u>	<u>\$2,730,703</u>
Subtotal Hard Costs:	\$184,777,559
<u>Potential Off Site and ROW Improvements:</u>	<u>\$2,000,000</u>
TOTAL HARD COSTS:	\$186,777,559
Soft Costs @ +/- 13%:	\$25,615,000
FFE:	\$6,000,000
Swing / Temp Facilities and/or Fields:	\$2,000,000
Project Contingency @ 10%:	\$22,000,000
<u>Escalation:</u>	<u>Included in hard costs above</u>
TOTAL SOFT COSTS:	\$55,615,000
<b>TOTAL PROJECT COSTS:</b>	<b>\$242,392,559</b>

The following items are costs incurred by the project due to geotechnical conditions and City of Portland jurisdictional requirements. These costs are included in the hard cost estimate above:

- Deep Foundations required due to undocumented fill: \$5.9 Million
- Cement Treatment under Track and Field due to soft soils: \$1.5 Million
- City of Portland Central City Design Guidelines: \$4.4 Million (Green Roof Requirements, Bird Friendly Design, Exterior Materials and Detailing Quality, Covered Bicycle Parking, Utility Upgrades and Relocations, Sidewalk Improvements)

#### ADDITIONS / ALTERNATES

The following items are potential additions to the project that are not included in the total project costs described above:

Elevator stop to the roof: \$131K

Ground Source Heat Pump @ Tanner Creek: \$313K

Fly Tower with Gridiron at Stage: \$1.5 Million

Additional Programs: \$3-4 Million (CTE Shop, Up-size ½ size wrestling to full size wrestling)

## STEERING COMMITTEE CLARIFICATIONS

### LINCOLN HIGH SCHOOL MODERNIZATION

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4. The proposed Indoor Running track will be developed, as permitted by the Ed Spec, as an optional design element. The running track will be identified as a deductive alternate for consideration during potential future Value Engineering. If possible, and budget-dependent, it will remain in the project to compensate for overall athletic facilities not meeting minimum Ed Spec requirements.
5. The Theater fly tower with gridiron will be considered as an add alternate during the cost estimating effort. The baseline design currently proposed within the budget does not meet the recently issued District theater standards. A deviation from the standard will have to be vetted and approved by District stakeholders.
6. As presented at the August 13th Board Work Session, there is no dedicated Model UN room in the Program. Instead, the Library Classroom will be located adjacent to a General Education Classroom, with an operable partition between the two rooms. This will create a highly flexible and heavily utilized space for the High School.
7. Any net area gained by the program reductions recommended above will be redistributed to rooms that were reduced below the standard Ed Spec size. Lincoln will remain at, or slightly below, the minimum Ed Spec Net Program Area.

These revisions to the Master Plan proposal address concerns about equity and provide more future flexibility for programs. The revisions do not increase the cost or the building area.

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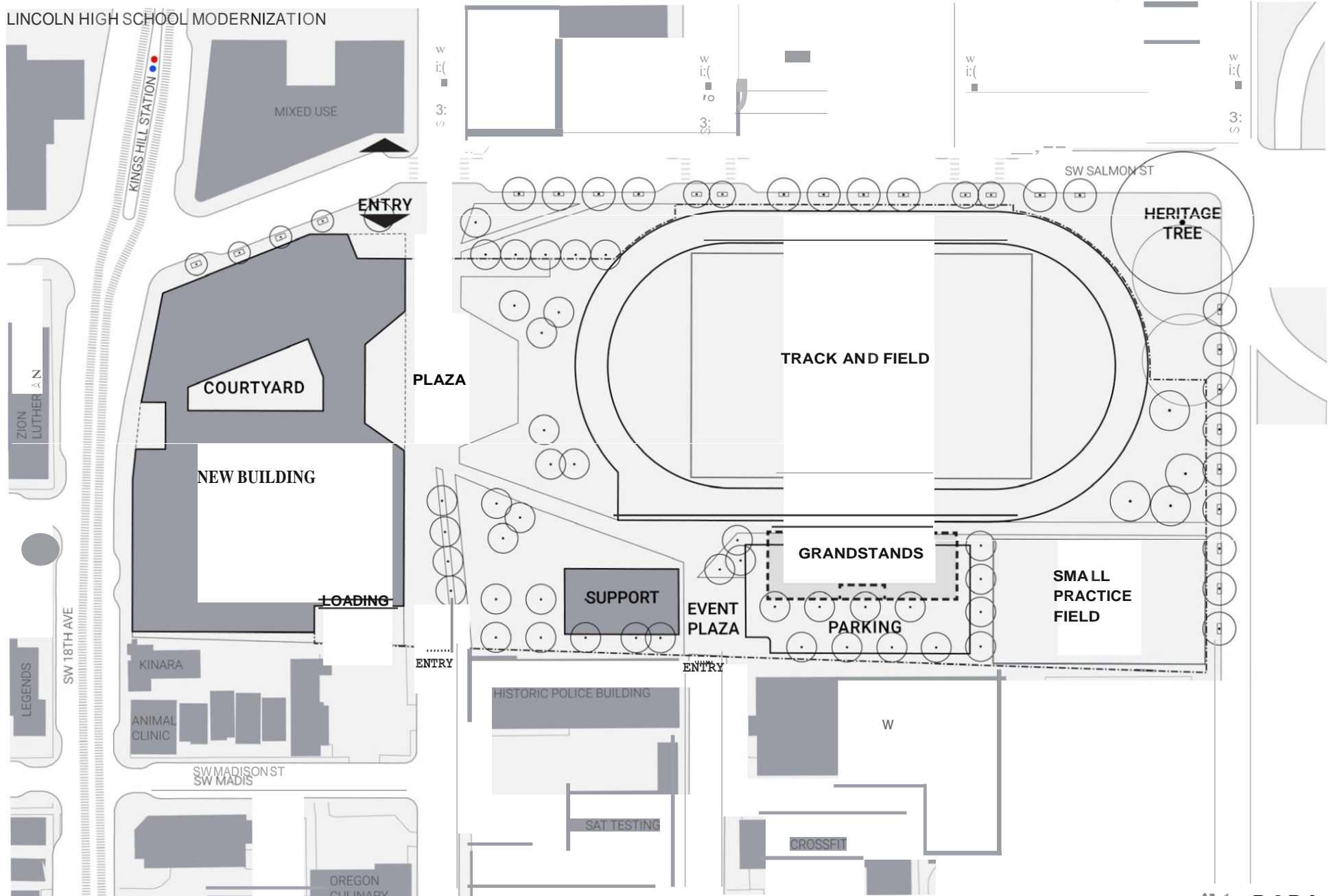


# CURRENT PROPOSAL

## LINCOLN HIGH SCHOOL MODERNIZATION



LINCOLN HIGH SCHOOL MODERNIZATION





## UNIVERSAL DESIGN

### LINCOLN HIGH SCHOOL MODERNIZATION

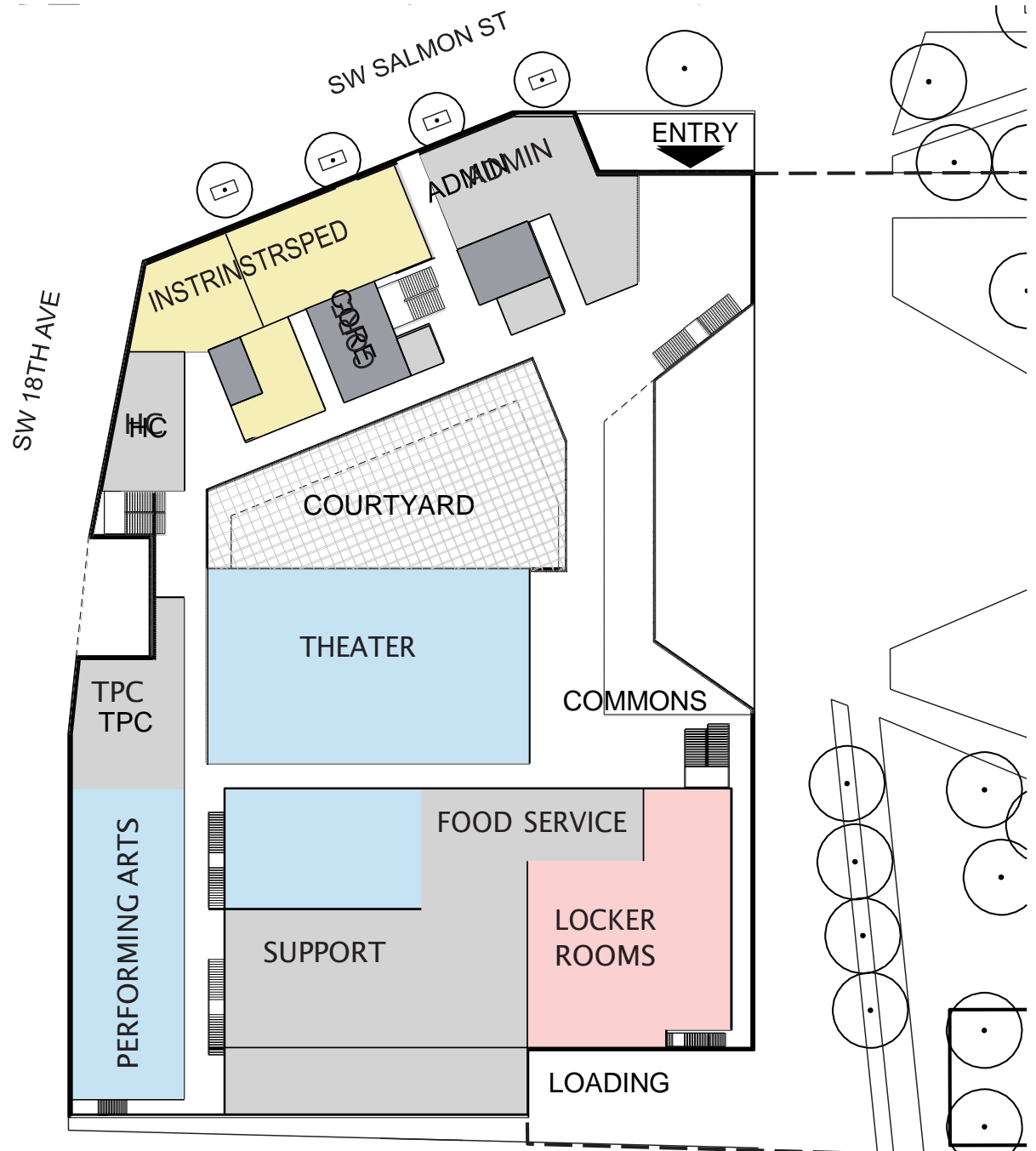
#### Universal Design Strategies

- Site is designed for access: wherever possible, gently sloping walks are integrated into the landscape design rather than steps and ramps that segregate individuals with disabilities.
- Front door is welcoming and accessible to all students, teachers and staff – no steps or ramps
- Special Education Life Skills classrooms and support spaces are located near entrance on first floor
- Special Education Learning Resource classrooms are distributed among General Education classroom floors
- Elevators provide access to all levels
- Accessible and inclusive restrooms are provided on every floor
- Accessible and inclusive showers and dressing rooms are provided

# FLOOR PLANS

LINCOLN HIGH SCHOOL MODERNIZATION

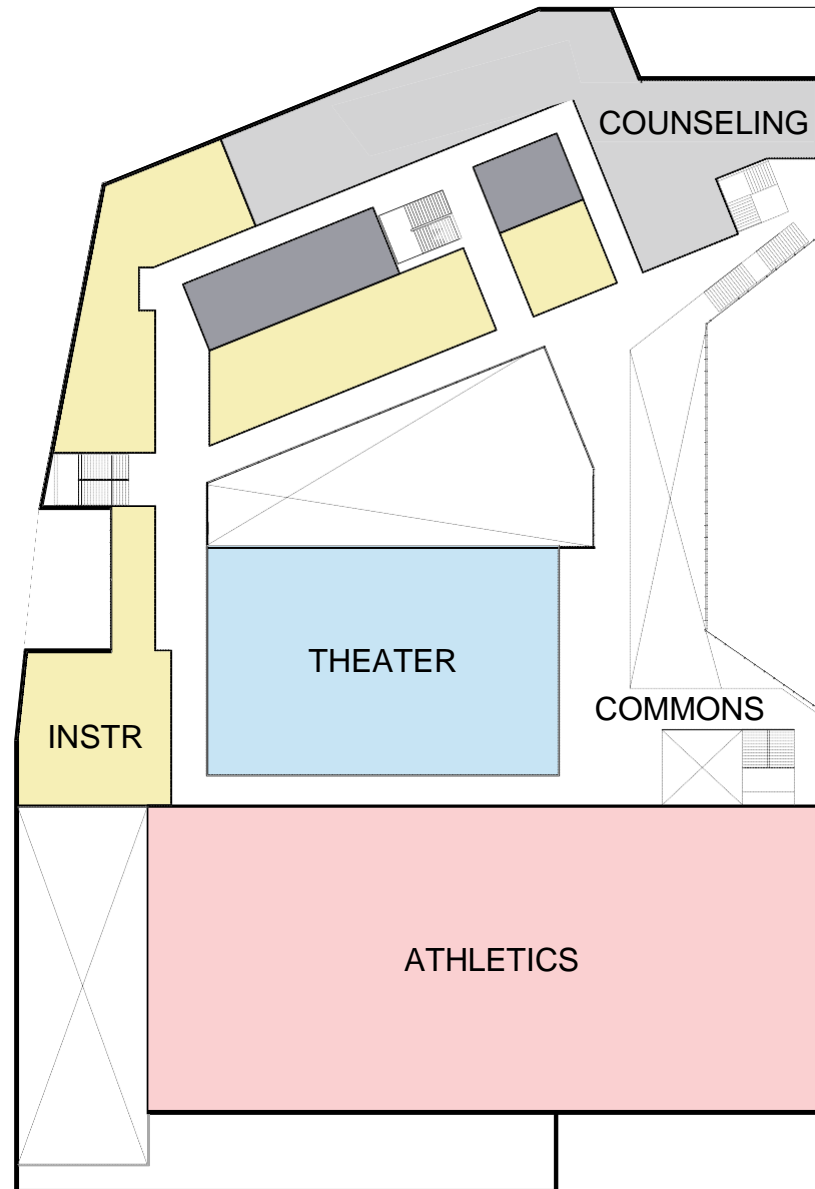
## First Floor Plan



# FLOOR PLANS

LINCOLN HIGH SCHOOL MODERNIZATION

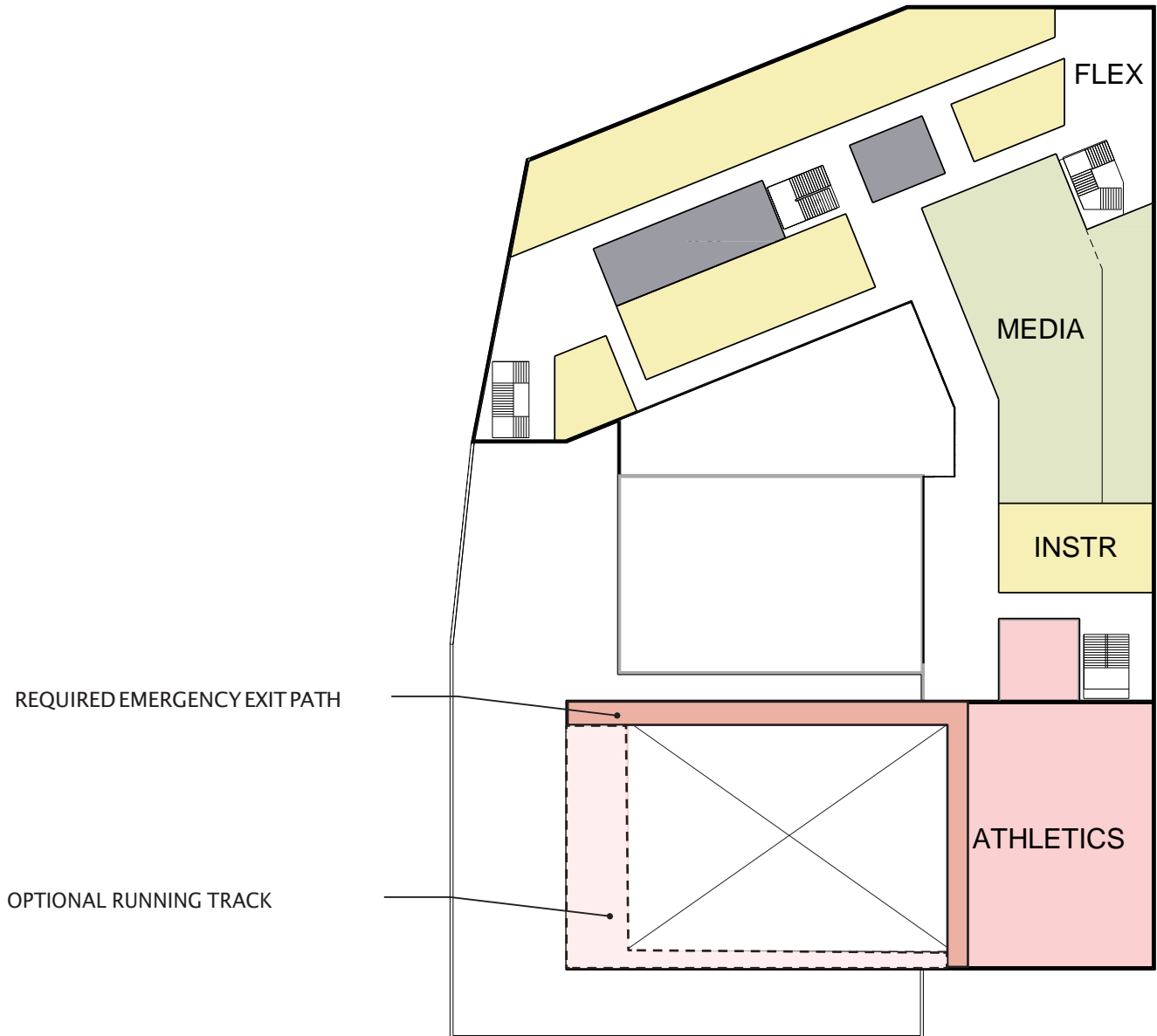
## Second Floor Plan



# FLOOR PLANS

LINCOLN HIGH SCHOOL MODERNIZATION

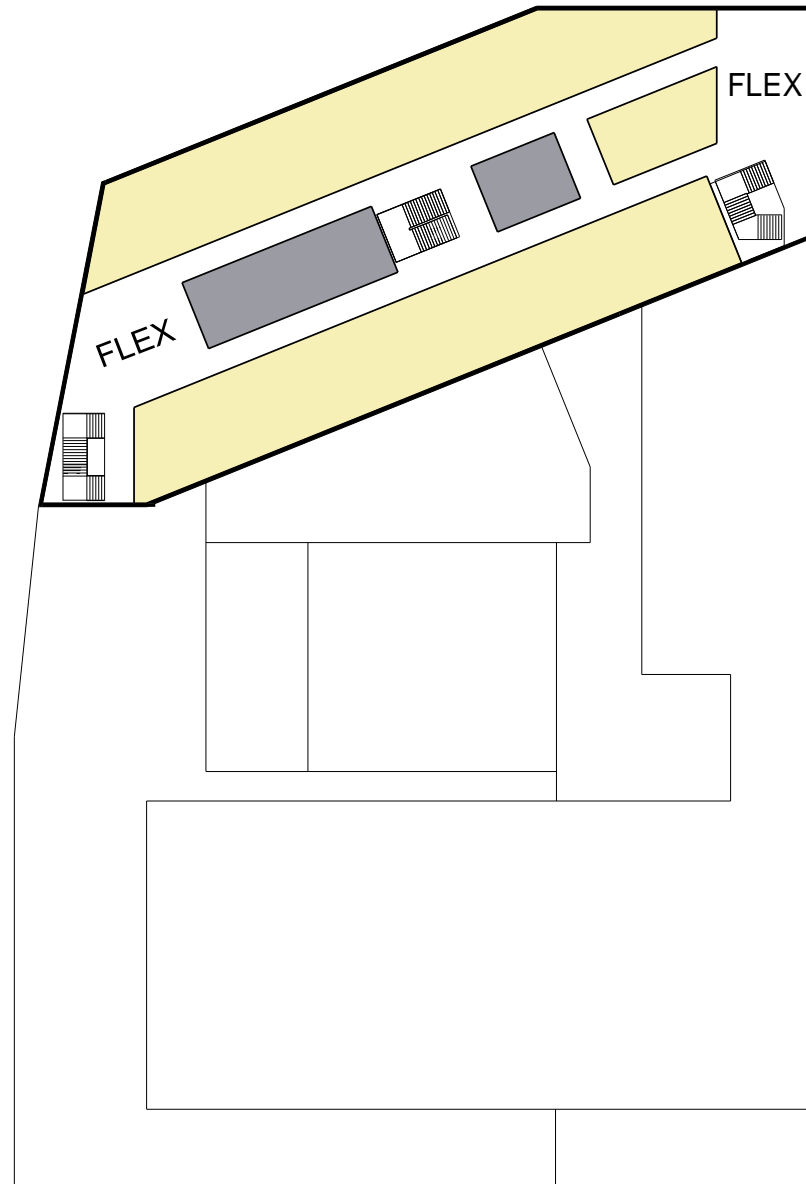
## Third Floor Plan



# FLOOR PLANS

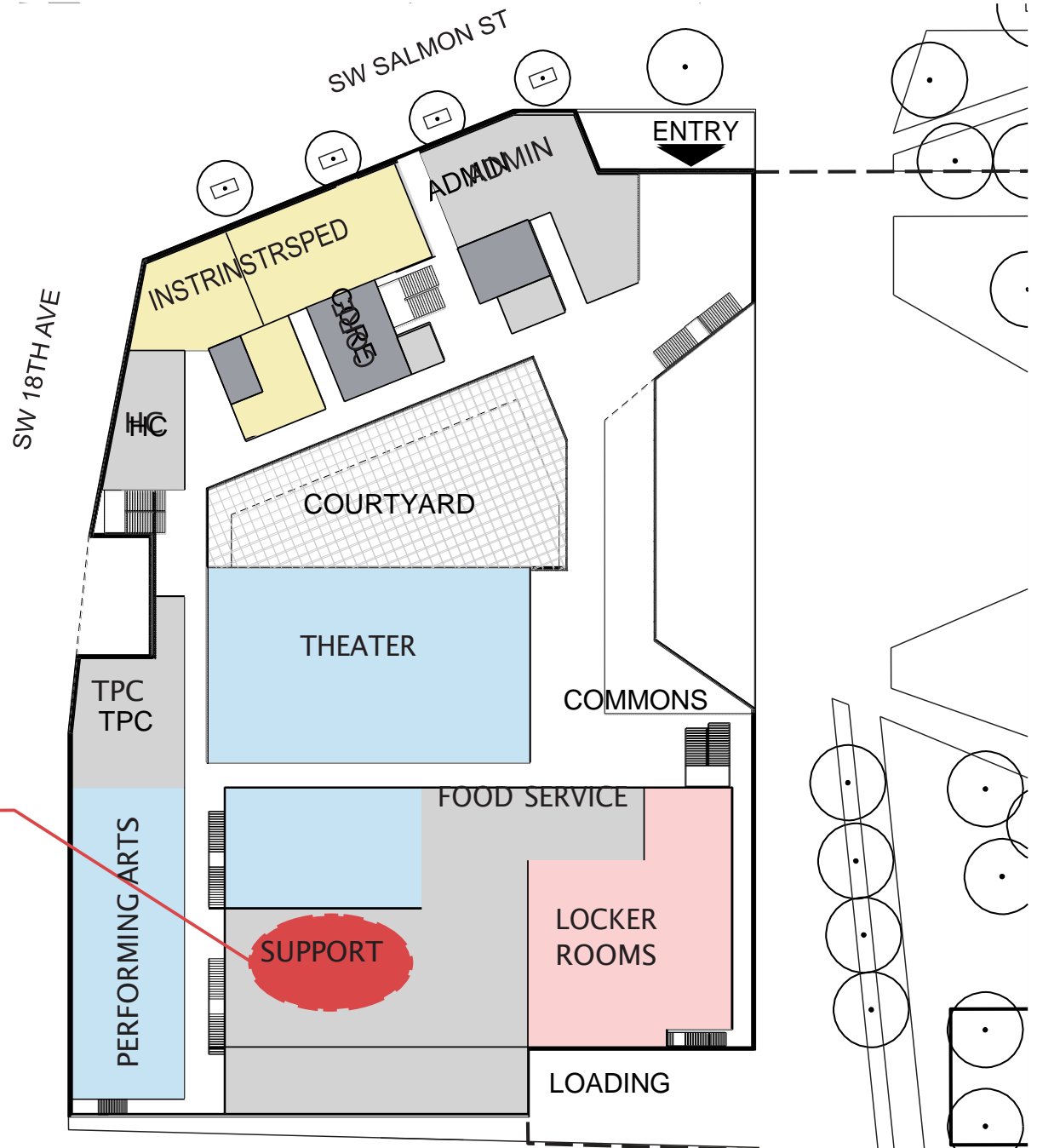
LINCOLN HIGH SCHOOL MODERNIZATION

## Fourth Through Seventh Floor Plan



# ADDITIONAL PROGRAM NEEDS / REQUESTS [NOT INCLUDED]

LINCOLN HIGH SCHOOL MODERNIZATION



Proposed location of Construction CTE. Requires partial basement for mechanical and custodial space.



## SCHEDULE

### LINCOLN HIGH SCHOOL MODERNIZATION

	Master Plan	Jan. - July 2016
	Pre-Design/Due Diligence	Oct. 2016 - March 2017
	Programming/Concepts	Nov. 2017 - March 2018
	B of E Approval Process	June - August 2018
CURRENT PHASE	<b>Schematic Design</b>	<b>June - Oct. 2018</b>
	Design Development	Oct. 2018 - April 2019
	Construction Documents	April - Nov. 2019
	Construction Phase I	Spring 2020 - Spring 2022
	Move In	Summer 2022
	Construction Phase 2	Fall 2022 - Summer 2023
	<b>Project Completion</b>	<b>Summer 2023</b>

#### \*Schedule Impacts

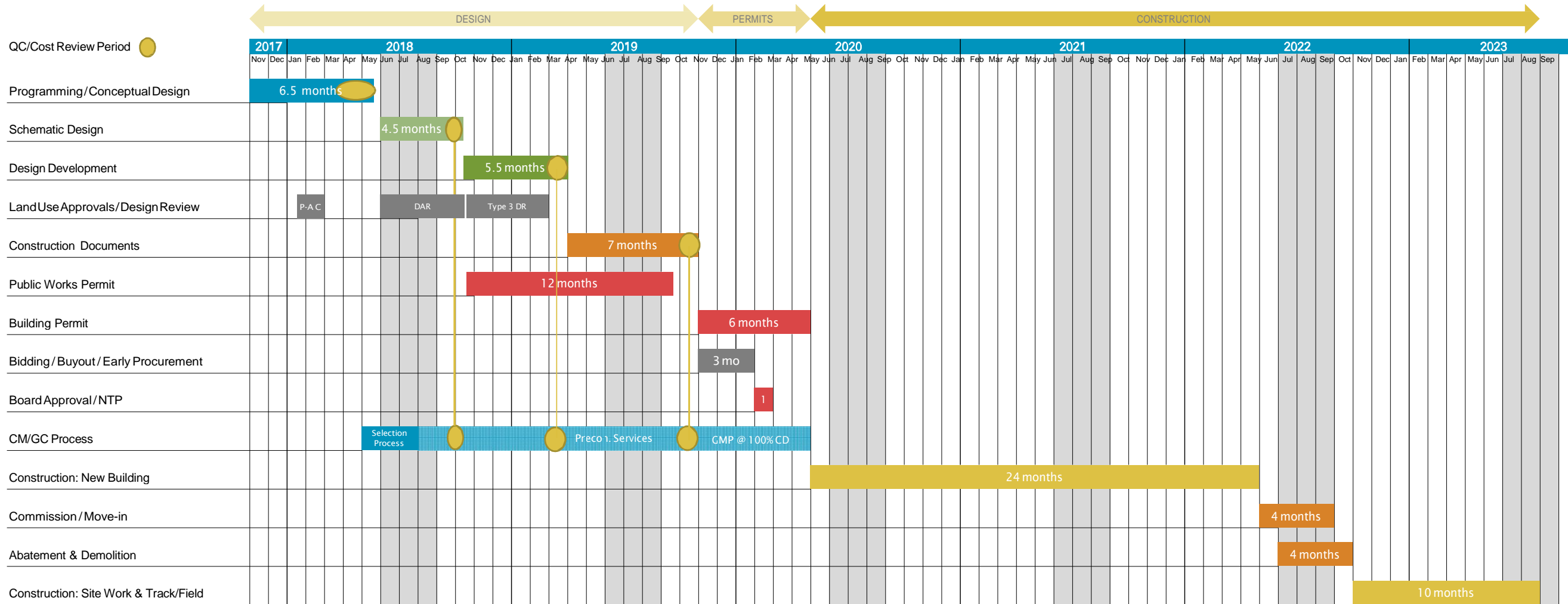
Master Plan Approval was requested in June, 2018

Significant Board of Education directed deviations from Minimum Ed Spec may cause delays for redesign.

Escalation @ 5%/YR = \$750K/month

# SCHEDULE

## LINCOLN HIGH SCHOOL MODERNIZATION

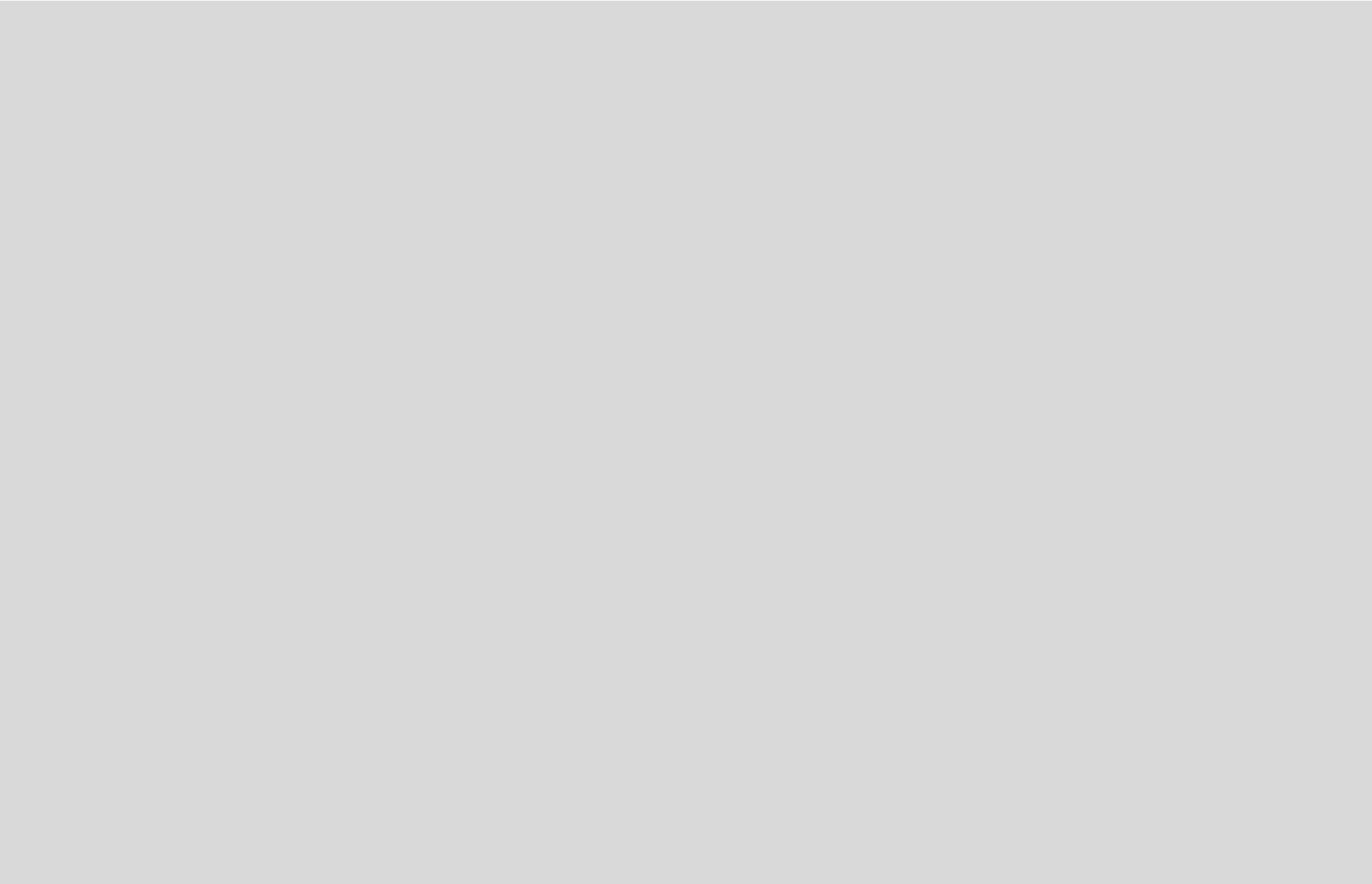




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**PROJECT PROGRAM**

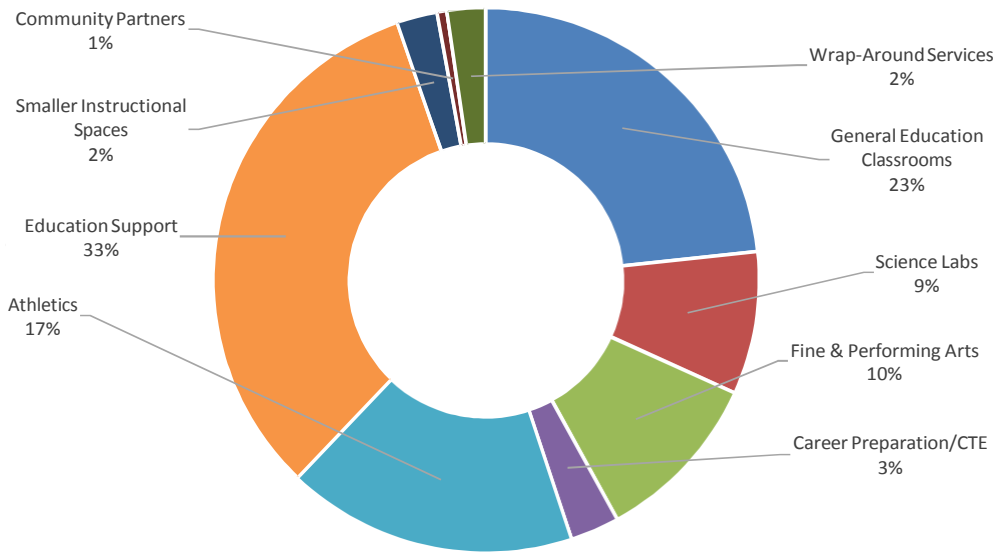
LINCOLN HIGH SCHOOL MODERNIZATION



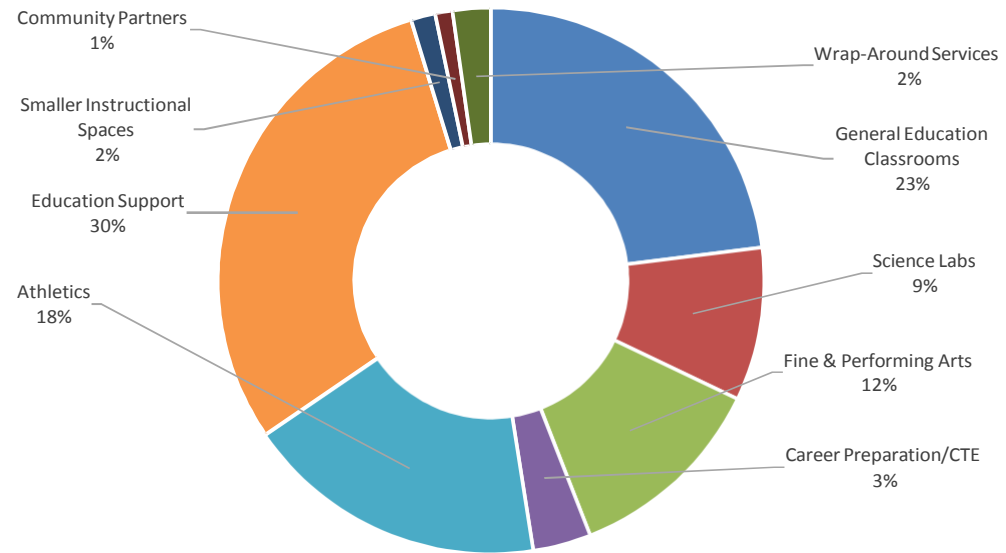
# PROJECT PROGRAM

## LINCOLN HIGH SCHOOL MODERNIZATION

### Ed Specs Program



### Lincoln High School Program





# CAPACITY

## LINCOLN HIGH SCHOOL MODERNIZATION

# ED SPECS CAPACITY

Ed Spec (1,700 Students)												
	Total SF	÷	SF/TS	=	TS	*	Util	*	Students per			
									Classroom Range	:	Stud - low	Stud - high
General Classroom	34,300		980		35		95%		20	30	665	998
Science	16,500		1,500		11		95%		20	30	209	314
Specialized Instruction			<i>varies</i>		18		90%		20	30	324	486
PE/Athletics			<i>varies</i>		4		75%		20	30	60	90
Special Education			<i>varies</i>		2		70%		20	30	28	42
Small Instructional	5,000		500		10		70%		20	30	140	210
<b>Total</b>	<b>281,370</b>				<b>80</b>						<b>1,426</b>	<b>2,139</b>

Proposed Program at 85% (1,700 Students)												
	Total SF	÷	SF/TS	=	TS	*	Util	*	Students per			
									Classroom Range	=	Stud - low	Stud - high
General Classroom	33,750		850		40		85%		20	30	675	1,013
Science	16,800		1,500		11		85%		20	30	190	286
Specialized Instruction			<i>varies</i>		20		75%		20	30	300	450
PE/Athletics			<i>varies</i>		5		50%		20	30	50	75
Special Education			<i>varies</i>		3		70%		20	30	42	63
Small Instructional	5,000		500		10		0%		20	30	0	0
<b>Total</b>	<b>281,370</b>				<b>89</b>						<b>1,257</b>	<b>1,886</b>

Proposed Program at 75% (1,700 Students)												
	Total SF	÷	SF/TS	=	TS	*	Util	*	Students per			
									Classroom Range	=	Stud - low	Stud - high
General Classroom	33,750		850		40		75%		20	30	596	893
Science	16,800		1,500		11		75%		20	30	168	252
Specialized Instruction			<i>varies</i>		20		75%		20	30	300	450
PE/Athletics			<i>varies</i>		5		50%		20	30	50	75
Special Education			<i>varies</i>		3		70%		20	30	42	63
Small Instructional	5,000		500		10		0%		20	30	0	0
<b>Total</b>	<b>281,370</b>				<b>89</b>						<b>1,156</b>	<b>1,733</b>

Yellow cells denotes variables

CAPACITY

LINCOLN HIGH SCHOOL MODERNIZATION

# LINCOLN HIGH SCHOOL CAPACITY

Ed Spec (1,700 Students)											
	Total SF	÷	SF/TS	=	TS	*	Util	Students Per Classroom Range	=	Stud - Low	Stud - High
General Classroom	39,060		930		42		95%	20 30		798	1,197
Science	15,125		1375		11		95%	20 30		209	314
Specialized Instruction (inc. ELL)			<i>varies</i>		17		90%	20 30		306	459
PE/Athletics			<i>varies</i>		4		75%	20 30		60	90
Special Education			<i>varies</i>		5		70%	20 30		70	105
Small Instructional	3,000		600		5		70%	20 30		70	105
<b>Total</b>	<b>281,248</b>				<b>84</b>					<b>1,513</b>	<b>2,270</b>

Proposed Program at 85% (1,700 Students)											
	Total SF	÷	SF/TS	=	TS	*	Util	Students Per Classroom Range	=	Stud - Low	Stud - High
General Classroom	39,060		930		42		85%	20 30		714	1,071
Science	15,125		1375		11		85%	20 30		187	281
Specialized Instruction (inc. ELL)			<i>varies</i>		17		75%	20 30		255	383
PE/Athletics			<i>varies</i>		4		50%	20 30		40	60
Special Education			<i>varies</i>		5		70%	20 30		70	105
Small Instructional	3,000		600		5		0%	20 30		0	0
<b>Total</b>	<b>281,248</b>				<b>84</b>					<b>1,266</b>	<b>1,899</b>

Proposed Program at 75% (1,700 Students)											
	Total SF	÷	SF/TS	=	TS	*	Util	Students Per Classroom Range	=	Stud - Low	Stud - High
General Classroom	39,060		930		42		75%	20 30		630	945
Science	15,125		1375		11		75%	20 30		165	248
Specialized Instruction (inc. ELL)			<i>varies</i>		17		75%	20 30		255	383
PE/Athletics			<i>varies</i>		4		50%	20 30		40	60
Special Education			<i>varies</i>		5		70%	20 30		70	105
Small Instructional	3,000		600		5		0%	20 30		0	0
<b>Total</b>	<b>281,248</b>				<b>84</b>					<b>1,160</b>	<b>1,740</b>

# ACC COST ESTIMATE

## LINCOLN HIGH SCHOOL MODERNIZATION

<b>PPS Lincoln High School</b> Portland, OR Bora Architects Portland, OR Concept Design Estimate 1.2	<b>ACC Cost Consultants, LLC</b> Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 24-Jul-18 Document Date: 14-Feb-18 Print Date: 24-Jul-18 Print Time: 9:39 AM Constr. Midpoint: July '21
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SUMMARY	Base Building	Site Work	Total
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DIRECT CONSTRUCTION COSTS	\$ / sf	Cost	Cost	
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Area		289,261 sf			
01   GENERAL REQUIREMENTS		8.85	2,559,960		\$2,559,960
02   EXISTING CONDITIONS		0.00	0	1,285,400	\$1,285,400
03   CONCRETE		16.67	4,821,865		4,821,865
04   MASONRY		10.34	2,992,300		2,992,300
05   METALS		44.15	12,771,182		12,771,182
06   WOOD, PLASTICS & COMPOSITES		6.76	1,954,176		1,954,176
07   THERMAL & MOISTURE PROTECTION		56.45	16,329,386		16,329,386
08   OPENINGS		21.32	6,166,666		6,166,666
09   FINISHES		32.55	9,415,671		9,415,671
10   SPECIALTIES		3.29	950,256		950,256
11   EQUIPMENT		17.07	4,938,939		4,938,939
12   FURNISHINGS		2.14	619,500		619,500
13   SPECIAL CONSTRUCTION		0.00	0		0
14   CONVEYING EQUIPMENT		3.25	940,000		940,000
21   FIRE SUPPRESSION		5.60	1,620,075		1,620,075
22   PLUMBING		10.00	2,891,675		2,891,675
23   HVAC		35.81	10,357,903		10,357,903
26   ELECTRICAL		39.81	11,516,925		11,516,925
31   EARTHWORK				6,858,493	6,858,493
32   EXTERIOR IMPROVEMENTS				9,823,129	9,823,129
33   UTILITIES				3,971,313	3,971,313
<b>SUB-TOTAL</b>		<b>\$314.06</b>	<b>\$90,846,479</b>	<b>\$21,938,335</b>	<b>\$112,784,814</b>
Pre-Construction Services	0.50%	1.57	454,232	109,692	563,924
General Conditions	8.00%	25.25	7,304,057	1,763,842	9,067,899
Bonds/Insurance	2.85%	9.72	2,810,236	678,638	3,488,874
CMGC Fee	3.00%	10.52	3,042,450	734,715	3,777,165
Design Contingency	10.00%	36.11	10,445,745	2,522,522	12,968,268
CMGC Contingency	3.00%	11.92	3,447,096	832,432	4,279,528
Market Volatility Contingency	5.00%	20.46	5,917,515	1,429,009	7,346,524
Escalation	18.00%	77.33	22,368,206	5,401,653	27,769,859
<b>TOTAL DIRECT CONSTRUCTION COST</b>		<b>\$506.93</b>	<b>\$146,636,016</b>	<b>\$35,410,839</b>	<b>\$182,046,856</b>

**TOTAL PROJECT COST**  
 LINCOLN HIGH SCHOOL MODERNIZATION

COMPONENT	COMMENTS	TOTAL
Hard Cost	New Building and Site work Estimate provided by professional cost estimator Estimate based on current Master Plan Design	\$182,046,856
1.5% Green Energy Tech	Required by State of Oregon	\$2,730,703
<b>Subtotal</b>		<b>\$184,777,559</b>
Off Site and Public Works Improvements	Potential Required Improvements (Not included above)	\$2,000,000
<b>TOTAL HARD COSTS</b>		<b>\$186,777,559</b>
Soft Cost	~ 13% of Hard Costs	\$25,615,000
Fixtures, Furniture & Equipment	~\$21/SF Based on Current PPS Project Data	\$6,000,000
Swing Space / Temp Facilities	Temporary Facilities, transportation, etc.	\$2,000,000
Contingency	10% of Total Costs	\$22,039,256
Escalation	Included in Hard Cost Estimate	
<b>TOTAL*</b>		<b>\$242,431,815</b>

\*Excludes the following add alternates:

Add Elevator Stop to the Roof	\$131,000
Add Ground Source Heat Exchange System / Tanner Creek	\$313,000
Add Fly Tower to Theater to Meet District Standards	\$1,500,000
Additional Program Areas (Construction CTE & Increase Wrestling from half to full-size dedicated)	\$3-4 Million

COST MANAGEMENT STRATEGIES IMPLEMENTED TO DATE  
LINCOLN HIGH SCHOOL MODERNIZATION

Reduction of building height from 9 to 7 stories

Maintained base minimum Ed Spec Program Area Requirement

- Preferred spaces not included
- Optional spaces included with no net change to min. area program.

Did not implement numerous stakeholder requests, including:

- Tennis Courts (on roof and/or on site)
- Larger and/or covered Grandstands
- City request for underground parking  
(Resulted in modification to City of Portland design standards.)
- City request for Superblock requirements  
(Resulted in modification to City of Portland design standards.)

Implemented innovative Theater Design:

- Tension Grid in lieu of Fly Tower  
(Proposed deviation from Ed Spec. Further discussion required.)

Raised level of Track & Field

(Reduced earthwork & retaining walls.)

LHS PROGRAM SUMMARY  
LINCOLN HIGH SCHOOL MODERNIZATION

	Program Area			Program Area	
General Education Classrooms	47,700	SF	Education Support		
Science Labs	18,775	SF	Administration	10,110	SF
Fine & Performing Arts			Counseling/Career	2,855	SF
<i>Fine &amp; Visual Arts</i>	3,590	SF	Student Activities	270	SF
<i>Band/Orchestra</i>	3,830	SF	Technology Access	4,900	SF
<i>Choir</i>	1,820	SF	Special Education (SPED)	6,160	SF
<i>Theater Arts</i>	15,295	SF	Emerging Language Learning (ELL)	930	SF
Career Preparation/CTE	7,090	SF	Student Center	12,820	SF
Athletics (includes area for P.E. instruction)	37,180	SF	Media Center/Library	8,720	SF
			Student Space	200	SF
			Custodial	3,850	SF
			Miscellaneous	10,945	SF
			Smaller Instructional Spaces	3,000	SF
			Community Partners	2,130	SF
			Wrap-Around Service Providers	4,630	SF
			Sub-Total Net Program Area	206,800	
			Net to Gross Area Adjustment (40% multiplier)	82,461	
			<b>TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED</b>	<b>289,261</b>	<b>GSF</b>



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# APPENDIX

## PPS Comprehensive High School Area Program - 1700 Students

COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS	Ed Specs Min. Requirements		LHS Master Plan Update	
	Area	T.S	Area	T.S
General Education (Gen-Ed) Classrooms	48,180	41	47,700	42
Science Labs	17,480	11	18,775	12
Fine & Performing Arts (Drama, Theater)	21,150	4	24,535	4
Career Preparation/CTE	6,000	3	7,090	5
<b>Athletics (includes area for P.E. instruction)</b>	<b>35,580</b>	<b>3</b>	<b>37,180</b>	<b>4</b>
<b>Education Support</b>	<b>67,400</b>	<b>2</b>	<b>61,760</b>	
Technology Access				5
SPED				5
ELL	0	0		1
Smaller Instructional Spaces	5,000	10	3,000	5
<b>Sub-Total Required Teaching Stations</b>	<b>200,790</b>	<b>74</b>	<b>200,040</b>	<b>83</b>
Community Partners	1,200		2,130	
Wrap-Around Service Providers	4,700		4,630	
<b>Sub-Total</b>	<b>5,900</b>		<b>6,760</b>	
<b>SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA</b>	<b>206,690</b>	GSF	<b>206,800</b>	GSF
<b>Net to Gross Ratio of 36%</b>	<b>74,408</b>		<b>82,461</b>	Net to Gross 40%
<b>TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED</b>	<b>281,098</b>	GSF	<b>289,261</b>	GSF

CORE PROGRAM	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	Rm #	Area	Total Area	TS	
<i>Career Preparation   CTE</i>								
<i>Product Design</i>				1	1,500	1,500	1	
<i>Culinary Arts</i>						<b>2,530</b>		
<i>CA General Classroom</i>				1	930			
<i>CA Level 1 Kitchen Classroom</i>		TBD		1	1,200		1	
<i>CA Level 2 Kitchen Classroom</i>				1	400		1	
<i>Business</i>				2	930	1,860	2	
<i>Maker Space</i>	1	1,200	1,200	1	1,200	1,200	0	
<b>Sub-Total Career Prep   CTE</b>			<b>6,000</b>			<b>7,090</b>		<b>1,090</b>

APPENDIX  
LINCOLN HIGH SCHOOL MODERNIZATION

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
				Rm #	Area	Total Area	TS	
<b>General Education Classrooms</b>								
Large	41	980	40,180				42	
Language Arts				10	930	9,300		
Math				10	930	9,300		
World Languages				10	930	9,300		
Social Studies / Electives				10	930	9,300		
Health				2	930	1,860		
<b>Sub-Total Gen Ed Classrooms</b>			<b>40,180</b>	<b>42</b>		<b>39,060</b>		<b>-1,120</b>
<b>Specialized Classrooms</b>								
Science Lab	11	1,500	16,500	11	1,375	15,125	11	-1,375
Chemical Storage	1	180	180	1	150	150		-30
Prep Rooms	4	200	800	6	350	2,100		1,300
Electives	0	980	0	0	980	0		
Robotics / Computer Science								
Robotics Lab				1	1,200	1,200	1	1,200
Robotics Lab Storage				1	200	200		200
<b>Sub-Total Specialized Classrooms</b>			<b>17,480</b>			<b>18,775</b>		<b>1,295</b>
<b>Extended Learning Areas</b>								
Open Flex Area	8	1,000	8,000	6	1,150	6,900		-1,100
Small Student Collaboration Rooms				8	80	640		640
Enclosed Project Room				5	220	1,100		1,100
<b>Sub-Total Extended Learning Areas</b>			<b>8,000</b>			<b>8,640</b>		<b>640</b>
<b>SUBTOTAL CORE PROGRAM AREAS</b>			<b>71,660</b>			<b>73,565</b>		<b>1,905</b>
<b>FINE &amp; PE PERFORMING ARTS</b>								
<b>Fine &amp; Visual Arts</b>								
Art Room (2D)	1	1,200	1,200	1	1,200	1,200	1	
Art Room (3D)	1	1,500	1,500	1	1,500	1,500	1	
Kiln Room	1	100	100	1	100	100		
Photo Lab / Dark Room				1	350	350		350
Supply / Storage	1	160	160	2	160	320		160
Art Office(s)	1	120	120	1	120	120		
Gallery				0	0	0		
<b>Sub-Total Fine &amp; Visual Arts</b>			<b>3,080</b>			<b>3,590</b>		<b>510</b>
<b>Band/Orchestra</b>								
Band Room	1	2,200	2,200	1	2,200	2,200	1	
Large Instrument Storage Room	1	250	250	1	250	250		
Music Library & Uniform Storage	1	200	200	1	200	200		
Small Equipment Storage	1	200	200	1	200	200		
Large Practice Rooms / Music Lab	1	300	300	1	300	300		
Medium Practice Rooms				2	120	240		240
Small Practice Rooms	2	100	200	4	80	320		120
Band / Choir Office	1	120	120	1	120	120		
<b>Sub-Total Band/Orchestra</b>			<b>3,470</b>			<b>3,830</b>		<b>360</b>
<b>Choir</b>								
Choir Room	0	1,500	0	1	1,500	1,500	1	1,500
Choir Office				1	120	120		120
Practice Room				0	300	0		
Equipment & Robe Storage	0	200	0	1	200	200		200
<b>Sub-Total Choir</b>			<b>0</b>			<b>1,820</b>		<b>1,820</b>

APPENDIX  
LINCOLN HIGH SCHOOL MODERNIZATION

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	Rm #	Area	Total Area	TS	
<i>Theater Arts</i>								
Theater(500 seat)	1	5,000	5,000	1	5,825	5,825		825
Orchestra Pit	1	500	500	1	500	500		
Stage	1	3,500	3,500	1	3,200	3,200		-300
Drama Classroom/Black Box	1	1,600	1,600	1	1,600	1,600	1	
Multi-Purpose Production Area	0	1,500	0	0	1,500	0		
Laundry	1	150	150	1	150	150		
Control Room	1	200	200	1	250	250		50
Sound Room	1	100	100	1	100	100		
Office	1	70	70	1	70	70		
Box Office/Tickets	1	100	100	1	100	100		
Concession Stand	1	100	100	1	100	100		
Scenery Construction/Production Storage	1	1,500	1,500	1	1,500	1,500		
Equipment Storage	1	120	120	1	120	120		
Lighting Storage	1	100	100	1	100	100		
Costume Storage	1	400	400	1	400	400		
Make-up Room	1	400	400	1	400	400		
Boy's Dressing	1	250	250	1	250	250		
Girl's Dressing	1	250	250	1	250	250		
Gender Neutral Toilet/ Dressing				1	120	120		120
Girl's Toilet	1	130	130	1	130	130		
Boy's Toilet	1	130	130	1	130	130		
Green Room	0	0	0	0	0	0		
<b>Sub-Total Theater</b>			<b>14,600</b>			<b>15,295</b>		<b>695</b>
<b>SUB-TOTAL REQUIRED VISUAL, FINE &amp; PERFORMING ARTS</b>			<b>21,150</b>	<b>24,335</b>				<b>3,385</b>
<b>PHYSICAL EDUCATION/ATHLETICS</b>								
Gym (large; twoteaching stations)	1	13,000	13,000	1	13,000	13,000	2	
Movement/Yoga	1	2,750	2,750	1	2,750	2,750	1	
Weight Room/Aerobics/Spinning	1	2,500	2,500	1	2,500	2,500	1	
Wrestling / Mat Room				1	1,600	1,600		1,600
Boy's PE Coaches	1	300	300	1	300	300		
Girl's PE Coaches	1	300	300	1	300	300		
Boy's Locker Room/Shower	1	1,900	1,900	1	1,900	1,900		
Girl's Locker Room/Shower	1	1,900	1,900	1	1,900	1,900		
Multi-purpose Toilet/Shower	1	150	150	1	150	150		
Training Room	1	580	580	1	580	580		
School Team Room	1	800	800	2	400	800		
PE Storage	2	200	400	2	200	400		
Athletic Storage - Large	1	1,000	1,000	1	1,000	1,000		
Athletic Storage - Small	1	500	500	1	500	500		
Uniform/Equipment Storage	1	1,000	1,000	1	1,000	1,000		
Field Equipment Storage	1	1,000	1,000	1	1,000	1,000		
Concessions	1	100	100	1	100	100		
Laundry Room	1	200	200	1	200	200		
Gym (auxiliary - practice)	1	5,700	5,700	1	5,700	5,700		
Auxiliary gym bleachers	1	1,000	1,000	1	1,000	1,000		
Auxiliary gym storage	1	500	500	1	500	500		
<b>SUB-TOTAL PHYSICAL EDUCATION/ATHLETICS</b>			<b>35,580</b>	<b>37,180</b>				<b>1,600</b>

# APPENDIX

## LINCOLN HIGH SCHOOL MODERNIZATION

EDUCATION SUPPORT	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	TS				
<b>Administration</b>								
Reception/Lobby	1	400	400	1	400	400		
Waiting Areas	1	100	100	1	100	100		
Principal's Office	1	200	200	1	200	200		
Principal's Secretary	1	125	125	1	125	125		
VicePrincipal's Office	2	150	300	2	150	300		
VicePrincipal's Secretary	2	120	240	2	120	240		
Dean of Students	1	120	120	1	120	120		
Teacher Offices (10 staff/office)	10	980	9,800	5	930	4,650		-5,150
Attendance	1	120	120	1	120	120		
Bookkeeper	1	120	120	1	120	120		
Resource Officer/Campus Monitor	1	200	200	1	200	200		
Camera Monitors	1	100	100	1	100	100		
Restrooms	2	60	120	2	60	120		
Records Storage	1	200	200	1	200	200		
Office Storage	1	125	125	1	125	125		
Business Manager	1	120	120	1	120	120		
Health Office	1	120	120	1	120	120		
Sick Room	1	150	150	1	150	150		
Sick Toilet	1	100	100	1	100	100		
Student Support/Mediation Office	1	700	700	1	700	700		
Student Support/Mediation Support	1	300	300	1	300	300		
Workroom/Mail/Delivery Process Center	1	300	300	1	300	300		
Staff Room	1	400	400	1	400	400		
Conference Rooms	2	150	300	2	150	300		
Parent Volunteers/Family	1	500	500	1	500	500		
<b>Sub-Total Administration</b>			<b>15,260</b>			<b>10,110</b>		<b>-5,150</b>
<b>Counseling/Career</b>								
Counseling Offices	5	120	600	5	120	600		
Counseling Secretary/Waiting	1	400	400	1	400	400		
Drug/Alcohol Counselor Office	1	125	125	1	125	125		
IB Coordinator's Office				1	120	120		120
Conference Room (large)	1	240	240	1	240	240		
Conference Room (medium)	1	150	150	1	150	150		
Conference Room (small)	0	100	0	0	80	0		
Career Center	1	700	700	1	700	700		
Career Center Office	1	120	120	1	120	120		
Career Counselor	1	100	100	1	100	100		
Secure Records Storage	1	180	180	1	180	180		
Restroom	2	60	120	2	60	120		
<b>Sub-Total Counseling/Career</b>			<b>2,735</b>			<b>2,855</b>		<b>120</b>
<b>Student Activities</b>								
Athletic Director	1	150	150	1	150	150		
AD Support Staff	1	120	120	1	120	120		
<b>Sub-Total Student Activities</b>			<b>270</b>			<b>270</b>		<b>0</b>

APPENDIX  
LINCOLN HIGH SCHOOL MODERNIZATION

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	TS				
<i>Technology Access</i>								
Computer Lab (dedicated)	4	1,100	4,400					
Computer Science Computer Lab				1	1,100	1,100	1	
Communications Computer Lab				1	1,100	1,100	1	
Graphic Arts / Graphic Design				1	1,100	1,100	1	
Digital and Film Photography and Audio Recording				1	1,100	1,100	1	
Equipment storage				1	200	200		
Computer Lab (non-specialized)	1	1,100	1,100	0	1,100	0		
<b>Sub-Total Technology Access</b>			<b>5,500</b>			<b>4,900</b>		<b>-600</b>
<i>Special Education (SPED)</i>								
Sensory Support Room	1	900	900	1	250	250		
Learning Resource Center	3	900	2,700				3	
LRC Classroom				3	930	2,790		
LRC Office				2	120	240		
LRC Meeting Room				1	120	120		
<i>Life Skills</i>								
Low Intensity Classroom (includes Storage)	2	600	1,200	2	930	1,860	2	
Reception	1	100	100	1	100	100		
Conference	1	120	120	0	120	0		
Office(s)	1	100	100	1	120	120		
Special Needs Toilet	1	200	200	1	200	200		
<i>Itinerants</i>								
Speech Pathologist offices	2	120	240	2	120	240		
Psychologist Offices	2	120	240	2	120	240		
<b>Sub-Total SPED</b>			<b>5,900</b>			<b>6,160</b>		<b>260</b>
<i>Emerging Language Learning (ELL)</i>								
Emergent Bi-Lingual Classroom	1	800	800	1	930	930	1	130
<b>Sub-Total ELL</b>			<b>800</b>			<b>930</b>		<b>130</b>
<i>Student Center</i>								
Student Center/Commons: One lunch @	1	7,800	7,800	1	7,800	7,800		
Student Store				1	200	200		200
Main Servery	1	1,700	1,700	1	1,700	1,700		
Food Prep/Kitchen	1	1,500	1,500	1	1,500	1,500		
Dish Washing	1	200	200	1	200	200		
Dry Storage/Cart Storage	1	500	500	1	500	500		
Cooler	1	200	200	1	200	200		
Freezer	1	200	200	1	200	200		
Office	1	120	120	1	120	120		
Staff Lockers/Dressing Rooms	1	150	150	1	150	150		
Table Storage	1	250	250	1	250	250		
<b>Sub-Total Student Center</b>			<b>12,620</b>			<b>12,820</b>		<b>200</b>

APPENDIX  
LINCOLN HIGH SCHOOL MODERNIZATION

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	Rm #	Area	Total Area	TS	
<i>Media Center/Library</i>								
Library	1	8,000	8,000	1	4,500	4,500		-3,500
Office	2	120	240	1	120	120		-120
Flexible Use Room	0	0	0	1	120	120		120
Workroom	1	200	200	1	200	200		
Text Storage	1	750	750	1	750	750		
Collaboration Space	1	400	400	1	400	400		
Multi-use Rooms	3	150	450	3	150	450		
IT Repair/Tech Coordinator	1	180	180	1	180	180		
Library Classroom	0	980	0	1	2,000	2,000		2,000
<b>Sub-Total Media Center</b>			<b>10,220</b>			<b>8,720</b>		<b>-1,500</b>
<i>Student Space</i>								
Student Government Room/Office	1	200	200	1	200	200		
<b>Sub-Total Student Space</b>			<b>200</b>			<b>200</b>		<b>0</b>
<i>Custodial</i>								
Custodial Office	1	250	250	1	250	250		
Custodial Rooms	10	100	1,000	10	100	1,000		
Building Storage	1	2,000	2,000	1	2,000	2,000		
Material Storage	1	500	500	1	500	500		
Flammable Storage	1	100	100	1	100	100		
<b>Sub-Total Custodial</b>			<b>3,850</b>			<b>3,850</b>		<b>0</b>
<i>Miscellaneous</i>								
Lobby	1	2,000	2,000	1	2,000	2,000		
Student Lockers	850	1	850	850	1	850		
Student Toilets	12	250	3,000	12	250	3,000		
Gender Neutral Toilet	1	60	60	12	60	720		660
Gender Neutral Shower	1	100	100	1	100	100		
Boiler Room	1	2,000	2,000	1	2,000	2,000		
MDF	1	180	180	1	180	180		
IDF	5	80	400	5	80	400		
Main Electrical Room	1	240	240	1	240	240		
Sub Electrical Room	5	75	375	5	75	375		
Restroom (teacher offices)	10	70	700	10	70	700		
Riser Room	1	60	60	1	60	60		
Elevator Room	1	80	80	4	80	320		240
Mechanical Fan Rooms								
General Storage								
Corridors		variable						
<b>Sub-Total Miscellaneous</b>			<b>10,045</b>			<b>10,945</b>		<b>900</b>
<b>SUB-TOTAL REQUIRED EDUCATIONAL SUPPORT</b>			<b>67,400</b>			<b>61,760</b>		
<b>SMALLER INSTRUCTIONAL SPACES</b>								
One per 375 students	10	500	5,000	5	600	3,000	5	-2,000
<b>SUB-TOTAL SMALLER INSTRUCTIONAL SPACES</b>			<b>5,000</b>			<b>3,000</b>		<b>-2,000</b>



APPENDIX  
LINCOLN HIGH SCHOOL MODERNIZATION

	Ed Specs Min. Requirements			LHS Master Plan Update			Delta to Ed Specs
	Rm #	Area	Total Area	Rm #	Area	Total Area	
<b>PARTNER &amp; COMMUNITY USES</b>							
Partner Program Office				0	200	0	
Pantry			0			0	
Clothing/Food Closet	1	1,200	1,200	1	1,200	1,200	
Partner Health Classroom				1	930	930	930
After School Instruction							
<b>SUB-TOTAL COMMUNITY &amp; PARTNER USES</b>			<b>1,200</b>			<b>2,130</b>	<b>930</b>
<b>WRAP AROUND SERVICE PROVIDERS</b>							
Health Clinic	1	1,600	1,600	1	1,600	1,600	
<b>Teen Parent Services</b>							
Infant Room	1	500	500				-500
Breastfeeding Room	0	50	0				
Toddler Room	1	500	500				-500
Crawler Room	1	500	500				-500
Toilet	1	50	50				-50
Changing Area	1	50	50				-50
Nap Area	1	200	200				-200
Storage/Kitchen	1	300	300				-300
Outdoor Play Area							0
<b>Sub-Total Teen Parent Services</b>			<b>2,100</b>			<b>2,100</b>	<b>0</b>
Office Space Social Service Providers (Includes SUN , STEPUP and ESL)			0			0	0
Classroom(s)	2	500	1,000	1	930	930	-70
<b>SUB-TOTAL WRAP AROUND SERVICE PROVIDERS</b>			<b>4,700</b>			<b>4,630</b>	<b>-70</b>
<b>SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREAS</b>			<b>206,690</b>			<b>206,800</b>	<b>83</b>
Net to gross ratio of 36%			281,098	Net to Gross 40%		289,261	8,163