

mahlum **STUDIO PETRETTI**
ARCHITECTURE



FEBRUARY 27TH, 2025
DESIGN ADVISORY GROUP

Cleveland High School

DAG 06

PORTLAND PUBLIC SCHOOLS

Land Acknowledgment

The Portland Metro area rests on traditional village sites of the Multnomah, Wasco, Cowlitz, Kathlamet, Clackamas, Bands of Chinook, Tualatin, Kalapuya, Molalla, and many other tribes who made their homes along the Columbia River. Indigenous people have created communities and summer encampments to harvest and enjoy the plentiful natural resources of the area for the last 11,000 years.

We want to recognize that Portland today is a community of many diverse Native peoples who continue to live and work here. We respectfully acknowledge and honor all Indigenous communities—past, present, future—and are grateful for their ongoing and vibrant presence.

We also acknowledge the systemic policies of genocide, relocation, and assimilation that still impact many Indigenous/Native American families today. As settlers and guests on these lands, we respect the work of Indigenous leaders and families, and pledge to make ongoing efforts to recognize their knowledge, creativity, and resilience. Within the Cleveland community we also acknowledge how we have systematically failed native students, and commit to ensuring a better future for the Indigenous and Native students and families who have continued to contribute to bettering our community despite our failings.

-written by Cleveland High School students

Agenda

- > Intro
- > Questions and Concerns
- > Where we are now
- > Where we were
- > Where we are going
- > Q&A

Introductions

The Team

Portland Public Schools



Erik Gerding
Sr. Project
Manager



Hector Lopez
Project Manager

After Bruce



Thy Daniels
Project Manager



Ryan Fukuda
Engagement
Co-lead



Rhonda Teeny
Engagement
Co-lead

Mahlum



Abby Dacey
Principal-in-
Charge



Chris Brown
Project Architect



**Andrew Weller-
Gordon**
Architect



Stephen Endy
Architect



Fartun Abdi
Designer



**Alyssa
Leeviraphan**
Project Manager



Rene Berndt
Designer



Mariko Park
Interior Designer



Robyn Wroblewski
Architect



Will Lagomarsino
Designer

Studio Petretti



Amanda Petretti
Design Strategist



Hannah Allender
Designer



Luke Smith
Architect



Jenelle Wakeling
Designer

Mayer Reed - Landscape

ARG - Historic

DCW - Cost Consultant

Gamut - Constructibility

KPFF/ABE -
Structural Engineer

PAE/Burman/Vertex -
Mechanical, Plumbing
& Technology

Samata -
Electrical Consultant

Shalleck Collaborative -
Theater Design

Vega - Civil Engineer

Winterbrook -
Land Use Planning

Greenbush -
Acoustics, A/V, Vertical
Transportation

Halliday -
Food Service

Skanska -
General Contractor

**What questions and concerns do you
hope we can address tonight?**

Where we are now

Where we are now

Board Framework for Cost Reductions

Attachment A

PPS Board of Education Framework for Delivering Modernized High Schools with Cost Reductions

The district must be responsible stewards of public dollars and targeted cost reductions in the high school projects will allow the school district to optimize bond funds to support critical improvements and repairs in the school district's aging elementary and middle schools.

The Board has received the PPS High School Cost Comparison report completed by Cornerstone Management Group and also received additional information from the Office of School Modernization regarding the projected costs of the three high school modernizations.

The Board provides the following direction in two sections (i) General Contractor Cost Reductions; and (ii) Modernization Cost Reductions.

General Contractor Cost Reductions:

The Board directs the Superintendent to provide potential near-term cost reduction options, and associated tradeoffs, regarding cost items such as pre-construction services, general conditions, contractor fee, and more. In addition, in the mid-term, the Board directs the Superintendent to provide recommendations related to future contracting method utilization and efficiencies related to Office of School Modernizations project management.

Modernizations Cost Reductions:

The Board establishes "Guidelines" for the 2025 Bond High School Modernizations and directs the Superintendent to use the guidelines to provide potential cost reduction options, and associated tradeoffs, regarding "hard" construction costs including building square footage, building systems and material, etc.

Guidelines
Each project will reduce total building area to approximately 295,000 square feet (based on Franklin and Lincoln HS approximate area).
Each project will aim to meet PPS's Comprehensive High School Education Specifications "area program" minimum requirements for number and size of spaces.*
The Board acknowledges that no previous Modernization project meets 100% of all minimum Ed Spec requirements. All projects have exceeded minimum Ed Spec requirements in some areas, and exceeded preferred Ed Specs in others; deviations from Ed Specs were noted in project Comprehensive Plans and approved by the Board. Features or designs that exceed the preferred Ed Specs are subject to approval of the Board as part of the Comprehensive Plan review.
Projects will only include a Health Center if there is a commitment from a health provider to provide services.

Attachment A

Projects will only include a Teen Parent Child Center if there is a demonstrated need at each school.

Projects will conform to PPS's Climate Policy requirement for all electric infrastructure.

Projects will continue to conform to PPS's Equity in Contracting Policy and Administrative Practices.

Projects do not include exterior athletic facilities and PPS high schools have widely used exterior athletic facilities; the project teams will not propose material reductions to exterior athletic facilities and facilities included in each project's Comprehensive Plan. Excessive cost reductions in service to student-athletes and athletic teams should be reduced or eliminated.

The PPS's Climate Crisis Response Policy drives long term energy savings, emissions reductions, and for near term projects increases construction cost options other than LEED Gold Certification that can fully or partially offset the structural material choices such as mass timber versus steel, embodied carbon, durability and cost.

Projects will avoid tradeoffs, to reduce or eliminate basement construction.

Projects will avoid tradeoffs, to reduce costs, example of expensive building materials, building systems, specialized building systems. These costs reductions have a \$10M per project target, and contractor cost reductions and any of the other school-identified cost reductions.

Projects will request the Superintendent to request the Board to convene as soon as possible to commence the project and requests to receive Modernization Cost Reductions from the Project Teams who have been working on the project. The Board will schedule time on meeting agendas to review additional information based on the February 11 discussion, and future discussions.

Projects will reconvene as soon as possible to commence the project.

Board Framework

Contractor Cost Reductions

Potential Near-Term Cost Reduction Options:

- > Pre-construction services
- > General Conditions
- > Contract Administration

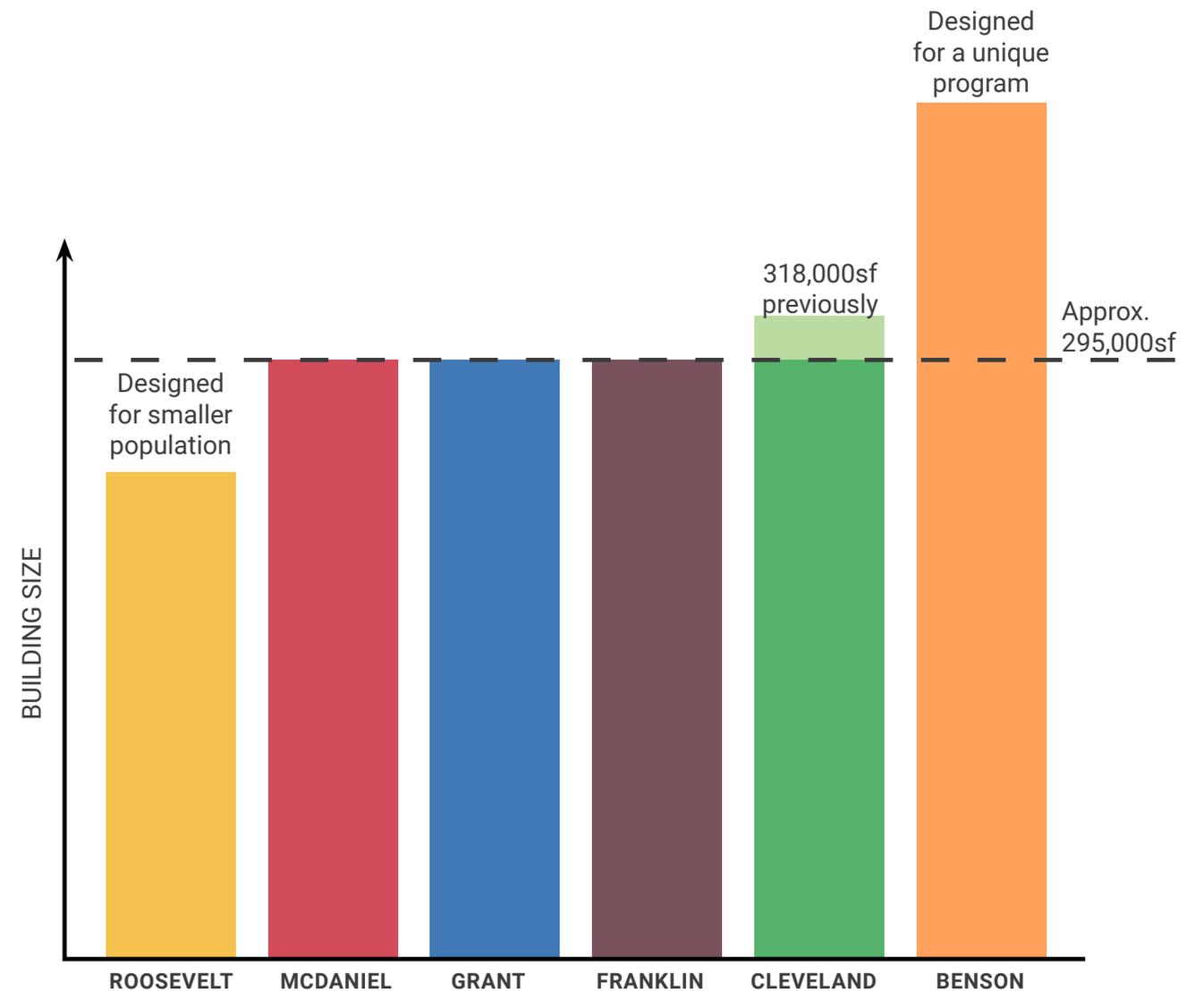
**Next Steps: PPS Staff to
work with Superintendent**

Board Framework

Building Size

The project will....

- > Reduce total building area to ~295,000 sf
- > Aim to meet the Ed Spec “area program” minimum requirements for the number and size of spaces
- > Overall reduction of approximately 7% of the current design



Next Steps: Design Team is developing options

Board Framework

Health Center

Projects will only include a Health Center if there is a commitment from a health provider to provide services.

Next Steps: Multnomah County is in the process of drafting a Letter of Intent for PPS stating they will continue operating the clinic at CHS.

Board Framework

Teen Parent Center

Projects will only include a Teen Parent Child Center if there is a demonstrated need at each school.

**Next Steps: PPS Staff to
provide direction**

Board Framework

Climate Policy

All projects will conform to PPS' Climate Policy requirement for all electric infrastructure.

**Next Steps: Design Team
proceeding with this direction**

Board Framework

Equity in Contracting

All projects will continue to conform to PPS' Equity in Contracting Policy and Administrative Directives.

Next Steps: PPS Staff to develop procurement plan with Skanska (General Contractor)

Board Framework

Athletics

Project teams will not propose material reductions to exterior athletic spaces included in each project's Comprehensive Plan.

Excessive cost items that are not in service to student athletes and athletic teams should be reduced or eliminated.

THE CHS COMPREHENSIVE PLAN INCLUDES AN UPDATED TURF FIELD, FIELD HOUSE, PRACTICE FIELD, AND BLEACHERS FOR 1500 SPECTATORS.

**Next Steps: Design Team
is developing options**

Board Framework

LEED Gold Certification

PPS' Climate Crisis Response Policy is the driver for:

- > Long term energy savings
- > Waste and carbon emissions reductions
- > Near-term increases in construction costs

Next Steps: Staff is evaluating options other than LEED Gold that align with PPS' Climate standards and goals.

Board Framework

Additional Cost Reductions

Staff will provide additional options and trade-offs to reduce costs, such as:

- > Reduce or eliminate basement construction
- > Less expensive building materials
- > Less expensive building systems
- > Reduce specialized spaces not in the Ed Specs

These cost reductions have a \$10M per project target.

Some cost reductions were already taken during the Value Engineering workshop in November

**Next Steps: Design Team
is developing options**

Construction Cost Escalation

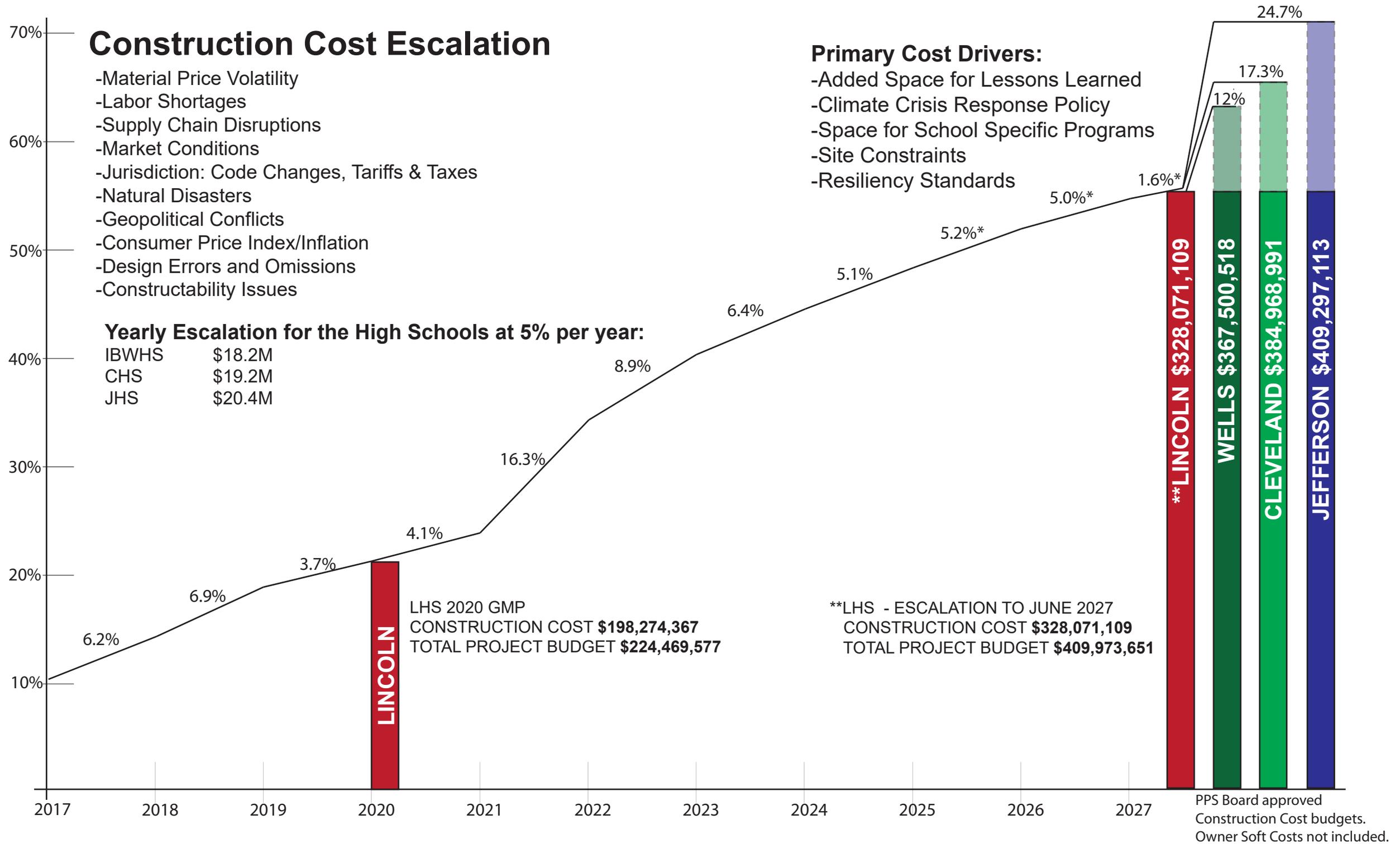
- Material Price Volatility
- Labor Shortages
- Supply Chain Disruptions
- Market Conditions
- Jurisdiction: Code Changes, Tariffs & Taxes
- Natural Disasters
- Geopolitical Conflicts
- Consumer Price Index/Inflation
- Design Errors and Omissions
- Constructability Issues

Yearly Escalation for the High Schools at 5% per year:

IBWHS	\$18.2M
CHS	\$19.2M
JHS	\$20.4M

Primary Cost Drivers:

- Added Space for Lessons Learned
- Climate Crisis Response Policy
- Space for School Specific Programs
- Site Constraints
- Resiliency Standards

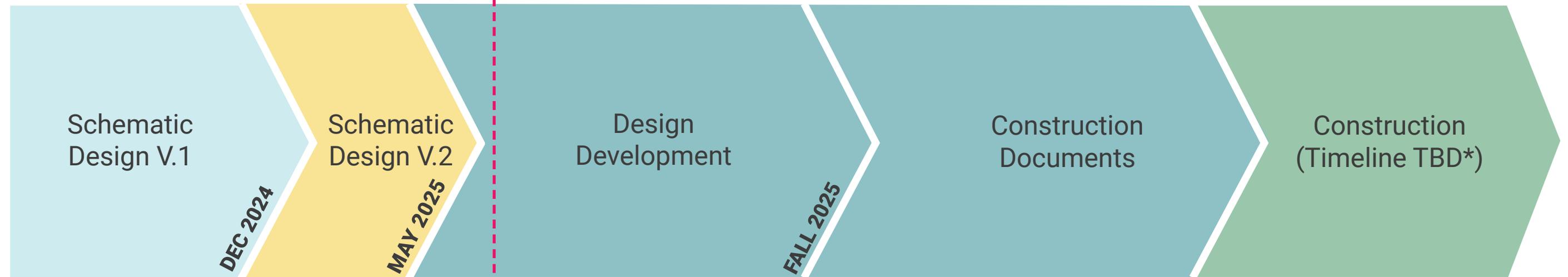


Where we are now

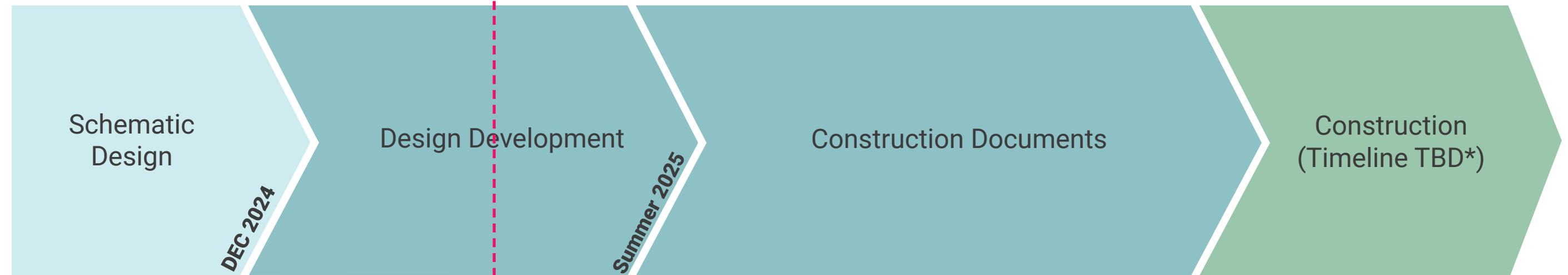
Schedule

TIMELINE IS DEPENDENT ON BOND FUNDING + CONSTRUCTION SCHEDULE AND SCHOOL BOARD DIRECTIVES

NEW SCHEDULE



PREVIOUS SCHEDULE



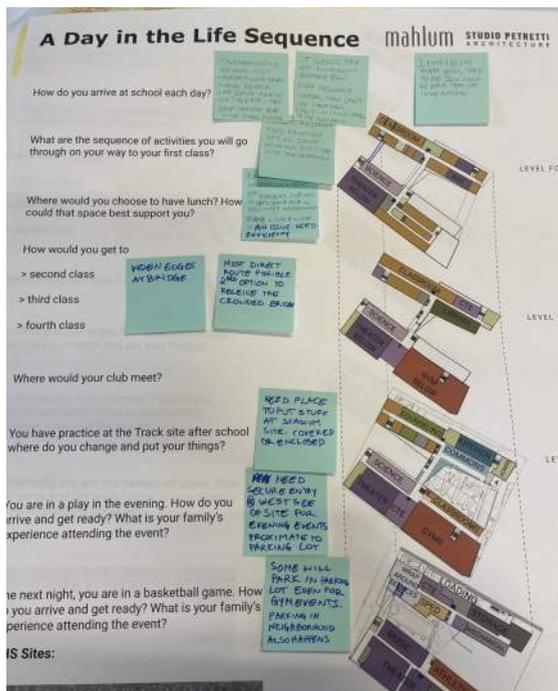
Since DAG Meeting 05
(Oct 15th, 2024)
Schematic Design Progress
Review

Where we've been

Since October

THE LAST DAG (DAG 05)
OCT 15TH, 2024

100% SCHEMATIC
DESIGN V.1
DEC 20TH, 2024



SCHEMATIC
DESIGN VE
WORKSHOP
OCT 28TH -
NOV 7TH

SCHEMATIC
DESIGN
DOCUMENTS

After DAG 05

75% SD Set and Cost Estimate

Comprehensive Plan Construction Budget*	\$468M
75% Reconciled Schematic Design Estimate*	\$558M
Delta (Cost Reductions Required)	\$90M

**Cost Drivers: Schedule, Unique Site, Structure,
Exterior materials, Mechanical system**

Value Engineering (75% SD)

Unique Challenges at Cleveland vs other PPS Modernizations

- > Severely Constrained Project Site
- > Urban Location
- > Four Public Street fronts
- > Demolition Requirements
- > Three Separate Sites
- > Compressed Schedule



Value Engineering (75% SD)

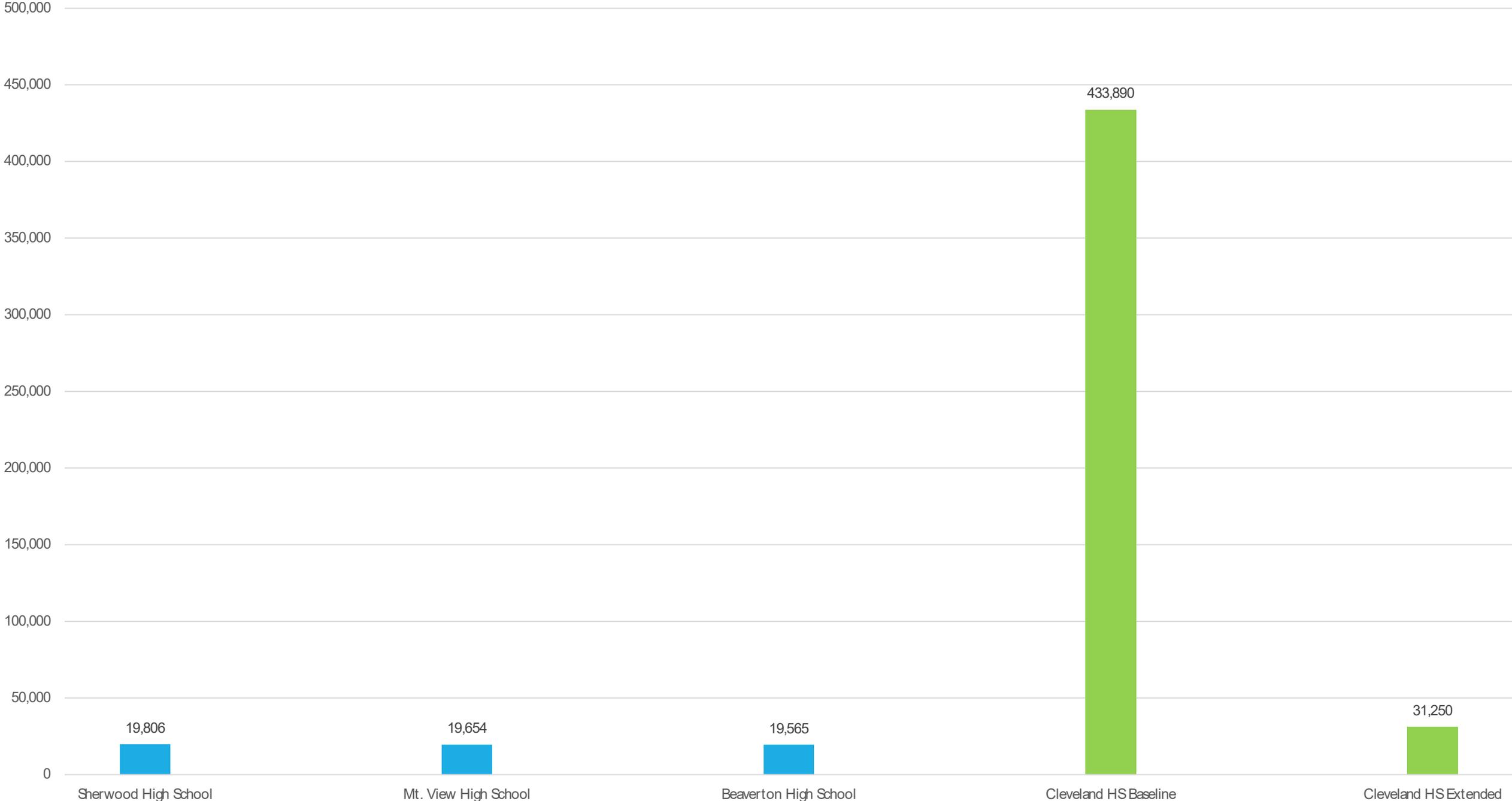
Constrained Construction Site



Value Engineering (75% SD)

Constrained Schedule

Approximate Overtime Hours



Value Engineering (75% SD)

High School Comparisons

Cleveland High School

Portland, OR

326,000 SF

4 Acres + 1 Acre + 6.5 Acres

25 Month Duration

Includes Demolition



Beaverton High School

Beaverton, OR

301,000 SF

47 Acres

43 Month Duration

Complete July 2027

Includes Demolition



Sherwood High School

Sherwood, OR

342,000 SF

73 Acres

24 Month Duration

Completed June 2020

No Demolition



Mt. View High School

Vancouver, WA

276,000 SF

41 Acres

32 Month Duration

Completed February 2023

Included Demolition



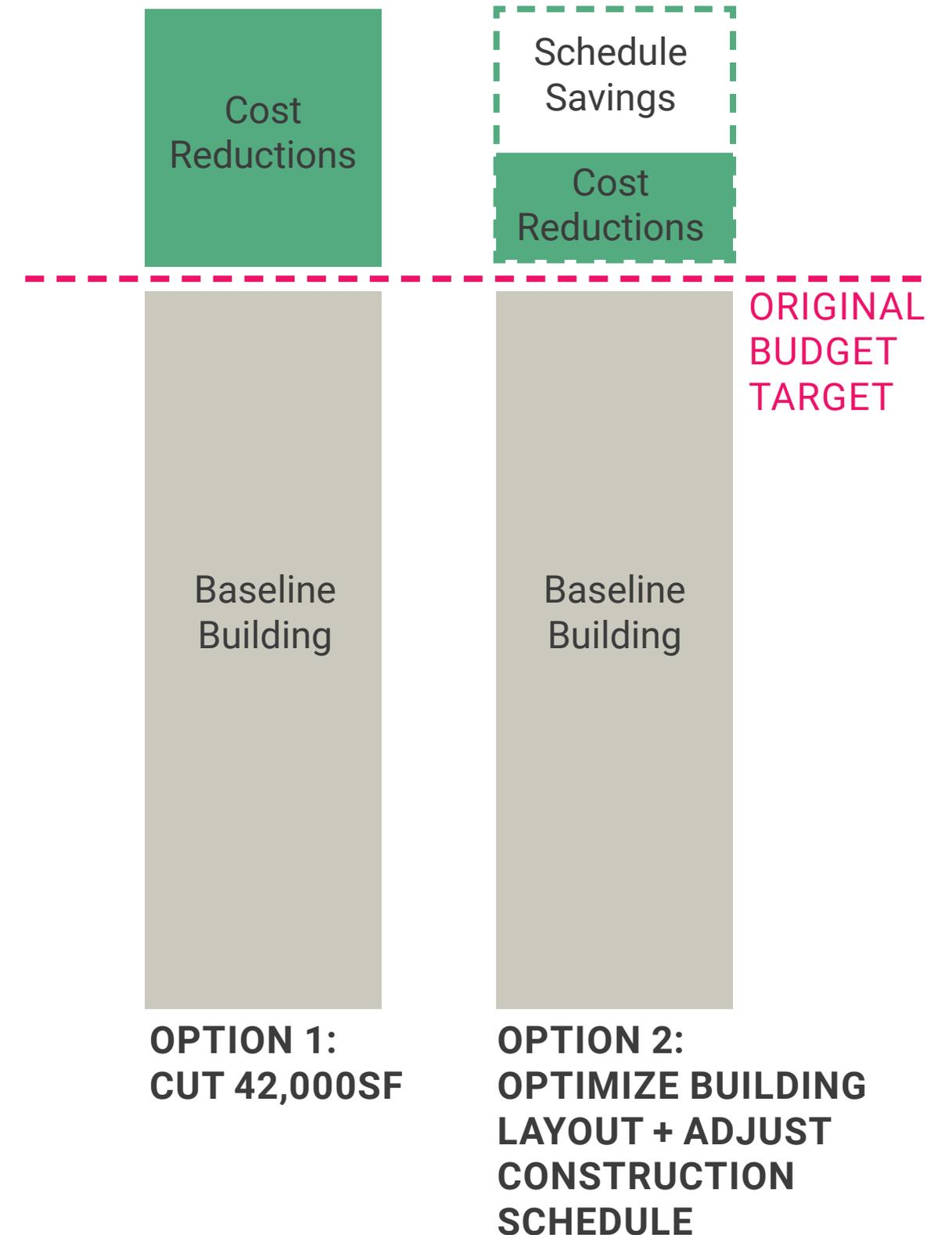
Value Engineering (75% SD)

Pathways to saving money

1) Make **extreme** changes to building size, materials, and systems

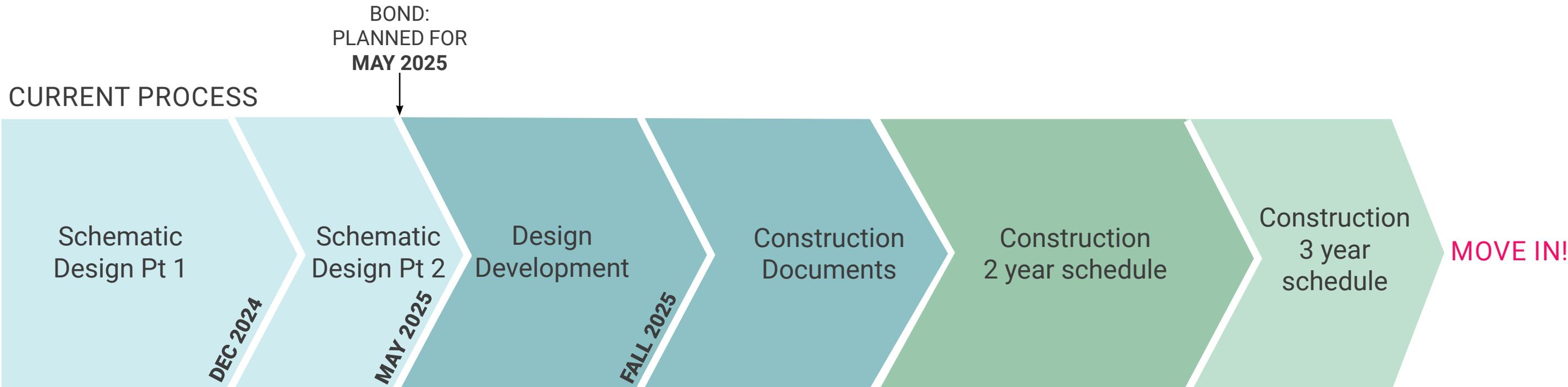
-or-

2) Change **schedule** + make **minor** changes to building size, materials, and systems



Value Engineering (75% SD)

Proposed Construction Schedule

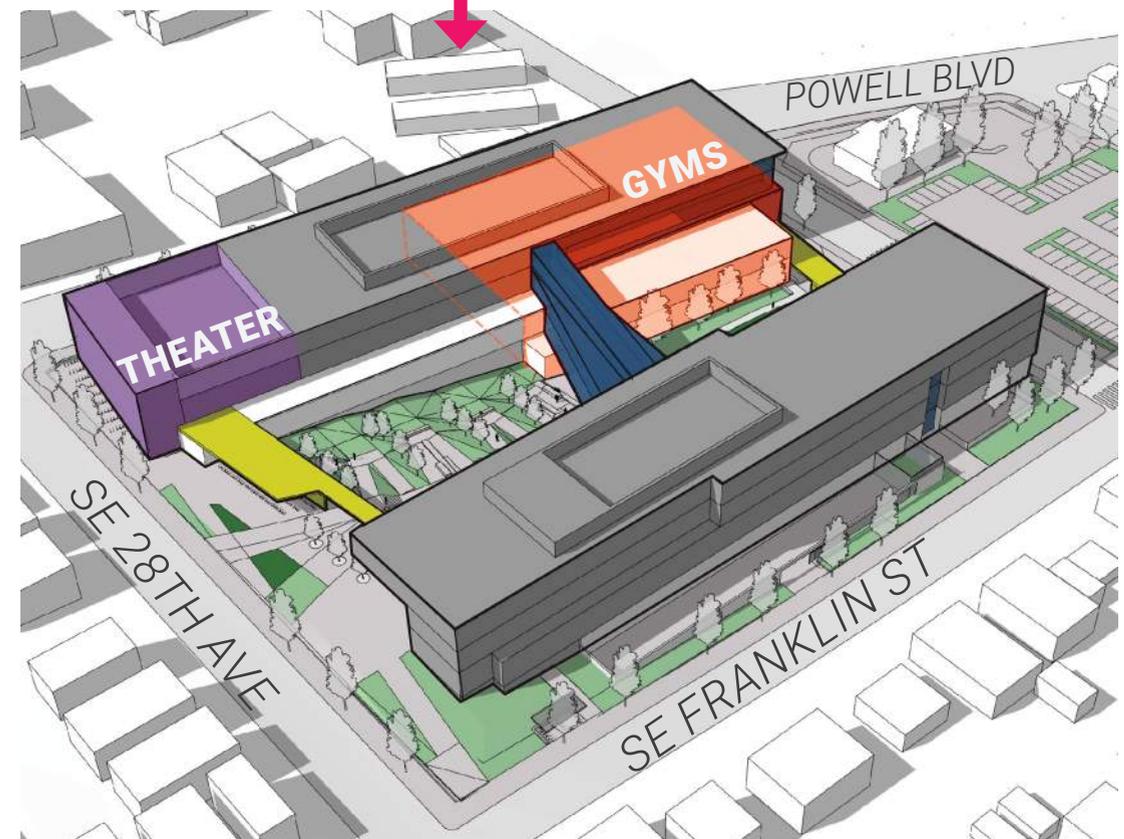


TIMELINE IS DEPENDENT ON BOND FUNDING + CONSTRUCTION SCHEDULE AND SCHOOL BOARD DIRECTIVES

Value Engineering (75% SD)

Optimizing Building Layout

- > Reduce basement excavation
- > Construction efficiency/sequencing
- > All athletics + locker rooms on one level
- > Activates corner of 26th + Powell
- > Athletics connected to west courtyard
- > Theater lobby integrated into commons
- > Band is on level of Cleveland Stadium

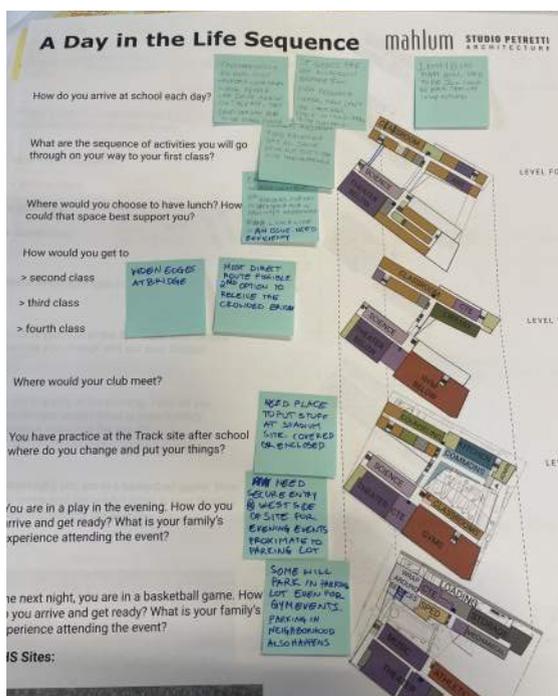


Where we are going

Today

Re-starting SD

THE LAST DAG (DAG 05)
OCT 15TH, 2024



100% SCHEMATIC
DESIGN V.1
DEC 20TH, 2024

WORK PAUSE
BEGINS
DEC 21ST, 2024

BOARD FRAMEWORK
APPROVED
FEBRUARY 11, 2025

SCHEMATIC DESIGN
V.2 BEGINS
FEB 20TH, 2025

SCHEMATIC
DESIGN VE
WORKSHOP
OCT 28TH -
NOV 7TH

SCHEMATIC
DESIGN
DOCUMENTS

PHASE 1
COST
REDUCTION
STUDIES

FRAMEWORK FOR
COST REDUCTIONS
DEVELOPED

SCHEMATIC
DESIGN V.2
FEB 20 - MAY, 2025

Where we are going

How to bridge where we were, and where we need to be

1) Develop a concept that reflects the Board Framework



2) Update Schematic Design (v2) to reflect changes

3) Start Design Development

Next Steps

Key Dates

- > Bond Language due **Feb 28th** - Bond Election **May 20th**
- > Design Team Phase 2 Scope Due **March 21st**
- > Presentation to SFIOC **April 23rd**
- > Presentation to School Board **May 6th**
- > Design Team Updated SD Documents due **May 20th**

Next Steps

Engagement Process

- > Public Workshop **TBD**: Status Update (similar to today)
- > DAG Meeting **March 20th**: Opportunities and Trade-offs
- > Functional Programming Meetings with staff at CHS
- > DAG meetings in **April, May, and June (to be confirmed)**
- > Native American workshop: **TBD**
- > Student Engagement: **TBD**
- > Develop conceptual design options for baseball and softball improvements at Powell Park, and potential softball improvements at Hosford MS. Meet with athletics, neighborhood groups, and PP&R.

Q&A