



Portland Public Schools

Ida B. Wells High School Modernization



Design Advisory Group Meeting #6
April 9, 2025



DESIGN TEAM HERE TODAY



Donna Bezio
PPS



Rolando Aquilizan
PPS



Stefée Knudsen
Bora



Josh Brandt
Bora



Thy Daniels
After Bruce



Noelle Idehara
Hoffman Construction

AGENDA

Welcome and Introductions 00:03

Community Agreements 00:05

Where Are We Now? 00:20

-Board of Education 2025 Cost Reduction Framework

Building & Site Design Updates 00:20

Next Steps & Schedule 00:05

Q&A 00:20

Community Agreements



COMMUNITY AGREEMENTS

- 1. We embrace student-first thinking.**
- 2. We approach conversations with curiosity and question our assumptions, understanding that multiple solutions or approaches can exist at the same time and all be true.**
- 3. We assume positive intent and respect one another through our words and actions.**
- 4. We understand that we all can't get what we want.**
- 5. We encourage a variety of voices in our process, and make space for different communication styles and preferences.**

Where are we now?



UPDATE: Board’s Framework (3.4.25)

The Board of Education approved a resolution on 3.4.25, giving direction.

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.

- Reduce building area to be consistent with Lincoln and Franklin HS (295,000 GSF)
- Health Center only if commitment
- Teen Parent Center only if demonstrated need
- Meet Climate Policy for all electric infrastructure
- Minimize exterior site work unless needed for athletics.
- Consider alternatives to LEED certification
- Minimize basement construction
- Look for additional savings of \$10M

REVIEW - **ED SPEC (EDUCATION SPECIFICATION)**

It's a list of ingredients.....



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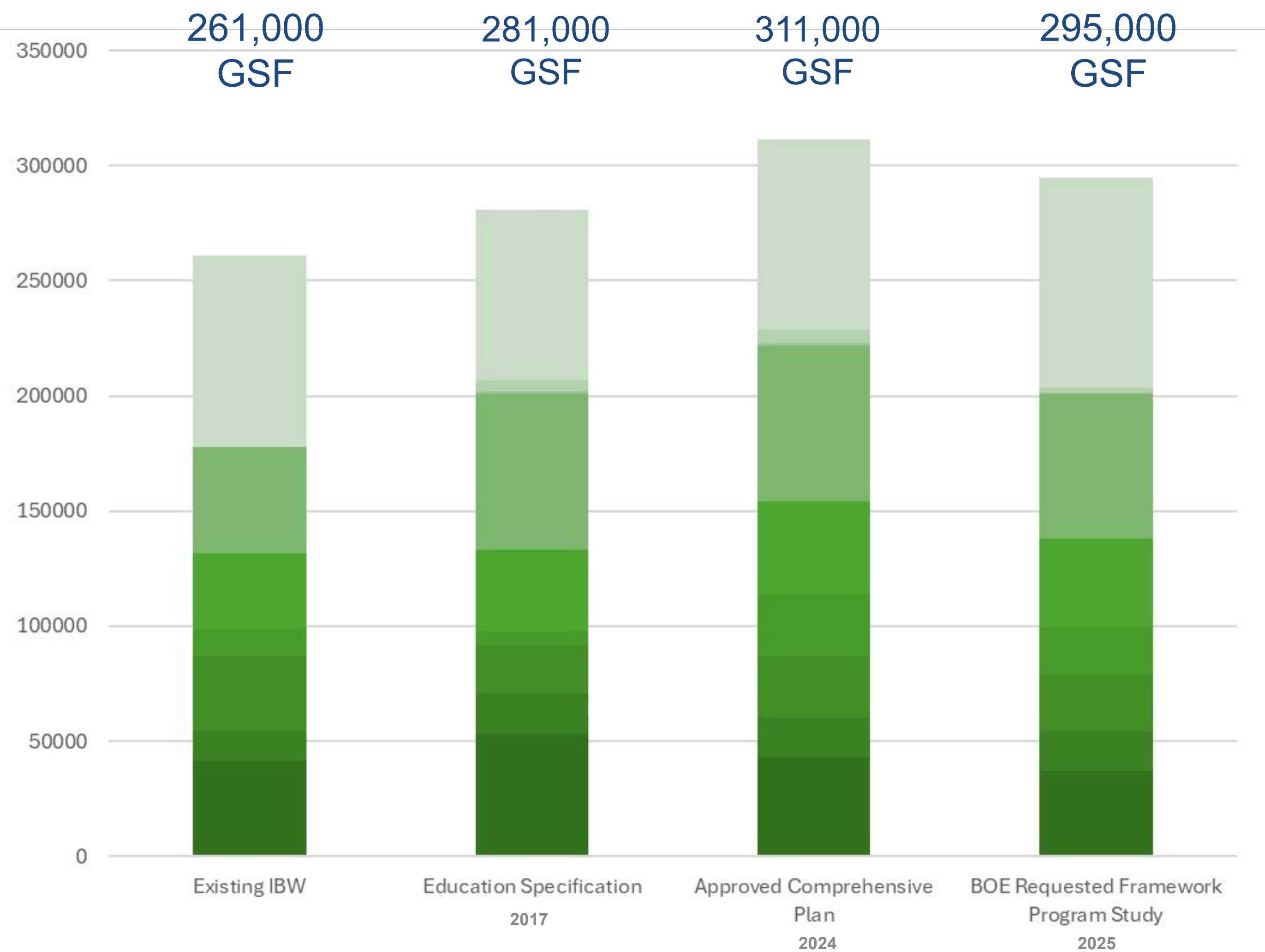


Note: the “Ed Spec” being referenced was issued in 2017 after the Franklin and Roosevelt HS modernizations. It has continued to be refined and updated since with lessons learned.

Board’s Framework

“REDUCE BUILDING AREA TO APPROXIMATELY 295,000 sf”

- Net / gross
- Wrap-Around Service Providers
- Community Partners
- Education Support
- Athletics (incudes area for P.E. instruction)
- Career Preparation/CTE
- Fine & Performing Arts (Drama, Theater)
- Science Labs
- General Education (Gen-Ed) Classrooms



Board's Framework

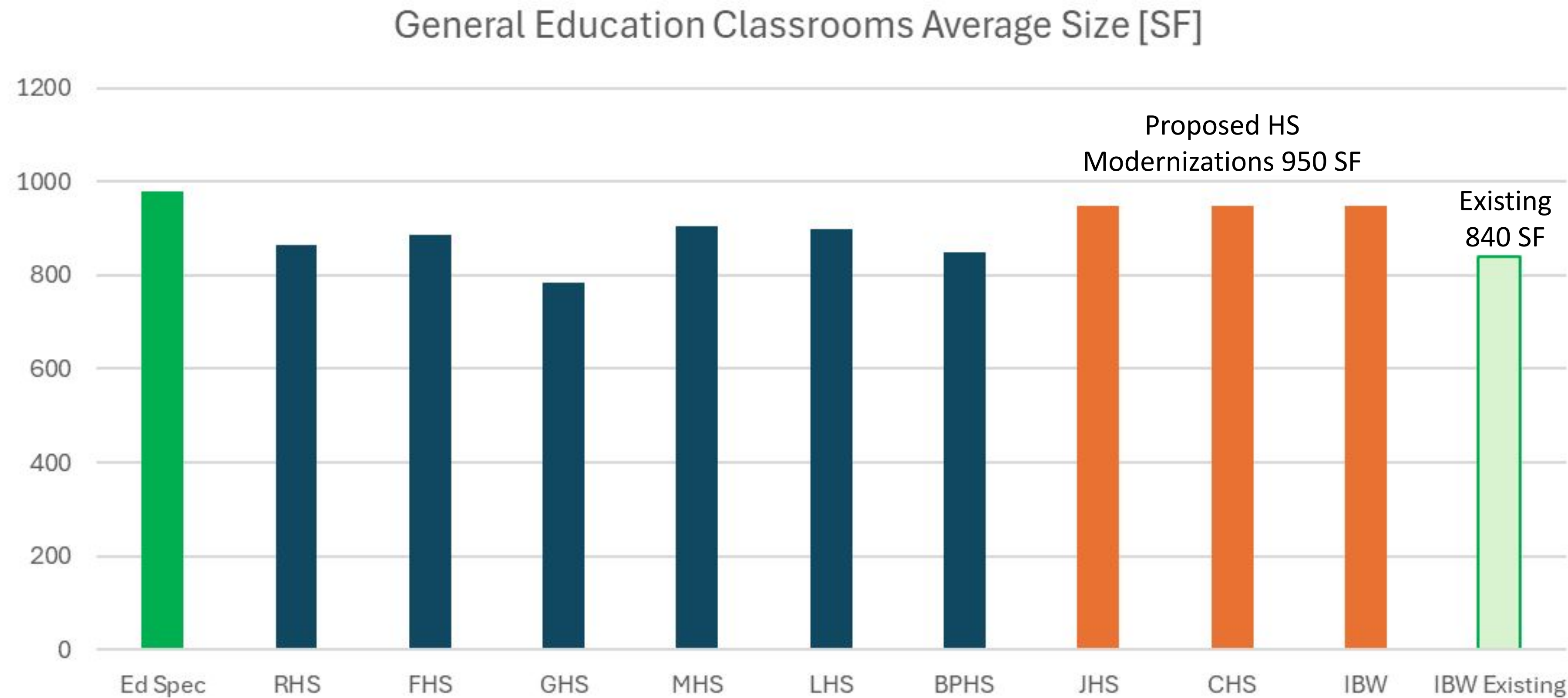
***“REDUCE BUILDING AREA TO
APPROXIMATELY 295,000 sf”***

Spaces adjusted from 2024 Board-approved Comprehensive Plan to respond to the Board's Cost Reduction Framework include:

- *Standard Band Room - still exceeds existing; Ed Spec preferred*
- *CTE spaces right-sized*
- *No added Teen Parent Center**
- *Adjusted Flexible Learning Areas*
- *Adjusted Teacher Planning / Collaboration spaces*
- *Adjusted Storage - still exceeds Ed Spec recommended*

Board's Framework

MEET PPS HIGH SCHOOL ED SPEC MINIMUM REQUIREMENTS



BOARD'S FRAMEWORK

TEEN PARENT CENTER

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

- **IBW currently has no Teen Parent Center.**
- Team is working with the school and district leaders, exploring opportunities and needs.
- Current design is **not** holding space for a Teen Parent Center.

BOARD'S FRAMEWORK

HEALTH CENTER

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

- **IBW currently has no Health Center.**
- The Board is supportive of IBW's desire to find a provider.
- The PPS Department of Student Success and Health is actively engaged in recruiting a health care provider.
- The design team is holding space for a Health Center and considering alternate uses of the space in the event that a provider cannot be identified.

Board's Framework

CLIMATE POLICY AND LEED GOLD CERTIFICATION

- PPS Climate Policy

Project maintains a commitment to all electric infrastructure. Team is exploring alternate mechanical and structural systems.

- LEED Gold Certification

Project will seek sustainable solutions that are practical, maintainable and cost effective.

Current Design

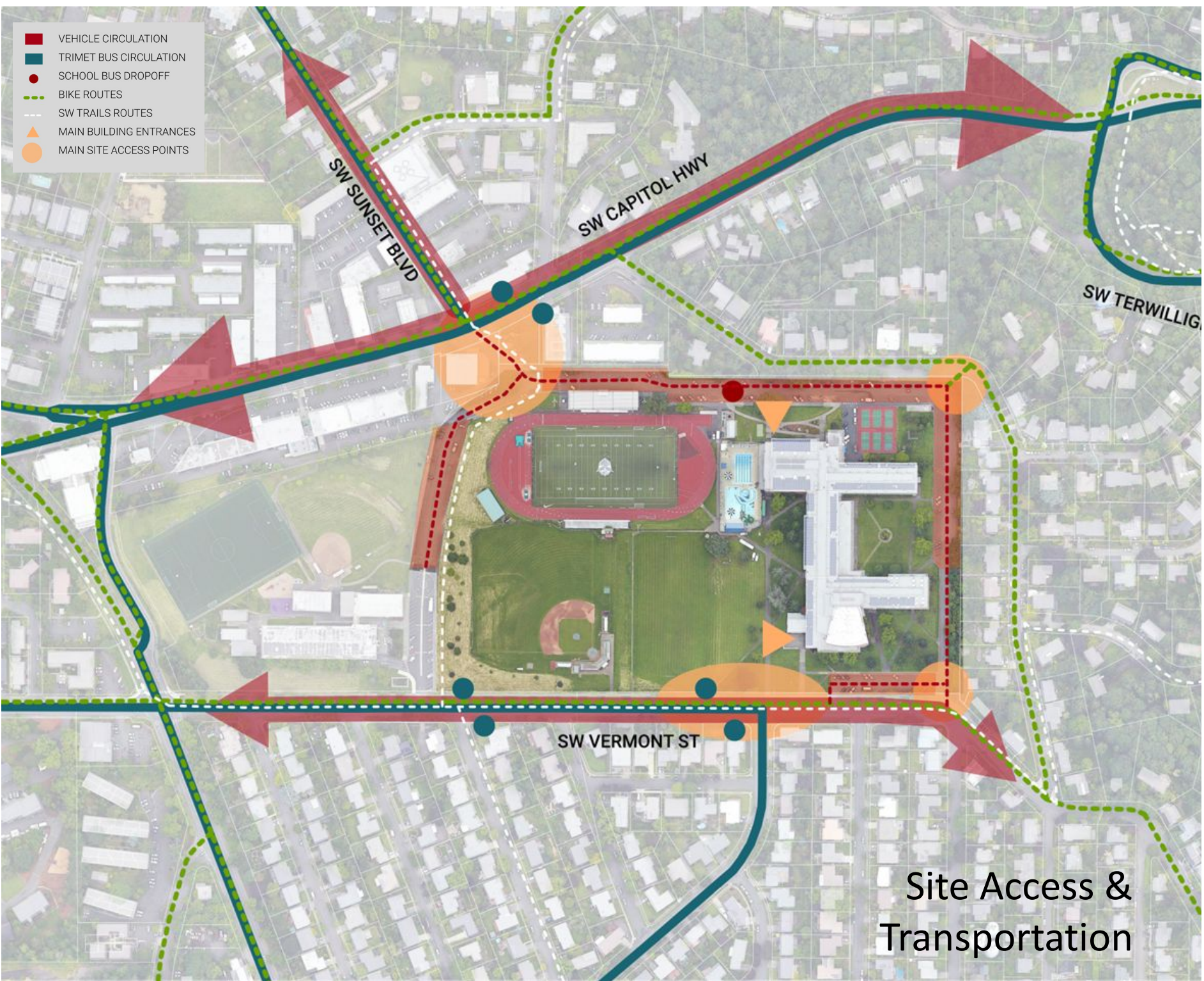


PROJECT VISION

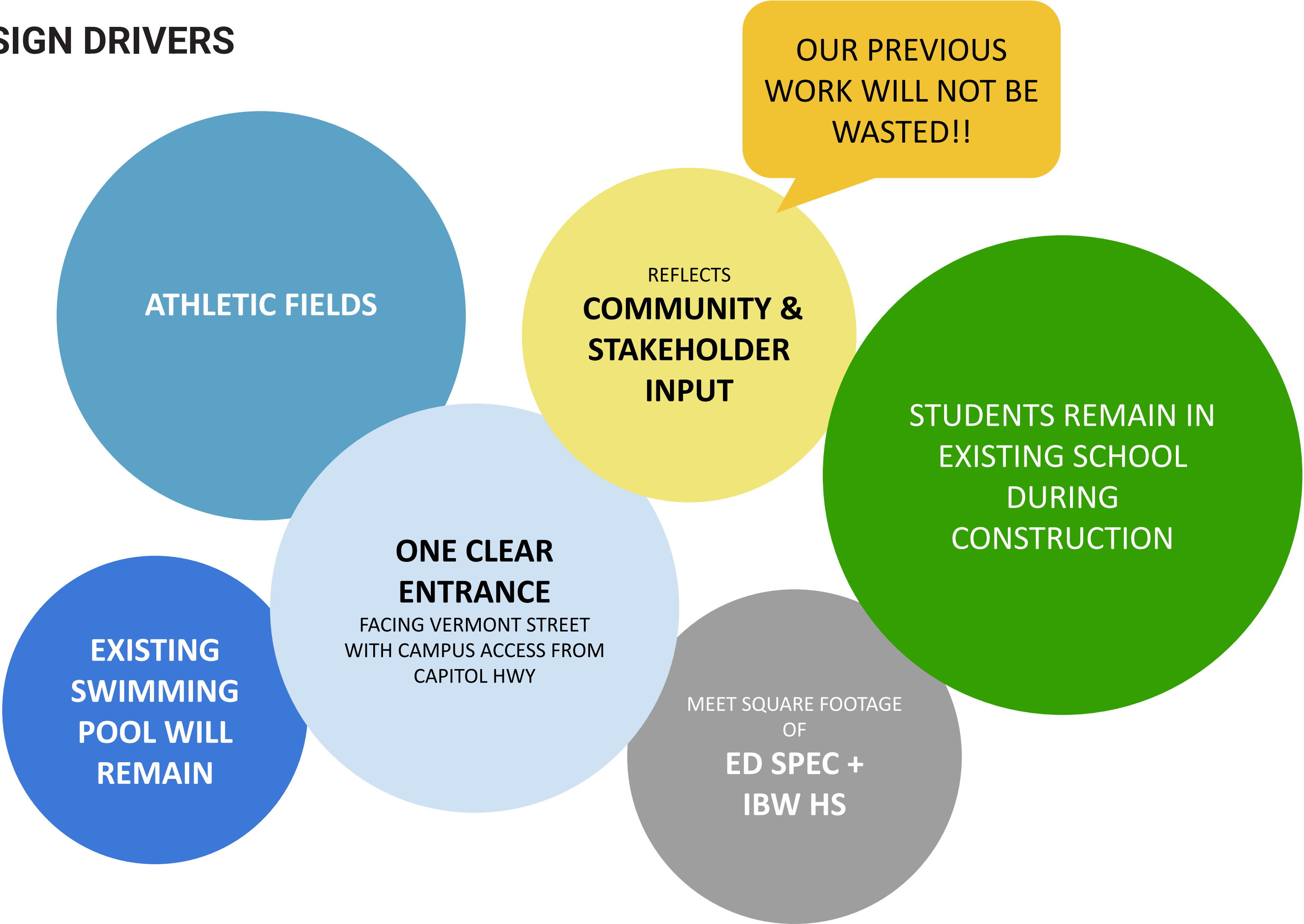


The new Ida B. Wells High School will embody the legacy of its namesake, shining a light on her commitment to truth, transparency, and justice.

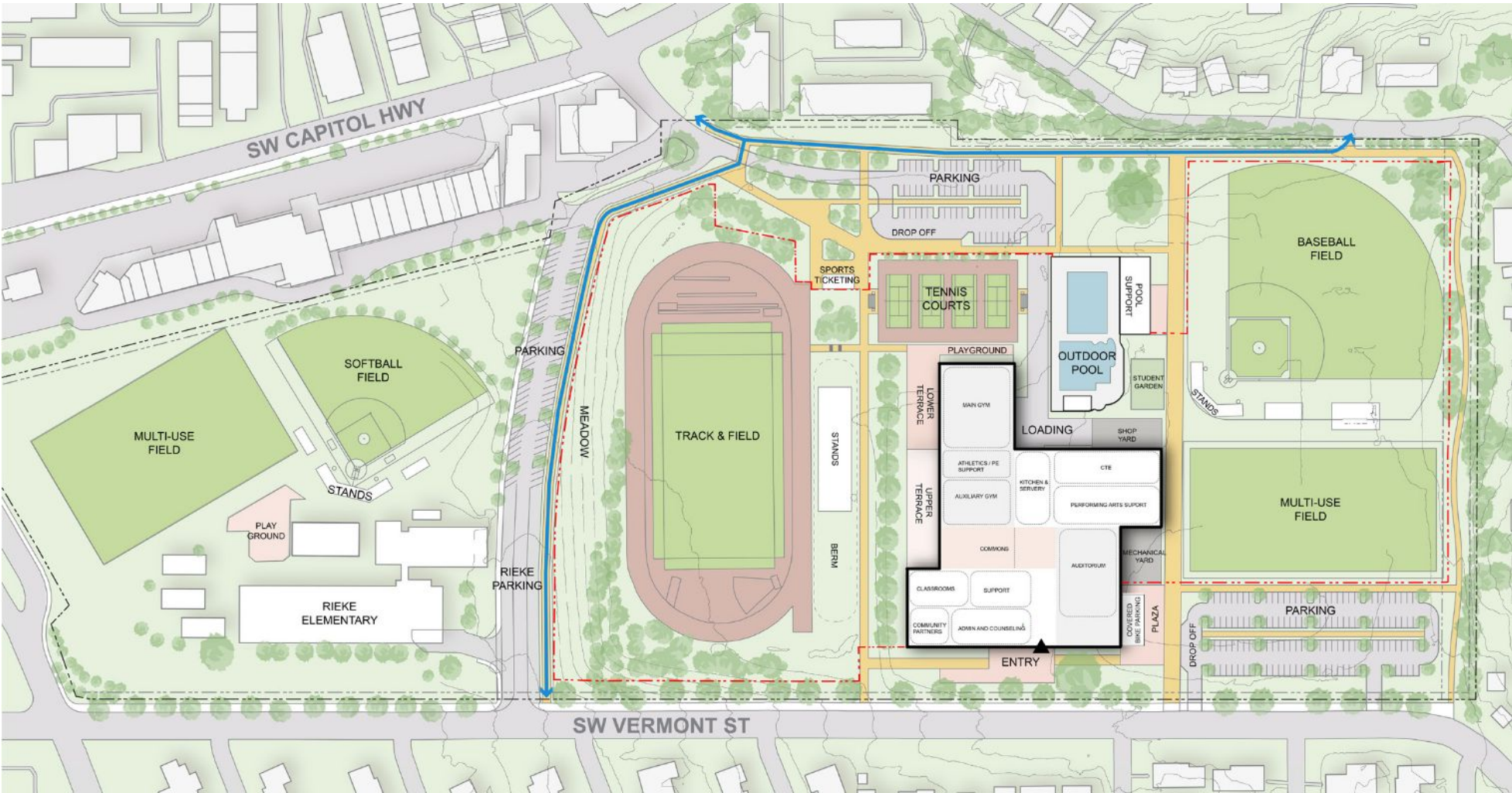
REVIEW: SITE OPPORTUNITIES & CONSTRAINTS



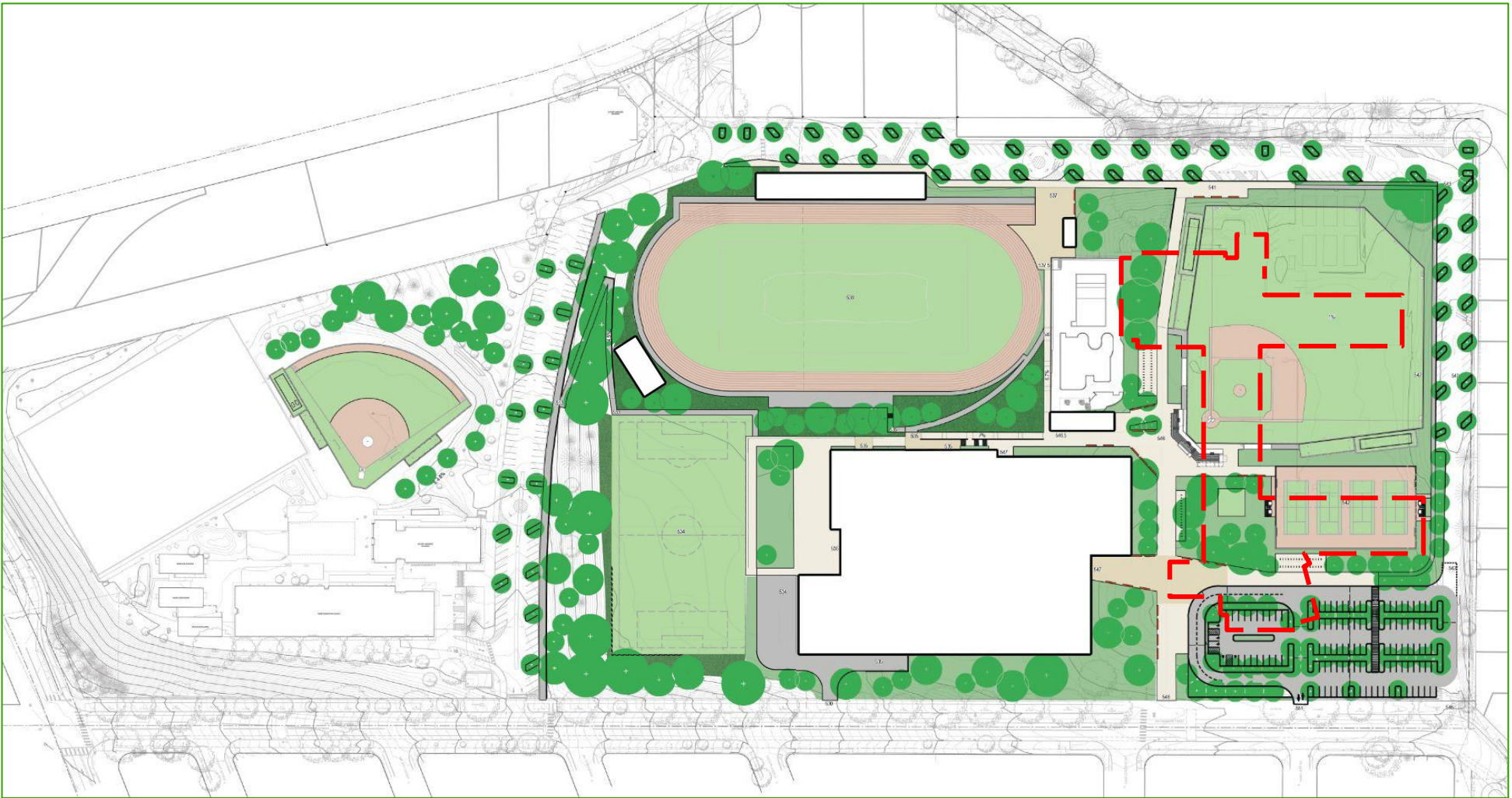
KEY DESIGN DRIVERS



SITE ORGANIZATION UPDATE SITE PLAN COMPARISON

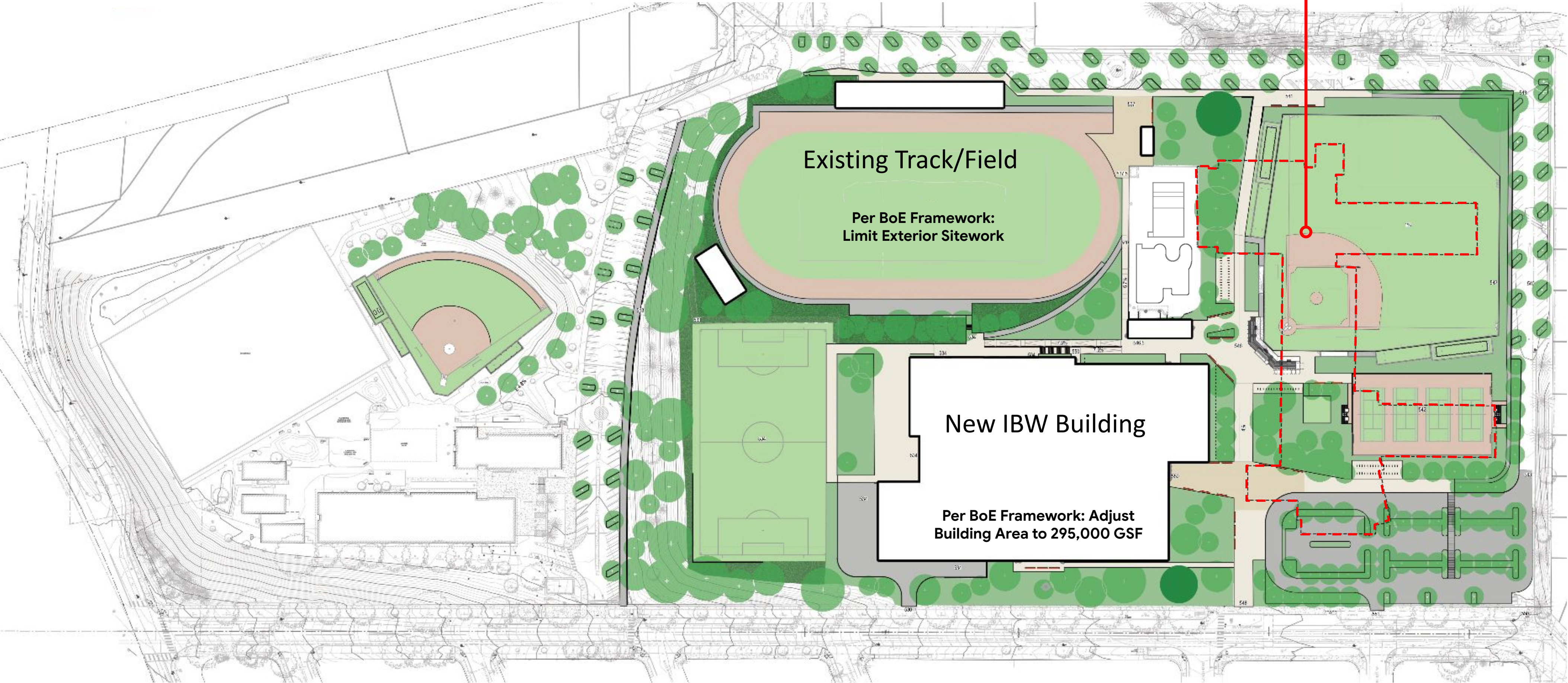


2024 Board-Approved Comprehensive Plan



Plan Aligned with 2025 Board of Education (BoE) Cost Reduction Framework

REVIEW: SITE ORGANIZATION SITE PLAN



BUILDING ORGANIZATION

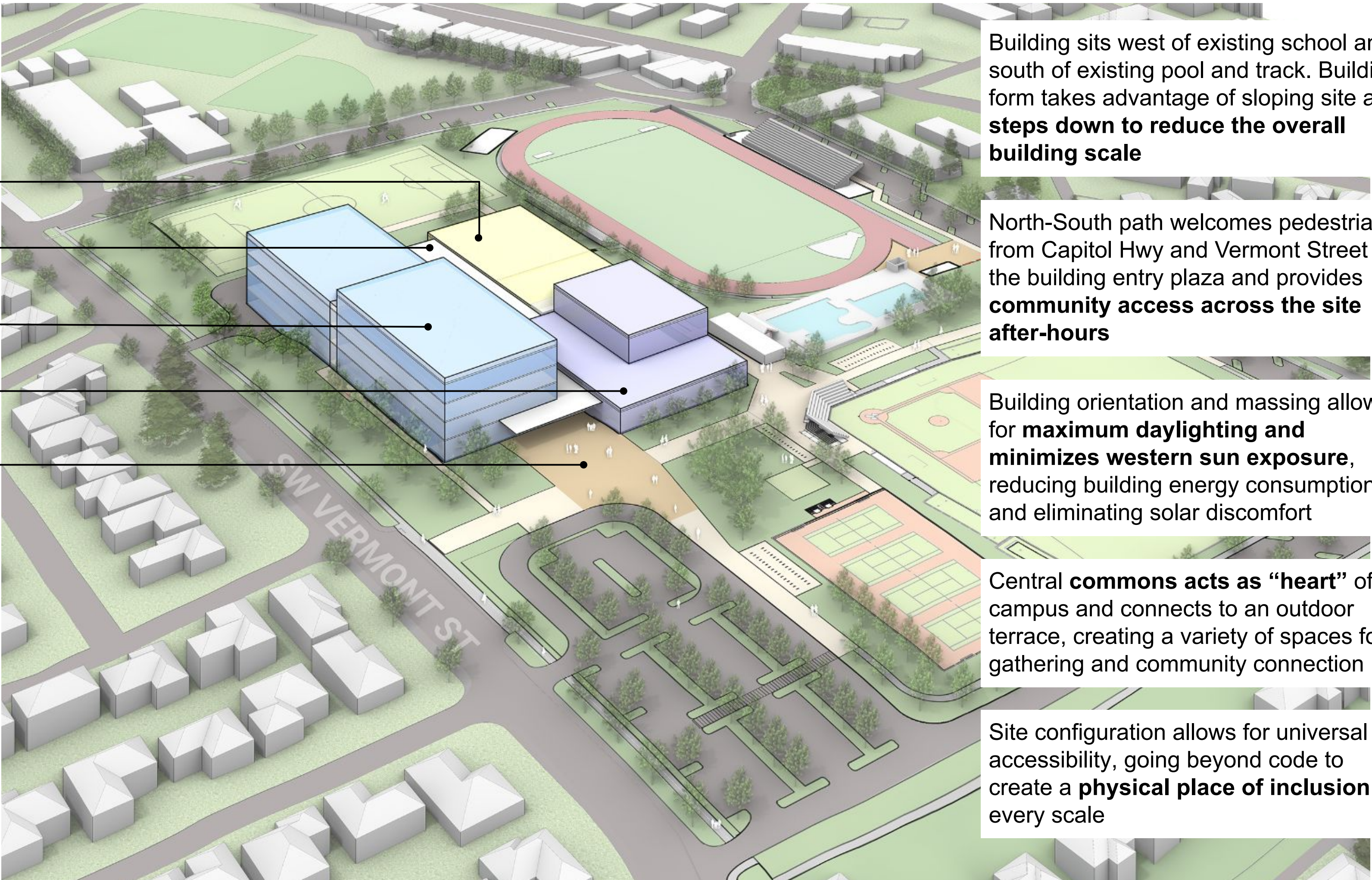
ATHLETICS

COMMONS

ACADEMICS

PERFORMING ARTS

MAIN ENTRY



Building sits west of existing school and south of existing pool and track. Building form takes advantage of sloping site and **steps down to reduce the overall building scale**

North-South path welcomes pedestrians from Capitol Hwy and Vermont Street to the building entry plaza and provides **community access across the site after-hours**

Building orientation and massing allows for **maximum daylighting and minimizes western sun exposure**, reducing building energy consumption and eliminating solar discomfort

Central **commons acts as “heart”** of campus and connects to an outdoor terrace, creating a variety of spaces for gathering and community connection

Site configuration allows for universal accessibility, going beyond code to create a **physical place of inclusion** at every scale

BUILDING ORGANIZATION

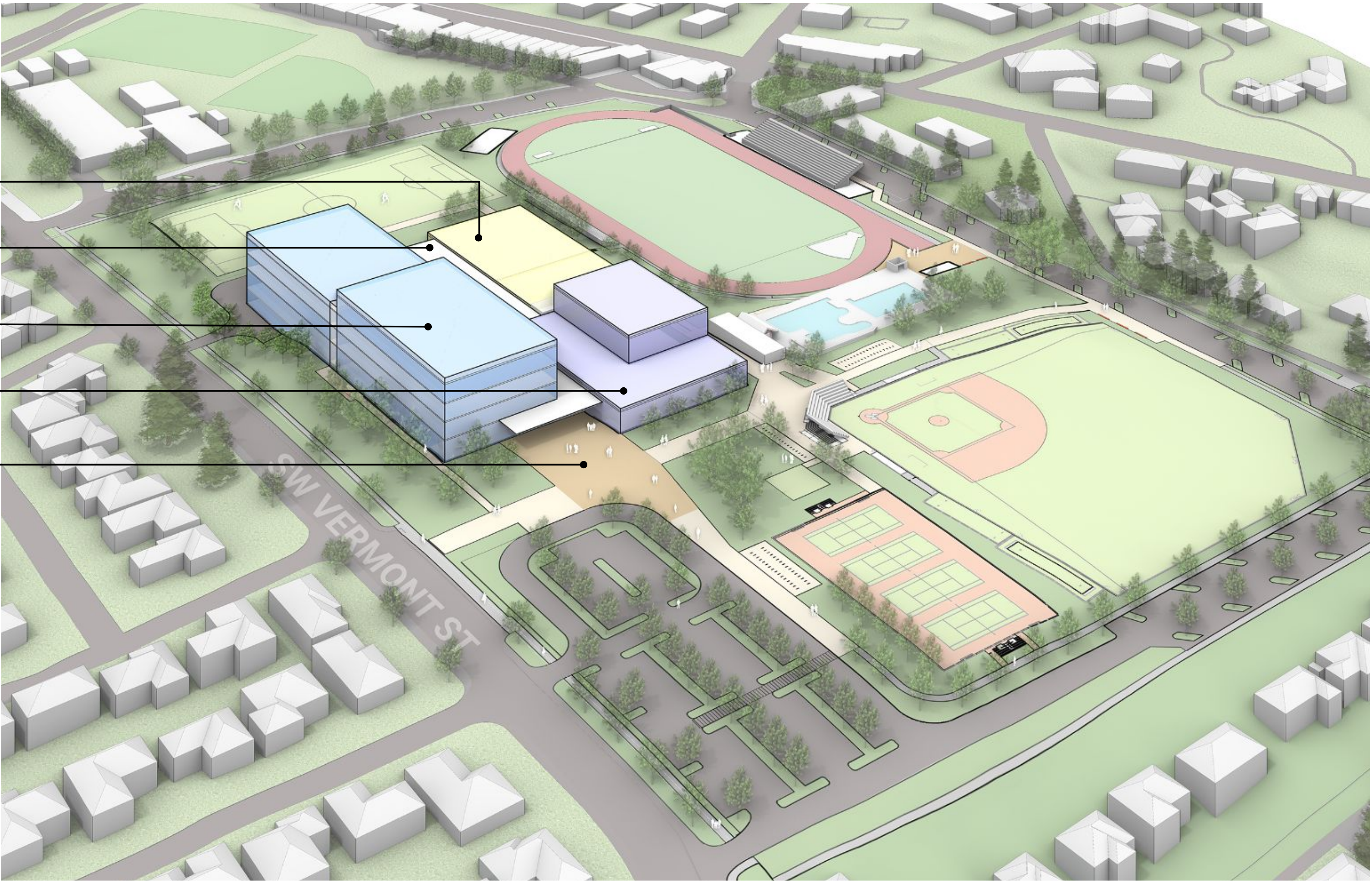
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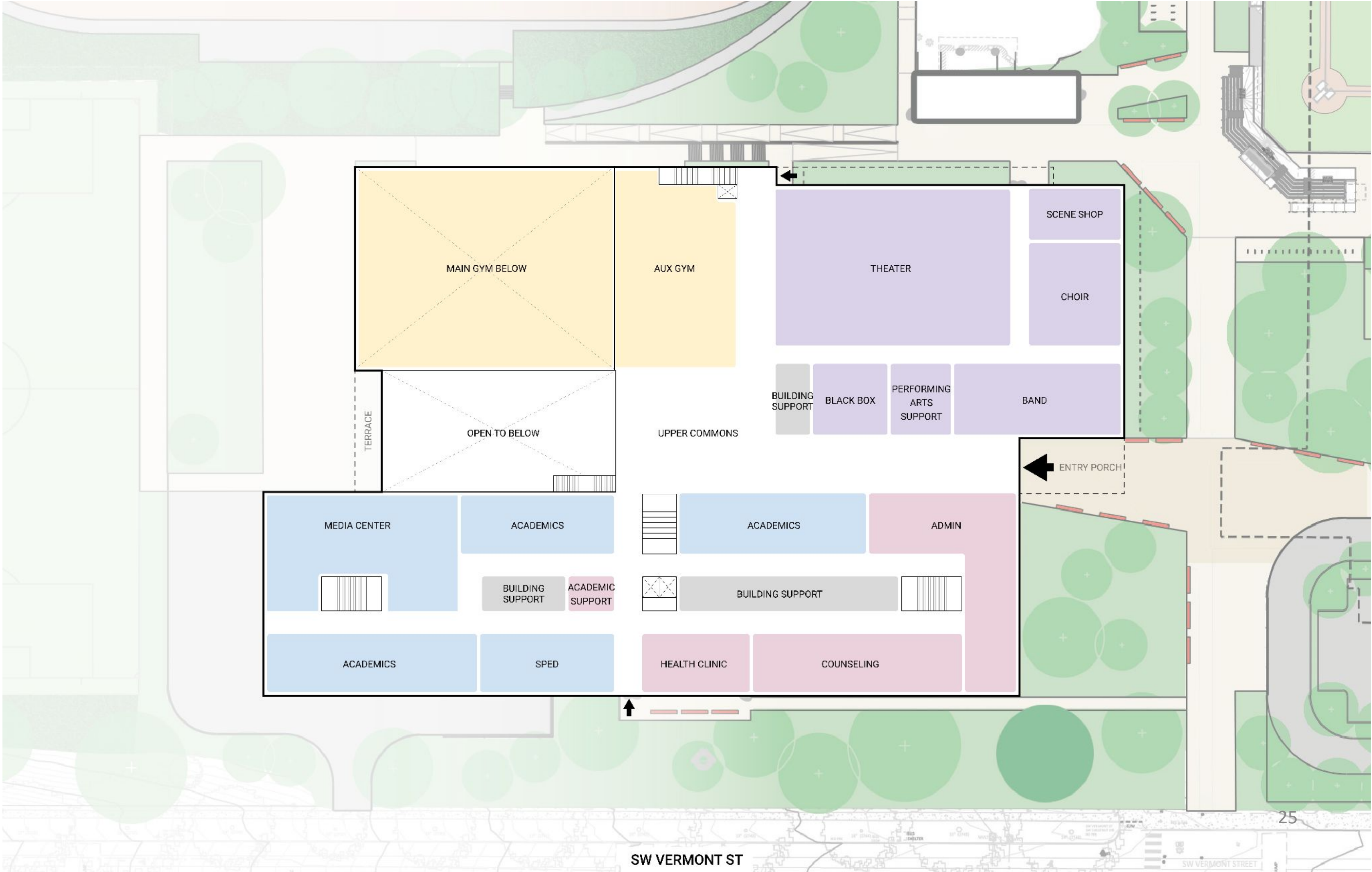
MAIN ENTRY



BUILDING ORGANIZATION First Level Floor Plan

KEY:

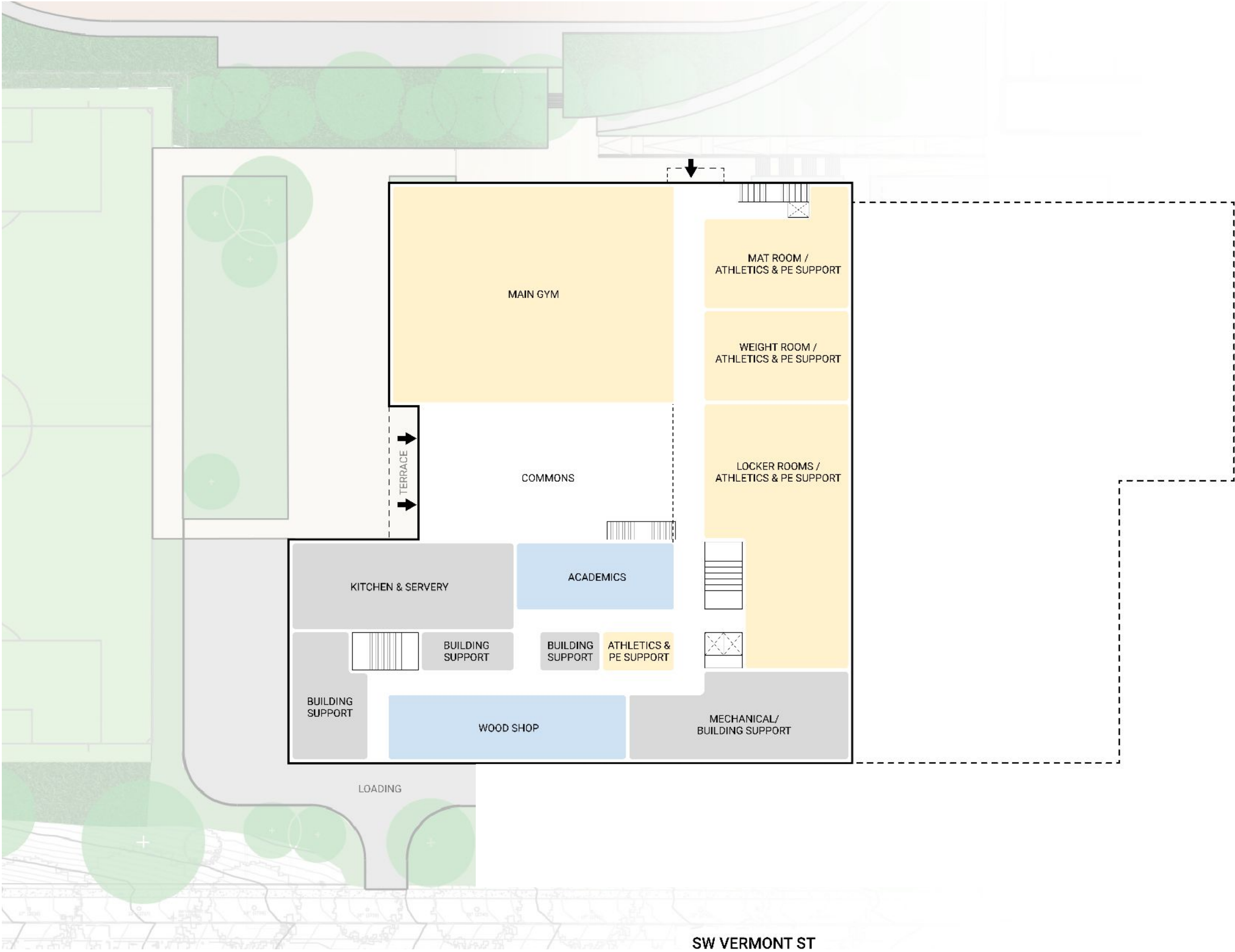
- Performing Arts related spaces
- Athletics related spaces
- Admin and Partners related program and spaces
- Academic related spaces
- Building support related spaces



BUILDING ORGANIZATION Lower Level Floor Plan

KEY:

- Performing Arts related spaces
- Athletics related spaces
- Admin and Partners related program and spaces
- Academic related spaces
- Building support related spaces



BUILDING ORGANIZATION

Second Level Floor Plan

KEY:

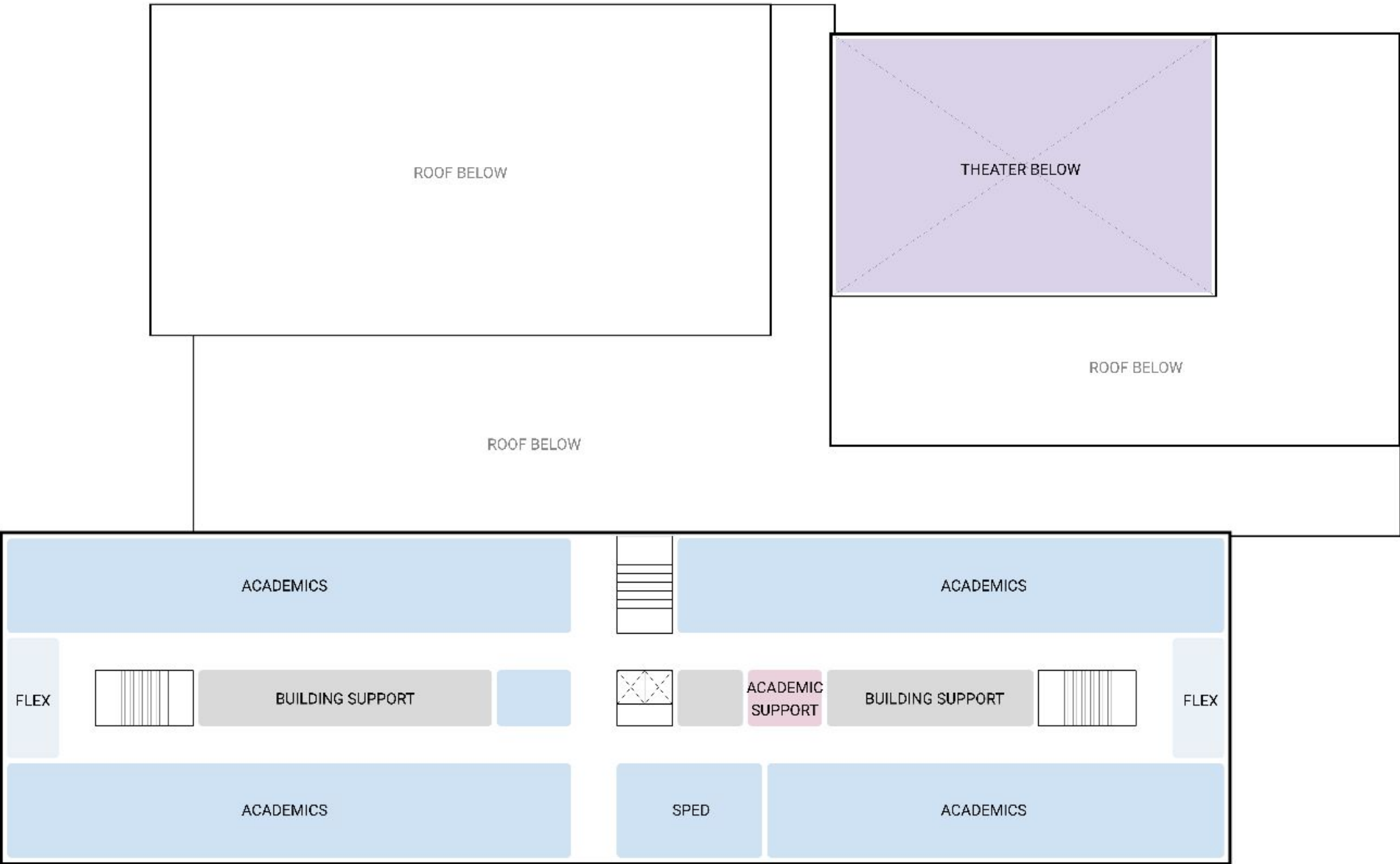
Performing Arts related spaces

Athletics related spaces

Admin and Partners related program and spaces

Academic related spaces

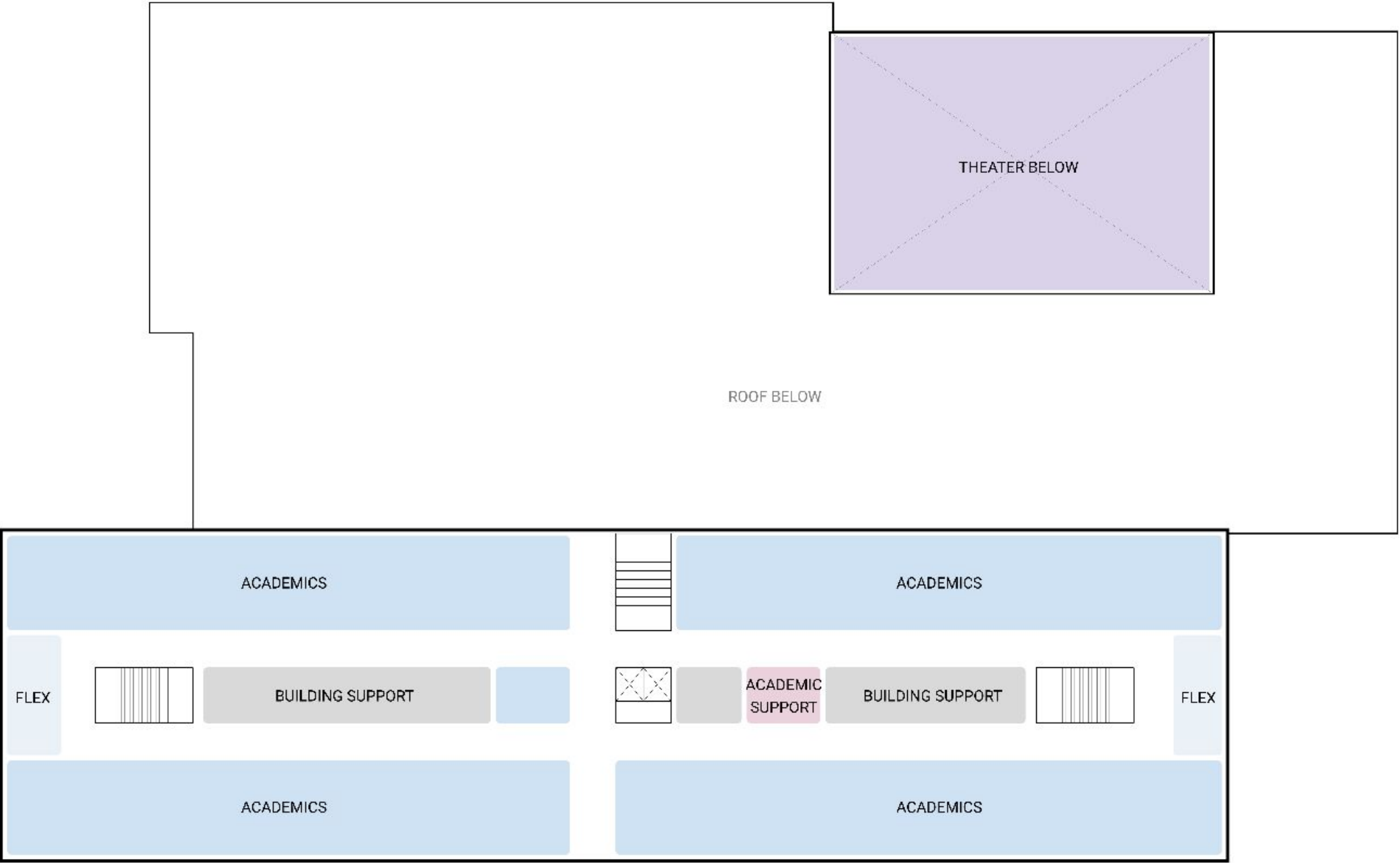
Building support related spaces



BUILDING ORGANIZATION Third Level Floor Plan

KEY:

- Performing Arts related spaces
- Athletics related spaces
- Admin and Partners related program and spaces
- Academic related spaces
- Building support related spaces

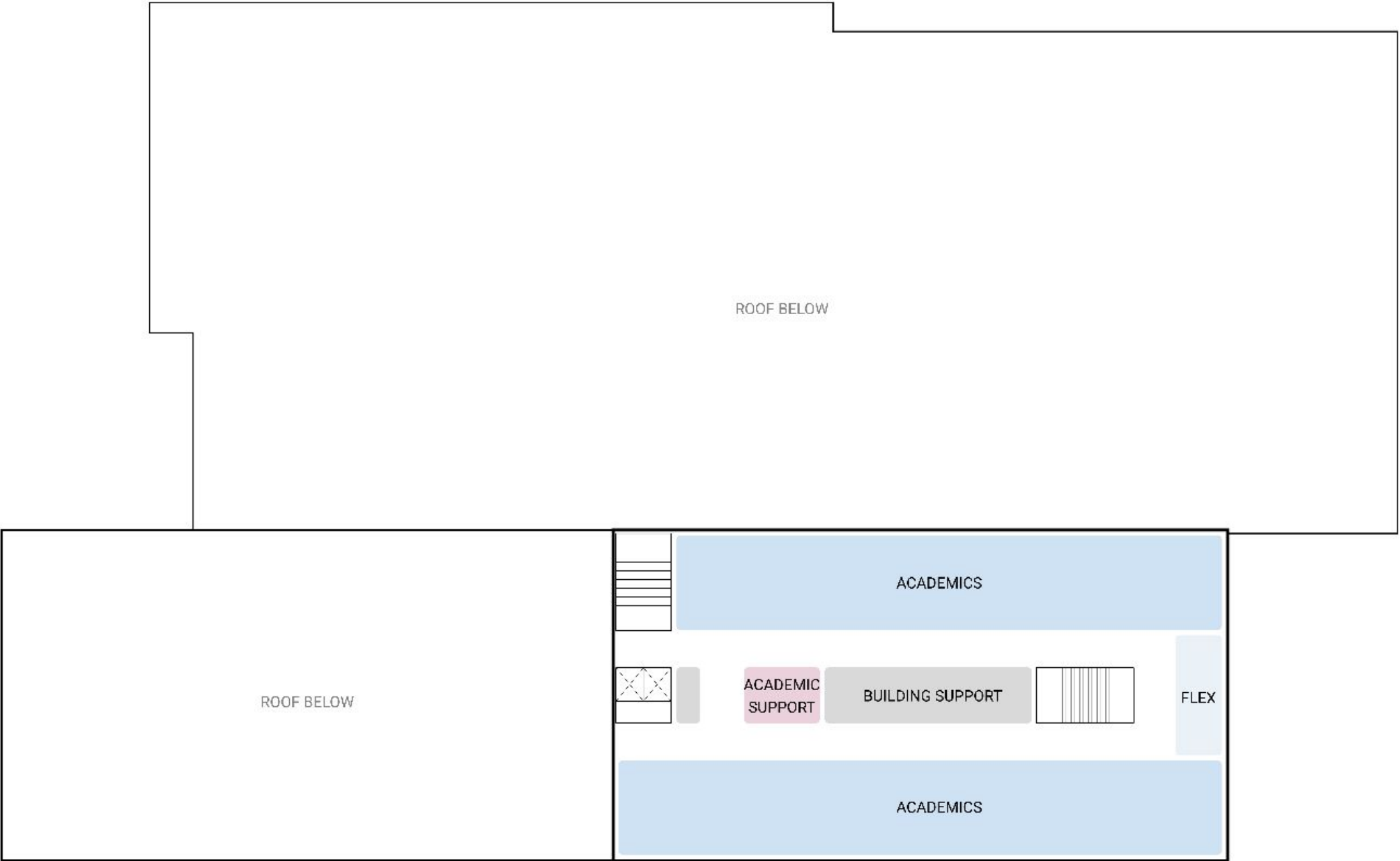


BUILDING ORGANIZATION

Fourth Level Floor Plan

KEY:

- Performing Arts related spaces
- Athletics related spaces
- Admin and Partners related program and spaces
- Academic related spaces
- Building support related spaces

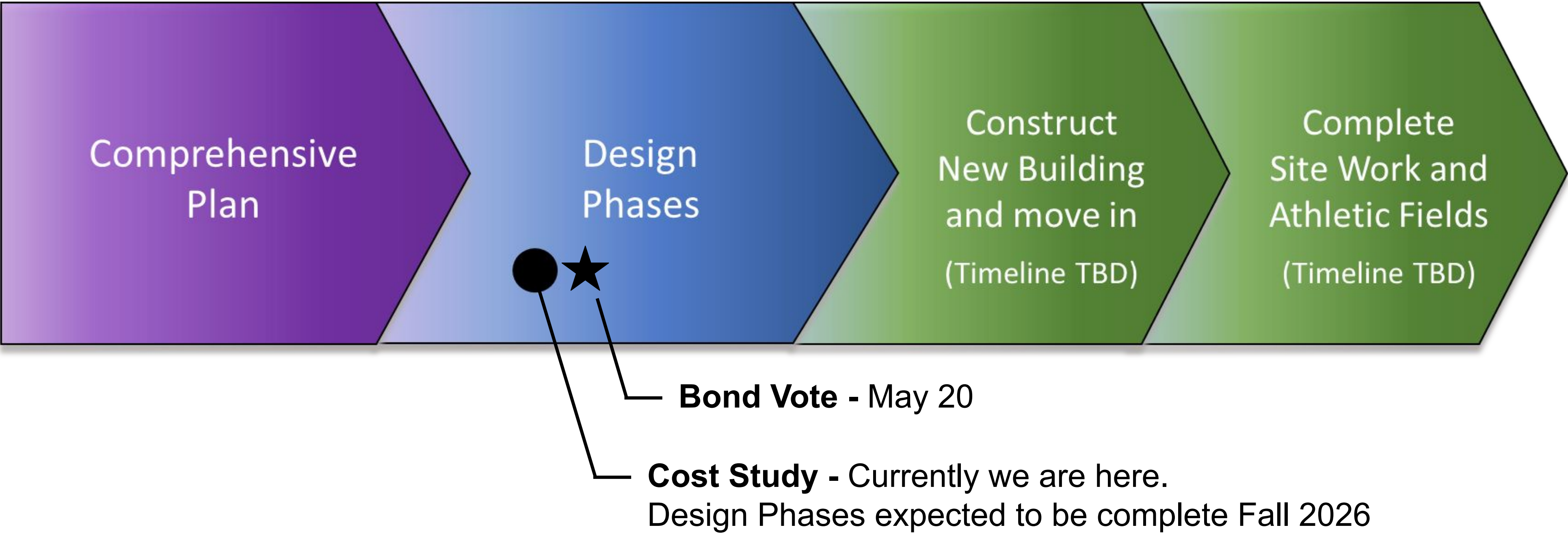


UPDATE: BUDGET, IN PROGRESS

COMPONENT	2024		2025	
	BOE APPROVED COMPREHENSIVE PLAN		COST REDUCTION STUDY RANGE	
			LOW	HIGH
TOTAL PROJECT BUDGET*	\$	455,000,518	\$ 439,500,000	\$ 452,000,000
Savings Range			\$ (15,500,518)	\$ (3,000,518)

*Includes 2020 Bond funding of \$20,000,000

PROJECT SCHEDULE



NEXT STEPS

Board of Education Approval: 4.22.25

Building Size and Ed Specs:

- Reviewing with Stakeholders and Design Advisory Group
- Team continues to search for ways to refine and reduce building size without impacting students or staff

Construction Costs:

- Costs will be refined to address any additional space savings

***** Community Open House at IBW: April 30, 2025 4:00-6:00 pm *****

QUESTIONS?

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Website:

pps.net/IdaBWellsBond

