

School District No. 1J, Multnomah County, Oregon
Board Work Session of January 24, 2017

INFORMAL MINUTES

A Work Session of the Board of Directors came to order at 6:03pm at the call of Chair Tom Koehler in the Board Auditorium at the Blanchard Education Service Center, 501 N. Dixon Street, Portland, Oregon, 97227.

There were present:

Board of Directors:

Tom Koehler, Chair
Amy Kohnstamm, Vice-Chair
Paul Anthony
Steve Buel
Julie Esparza Brown
Mike Rosen
Aliemah Bradley, Student Representative

Absent:

Pam Knowles

Staff:

Bob McKean, Interim Superintendent
Amanda Whalen, Chief of Staff
Jerry Vincent, Chief of School Modernization
Courtney Wilton, Interim Chief Operations Officer
Yousef Awwad, Deputy Chief Executive Officer
Rosanne Powell, Board Office Manager
Caren Huson-Quiniones, Board Clerk

DISTRICT-WIDE PUBLIC OPINION SURVEY RESULTS

Lisa Grove, via phone, of ALG Analysis provided the results of a survey of 400 voters, selected at random from a file of those who voted in at least one of the May elections in 2011, 2013, 2014 or

exterior spaces are also being introduced and enhanced in the master plan: the existing historic west entry lawn; a new central social courtyard; and, a new east CTE work courtyard.

Key project challenges include:

- historic landmark
- constrained urban site
- extensive health and safety upgrades required, including seismic upgrade of unreinforced masonry buildings and providing universal access throughout the campus
- phased construction with student occupancy.

Construction Budget: \$122,000,000. Project Budget: \$201,654,716.

Director Rosen asked if the non-Benson programs would move out of the buildings. Mr. Vincent responded yes, but there is at least two years to figure that out before construction would begin. However, adaptable space will be included in the design.

Lincoln High School

Three development options are available: 1) renovation and addition; 2) full replacement – horizontal; and, 3) full replacement – vertical.

Key challenges include:

Key Challenges include:

- A diverse community with an antiquated school building that creates a barrier to connecting across cultures.
- Existing building is an opaque space that is not inviting or welcoming, discouraging future students from considering attending Madison
- A lack of “maker space” that enhances innovative learning programs, including urban agriculture, CTE, computer science, sustainability, and textiles.
- Building does not meet current seismic, ADA, or safety codes
- A significant lack of athletic facilities for students who are not on formal Madison teams

Proposed construction cost: \$95,000,000

Proposed Project Cost: \$145,909,717

Director Buel asked if we wanted to have a lot of students near 82nd Avenue as depicted in the science areas. Paul Cathcart, Project Manager, responded that it would all be discussed in the design phase once we have obtained funding. The CTE areas will be more flexible than they are now.

Kellogg

Kellogg Middle School has not been used as a school facility by PPS since 2007. During this time, the District has performed limited maintenance on the grounds which were maintained for neighborhood use.

Key Challenges include:

- Extensive seismic strengthening required for existing main building deficiencies
- Extensive Health and Safety upgrades to existing mechanical, plumbing, and fire suppression systems and interior finish deficiencies; water quality, air quality, asbestos containing materials, lead-based paint, mold and moisture damage, ADA accessibility, fire/life safety alarms and sprinklers
- Size of classrooms, gymnasium, media center, cafeteria, and kitchen do not meet current Educational Specifications
- Site constraints: 6.18 acre site with rigid edges must meet bus, vehicle, and pedestrian access requirements, requires a more vertical design solution where possible, playfields are below typical PPS standards.

Renovation and Additions:

Construction Cost \$38,387,393; Project Cost \$56,243,651

Full Replacement:

Construction Cost \$32,000,000; Project Cost \$44,611,241

Director Rosen stated that the community will want input on the design of Kellogg. Mr. Vincent commented that staff would work with Enrollment and Transfer and DBRAC to determine the feeder schools and then invite those residents to serve on the Design Advisory Group (DAG).

Director Buel mentioned that he would like to see the building set further back than 20' off of Powell. Mr. Vincent responded that that would require a variance from the City, but the discussion would occur with the DAG. Director Buel asked how much CTE space was being proposed for Kellogg. Mr. Cathcart responded that Middle School Education Specifications require very limited space set aside for CTE and was totally different than what is required for high schools. Director Buel questioned if there was enough gym space designed for Kellogg. Chris Russo, Assistant Superintendent, responded that that would also be determined during the DAG process.

OVERVIEW OF ADDITIONAL HEALTH AND SAFETY INVESTMENTS

Mr. Wilton provided a report that provided a brief explanation of the process used by PPS staff to quantify the estimated cost of the District's most pressing environmental health and safety facility needs and also prioritize those needs for inclusion into a future general obligation bond request. Eleven separate health and safety areas were identified and considered highest risk based on an analysis factoring in estimated hazard severity, frequency and also feedback from the PPS Board. The cost of fully mitigating this risk for all locations was then calculated using a variety of methods and information sources including estimates provided directly by professional consultants, prior comprehensive reviews, and the PPS internal facility database.

Director Rosen questioned how you balance what the law requires for seismic and what you can actually do. Mr. Wilton responded that it was