

Facilities and Operations Committee
Meeting
Wednesday, February 8, 2023 4:00 PM

Dr. Matthew Prophet Education Center -
Windows Cafeteria / Conference Room (Floor
2)
501 N. Dixon St.
Portland, OR 97227

Agenda

1. 4:00 pm - Supplemental Transportation Plan
2. 4:20 pm - Update: Tubman Relocation
3. 4:40 pm - Future Bond Planning Overview
4. 5:30 pm - Adjourn
5. Public Comment Comment will be provided during the related agenda topic.
 - The topic must be related to an item on the agenda.
 - To sign up for public comment email PublicComment@pps.net or call 503-916-3741.



Supplemental Transportation Plan

-Criteria-

Presented to Facilities and Operations Committee

2/8/23





What is a Supplemental Transportation Plan (STP)?

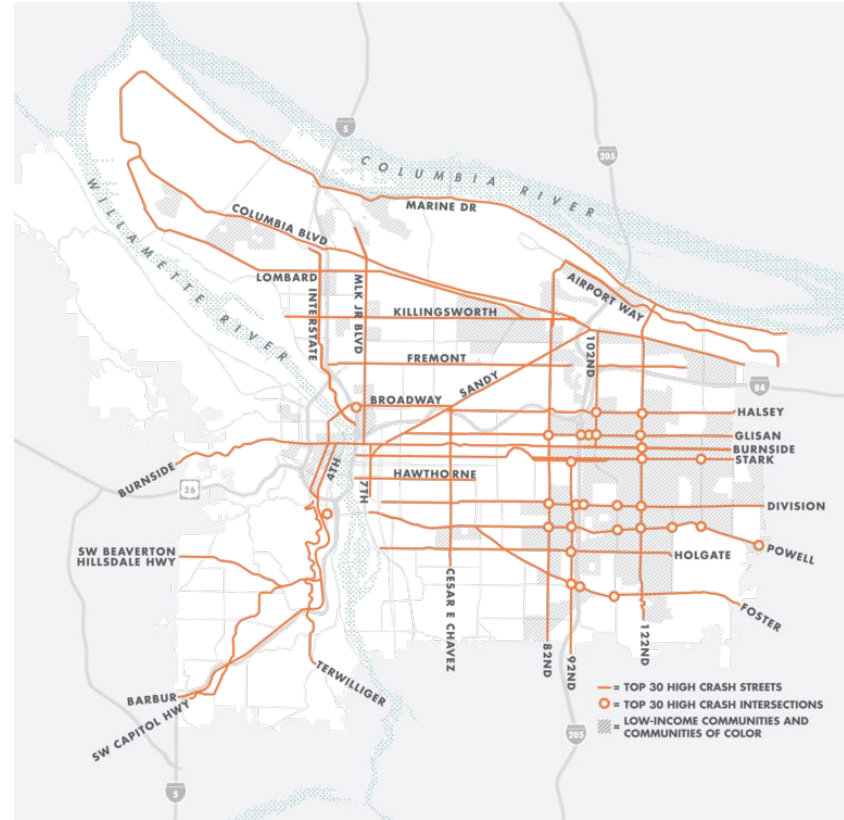
- Transportation Services are mandated by ORS (327.043) for students living beyond a prescribed distance.
- Sometimes there are hazards inside the prescribed walk boundary that make it necessary to walk more than the prescribed distance in order to get to school, the Supplemental Plan identifies these hazardous areas.
- A Supplemental Transportation Plan (STP) is required by the same ORS and is the mechanism we use to obtain reimbursement for our transportation services within the mandated distance boundary.
- The STP defines hazard zones within 1 mile walk boundaries of elementary schools and 1.5 miles of middle schools. Students within a hazards zone are entitled to supplemental transportation (bus service).



Let's talk Criteria and what that means...

- Criteria defines best practices and parameters for walking and crossing restrictions that are universal throughout the district.
- Criteria is based on available and updatable data from intergovernmental partners and informs the model that outputs supplemental hazard zones.
- Operations staff has the ability to override data if real world conditions do not align with data informing the model.
- The criteria and the model have been approved by PPS Student Transportation, PBOT Safe Routes to School Management and PBOT Vision Zero Management.

***PBOT defines High Crash Network as streets that make up 8% of Portland's streets but account for more than half of traffic deaths.**





Walking is restricted if the speed limit is over 20 mph or within the high crash network and there is no sidewalk or usable shoulder present.



All neighborhood streets in Portland have a speed limit of 20mph. Students may walk on residential roads without a sidewalk. If the speed limit exceeds 20mph there must be a sidewalk or usable shoulder present.

In general, if a sidewalk or usable shoulder is present, walking will be allowed.

Pictured: SE Thorburn has a speed limit of 25 and there is no sidewalk present. Walking is restricted.



Crossing is restricted when the speed limit over 20 mph and there are no crossing controls (signal and/or crosswalk)

“20 is plenty” is a vision zero initiative based on the data that shows a significant improvement in survivability when drivers are driving less than 20 mph. 20 is the speed on all residential roads in Portland, this means students can cross residential roads without crossing controls.



Pictured: Intersection of SE Woodstock and 50th Ave with no signal or crosswalk. Crossing is restricted because Woodstock has a speed limit of 25.



Crossing is restricted when the speed limit is over 25, the street is two lanes and a four-way stop or a crossing with a signal and crosswalk is not present.



Once we move away from residential neighborhood roads, we require there to be a four-way stop or a crosswalk as long as the road is only two lanes wide so students are easily able to wait for traffic to stop before crossing.

Pictured: Intersection of E Burnside and SE 69th. Burnside has two lanes and a speed limit of 30 MPH, there is no four way stop or crosswalk present. Crossing restricted.



Crossing is restricted when the speed limit over 25, the street is more than two lanes and a crossing with a signal and crosswalk is not present

When the roads widen to more than two lanes, predictability on whether traffic will actually stop without a signal requiring them to stop is reduced and therefore crossing is only allowed if a signal that stops traffic and a crosswalk are present.

Feedback from the community has shown community concern with students crossing wide roads without any traffic controls.



Pictured: Marked crossing on 82nd, a four lane road with speed limit of 30, high crash network designation restricts any crossing on this road outside of a marked school zone. Even if high crash network designation was removed, a lack of signal restricts this crossing.



Crossing is restricted when the road is part of the high crash network, the street is two lanes or more and a four-way stop or a crossing with a signal and crosswalk is not present.



If a two lane road is in the high crash network crossing is restricted if there isn't a four way stop or a signal that stops traffic. Data has shown the street is at a higher risk for crossing.

Pictured: 92nd avenue is a two lane road, pictured here with marked crosswalk at Springwater Trail. 92nd has two lanes and is designated as part of the city's high crash network. Lack of a signal or a four way stop stopping traffic restricts crossing.



Crossing is restricted if road is four lanes or more in a high crash network

*Exception for crossings in school zones with a crosswalk and traffic controls present

There is an overwhelming push from the community to not cross students at all on 82nd or Powell. This restriction is a universal rule that applies to those roads. The school zone exception is due to increased visibility by school staff and speed reductions, it also significantly reduces the cost impact of this restriction.

Pictured: Signaled crosswalk at SE Powell at intersection with Cesar Chavez. Both Powell and Cesar Chavez are high crash networks and have four or more lanes. This is not in a designated school zone - crossing restricted without exception.





High School Transportation

- PPS has a waiver with ODE to not provide High school transportation by yellow bus. As part of this waiver, Transportation provides TriMet Passes for high school students. Yellow bus transportation is provided under certain circumstances where TriMet service is not available.
- We are working with PBOT to create the infrastructure for defining transportation needs for High Schools. However, due to these complexities, high school transportation is not included in the supplemental plan.
- Currently, PBOT is working on implementing school speed zones at high schools throughout the city. McDaniel is first on the list.



Questions?



Harriet Tubman Middle School Relocation: Update

February 8, 2023

Facilities & Operations Committee





Agenda

- Overview: Process to Date
- Current Relocation Options Overview
- Committee Feedback



Grounding Statements

- The Tubman relocation process will not displace an existing K5 school
- Tubman will not be combined with an elementary school and converted to a K8
- The Tubman relocation process will not alter existing feeder school patterns
- The Tubman relocation process will not alter JHS' program or enrollment
- Tubman will continue to be a comprehensive middle school
- The new Tubman will not be located outside the current Tubman boundary



| | Academic Suitability | Location | Site Suitability | Availability (Time) | Operational Sustainability | Cost |
|--|----------------------|----------|------------------|---------------------|----------------------------|------|
| Under Consideration | | | | | | |
| Colocation: Tuman + KairosPDX SCENARIO #1 | 0 | + | 0 | + | 0 | - |
| Colocation: Tuman + KairosPDX SCENARIO #2 | - | + | - | + | 0 | - |
| Previously reviewed. Not considered viable. Not under current consideration | | | | | | |
| Humboldt Elementary (+ JHS South Lot) | + | + | 0 | - | + | + |
| Jefferson High School (South Lot) | - | + | - | - | + | + |
| Jefferson High School (Main Lot) | - | + | - | - | + | 0 |
| Prophet ESC (formerly BESC) | + | + | 0 | - | 0 | - |
| 432 NE Killingsworth | | + | 0 | - | - | - |
| Boise Eliot Elem | | + | 0 | + | + | + |
| Concordia University Site | | - | + | - | - | - |
| Emanuel | | + | - | - | - | - |
| Meek Prof Tech School | + | - | + | + | + | + |
| Irvington Elem | | + | 0 | + | + | + |
| Jefferson High School (Main Lot) | | + | - | - | - | 0 |
| Kenton | | - | 0 | + | + | + |
| Lloyd Center | | 0 | - | 0 | - | - |
| Martin Luther King Elem | | + | 0 | + | + | + |
| N Stanton | | + | - | 0 | - | 0 |
| NE Multnomah | | 0 | + | 0 | - | - |
| PBOT Yard | | + | - | 0 | - | 0 |
| PP&R (ALBERTA, DAWSON, IRVING) | | + | + | 0 | - | + |
| Sabin Elem | | + | 0 | + | + | + |
| Thunderbird Way | | + | - | - | - | 0 |
| Whitaker-Adams | | - | + | + | + | + |

KEY

- + Positive Site Evaluation
- Negative Site Evaluation
- 0 Neutral Site Evaluation

Illustrative summary of site assessments intended for discussion purposes



Community Engagement Update



Current Options

1. Humboldt Site + JHS South Lot (in partnerships with KairosPDX)
 - a. **Scenario #1: Humboldt Site + JHS South Lot**
 - b. **Scenario #2: Humboldt Site**



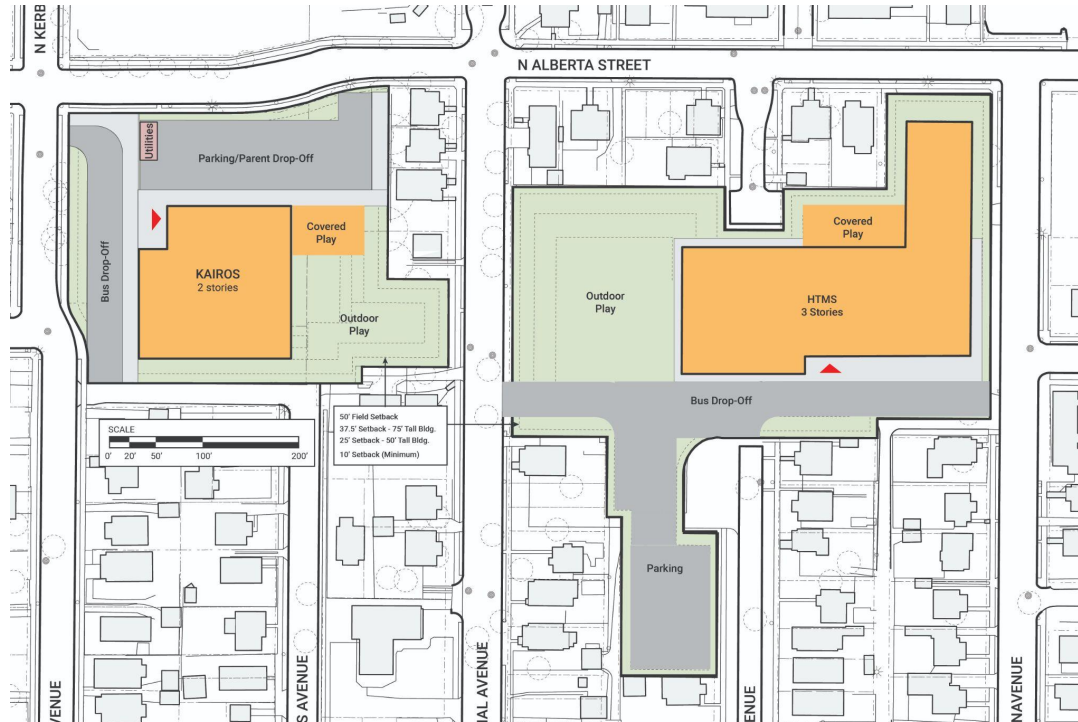
Comparable: Kellogg MS - 5.8AC Site; Three Stories



SITE PLAN WITH BUDGET COST REDUCTION UPDATE



Scenario #1





Scenario #2





Humboldt Co-Location With Kairos PDX

Benefits

- Located within existing Tubman boundary
- Owned by PPS
- Institutions to create black student excellence are in close proximity

Risks

- Impacts Jefferson HS outdoor amenities (fields and parking)
- Does not provide adequate outdoor amenities for a middle school



Committee Feedback

Potential Next Steps

1. Continue looking for new or creative solutions
2. Reevaluate “grounding statements”
3. Reevaluate previous options



Questions?



Humboldt Site + JHS South Lot

Benefits

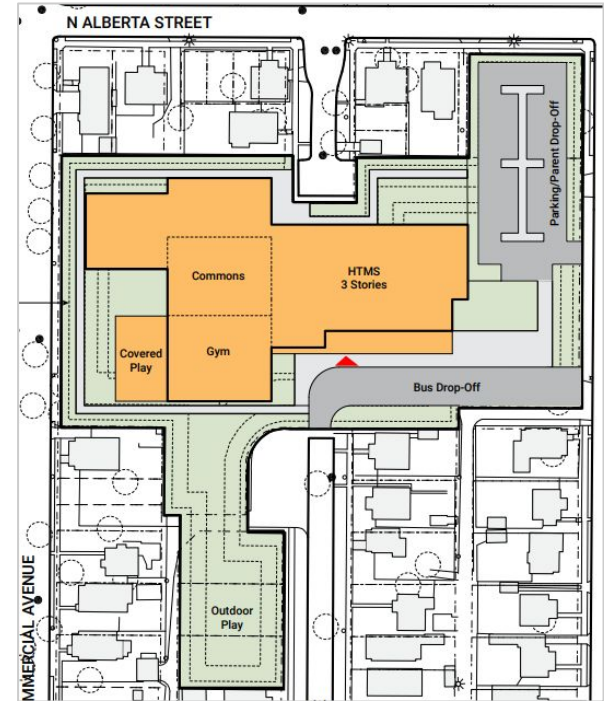
- Located within existing Tubman boundary
- Owned by PPS
- Allows for comprehensive MS
- Provides outdoor play space
- Preserves South Lot for Athletics

Risks

- Unavailable for development
- Impacts to Jefferson HS

Recommendation

- Consider site nonviable. No further analysis at this time.



Concept Layout



Jefferson HS (south lot)

Benefits

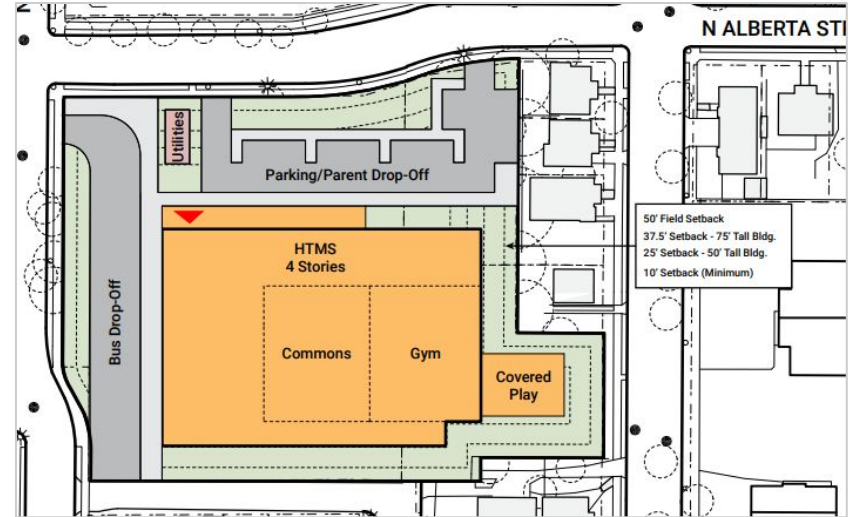
- Located within existing Tubman boundary
- Owned by PPS

Risks

- Too small to accommodate a comprehensive middle school
- Unavailable for development until 2026
- Impacts to Jefferson HS are material
- No field space

Recommendation

- Consider site nonviable. No further analysis at this time.



Concept Layout

HARRIET TUBMAN MIDDLE SCHOOL (RE)SITING: DUE DILIGENCE V05



2023 FEB 01

INTRODUCTION

This study is intended to provide a common reference point for all Harriet Tubman Middle School stakeholders. The information in this report supports decision making and, as data is collected, this document will be updated to reflect the most current research.

The district issued volume 1 of this document in February 2022 and has since evaluated dozens of potential relocation options. Potential options are reviewed and discussed at meetings open to the public, including the Board of Education's Facilities and Operations Committee meetings. At the November 30, 2023 Facilities and Operations Committee meeting Board of Education members provided feedback on the relocation options and recommended proceeding with analysis of an option that would collocate Harriet Tubman Middle School and the district approved charter schools, KairosPDX, on the existing Jefferson High School "south lot" and/or Humboldt property (where KairosPDX is currently located). Analysis of this option is included in this volume.

Previously considered sites are located in Appendix A.

BACKGROUND

Over the course of decades, the Historic Albina neighborhood — the heart of Oregon’s historic Black community — has experienced harm caused by the construction and presence of the I-5 freeway. Since Black families had their homes and businesses demolished to make way for construction of the freeway and other “urban renewal” projects nearly fifty years ago, the air pollution and increased traffic associated with the freeway have negatively impacted the health of neighborhood residents and their quality of life. The resulting displacement and disinvestment in the Albina neighborhood is part of our community’s shared history.

The Federal-Aid Highway Act of 1956 originally provided funds to construct the interstate, in the process demolishing several hundred housing units and constructing the freeway immediately adjacent to what was then Eliot Elementary, which had opened in 1952. The creation of Harriet Tubman Middle School in the early 1980s at the former Eliot School site has historical significance, as it played a pivotal role in the struggle over school desegregation and racist busing policies in Portland during the 1960s-1980s.

Harriet Tubman has served PPS students in the Albina neighborhood since the early ‘80s, and then in 2018, reopened as a middle school as part of a district-wide Middle School Framework to provide students with a more comprehensive and equitable middle school experience and better preparation for high school. For this framework to be successful long-term, it is essential that students are educated in a building that is not negatively impacted by significant adjacent project construction and longer-term negative impacts from unhealthy ambient air quality, noise, and vibrations.

The location of the freeway directly adjacent to the school has created enduring environmental impacts. Today the exterior area of Harriet Tubman is functionally unusable for school purposes. As currently designed, the proposed I-5 Rose Quarter Improvement Project would further cut into the Harriet Tubman Middle School site, threatening to worsen the environmental situation and negative health impacts, both during construction and over the long term.

SCHEDULE

Due to the proximity to the site and location of construction access roads, work on the Eliot Viaduct will directly impact the safety and learning of students at Harriet Tubman Middle School. Prior schedules provided by ODOT showed this portion of work beginning in September of 2027; however, ODOT has accelerated the timeline for this work, which has a direct impact on the district's timeline to relocate Harriet Tubman. Recent construction schedules provided to the district from ODOT indicate the Eliot Viaduct work will begin in September of 2026, suggesting the Harriet Tubman students must vacate the current location by August 2026.

The district can use our recently constructed Kellogg Middle School to infer the necessary duration to build a middle school. Kellogg Middle School opened in August of 2021 after four years of planning, design, and construction. The process began in May 2017 with procuring architectural and engineer services. Planning, design, and permitting took approximately two years; construction also took two years.

Given the accelerated timeline of Eliot Viaduct construction, it is necessary to make use of a swing site, or temporary location, for Harriet Tubman Middle School, while design decisions, community engagement, site selection, and construction are completed for a targeted fall 2027 opening of the permanent school site. This will make it possible to conduct school away from the Eliot Viaduct construction that is slated to occur during the 2026-27 school year.

COMMUNITY ENGAGEMENT

We recognize the need to collectively build support and vision for the future of Harriet Tubman school. Empowering students, staff, and community members to collaborate with Portland Public Schools will help create a recommendation on a future site for Harriet Tubman Middle School, and elevate essential needs that can be honored in future educational design planning impacting the Albina community.

The design of this engagement process endeavors to engage a diverse set of stakeholders who will make a relocation site selection recommendation to the PPS Executive Sponsors who will make the recommendation to the PPS School Board.

STAKEHOLDER GROUPS TO BE ENGAGED

PPS Students- Harriet Tubman and Feeder Schools

Affinity Groups
Directed Outreach

PPS Parents - Harriet Tubman, Jefferson, and Feeder Schools

King PTA
Harriet Tubman PTA
Sabin PTA
Irvington PTA
Directed Outreach

PPS Staff - Harriet Tubman, Jefferson, and Feeder Schools

Principals
Teachers
All staff
Retired staff

RESJ Partnership Organizations - Black Led and with staff at Harriet Tubman, Jefferson, and Feeder Schools

Self Enhancement Inc
Coalition of Black Men
Black Parent Initiative
REAP
Kairos
Maurice Lucas Foundation
Urban League

Black Community Leaders

Albina Vision Trust
Directed Outreach

COST ESTIMATES

Hard Costs - Hard costs are defined as physical costs associated with construction of a project. The estimates are based on an assumed building area based on PPS’ education specification and a dollar per square foot cost range provided by professional construction cost estimators Rider Levett Bucknall (RLB). Low range is based on \$500/SF, High Range is up to \$600/SF. Demolition costs at \$25/SF, if applicable, are additive to these Hard Costs. This cost category carries with it significant unknowns including the area of the site, the final size of the building(s), new construction versus renovation, and more. Below is a sample of hard cost estimates. The cost per square foot has been updated per RLB’s recommendation on 1/24/23.

| Building SF | Cost per SF | Hard Cost |
|-------------|-------------|--------------|
| 120,000 | \$500 | \$60,000,000 |
| 120,000 | \$600 | \$72,000,000 |

Soft Costs - Soft costs include indirect project expenses including (but not limited to) architecture and engineering fees, land use and building, permitting, testing & inspection, surveying, and other consultants. The estimates are based on recent PPS capital projects.

FF&E - Includes costs for new furniture, fixtures, and equipment/technology to outfit a new middle school. The estimates are based on recent PPS capital projects.

Site Development - Cost includes estimates necessary to complete all on-site and off-site improvements including (but not limited to) clearing and grading, parking and circulation, field improvements, new utility infrastructure, and street and other ROW improvements that may be required. The estimates are based on recent PPS capital projects. The cost percentage ranged from 10% to 18% depending upon the perceived risks for each site.

Swing Site - Swing site costs are included in the cost ranges provided below.

Administration - Includes costs associated with management of the project including owner’s representation services, construction management services, insurance, and other related costs. The estimates are based on recent PPS capital projects.

Contingency -15% contingency is held for design/owner changes, and unforeseen conditions.

Escalation - The escalation cost information was obtained from Rider Levett Bucknall (RLB), and it varies year over year based upon projected inflation rates. Current forecasts estimate approximately 7% annual cost increase across all trades for 2023. Given the current volatile inflationary environment, there is a lack of confidence at accurately predicting future escalation rates. The escalation rate(s) are projected to the approximate midpoint of construction. There are many variables and decisions that have yet to be made which affect the overall schedule for this work. The below table illustrates the compounding effects of annual cost escalation.

| Escalation Rates | | | | | |
|------------------|-------|-------|-------|-------|-------|
| 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
| N/A | 7.0% | 6.0% | 5.0% | 4.0% | 4.0% |
| \$100 | \$107 | \$113 | \$119 | \$124 | \$129 |

State Investment: It’s important to understand the State of Oregon decided to fund the project below the bottom end of the cost estimate range as outlined in the State Investment Request document the District provided to the State. This document is included in the Appendix B, and is linked here: [STATE INVESTMENT REQUEST](#).

PROGRAM REQUIREMENTS

MIDDLE SCHOOL EDUCATIONAL SPECIFICATIONS

Created in 2014, the Portland Public Schools Educational Specifications (Ed Spec) represent a foundation on which planning and design work can begin; it outlines desired building characteristics for all district schools. The intent of the Ed Spec is to provide spaces for 21st-century teaching to occur while providing flexibility to adapt to future changes. The Ed Spec area program identifies the quantity and size of spaces within a middle school needed to deliver the district’s education program. This study interprets Ed Spec to meet site-specific constraints and program needs.

SUMMARY

The current education specifications for a middle school require the site and building to support up to 675 students. The newly constructed Kellogg Middle School has been used as a baseline for comparing the different site options, which has 6 acres and a 104,000 SF building. This is on the lower end of the range from a space requirement perspective in meeting the District’s program requirements. An ideally sized site would be closer to 9 acres and a 120,000 SF building.

| EXISTING MIDDLE SCHOOLS: BUILDING & SITE DATA | | | |
|---|-------------------|------------------|-----------------|
| SITE | SITE AREA (ACRES) | BUILT AREA (GSF) | CLASSROOM COUNT |
| BEAUMONT | 5.7 | 91,294 | 34 |
| DA VINCI | 10 | 88,659 | 25 |
| GEORGE | 7.3 | 76,142 | 31 |
| GRAY | 13.2 | 74,614 | 26 |
| HARRISON PARK | 5.4 | 110,775 | 39 |
| HOSFORD | 6.7 | 88,532 | 32 |
| JACKSON | 36.4 | 219,281 | 40 |
| KELLOGG | 5.8 | 108,110 | 33 |
| LANE | 9.1 | 94,753 | 39 |
| MT. TABOR | 7.4 | 79,477 | 31 |
| OCKLEY GREEN | 5.2 | 74,018 | 31 |
| ROSEWAY HEIGHTS | 8.5 | 103,610 | 39 |
| SELLWOOD | 4.8 | 87,364 | 30 |
| TUBMAN | 3.1 | 87,610 | 33 |
| WEST SYLVAN | 13.6 | 108,187 | 40 |

Building Program Requirements:

- » General education classrooms
- » Main gym is able to support a full student assembly
- » An auxiliary gym is optional, but not required.
- » Covered play area
- » Cafeteria & Commons area
- » Exploratory areas (music, art, computer lab, steam lab, kiln room, dance)
- » Media/technology area
- » Storage areas
- » Locker rooms & PE offices
- » Administrative spaces
- » Counseling spaces & SPED
- » Community & partner spaces
- » Health clinic
- » Building support spaces

Site & Outdoor field Requirements:

- » Separate Bus Drop-off area
- » Parking area for staff and parking area for visitors to be separate if possible
- » (1) Softball field
- » (1) Soccer field (can overlay the softball field)
- » Play/practice area for baseball and running trail
- » Play equipment area
- » Hard Surface play area

SITE CRITERIA

COMMUNITY CONSIDERATIONS

Student and neighborhood demographics: The ideal site will take into consideration both the current and historic racial demographics of students and surrounding neighborhood. Staff and community will evaluate the risk of a proposed site exacerbating neighborhood gentrification and displacement for communities of color. To evaluate this risk, staff and community will specifically review the demographic impact of each proposed site to ensure that current concentrations of students of color are not lost.

Neighborhood Accessibility: The ideal site will take into consideration the ability of families of color to access the neighborhood and school site proposed. Staff and community will evaluate housing affordability, neighborhood and community amenities to ensure that students and families of color will be able to access the proposed site.

Tubman Catchment Boundary: Feedback from stakeholders, community and staff have consistently raised concerns about permanently relocating Tubman to outside the existing catchment area. Siting Tubman outside the current boundary raises fundamental questions regarding likely future enrollment and boundary changes that the District cannot foretell. Lacking the ability to accurately predict future changes is a significant concern for many stakeholders. Additionally relocating outside the current catchment would place all, or the majority of, Tubman students outside reasonable walking distance and necessitate busing of nearly the entire school population. The impression of whole program bussing and the operational implications of this effort are material and problematic to many community members. Based upon this feedback, Staff do not recommend relocating Tubman outside the existing catchment boundary.

LOCATION

The ideal site will be located within the existing HTMS catchment area to minimize the impact to students, the community and PPS operations.

SITE SUITABILITY

The ideal site will be close to 9 acres in gross area to accommodate all desired site amenities including onsite parking, outdoor recreational space, athletics, bus and vehicle circulation, etc. The smaller the site the fewer site amenities and/or increased cost to design around site challenges. The ideal site will be located within an established residential neighborhood with easy walkability, accessibility, access to transit and consistent with the District Safe Routes to School (SRTS) goals. Ideally the selected site will accommodate a three story building while providing for appropriate outdoor space.

OPERATIONAL SUSTAINABILITY

The District is committed to Sustainability and the ideal site will activate underutilized properties and have minimal impact on both the environmental and ongoing operational resources. Additionally, the significant decline in enrollment in the HTMS catchment area should inform the site selection such that robust and sustainable educational resources may flourish in the community. Very often the time of the most negative environmental impact of a building is when it is demolished so a site that does not require significant demolition is preferable. Further, relocating HTMS to an underutilized District property will minimize ongoing operational costs.

ACADEMIC SUITABILITY

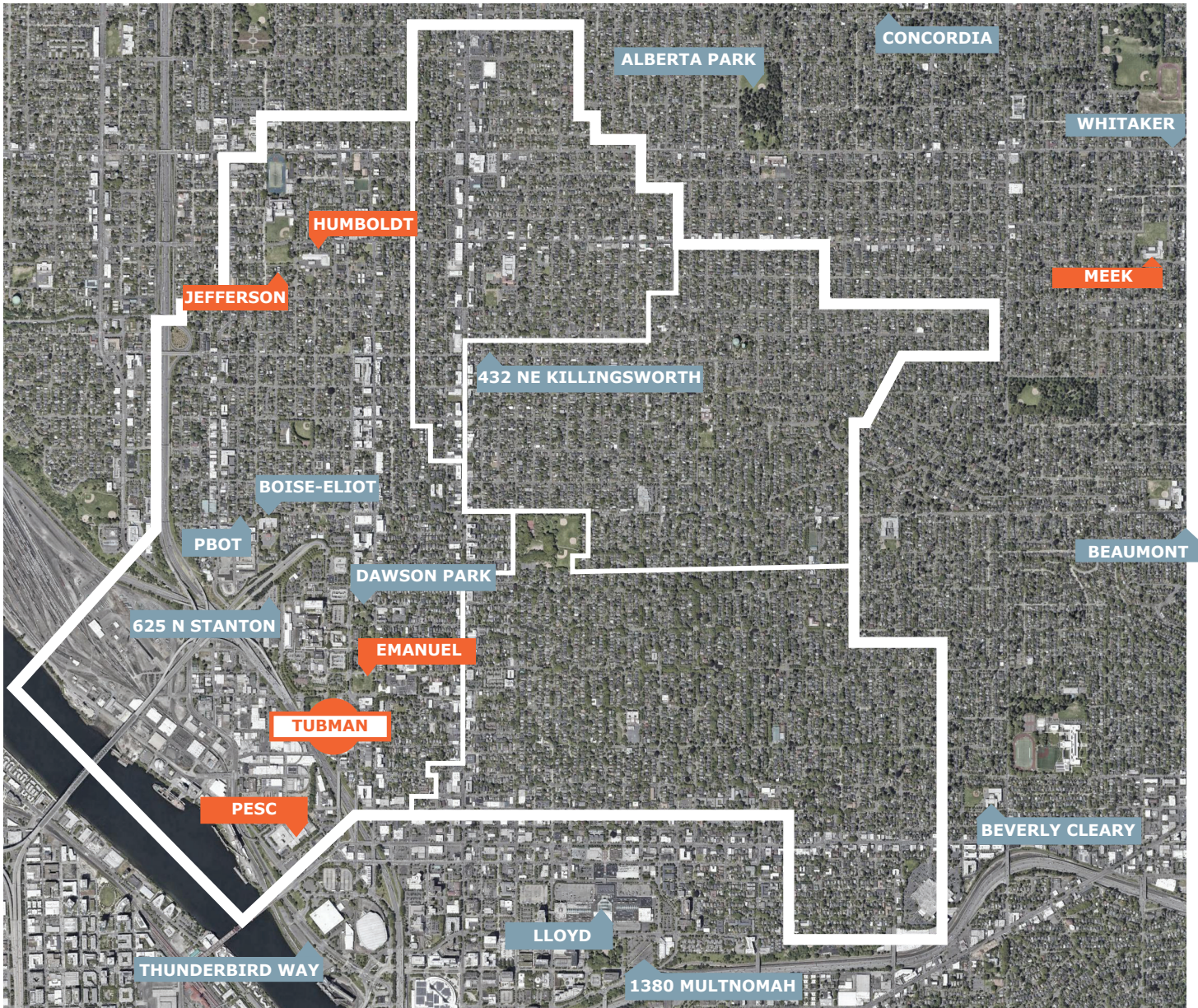
The ideal site will be large enough to accommodate the full middle school Education Specifications and a target enrollment of 675 students. The school will have sufficient space for students to engage in a variety of robust 21st century learning experiences including classrooms, media center, gymnasium and exploratory learning in science, technology, engineering, art and mathematics (STEAM) disciplines. These areas may include specialized rooms such as dance studios or maker space. The school will also have a common space where the entire student population can gather for school-wide events such as assemblies or performances. Middle schools are also adjusting to increasing minutes for physical education as required by the state, this means that there will be greater demand for gymnasium use during the school day. Schools will need to be located on sites that can utilize covered outdoor play areas to flexibly meet these changes.

COST CONSIDERATIONS

We have listed cost considerations for each of the sites that we believe are unique to the location, or are something to take note of. This is intended to help provide some additional information to consider when comparing the different sites.

HARRIET TUBMAN MIDDLE SCHOOL CATCHMENT AREA

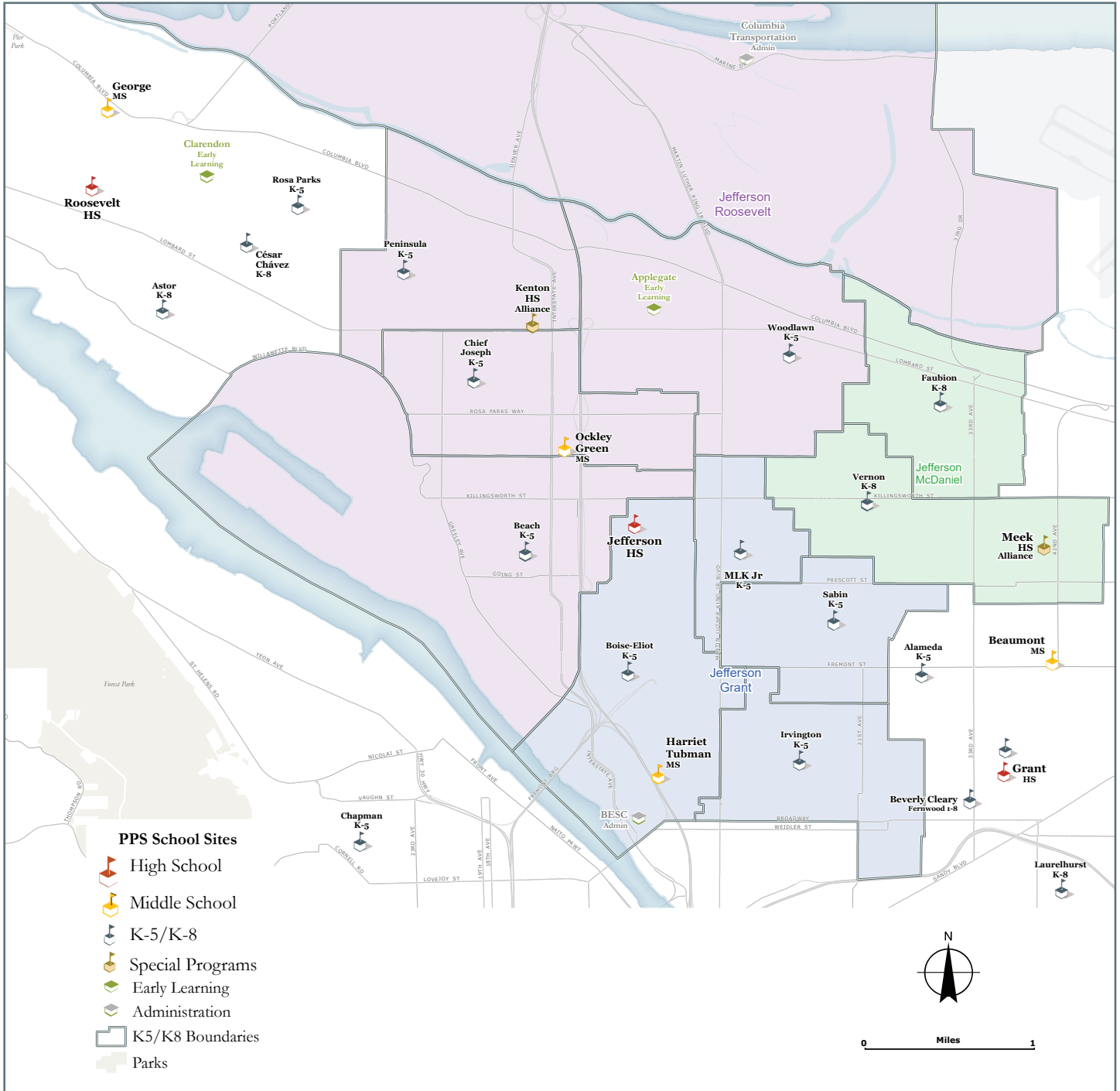
KENTON



NOTE: The plans and diagrams on the following pages are shown for illustrative purposes. The intent of the diagrammatic plans are to illustrate an example of how a new middle school could potentially fit on the site. The plan is conceptual and does not include detailed land use or design review.

JEFFERSON HIGH SCHOOL CATCHMENT AREA

(Includes all feeder school boundaries)



SITE CRITERIA SUMMARY MATRIX

| | Criteria | | | | | |
|--|----------------------|----------|------------------|---------------------|----------------------------|------|
| | Academic Suitability | Location | Site Suitability | Availability (Time) | Operational Sustainability | Cost |
| Under Consideration | | | | | | |
| Colocation: Tuman + KairosPDX SCENARIO #1 | 0 | + | 0 | + | 0 | - |
| Colocation: Tuman + KairosPDX SCENARIO #2 | - | + | - | + | 0 | - |
| Previously reviewed. Not considered viable. Not under current consideration | | | | | | |
| Humboldt Elementary (+ JHS South Lot) | + | + | 0 | - | + | + |
| Jefferson High School (South Lot) | - | + | - | - | + | + |
| Jefferson High School (Main Lot) | - | + | - | - | + | 0 |
| Prophet ESC (formerly BESC) | + | + | 0 | - | 0 | - |
| 432 NE Killingsworth | | + | 0 | - | - | - |
| Boise Eliot Elem | | + | 0 | + | + | + |
| Concordia University Site | | - | + | - | - | - |
| Emanuel | | + | - | - | - | - |
| Meek Prof Tech School | + | - | + | + | + | + |
| Irvington Elem | | + | 0 | + | + | + |
| Jefferson High School (Main Lot) | | + | - | - | - | 0 |
| Kenton | | - | 0 | + | + | + |
| Lloyd Center | | 0 | - | 0 | - | - |
| Martin Luther King Elem | | + | 0 | + | + | + |
| N Stanton | | + | - | 0 | - | 0 |
| NE Multnomah | | 0 | + | 0 | - | - |
| PBOT Yard | | + | - | 0 | - | 0 |
| PP&R (ALBERTA, DAWSON, IRVING) | | + | + | 0 | - | + |
| Sabin Elem | | + | 0 | + | + | + |
| Thunderbird Way | | + | - | - | - | 0 |
| Whitaker-Adams | | - | + | + | + | + |

KEY

- + Positive Site Evaluation
- Negative Site Evaluation
- 0 Neutral Site Evaluation

HARRIET TUBMAN MIDDLE SCHOOL

ADDRESS

2231 N FLINT AVE

CONSTRUCTION DATE

1952 (PRIMARY)

CURRENT OWNER

PORTLAND PUBLIC SCHOOLS

LEVELS

2

BLDG AREA

87,610 SF

SITE AREA

3.05 ACRES

CLASSROOM COUNT

33

CAPACITY

732 STUDENTS

2021-22 ENROLLMENT

388 STUDENTS (TOTAL)

35 (MANDARIN)

353 (NEIGHBORHOOD)

ZONING

CM3 COMMERCIAL MIXED USE 3



HARRIET TUBMAN ELEMENTARY COLOCATION WITH KAIROS PDX

JEFFERSON (SOUTH LOT)

ADDRESS
5210 N KERBY AVE

SITE AREA
2.2 ACRES (APPROXIMATE)

ZONING
IR INSTITUTIONAL RESIDENTIAL LCU

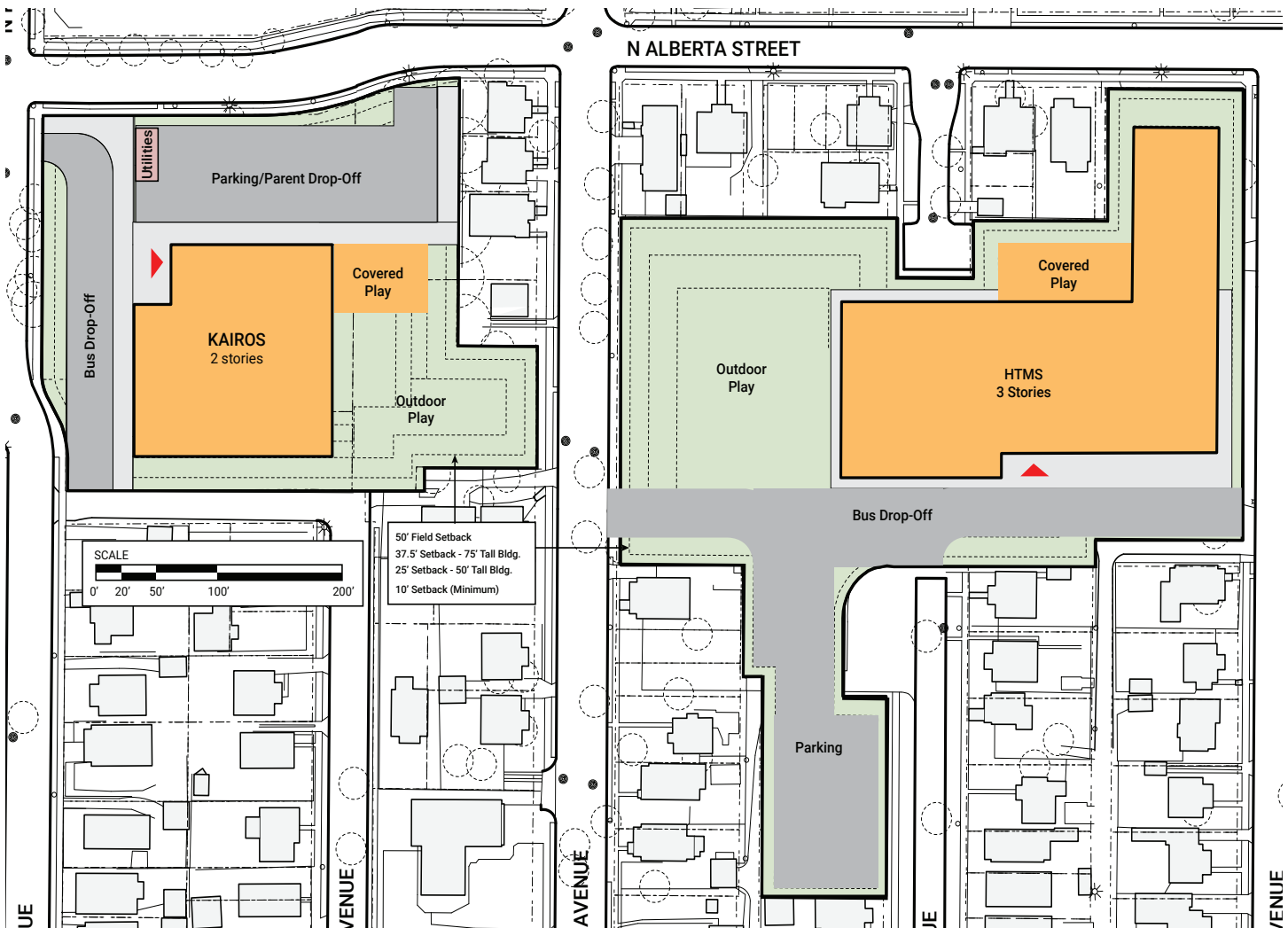
HUMBOLDT ELEMENTARY

ADDRESS
4039 NE ALBERTA CT

SITE AREA
2.98 ACRES

ZONING
RM2 RESIDENTIAL MULTI-DWELLING
R2.5 RESIDENTIAL 2500





SCENARIO 1: KAIROSPDX ON JEFF SOUTH LOT - HARRIET TUBMAN MS ON HUMBOLDT LOT

Images by: PPS Staff

Both scenarios anticipate some sharing of outdoor space (parking, play grounds, athletics, etc) however, it is not assumed that the schools would share internal educational or common spaces. For the sake of this analysis, Staff assumed KairosPDX would require approximately 50,000 square feet to meet their academic programming needs. PPS middle school program area requirements are noted above.

LOCATION

The sites are located in the northwest quadrant of the Harriet Tubman catchment area.

SITE SUITABILITY

The Humboldt site and Jefferson South Lot encompass approximately 5.2 acres combined; well below the target acreage of 6-9 acres for a comprehensive middle school and smaller than the smallest current

middle school site. Kellogg, by contrast, is 5.8 acres. Additionally the site is bifurcated by a public street (N Commercial Ave) and is oddly shaped (causing it to be less efficient for development). Locating Harriet Tubman and KairosPDX as shown will likely materially limit available outdoor amenities.

Utilizing these parcels would alter Jefferson HS comprehensive plan and would introduce a variety of challenges for Jefferson, Tubman, and KairosPDX. The Jefferson South Lot is planned as a multipurpose athletic and parking lot in the Jefferson HS comprehensive plan.

Due to the zoning constraints and atypical lot configurations, additional discussion with the City of Portland regarding building requirements such as use setbacks, right of way improvements, and more, will be critical.

Due to the zoning constraints and atypical lot configurations, additional discussion with the City of Portland regarding building requirements such as use setbacks, right of way improvements, and more, will be critical.

OPERATIONAL SUSTAINABILITY

Locating Harriet Tubman middle school on this site utilizes existing district property. Construction of a colocated middle school and K-5 charter school would require all new construction.

ACADEMIC SUITABILITY

Conceptually this option could allow the ability to construct a school to meet all interior middle school education specification requirements, however further discussion regarding zoning and land use implications would be essential to ensure a full size middle school could be built on the small and constrained site.

Outdoor school needs including athletic fields and play spaces for recess would be greatly impaired with this option. Siting Harriet Tubman on the Humboldt parcel would put the school on the smallest middle school property in PPS and without adjacent open space (such as a park) to utilize for play spaces.

As a comparison, Kellogg Middle School is 3 stories tall on approximately 5.8 acres and staff have noted this site feels very constrained and challenged to meet the outdoor space needs during student drop off and pick up, and during recess.

COST CONSIDERATIONS

Conceptual Cost Estimate Ranges: \$193M to \$236M
 Scenario 1 assumes the building area for the Kairos program of 50,000 SF, and an overall building area for Tubman at 120,000 SF.

Base cost estimates assumptions are outlined in the COST ESTIMATES section. Unique site cost considerations include:

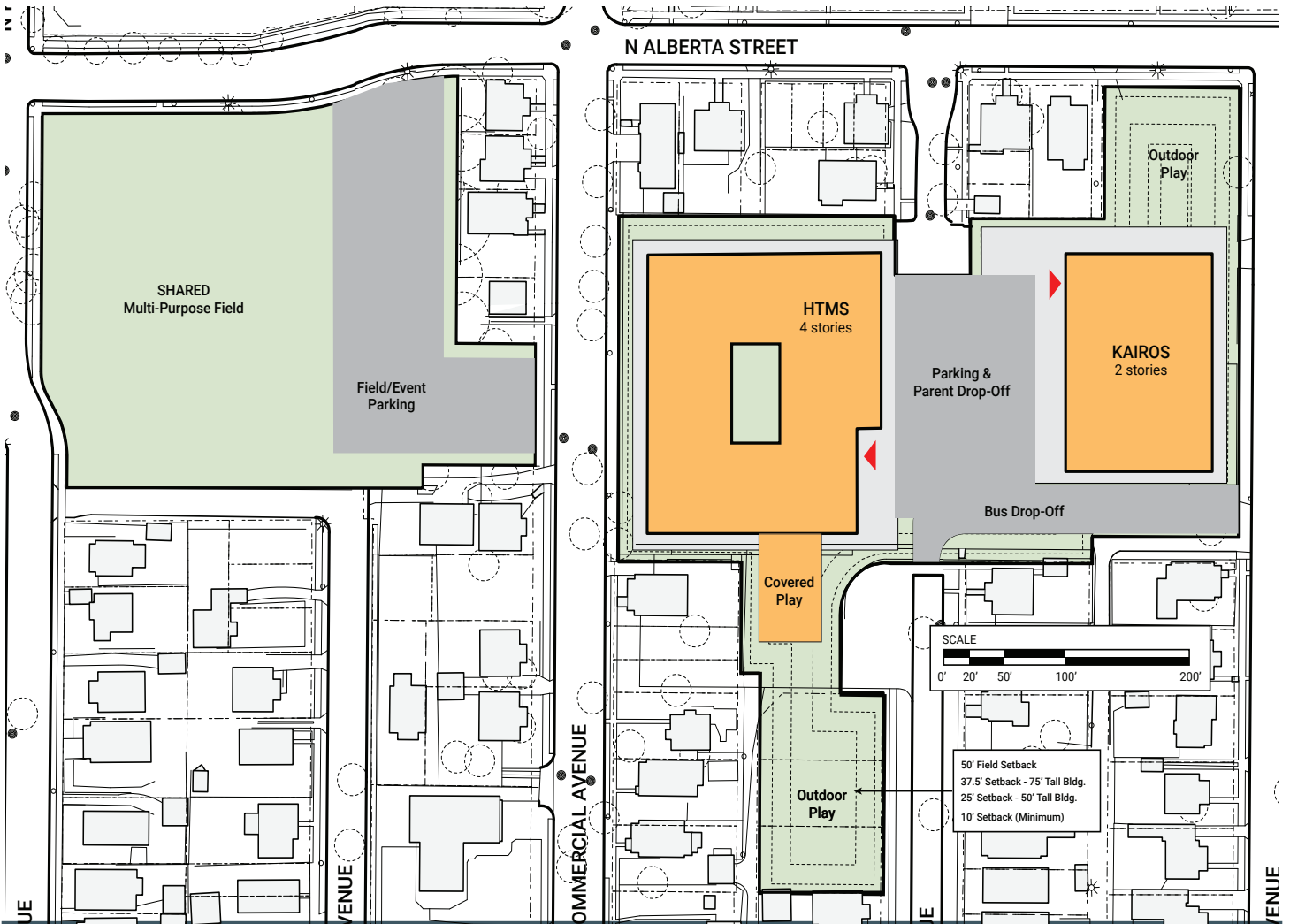
- The District already owns the property, no land purchase costs are estimated. (- \$)
- The addition of approximately 50,000 square feet of new construction dramatically increases the total project cost. Total cost far exceeds the \$120,000,000 State funds.
- Swing Site costs are only included for the Tubman MS Program.

| | SCENARIO 1 COST ESTIMATE RANGE | | |
|----------------------|--------------------------------|----------------------|----------------------|
| | % | LOW | HIGH |
| LAND | | NA | NA |
| HARD COSTS | | \$88,056,992 | \$107,511,836 |
| SOFT COSTS | 15% | \$13,208,549 | \$16,126,775 |
| FFE | 10% | \$10,126,554 | \$12,363,861 |
| SITE DEVELOPMENT | 12% | \$13,367,051 | \$16,320,297 |
| SWING SITE | 5% | \$5,569,605 | \$6,800,124 |
| ADMINISTRATION | 4% | \$5,213,150 | \$6,364,916 |
| CONTINGENCY | 15% | \$20,331,285 | \$24,823,171 |
| ESCALATION | VARIES | \$37,182,987 | \$45,397,999 |
| TOTAL | | \$193,056,173 | \$235,708,980 |
| ROUNDED TOTAL | | \$193,000,000 | \$236,000,000 |

DEVELOPMENT AVAILABILITY (TIME)

The schedule is based upon the Humboldt/Jefferson South Lot being selected as the home for Tubman and Kairos in the Spring of 2023. The schedule assumes Kairos would be relocated to a swing site. If this is not possible, the opening of HTMS would be delayed by a year or longer.

| SCENARIO 1 CONCEPT SCHEDULE | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|----------------------------------|------|------|------|------|------|------|------|
| Site Selection | █ | | | | | | |
| Property Negotiations | | | | | | | |
| Property Due Diligence | | | | | | | |
| Procurement | | █ | | | | | |
| Master Planning | | █ | █ | █ | █ | █ | █ |
| Design | | █ | █ | █ | █ | █ | █ |
| Relocate Kairos to Swing Site | | | | █ | █ | █ | █ |
| Relocate Tubman to a Swing Site | | | | █ | █ | █ | █ |
| Construction of New Tubman Bldg. | | | | █ | █ | █ | █ |
| Tubman MS Opens | | | | | | █ | |
| Construction of New Kairos Bldg. | | | | | █ | █ | █ |
| Kairos School Opens | | | | | | | █ |



SCENARIO 2: KAIROSPDX & HARRIET TUBMAN MS ON HUMBOLDT LOT

Images by: PPS Staff

Both scenarios anticipate some sharing of outdoor space (parking, play grounds, athletics, etc) however it is not assumed that the schools would share internal educational or common spaces. For the sake of this analysis, Staff assumed KairosPDX would require approximately 50,000 square feet to meet their academic programming needs. PPS middle school program area requirements are noted above.

LOCATION

The sites are located in the northwest quadrant of the Harriet Tubman catchment area.

SITE SUITABILITY

The Humboldt site and Jefferson South Lot encompass approximately 5.2 acres combined; well below the target acreage of 6-9 acres for a comprehensive

middle school and smaller than the smallest current middle school site. Kellogg, by contrast, is 5.8 acres. Additionally the site is bifurcated by a public street (N Commercial Ave) and is oddly shaped (causing it to be less efficient for development). Locating Harriet Tubman and KairosPDX on the same site will likely materially limit available outdoor amenities and further data gathering may result in a reduction of core academic spaces and overall school capacity.

Utilizing these parcels would alter Jefferson HS comprehensive plan and would introduce a variety of challenges for Jefferson, Tubman, and KairosPDX. The Jefferson South Lot is planned as a multipurpose athletic and parking lot in the Jefferson HS comprehensive plan.

Due to the zoning constraints and atypical lot configurations, additional discussion with the City of Portland regarding building requirements such as use setbacks, right of way improvements, and more, will be critical.

OPERATIONAL SUSTAINABILITY

Locating Harriet Tubman middle school on this site utilizes existing district property. Construction of a colocated middle school and K-5 charter school would require all new construction.

ACADEMIC SUITABILITY

Conceptually this option might allow the ability to construct a school to meet all interior middle school education specification requirements. However further discussion regarding zoning and land use implications would be essential to ensure a full size middle school could be built. The addition of KairosPDX on the same site would further impact PPS middle school programming on an already constrained site.

There are challenges of sharing indoor spaces between two programs, particularly for two different grade bands. Elementary and middle grades programs follow different bell schedules (start, end of the day, lunch periods along with recesses) which mean that use of common areas such as cafeterias or gymnasiums would be difficult within the school day as well as for after school programs.

In addition, specialized classroom use such as for music or maker spaces pose similar challenges for scheduling and use within the school day. In addition the two programs have to attend to student movement throughout the school day, namely passing periods for the middle grade students. Finally student arrival and dismissal times are different and require separate entrances.

For these reasons staff assumes not sharing indoor spaces.

COST CONSIDERATIONS

Conceptual Cost Estimate Ranges: \$190M to \$232M
 Scenario 2 assumes the building area for the Kairos program of 50,000 SF, and an overall building area for Tubman at 120,000 SF. Base cost estimates assumptions are outlined in the COST ESTIMATES section. Unique site cost considerations include:

- The District already owns the property, no land purchase costs are estimated. (- \$)
- The addition of approximately 50,000 square feet of new construction dramatically increases the total project cost. Total cost far exceeds the \$120,000,000 State funds.
- We assume efficiency will be gained in constructing both buildings on one site. We used a reduced unit cost of \$490 (low) and \$590 (high) for the hard costs.
- Swing Site costs are only included for the Tubman MS program.

| | SCENARIO 2 COST ESTIMATE RANGE | | |
|----------------------|--------------------------------|----------------------|----------------------|
| | % | LOW | HIGH |
| LAND | | NA | NA |
| HARD COSTS | | \$86,316,292 | \$105,737,336 |
| SOFT COSTS | 15% | \$12,947,444 | \$15,860,600 |
| FFE | 10% | \$9,926,374 | \$12,159,794 |
| SITE DEVELOPMENT | 12% | \$13,102,813 | \$16,050,928 |
| SWING SITE | 5% | \$6,114,646 | \$6,687,887 |
| ADMINISTRATION | 4% | \$5,136,303 | \$6,259,862 |
| CONTINGENCY | 15% | \$20,031,581 | \$24,413,461 |
| ESCALATION | VARIES | \$36,634,871 | \$44,648,698 |
| TOTAL | | \$190,210,323 | \$231,818,565 |
| ROUNDED TOTAL | | \$190,000,000 | \$232,000,000 |

DEVELOPMENT AVAILABILITY (TIME)

The schedule is based upon the Humboldt site being selected as the home for Tubman and Kairos in the Spring of 2023. In this scenario, Kairos would need to move to a swing site while construction is underway.

| SCENARIO 2 CONCEPT SCHEDULE | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|---------------------------------|------|------|------|------|------|------|------|
| Site Selection | █ | | | | | | |
| Property Negotiations | | | | | | | |
| Property Due Diligence | | | | | | | |
| Relocate Kairos to a Swing Site | | | | █ | █ | █ | |
| Procurement | | █ | | | | | |
| Master Planning | | █ | █ | | | | |
| Design | | █ | █ | █ | | | |
| Construction | | | | █ | █ | █ | |
| Relocate Tubman to a Swing Site | | | | █ | █ | █ | |
| Tubman MS & Kairos School Opens | | | | | | | █ |



Future Bond Planning Overview

February 08, 2023

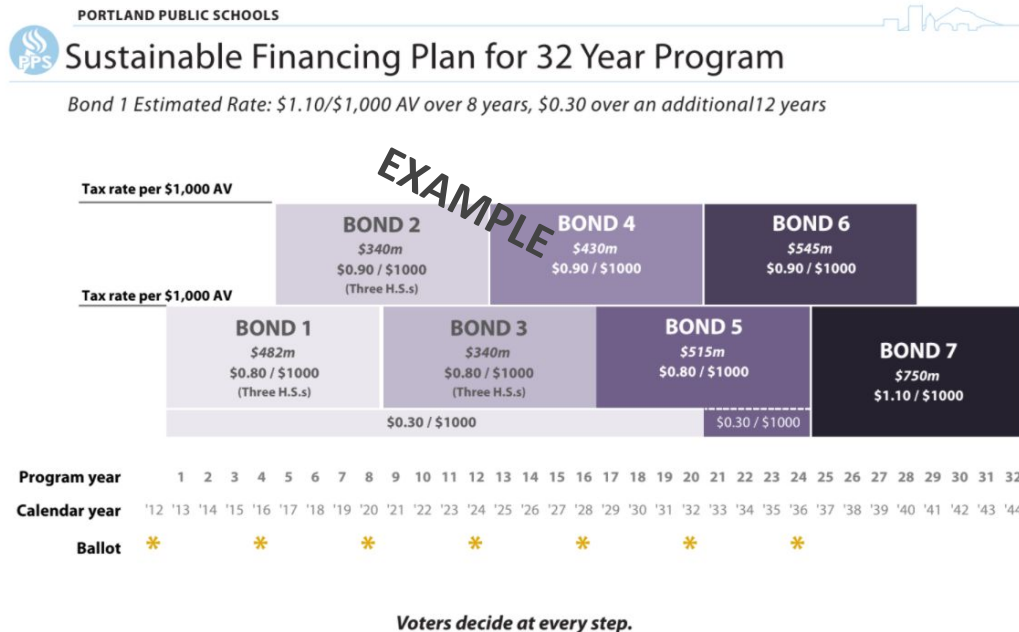




Bond Planning

The Plan

- Improve PPS' facilities through a series of voter approved General Obligation Bonds
- Target general elections that align with US Presidential Elections
- Maintain a sustainable funding model

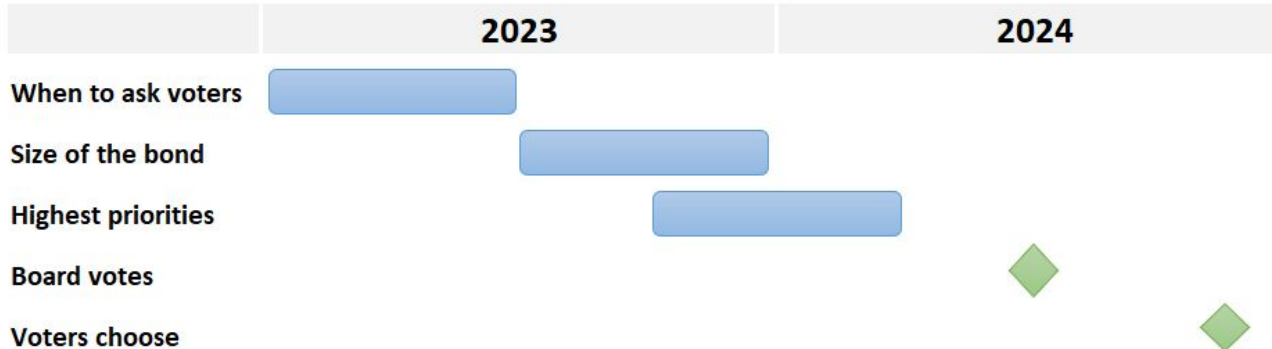




Bond Planning

A series of decisions over time

- Determine the right time to refer to voters?
- Determine the size/amount of the bond?
- Identify the district's highest priorities?





Bond Planning

A series of decisions over time

- Determine the right time to refer to voters?
- Determine the size/amount of the bond?
- Identify the district's highest priorities?

