Regular Meeting
Tuesday, September 9, 2025 6:00 PM

Dr. Matthew Prophet Education Center - Board Auditorium
501 N. Dixon St
Portland, OR 97227

# Agenda

1. 6:00 pm - Call to Order / Opening
2. 6:05 pm - Superintendent's Report
3. 6:15 pm - Student Representative's Report
4. 6:20 pm - Student and Public Comment
5. 6:40 pm - Comments from our Union Partners
6. 6:45 pm - Board Committee and Conference Reports
    - Audit Committee
    - Facilities Improvement Oversight Committee
    - Policy Committee
    - Teaching, Learning, & Enrollment Committee
    - Oregon School Board Association (OSBA) Summer Conference
7. 6:55 pm - Honoring Michael Grice
8. 7:10 pm - Authorizing Execution of Purchase and Sale Agreement for Center for Black Student Excellence Building (Resolution 7165) Vote - Public Comment Accepted
9. 7:50 pm - Directing the Superintendent to Provide an Analysis of Outdoor School Costs and Options to Preserve a Five-Day Outdoor School Program (Resolution 7167) Vote - Public Comment Accepted
10. 8:00 pm - Second Reading of a New Policy: Lobbying Registration Policy x.xx.xxx-P (Resolution 7164) Vote - Public Comment Accepted
11. 8:05 pm - Resolution to Nominate Director Christy Splitt for the Oregon School Boards Association Legislative Policy Committee (Resolution 7174) Vote - Public Comment Accepted
12. 8:10 pm - Integrated Grants Annual Report -Public Comment Accepted
13. 8:25 pm - Seismic Study Report
14. 8:45 pm - September Budget Brief
15. 8:55 pm - Consent Agenda: Resolutions 7168 through 7173 Vote- Public Comment Accepted
    15.(a) Resolution 7168 - Expenditure Contracts
    15.(b) Resolution 7169 - Revenue Contracts
    15.(c) Resolution 7170 - Adoption of the Minutes
    15.(d) Resolution 7171 - Approval of Head Start Policy Council Recommendation (Supplemental Nutrition Grant Application)
    15.(e) Resolution 7172 - Approval of Head Start Policy Council Recommendation (Oregon Prenatal to Kindergarten (OPK) Budget Workbook)
    15.(f) Resolution 7173 - Approving Board Member Conference Attendance as Representatives of the Board
16. 9:00 pm - Resolution 7175 - Expenditure Contract Vote - Public Comment Accepted
17. 9:05 pm - Other Business / Committee Referrals
18. 9:10 pm - Adjourn

# Staff Report

**Date:** September 2, 2025

**To:** The Board of Education

**From:** Dana White

**CC:** Dr. Kimberlee Armstrong, Jon Franco, Tom Odgers

**Subject:** Center for Black Student Excellence/Purchase and Sale Agreement

## BACKGROUND

In November 2020, voters approved bonds that included $60 million for investment in the Center for Black Student Excellence (CBSE). Following a multi-year community engagement effort, the CBSE Vision was created in 2023. (*See* 194-page Vision: https://drive.google.com/file/d/1M5FpAmLwpx4-p6y3gPXpNMPOKf623hMH/view.) Following the development of the Vision, PPS engaged in a search for properties in the Albina neighborhood to serve as the home for the CBSE where students, educators, and community members can convene and realize the Vision.

PPS has identified the One North property to serve as the CBSE home. It is located in the Albina neighborhood at 3506-3514 N. Vancouver Avenue and 25 N. Fremont, St. It was built in 2015 and comprises two buildings, together containing approximately 72,000 square feet of space. The negotiated purchase price for the property is $16 million. (PPS obtained an appraisal of the property in May 2025, estimating its value at $15.2 million.)

Staff seeks Board approval to enter into a Purchase and Sale Agreement (PSA) for the One North property, attached as Exhibit A.

## ANALYSIS OF SITUATION

The proposed purchase of One North represents over four years of work to develop the Vision and programming for the CBSE. It is critical that the CBSE home be in Albina, and this building is centrally located in the Albina neighborhood. PPS could not build a building like the One North property for anywhere close to $16 million, and PPS expects the building to be largely move-in ready for many of its component uses. Other options explored by PPS, working with its commercial real estate broker, did not yield a better, more cost-effective option.

Once PPS executes the PSA, it will formally enter a robust due diligence process that will include assessment of:

- Physical and environmental inspections
- Property survey
- Suitability for PPS's intended use, including extent of remodeling required
- Data about building operations and existing tenants rent streams
    - As of 1/1/26, approximately 29% of the building will be occupied under current leases.
- Transportation and parking options
- Operating agreement for the common areas
- Title report

PPS will engage experts in the relevant areas, as needed, to assist with and advise on the due diligence. PPS's efforts will include (1) assessing requirements for anticipated uses of the

building in line with the CBSE Vision; (2) development of operating budgets and staffing plans for the building maintenance; (3) planning for collaborative space for community partners serving PPS students; and (4) review of title, surveys, and physical inspections.

After a 90-day due diligence period, the Board will vote on whether to proceed with the purchase based on the results of the extensive due diligence. In advance of that vote, the results of the due diligence assessments will be shared with the Board and community. Entering into the PSA at this time does not create a binding obligation for PPS to purchase the property. It does allow for PPS to conduct thorough due diligence and for the building to not be sold to any other purchaser during this time.

**FISCAL IMPACT**

The negotiated purchase price is $16 million, which will be funded by 2020 bond funds. In addition, PPS will incur transaction-related expenses as needed in consultant and legal fees to support the due diligence and negotiate and document the transaction. Costs of any needed improvements are not known at this time, but will be assessed during the due diligence period.

**COMMUNITY ENGAGEMENT (IF APPLICABLE)**

The community was engaged for multiple years to create the Vision for the CBSE, which informs the selection and uses of the building. PPS will continue to seek input on the One North property throughout the due diligence process through public Board and Committee meetings and other channels.

**Exhibit A**

## PURCHASE AND SALE AGREEMENT

**THIS PURCHASE AND SALE AGREEMENT** (this "**Agreement**") dated as of September ___, 2025 (the "**Effective Date**"), is made by and between School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("**Purchaser**"), and Karuna Properties II LLC, an Oregon limited liability company ("**Karuna Seller**"), and Karuna Properties II West, LLC, an Oregon limited liability company ("**Karuna West Seller**" and together with the Karuna Seller, collectively and in the singular as the context may require, "**Seller**").

## RECITALS:

A. Seller desires to sell certain improved real property located in Multnomah County, Oregon (being Tax Parcel Nos. R103332 and R103333), along with certain related property described below, and Purchaser desires to purchase such real and other property from Seller.

B. Seller and Purchaser, intending to be bound by this Agreement, desire to set forth herein the terms, conditions and agreements under and by which Seller shall sell and Purchaser shall purchase the property described below.

## AGREEMENTS:

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as follows:

1. **THE PROPERTY**.

1.1. Description. Subject to the terms and conditions of this Agreement, and for the consideration set forth herein, Seller agrees to sell, assign and convey, and Purchaser agrees to purchase and acquire, all of Seller's right, title and interest, if any, in and to the following (collectively, the "**Property**"):

1.1.1. That (a) certain approximately 0.4167 parcel of land located in Multnomah County, Oregon, having a street address of 25 N Fremont St., Portland, Oregon 97227, and being more specifically described on Schedule 1.1.1(a), attached hereto ("**Karuna East Land**"), and (b) certain approximately 0.286 parcel of land located in Multnomah County, Oregon, having a street address of 3506 - 3514 N Vancouver Ave., Portland, Oregon 97227, and being more specifically described on Schedule 1.1.1(b) ("**Karuna West Land**" and together with the Karuna East Land, collectively, the "**Land**"), together with the buildings constructed thereon (the "**Buildings**") and all other infrastructure, improvements, parking facilities and fixtures located on the Land (the Buildings and any and all other improvements located on the Land are hereinafter referred to collectively as the "**Improvements**"), and all easements, hereditaments, appurtenances, and other benefits, if any, pertaining to or affecting the Land (collectively, the "**Easements**"). The Land, Buildings, Improvements, and Easements are hereinafter collectively referred to as the "**Real Property**".

1.1.2. All furniture, furnishings, fixtures, equipment and other tangible personal property, if any, affixed to and/or located at the Real Property as of the Effective Date and used in

connection with the Real Property, or replacements of those items permitted pursuant to this Agreement (specifically excluding any items of personal property owned by any tenants of the Land, the Buildings or the Improvements and excluding any items of personal property owned by third parties and leased to Seller) if any of the foregoing are located on the Land at the Closing Date (the "**Personal Property**").

1.1.3. Any and all leases, tenancies, licenses and other rights of occupancy or use of or for any portion of the Real Property, including all guaranties, security deposits, prepaid rents, amendments, renewals and extensions thereof (each, a "**Lease**," and collectively, the "**Leases**").

1.1.4. To the extent assignable or transferrable, any and all licenses, permits, authorizations, certificates of occupancy and other approvals that are in effect as of the Closing Date and necessary for the current use and operation of the Real Property (collectively, the "**Permits**").

1.1.5. Any and all zoning and development rights, entitlements, utility service capacity reservations and/or allocations that are in effect as of the Closing Date and relate to or benefit the Property (collectively, the "**Entitlements**").

1.1.6. Any and all manufacturer or service warranties, surveys, studies, and architectural or engineering plans and specifications that exist as of the Closing Date and relate to the Real Property or the Personal Property (collectively, the "**General Intangibles**").

1.1.7. If applicable, pursuant to Section 4.7 below, all of each Seller's memberships interests (the "**Membership Interests**") in and to Eco Commons, LLC, an Oregon limited liability company ("**Eco Commons**").

1.2. Agreement to Convey. Seller agrees to sell and convey, and Purchaser agrees to purchase and accept, on the Date of Closing (defined in Section 2.4 below): (a) fee title to the Land and the Improvements by way of a Statutory Special Warranty Deed from each Seller, to be executed and delivered by each Seller in respect to the applicable Real Property, and which shall each be subject to the Permitted Exceptions (defined in Section 3.9 below) affecting or encumbering the applicable Real Property; and (b) the remainder of the Property, by way of the assignment and assumption agreements, a quitclaim bill of sale and other instruments of conveyance described in this Agreement.

## 2. PURCHASE PRICE AND PAYMENT.

2.1. Purchase Price. The purchase price for the Property (the "**Purchase Price**") is Sixteen Million and 00/100 Dollars ($16,000,000.00).

2.2. Deposit.

2.2.1. Deposit. Within two (2) business day following the Effective Date, Purchaser shall, deposit in escrow with the Title Company (defined in Section 2.4 below) a promissory note for earnest money payable to Seller in the principal amount of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) (the "**Note**"). Within one (1) business day following expiration of the Due Diligence Period (defined in Section 3.1 below), the Note shall be converted

to cash and Purchaser shall, by federal wire transfer, deposit the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) (the "**Deposit**") into the escrow account of the Title Company. If Purchaser fails to make the Deposit in accordance with the foregoing, by 5:00 p.m., Portland, Oregon time on the 1st business day following the expiration or earlier waiver of the Due Diligence Period, this Agreement shall automatically terminate and neither party shall thereafter have any further rights, obligations or liability hereunder, except as otherwise expressly set forth herein. Once deposited, and following expiration or earlier waiver of the Due Diligence Period (provided that Purchaser has not sooner terminated this Agreement), the Deposit shall be non-refundable to Purchaser but applicable to the Purchase Price, except as otherwise expressly set forth herein.

2.2.2. Maintenance of Deposit. Once delivered to the Title Company, the Deposit shall be held by the Title Company in a non-interest-bearing account. The Deposit shall be non-refundable, except as expressly set forth herein.

2.3. Payment of the Purchase Price at Closing. Purchaser shall pay to Seller the Purchase Price, on the Date of Closing, by federal wire transfer of immediately available funds to the Title Company. The Deposit shall be paid by the Title Company to Seller at Closing and credited against the Purchase Price. The Purchase Price shall also be subject to further adjustments for prorations and credits required to be made in accordance with Section 7 below.

2.4. Closing. The purchase and sale of the Property shall be consummated at closing (the "**Closing**") in escrow through the Title Company on the date that is thirty (30) days following the expiration of the Due Diligence Period (as the same may be extended, the "**Date of Closing**" or "**Closing Date**"); provided, however, Closing may be extended by either party by providing advance written notice, so long as Closing occurs on no less than twenty (20) days' notice and in any event **Closing shall not occur later than December 29, 2025**. Closing shall occur on the Date of Closing (as set forth in Section 8.4) at the offices of First American Title Insurance Company (the "**Title Company**"), whose address is 200 SW Market Street, Suite 250, Portland, Oregon 97201, Attn: Connie Haan, or at such other time and place as may be agreed to in writing by Seller and Purchaser.

## 3. INSPECTIONS AND APPROVALS.

3.1. Due Diligence Period; Inspections. Purchaser shall have a period of time (the "**Due Diligence Period**"), commencing on the Effective Date, and expiring at 11:59 p.m., Portland, Oregon time, on December 10, 2025, in which to conduct the inspections and studies described in this Section 3.

3.2. Access to the Property and Indemnification by Purchaser. During the Due Diligence Period and through Closing, Seller shall permit Purchaser and Purchaser's agents and representatives access to the Land and Improvements for the purpose of conducting such physical and environmental inspections of the Land and Improvements (collectively, the "**Inspections**") as Purchaser shall deem necessary to determine, in Purchaser's sole discretion, the suitability of the Land and Improvements for Purchaser's intended use. Before Purchaser enters the Land and Improvements to perform Inspections, Purchaser shall give Seller reasonable advance written notice and, at Seller's option, a representative of Seller may accompany Purchaser and/or

Purchaser's representative. In the event Purchaser desires to speak to an Existing Tenant (defined in Section 4.6 below) other than 1803 Fund, it may do so only if accompanied by a representative of Seller, provided that if an Existing Tenant is willing to speak to Purchaser, Seller must provide a representative to permit Purchaser to speak to such Existing Tenant. Purchaser agrees to be solely responsible for the conduct of Purchaser's agents and representatives on and adjacent to the Land and Improvements and shall assume and pay for all expenses incurred in connection with the Inspections. At all times during the presence of Purchaser or Purchaser's agents and representatives on the Land and Improvements, Purchaser agrees that Purchaser will not allow, and Purchaser's agents and representatives will not conduct, any physically invasive testing of, on, or under the Land or Improvements without first obtaining Seller's written consent and providing a scope of work for such testing to Seller for Seller's approval, not to be unreasonably withheld or delayed, but subject to such reasonable conditions as Seller may impose. Purchaser agrees to return the Land and Improvements to substantially the same condition and cleanliness existing before entry and/or occupation by Purchaser's agents and representatives, including, but not limited to, sealing wells or other similar subsurface investigations. Purchaser shall use reasonable efforts to minimize interference with Seller's and any tenants' use and occupancy of the Buildings, promptly pay when due the costs of all tests, investigations, and examinations performed by or for Purchaser with regard to the Property and not permit any liens to attach to the Property by reason of the exercise of Purchaser's rights hereunder. Purchaser shall keep confidential the names and identities of Existing Tenants and counterparties to Service Contracts, except as may otherwise be required by law (including without limitation the Oregon Public Records Law or the Oregon Public Meetings Law), by court order or by the Multnomah County District Attorney. Further, Purchaser may disclose confidential information to Purchaser's lenders, consultants, agents and representatives to the extent each needs to know confidential information for the sole purpose of evaluating the Land and Improvements, provided Purchaser takes all reasonable measures to assure that Purchaser's agents and representatives keep such information confidential. Subject to the limitations of the Oregon Constitution and the Oregon Tort Claims Act, Purchaser shall indemnify, defend and hold Seller harmless from any loss, injury, liability, damage or expense, including reasonable attorneys' fees and costs, directly caused by Purchaser, which Seller may incur as a result of (a) any act or omission of Purchaser or its agents or representatives arising in connection with any tests or inspections conducted by Purchaser or its agents or representatives, or (b) the failure of Purchaser to restore the Property in accordance with this Section 3.2; provided, however, that Purchaser shall not be required to indemnify Seller if and to the extent that any such loss, injury, liability, damage or expense was caused by the negligence or willful misconduct of Seller, its employees or its agents. The foregoing shall survive termination of this Agreement or the Closing, as applicable. For the avoidance of doubt, Purchaser maintains self-insurance coverage with regard to the first $1.1 million in potential claims and additional excess commercial general liability insurance in the amount of $9.9 million in coverage (collectively, the "**Purchaser Insurance**"), which such Purchaser Insurance shall be in full force and effect during the period in which Purchaser and its employees, consultants, agents, contractors or other representatives perform any due diligence activities upon the Real Property prior to Closing and will cover claims arising with regard to such activities hereunder. Furthermore, any consultants, agents, contractors or other representatives of Seller that are accessing the Real Property to assist Purchaser with its due diligence hereunder and are not governmental agencies or subdivisions shall, at their sole expense, keep and maintain a policy of commercial general liability insurance. Any such insurance policy shall afford protection in limits of not less than One Million Dollars ($1,000,000) on a per

occurrence and aggregate basis. With respect to any environmental investigation or any drilling, boring or invasive testing that may be permitted pursuant to the terms of this Agreement, Purchaser, or Purchaser's applicable consultant, agent, contractor or other representative, shall, at its sole expense, keep and maintain at all times that any such work is to be undertaken on the Property, contractor's pollution liability insurance policy limits of not less than One Million Dollars ($1,000,000) per occurrence and providing coverage to Seller for damages related to any pollution or contamination of the Property or its environment as a result of the activities of such party and/or Purchaser. Before consultants, agents, contractors or other representatives of Seller that are not governmental agencies or subdivisions enter the Property, Purchaser shall deliver to Seller certificates of any commercial general liability insurance coverage required hereunder. In addition, at least three (3) business days prior to the entry onto the Property for the purpose of performing any drilling, boring or invasive testing, Purchaser shall furnish to Seller a certificate of such contractor's pollution liability insurance coverage. All insurance shall be effected under standard form policies, issued by insurers of recognized responsibility authorized to do business in the State of Oregon and having a national rating of A-VII or better. All insurance shall be primary and non-contributing.

3.2.1. Purchaser agrees that it will conduct its own due diligence with respect to the environmental conditions at the Property, in accordance with this Section 3, and shall complete a timely Phase I environmental site assessment in accordance with ASTM E1527-21.

3.3. Delivery of Documents. Within ten (10) business days after the Effective Date, Seller or its representative will deliver for inspection the Property information materials relating to the Land and Improvements set forth on Schedule 3.3 attached hereto ("**Property Documents**"), to the extent such Property Documents are within Seller's actual possession or control or may be obtained by Seller after exercising commercially reasonable efforts, provided that Seller (i) will not be required to create any new Property Documents, and (ii) may deliver the Property Documents to Purchaser by way of a virtual data room or other electronic means. Seller is providing the Property Documents for Purchaser's information only, and as an accommodation to evaluate the transaction contemplated by this Agreement (the "**Transaction**").

3.4. Survey.

3.4.1. As part of the Property Documents, Seller shall deliver to Purchaser the most recent survey, if any, in its possession (the "**Existing Survey**"). If Purchaser desires an updated or new survey, Purchaser shall order such updated or new survey (the "**Survey**"), at its sole cost and expense. If Purchaser obtains a Survey, then Purchaser shall deliver a copy of the Survey to Seller promptly following receipt. On or before the date that is forty-five (45) days after the Effective Date, Purchaser shall deliver to Seller in writing any objections to any matters shown on the Existing Survey or the Survey, as applicable("**Objection Letter**"). Purchaser's failure to timely object to any such matters shall be deemed to constitute Purchaser's approval thereof.

3.4.2. If Purchaser timely objects to any matters shown on the Existing Survey or the Survey, as applicable, then Seller shall have until 5:00 p.m. on the date which is ten (10) business days after receipt of the Objection Letter (the "**Cure Date**") to agree in writing to cure before Closing, or decline to cure, Purchaser's objections to the Existing Survey or the Survey, as applicable. If Seller elects not to cure, or fails to timely respond to the Objection Letter, Seller

shall be deemed to have elected not to cure, in which event, Purchaser shall, on or before the date that is three (3) business days after the Cure Date, either (i) terminate this Agreement by delivery of written notice to Seller and Title Company, whereupon Title Company shall return the Note to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein, or (ii) waive in writing its objection to the Existing Survey or the Survey, as applicable. Purchaser's failure to timely deliver to Seller and Title Company a written notice of termination or waiver of its objection to the Existing Survey or the Survey, as applicable, shall be deemed to constitute Purchaser's election to terminate this Agreement.

3.5. Title Commitments.

3.5.1. Prior to the Effective Date, Seller has delivered to Purchaser a Commitment for Title Insurance covering the Karuna East Land and a Commitment for Title Insurance covering the Karuna West Land (each, a "**Title Commitment**," and collectively, the "**Title Commitments**"), issued by the Title Company with respect to the respective portions of the Real Property, together with copies of any exceptions to title referenced therein. Seller shall be responsible for the cost of the Title Commitments, unless the Transaction does not close due to Purchaser's default, in which event Purchaser shall be responsible for the cost of the Title Commitments. The Title Commitments shall collectively set forth the status of title to the Real Property and all exceptions which would appear in an ALTA Owner's Policy (or Policies) of Title Insurance (as applicable, the "**Title Policy**"). On or before the date that is twenty (20) business days following the Effective Date, Purchaser shall deliver to Seller in writing any objections to matters shown in the Title Commitments. Purchaser's failure to timely object to any such matters shall be deemed to constitute Purchaser's approval thereof, and subject to the requirement to convey marketable title, any such matter shall then become a "**Permitted Exception**".

3.5.2. If Purchaser timely objects to any matters set forth in the Title Commitments, then Seller shall have until 5:00 p.m. on the Cure Date to agree in writing to cure before Closing, or decline to cure, Purchaser's objections to the Title Commitments. If Seller elects not to cure, or fails to timely respond to Purchaser's objections, Seller shall be deemed to have elected not to cure, in which event Purchaser shall, on or before the date that is three (3) business days after the Cure Date, either (i) terminate this Agreement by delivery of written notice to Seller and the Title Company, whereupon the Title Company shall return the Note to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller, and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein, or (ii) waive in writing its objection to the Title Commitments, in which event any such waived item shall become a Permitted Exception. Purchaser's failure to timely deliver to Seller and the Title Company a written notice of termination or waiver of its objection to the Title Commitments shall be deemed to constitute Purchaser's election to terminate this Agreement. Notwithstanding anything to the contrary contained herein, Seller shall, at or prior to Closing, satisfy any monetary liens against the Property ("**Required Monetary Liens**"), satisfy the lien of any mortgage or other security interest which Seller has placed on the Property, and satisfy all B-I requirements shown on the Title Commitments that pertain to Seller or the Property, such as providing proof of Seller's authority to execute the Deed and executing such typical affidavits and instruments to allow the Title Company to delete the

standard exceptions from Schedule B-II (excluding, however, standard survey exceptions which may only be deleted in the event Purchaser obtains a Survey).

3.5.3. Purchaser shall have the right to update the Title Commitments ("**Title Update**") at any time prior to Closing, and if the Title Update reveals any new title matters or liens which were not contained in the initial Title Commitments, then Purchaser shall have the right to provide notice of Purchaser's objection to such matters to Seller, and Seller shall, prior to Closing, notify Purchaser of which objections, if any, Seller elects to cure. Notwithstanding the foregoing, Seller shall remain obligated to cure the Required Monetary Liens upon the terms of Section 3.5.2 above. If Seller refuses to cure such objections (or if Seller fails to respond to Purchaser's objections which failure shall be deemed Seller's refusal to cure such objections), then Purchaser shall have the right to: (i) terminate this Agreement by notifying Seller thereof, the Deposit shall be refunded to Purchaser, and neither party shall have any further obligations under this Agreement other than those that expressly survive termination; or (ii) waive such objections and proceed to Closing with no resulting reduction in the Purchase Price unless Seller agrees in its sole discretion in writing to a Purchase Price reduction. Seller agrees to remove any exceptions or encumbrances to title which are created by Seller after the Effective Date and before the Closing Date at its sole cost and expense, unless Purchaser agrees in writing to accept the same, in which case Seller will have no obligation to remove such exceptions or encumbrances.

3.6. Purchaser's Acceptance or Rejection Prior to the Expiration of the Due Diligence Period. On or prior to the expiration of the Due Diligence Period, Purchaser may approve of its review of its Inspections and the Property Documents and the feasibility, including the economic feasibility of the purchase and planned use of the Property (including without limitation, (i) Purchaser's determination, following such internal and external studies and investigations as it deems prudent, that the Property is the optimal property to satisfy Purchaser's specific needs for additional premises, including the timing of the Property's availability given the various existing tenancies applicable to the Property; (ii) Purchaser's obtaining an opinion from Purchaser's bond counsel that bond funds are legally available to pay the Purchase Price and for anticipated remodeling, (iii) Purchaser's confirming that desired remodeling is available to Purchaser under terms acceptable to Purchaser; (iv) Purchaser's review and approval of an appraisal addressing the fair market value of the Property; (v) Purchaser's determination that adequate parking is available for the use of the Property for Purchaser's intended purpose and approval of the terms of related leases and subleases; (vi) Purchaser's review and approval of the operating agreement for Eco Commons (as it may be amended) or of the Replacement Agreement (as defined in Section 4.7); (vii) receipt from each Existing Tenant (other than from Existing Tenants on any Existing Lease that has expired or been terminated prior to Closing) of a Tenant Estoppel Certificate in the form attached hereto as Schedule 6.1.4 (or such form, if any, that is prescribed by each Existing Lease) certifying such matters as are acceptable to Purchaser; (viii) approval by Purchaser's Board of Education after due diligence is completed to make the Approval Election and close the Transaction) by giving written notice to Seller of its election (the "**Approval Election**") to proceed with the Transaction in its sole and absolute discretion. If Purchaser does not timely deliver the Approval Election on or before the expiration of the Due Diligence Period, then Purchaser shall be deemed to have terminated this Agreement, and then this Agreement will automatically terminate, Purchaser shall promptly return all copies of all Property Documents to Seller, the Title Company will return the Note to Purchaser, and thereupon neither party will have

any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein.

3.7. Service Contracts. Seller shall cause all property management agreements, service, maintenance, supply or other contracts relating to the operation of the Property (collectively, the "**Service Contracts**") to be terminated effective as of the Closing Date, except any Service Contracts that Purchaser elects to assume.

3.8. Consents to Transfer. Purchaser and Seller will cooperate with one another and use commercially reasonable efforts to obtain any consent from third parties who have the right to consent to the transfer of any Permits, Entitlements, and/or General Intangibles that Purchaser elects to have assigned.

3.9. Permitted Exceptions. Purchaser shall accept title to the Property, subject to the following exceptions (the "**Permitted Exceptions**"):

3.9.1. Those matters affecting or relating to the title to, or the survey of, the Property: which are shown on the Title Commitments or as shown on the Existing Survey or the Survey, as applicable which Purchaser has otherwise approved or deemed to have approved pursuant to the terms of this Agreement, subject to the requirement of Seller to convey marketable title.

3.9.2. The lien of non-delinquent taxes, assessments and other usual and customary charges assessed against the owners of real property in the State of Oregon that are not due and payable as of the date of Closing.

3.9.3. All matters disclosed by the Property Documents and rights of tenants, as tenants only, under the Existing Leases (defined in Section 4.6 below).

3.9.4. All building and zoning laws, codes and regulations affecting the Property, including all special exceptions, conditions, site plan approvals, and other similar matters, if any, relating to the zoning of the Property.

4. **SELLER'S OBLIGATIONS PRIOR TO CLOSING**. Until Closing, Seller and/or Seller's agents or representatives shall:

4.1. Insurance. Keep the Property insured, in an amount sufficient to satisfy any co-insurance requirement or stipulation, against fire and other hazards covered by extended coverage endorsement and commercial general liability insurance against claims for bodily injury, death and property damage occurring in, on or about the Property.

4.2. Operation. Operate the Property in the ordinary course of business and deliver the Property to Purchaser at Closing in the condition existing as of the Effective Date, normal wear and tear and damage by casualty excepted. Seller shall not enter into or modify any agreement affecting title to the Property (unless Purchaser agrees to the same in its commercially reasonable discretion) and shall not initiate or consent to any change in zoning or other land use designation with respect to the Property. Notwithstanding the foregoing, notices of non-responsibility may be

posted and recorded with respect to any tenant improvements to the Property in accordance with ORS 87.030.

4.3. Notices. Provide to Purchaser, promptly upon the receipt thereof, any and all written notices relating to the Property received by Seller or its agents or representatives from Existing Tenants, any governmental or quasi-governmental instrumentality, insurance company, vendor or other party under any of the Service Contracts, or from any other entity or party, which notices are of a type not normally received in the ordinary course of Seller's business, or which may have a material effect upon the Property or result in a material change in a representation or warranty made by Seller hereunder.

4.4. Compliance with Agreements. Take all actions necessary to comply with all agreements, covenants, encumbrances and obligations affecting or relating to the Property and the ownership, operation and maintenance thereof. Seller shall pay all utility bills and other invoices and expenses relating to the Property, as and when the same become due.

4.5. New Service Contracts. Not enter into any Service Contracts that do not terminate on or before the Closing without Purchaser's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

4.6. Leases. The Leases in effect as of the Effective Date (the "**Existing Leases**") are listed on Schedule 4.6 attached hereto and the tenants thereunder are referred to herein as the "**Existing Tenants**." From and after expiration of the Due Diligence Period and funding and release of the Deposit, Seller will not enter into any new leases or modify, amend or terminate any Existing Leases, or incur or agree to incur any capital improvement expenses related to the Property in excess of $10,000.00 prior to Closing without Purchaser's approval, which shall not be unreasonably withheld, conditioned, or delayed.

4.7. Eco Commons. Make commercially reasonable efforts to (i) cause Eco Commons to be dissolved and (ii) facilitate and cooperate with Purchaser and the other member of Eco Commons to negotiate a tenancy-in-common or maintenance cost-sharing agreement (as the case may be) on terms acceptable to both parties addressing the maintenance of the courtyard adjacent to the Property (as applicable, a "**Replacement Agreement**"). Provided, however, that if Purchaser is unable obtain a Replacement Agreement and if all the conditions to Closing are satisfied or waived (including Purchaser's approval of the operating agreement for Eco Commons, as it may be amended), Seller shall assign, and Purchaser shall assume, the Membership Interests pursuant to a form of assignment of membership interests mutually agreed to by the parties and in accordance with the governing documents of Eco Commons.

4.8. Parking Lot Subleases. Seller shall cooperate in good faith with the negotiation of extensions of any subleases that Seller (and/or Eco Commons) may have entered into with Tenants of the Property regarding parking rights arising under that certain Parking Lot Lease Agreement originally dated September 13, 2013 (the "**Parking Lot Lease**"), between Eco Commons, as tenant, and Life Change Christian Center, an Oregon non-profit corporation, as lessor, as the same may have been amended from time to time (collectively, the "**Parking Lot Subleases**"). At Closing Seller shall assign the Parking Lot Subleases, if any, to Purchaser pursuant to a form of

assignment agreement mutually agreed to by the parties (the "**Parking Lot Sublease Assignment**")[1].

5. **REPRESENTATIONS AND WARRANTIES**.

5.1. By Seller. Seller represents and warrants to Purchaser, as of the Effective Date and as of the Closing Date, that:

5.1.1. Seller has the power, right and authority to enter into and perform all of the obligations required of Seller under this Agreement and the instruments and documents referenced herein, and to consummate the Transaction.

5.1.2. Seller has not entered into any other contracts for the sale of the Property, nor do there exist any rights of first refusal or options to purchase the Property, and Seller will not during the term of this Agreement enter into any such contracts or grant any such rights of first refusal or options, except for any contract for sale of the Property, right of first refusal or option to purchase the Property to which Purchaser has consented to in writing in Purchaser's sole discretion.

5.1.3. Seller has taken all requisite action and obtained, or will obtain prior to Closing, all requisite consents, releases and permissions in connection with entering into this Agreement and the instruments and documents referenced herein or required under any covenant, agreement, encumbrance, law or regulation with respect to the obligations required hereunder, and no consent of any other party is required for the performance by Seller of its obligations hereunder.

5.1.4. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Seller pursuant to this Agreement shall be, duly authorized, executed and delivered by Seller. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Seller pursuant to this Agreement are and shall be, valid and legally binding upon Seller and enforceable in accordance with their respective terms.

5.1.5. Neither the execution of this Agreement nor the consummation of the Transaction does now constitute or shall result in a breach of, or a default under, any agreement, document, instrument or other obligation to which Seller is a party or by which Seller or the Property may be bound.

5.1.6. No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under Federal or state bankruptcy law is pending against or, to the best of Seller's knowledge, contemplated by Seller.

5.1.7. There are no actions, suits, claims or other proceedings pending or, to the best of Seller's knowledge, threatened against Seller or the Property that could affect Seller's ability to perform its obligations when and as required under the terms of this Agreement.

[1] NTD: Subject to review of relevant Parking Lot Lease Agreement/subleases and discussion between the parties regarding plan for parking.

5.1.8. To Seller's actual knowledge, all material aspects of the Buildings, including the mechanical, electrical, and plumbing equipment and systems on the Property, are in good working order and repair, except for normal wear and tear, and will be mechanically and structurally sound and free from material defects in materials and workmanship.

5.1.9. To Seller's actual knowledge, the Property is not in material violation of applicable laws, ordinances or regulations and Seller has not received written notice from any governmental authority alleging that the Property is in material violation of applicable laws, ordinances or regulations, nor to Seller's actual knowledge has Seller's property manager delivered to Seller written notice from any governmental authority alleging such violation.

5.1.10. There are no actions, suits, claims or other proceedings pending or, to Seller's actual knowledge, threatened against Seller or the Property under any federal, state, or local laws regulating the discharge of hazardous or toxic materials or substances into the environment.

5.1.11. To Seller's actual knowledge, there is no hazardous substance, including asbestos, on the Property, except for those used in de minimis amounts for cleaning and maintenance at the Property and in compliance with applicable laws.

5.1.12. To Seller's actual knowledge, the Property does not include any underground storage tank.

5.1.13. To Seller's actual knowledge, the rent roll delivered to Purchaser as part of the Property Documents is true and correct in all material respects as of the date hereof.

5.1.14. The Existing Leases are enforceable against the lessees named therein and to Seller's actual knowledge, no party to the Existing Leases is in breach or default under any material obligation thereunder or any material provisions thereof.

5.1.15. There will be no tenant improvement costs or work allowances owing to any tenant or any lease commissions owing to any brokers with respect to the Existing Leases as of the Date of Closing.

5.2. Seller's Knowledge. As used in this Agreement, (i) the terms "to the best of Seller's knowledge" or "to Seller's actual knowledge" or "to Seller's knowledge" or similar terms shall mean to the current, actual knowledge of Eric D. Lemelson ("**Seller's Representative**"), without a duty to investigate other than to inquire with the property manager, without personal liability, and (ii) the terms "received by Seller" or "in Seller's possession" or similar terms shall mean actual receipt or possession by Seller's Representative or of which Seller's Representative is aware.

5.3. Waiver of Known Defects. Except to the extent a representation or warranty was knowingly inaccurate when made, notwithstanding any provision of this Agreement to the contrary, Seller shall have no liability in connection with this Agreement by reason of any breach or inaccuracy of a representation or warranty if, and to the extent that, such inaccuracy or breach is disclosed in writing to Purchaser prior to the expiration of the Due Diligence Period, and Purchaser elects, nevertheless, to consummate the Transaction. Prior to Closing. Seller agrees to

promptly notify Purchaser, in writing, if Seller discovers that any representation, though believed to be true when made, is, in fact, not true, or if facts and circumstances underlying Seller's representations, though true when made, have changed through no fault of Seller (such change, a "**Change**", and such notice, a "**Statement of Change**"). In the event of any such Change, Purchaser may either (i) terminate the Agreement by written notice to Seller, in which event the Note (if the Deposit has not been funded) shall be returned to Purchaser or the Deposit and, if funded, shall be refunded to Purchaser, Seller shall reimburse all of Purchaser's out-of-pocket expenses incurred in connection with this transaction, not to exceed $150,000, and the parties will have no further obligation under this Agreement other than those that expressly survive termination; or (ii) proceed to close the purchase and sale of the Property as set forth in this Agreement without a reduction in Purchase Price unless agreed to in writing by Seller in its sole discretion. Notwithstanding the foregoing, if Seller is able to cure, and in fact does cure any Change within ten (10) business days of providing Purchaser with a Statement of Change, but in all cases prior to Closing, then Purchaser may not terminate this Agreement under this Section. If Purchaser obtains actual knowledge that any representation of Seller was false, misleading, or inaccurate when given or has become false, misleading, or inaccurate but Purchaser nonetheless proceeds to close on the Property, the applicable representation will be deemed automatically modified to reflect the actual knowledge of Purchaser. Nothing contained herein shall be deemed to modify the limitations on Purchaser's remedies contained in Section 10 of this Agreement.

5.4. Survival. The representations and warranties set forth in this Section 5 shall survive Closing for a period of eighteen (18) months (the "**Survival Period**"), and no action or claim may be brought against Seller by Purchaser or any affiliate of Purchaser with respect to a breach of such representations or warranties or any action, suit or other proceedings commenced or pursued, for or in respect of any breach of any representation or warranty made by Seller in this Agreement from and after expiration of the Survival Period.

5.5. Limitation on Remedies. Notwithstanding anything herein to the contrary, if Purchaser discovers prior to Closing that one or more of the representations and warranties under the provisions of this Section 5 are false or untrue as of the Date of Closing, Purchaser's sole remedy will be to exercise its rights under the provisions of Section 5.3 and Section 10.3 hereof.

5.6. By Purchaser. Purchaser makes the representations and warranties to Seller set forth below in this Section 5.6 effective as of the Effective Date. Subject to the condition that this Agreement has not been terminated prior to the Closing Date in accordance with its terms and conditions, said representations and warranties shall be deemed to have been remade as of the Closing Date unless prior to the Closing Date Purchaser notifies Seller (a) that one or more of said representations and warranties are no longer accurate and will remain inaccurate as of the Closing Date, which notice shall describe with reasonable specificity the manner in which such representations and warranties are no longer accurate, and (b) that due to the nature of the facts underlying the inaccuracy Purchaser does not intend to consummate the purchase of the Property; in which case, Seller will elect to either (i) terminate the Agreement by written notice to Purchaser, in which event the Deposit shall be retained by Seller as liquidated damages in the manner contemplated by Section 10.1 of this Agreement (unless Purchaser was under no obligation to close the purchase due to a failure of a condition stated herein), and the parties will have no further obligation under this Agreement other than those that expressly survive termination; or (ii) proceed to close the purchase and sale of the Property as set forth in this Agreement, in which case the

applicable representation will be deemed automatically modified to reflect the manner in which such representations and warranties are no longer accurate.

5.6.1. Purchaser is a public school district, duly organized and validly existing under the laws of the State of Oregon.

5.6.2. Purchaser has taken all requisite action and obtained all requisite consents, releases and permissions in connection with entering into this Agreement and the instruments and documents referenced herein or required under any covenant, agreement, encumbrance, law or regulation with respect to the obligations required hereunder, and no consent of any other party is required for the performance by Purchaser of its obligations hereunder.

5.6.3. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Purchaser pursuant to this Agreement have been or will be, duly authorized, executed and delivered by Purchaser. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Purchaser pursuant to this Agreement are or will be, valid and legally binding upon Purchaser and enforceable in accordance with their respective terms.

5.6.4. Neither the execution of this Agreement nor the consummation of the Transaction does now constitute or will result in a breach of, or a default under, any agreement, document, instrument or other obligation to which Purchaser is a party or by which Purchaser may be bound, or any law, statute, ordinance, rule, governmental regulation or any writ, injunction, order or decree of any court or governmental body, applicable to Purchaser or to the Property.

5.6.5. No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under Federal or state bankruptcy law is pending against or, to Purchaser's actual knowledge, contemplated by Purchaser.

5.6.6. There are no actions, suits, claims or other proceedings pending or, to Purchaser's actual knowledge, contemplated or threatened against Purchaser that could affect Purchaser's ability to perform its obligations when and as required under the terms of this Agreement.

5.6.7. As of the Effective Date, Purchaser has the power, right and authority to enter into and perform all of the obligations required of Purchaser under this Agreement and the instruments and documents referenced herein, and, subject to further authorization by Purchaser's Board of Education to make the Approval Election and to consummate the Transaction. Upon such further approval, Purchaser will have the power, right and authority to consummate the Transaction.

5.7. Representation. Seller and Purchaser each represent to the other that it has had no dealings, negotiations, or consultations with any broker, representative, employee, agent or other intermediary in connection with the sale of the Property, except that Seller has retained the services of Nathan Sasaki of Apex Real Estate Partners ("**Seller's Broker**"), and Purchaser has retained the services of Kevin VandenBrink & Rhys Konrad of Macadam Forbes, Inc. ("**Purchaser's Broker**" and together with Seller's Broker, the "**Brokers**"). At Closing, Seller shall be responsible

for paying a fee to the Brokers equal to three percent (3.00%) of the final Purchase Price in the aggregate (the "**Brokerage Fee**") in accordance with a separate written agreement among the Brokers and Seller. Seller and Purchaser agree that each will indemnify, defend and hold the other free and harmless from the claims of any other broker(s), representative(s), employee(s), agent(s) or other intermediary(ies) claiming to have represented Seller or Purchaser, respectively, or otherwise to be entitled to compensation in connection with this Agreement or in connection with the sale of the Property. This mutual indemnity shall survive Closing and any termination of this Agreement. Notwithstanding the foregoing, Seller and Purchaser hereby acknowledge and agree that neither Seller's Broker nor Purchaser's Broker is a third-party beneficiary under this Agreement.

5.8. Property Condition.

5.8.1. Disclaimer. PURCHASER HEREBY ACKNOWLEDGES, WARRANTS AND AGREES THAT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT (INCLUDING THE CLOSING DOCUMENTS ATTACHED AS SCHEDULES HERETO): (I) PURCHASER IS EXPRESSLY PURCHASING THE PROPERTY IN ITS EXISTING CONDITION "AS IS, WHERE IS, AND WITH ALL FAULTS AND DEFECTS, LATENT OR PATENT, KNOWN OR UNKNOWN" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF SELLER WITH RESPECT TO ALL FACTS, CIRCUMSTANCES, CONDITIONS AND DEFECTS; (II) SELLER HAS NO OBLIGATION TO INSPECT FOR, REPAIR OR CORRECT ANY SUCH FACTS, CIRCUMSTANCES, CONDITIONS OR DEFECTS OR TO COMPENSATE PURCHASER FOR SAME; (III) SELLER HAS SPECIFICALLY BARGAINED FOR THE ASSUMPTION BY PURCHASER OF ALL RESPONSIBILITY TO INSPECT AND INVESTIGATE THE PROPERTY AND OF ALL RISK OF ADVERSE CONDITIONS AND HAS STRUCTURED THE PURCHASE PRICE AND OTHER TERMS OF THIS AGREEMENT IN CONSIDERATION THEREOF; (IV) PURCHASER IS AND WILL BE RELYING STRICTLY AND SOLELY UPON SUCH INSPECTIONS AND EXAMINATIONS AND THE ADVICE AND COUNSEL OF ITS OWN CONSULTANTS, AGENTS, LEGAL COUNSEL AND OFFICERS AND PURCHASER IS AND WILL BE FULLY SATISFIED THAT THE PURCHASE PRICE IS FAIR AND ADEQUATE CONSIDERATION FOR THE PROPERTY; (V) SELLER IS NOT MAKING AND HAS NOT MADE ANY WARRANTY OR REPRESENTATION WITH RESPECT TO ANY MATERIALS OR OTHER DATA PROVIDED BY SELLER TO PURCHASER (WHETHER PREPARED BY OR FOR SELLER OR OTHERS) OR THE EDUCATION, SKILLS, COMPETENCE OR DILIGENCE OF THE PREPARERS THEREOF OR THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF ALL OR ANY PART OF THE PROPERTY AS AN INDUCEMENT TO PURCHASER TO ENTER INTO THIS AGREEMENT AND THEREAFTER TO PURCHASE THE PROPERTY OR FOR ANY OTHER PURPOSE; AND (VI) BY REASON OF ALL THE FOREGOING, PURCHASER ASSUMES THE FULL RISK OF ANY LOSS OR DAMAGE OCCASIONED BY ANY FACT, CIRCUMSTANCE, CONDITION OR DEFECT PERTAINING TO THE PROPERTY.

SELLER HEREBY DISCLAIMS ALL WARRANTIES OF ANY KIND OR NATURE WHATSOEVER (INCLUDING, WITHOUT LIMITATION, WARRANTIES OF CONDITION,

MERCHANTABILITY, HABITABILITY AND FITNESS FOR PARTICULAR PURPOSES), WHETHER EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES WITH RESPECT TO THE PROPERTY, TAX LIABILITIES, ZONING, LAND VALUE, SUBDIVISION OR LAND USE, AVAILABILITY OF ACCESS OR UTILITIES, INGRESS OR EGRESS, GOVERNMENTAL APPROVALS, OR THE SOIL CONDITIONS OF THE LAND.

FURTHER AND WITHOUT IN ANY WAY LIMITING ANY OTHER PROVISION OF THIS AGREEMENT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT (INCLUDING THE CLOSING DOCUMENTS ATTACHED AS SCHEDULES HERETO), SELLER MAKES NO WARRANTY WITH RESPECT TO THE PRESENCE ON OR BENEATH THE LAND (OR ANY PARCEL IN PROXIMITY THERETO) OF HAZARDOUS MATERIALS. BY ACCEPTANCE OF THIS AGREEMENT AND THE DEEDS, PURCHASER ACKNOWLEDGES THAT PURCHASER'S OPPORTUNITY FOR INSPECTION AND INVESTIGATION OF THE LAND (AND OTHER PARCELS IN PROXIMITY THERETO) HAS BEEN ADEQUATE TO ENABLE PURCHASER TO MAKE PURCHASER'S OWN DETERMINATION WITH RESPECT TO THE PRESENCE ON OR BENEATH THE LAND (AND OTHER PARCELS IN PROXIMITY THERETO) OF SUCH HAZARDOUS MATERIALS.

5.8.2. Acknowledgment of Inspection. Purchaser acknowledges and agrees that: (a) prior to the expiration of the Due Diligence Period, Purchaser will have an opportunity to inspect the Property; (b) if the Transaction is consummated, Purchaser will be purchasing the Property pursuant to Purchaser's independent examination, study, inspection and knowledge of the Property; and (c) Purchaser is relying upon its own determination of the value and condition of the Property and not on any information provided or to be provided by Seller. Purchaser is relying solely upon its own inspections, investigations, research and analyses in entering into this Agreement and is not relying in any way upon any representations or warranties (except those expressly provided in Section 5 or any Closing Document attached as a schedule hereto), statements, plans, specifications, cost estimates, studies, reports, descriptions, guidelines or other information or material furnished by Seller or its representatives to Purchaser or its representatives, whether oral or written, express or implied, of any nature whatsoever regarding any such matters.

5.8.3. SURVIVAL. THE ACKNOWLEDGEMENTS AND AGREEMENTS OF PURCHASER SET FORTH IN THIS SECTION 5 WILL SURVIVE THE CLOSING.

## 6. **CONDITIONS PRECEDENT TO CLOSING**.

6.1. Conditions for the Benefit of Purchaser. The obligation of Purchaser to consummate the conveyance of the Property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent:

6.1.1. The representations and warranties of Seller contained in this Agreement shall be true, complete and accurate in all material respects, on and as of the date hereof and the Date of Closing as if the same were made on and as of such date.

6.1.2. Seller shall have performed each and every obligation and covenant of Seller to be performed hereunder unless performance thereof is waived by Purchaser.

6.1.3. There has been no material and adverse change to the condition of the Property since the Effective Date, provided that any change in condition due to casualty or condemnation shall be controlled by the provisions of Section 9.

6.1.4. Seller will exercise commercially reasonable efforts to obtain a Tenant Estoppel Certificate in substantially the form attached hereto as Schedule 6.1.4 (or such form, if any, that is prescribed by each Existing Lease) and dated within thirty (30) days of the Date of Closing, from all Existing Tenants and will endeavor to deliver the Tenant Estoppel Certificates no later than fifteen (15) days prior to the Date of Closing; provided, however, that if any Existing Lease has expired or been terminated prior to Closing, the Tenant Estoppel Certificate with respect to such Existing Lease will not be required.

6.1.5. Title Company shall have delivered to Purchaser a pro-forma Title Policy, irrevocably committing to issue the Title Policy with only the Permitted Exceptions as exceptions to title.

6.1.6. No litigation has been threatened or is pending against Purchaser that pertains to Purchaser's purchase of the Property.

6.1.7. Approval by Purchaser's Board of Education prior to the expiration of the Due Diligence Period to make the Approval Election and to proceed to close the Transaction.

6.2. Waiver of Conditions for the Benefit of Purchaser. Purchaser shall have the right to waive some or all of the foregoing conditions in its sole and absolute discretion; provided, however, that no such waiver shall be effective or binding on Purchaser unless it is in writing and executed by an authorized officer of Purchaser. Notwithstanding the foregoing, in the event any of the conditions set forth in Section 6.1 have not been satisfied by the Closing Date, Purchaser shall have the option of terminating this Agreement by providing notice thereof to Seller, in which event this Agreement shall terminate, the Deposit shall be refunded to Purchaser, and neither party shall have any further obligations under this Agreement except for those that expressly survive termination.

6.3. Conditions for the Benefit of Seller. The obligation of Seller to consummate the conveyance of the Property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent:

6.3.1. Receipt by Seller prior to the expiration of the Due Diligence Period of all requisite approvals including all other approvals that may be required pursuant to any documents which govern Seller.

6.3.2. The representations and warranties of Purchaser contained in this Agreement shall be true and accurate in all material respects, on and as of the effective dates when as stated in Section 5.6.

6.3.3. Purchaser shall have performed each and every obligation and covenant of Seller to be performed hereunder unless performance thereof is waived by Seller.

6.4. Waiver of Conditions. Seller shall have the right to waive some or all of the foregoing conditions in its sole and absolute discretion; provided, however, that no such waiver shall be effective or binding on Seller unless it is in writing and executed by an authorized officer of Seller. Notwithstanding the foregoing, in the event any of the conditions set forth in Section 6.3 have not been satisfied by the Closing Date, Seller shall have the option of terminating this Agreement by providing notice thereof to Purchaser, in which event this Agreement shall terminate, the Deposit shall be retained by Seller, and neither party shall have any further obligations under this Agreement except for those that expressly survive termination.

## 7. CLOSING COSTS AND PRORATIONS.

7.1. Purchaser's Costs. Purchaser will pay the following costs of closing the Transaction:

7.1.1. The cost of recording the Deeds (defined in Section 8.1.1 below);

7.1.2. All premiums at the promulgated rate, fees and costs associated with the issuance of any endorsements to the Title Policy (except endorsements obtained by Seller to cure title objections and/or survey objections as referred to in Section 3) or any additional premium for the issuance of an ALTA extended coverage owner's policy of title insurance that exceeds the premium for the Title Policy, as well as for all premiums, fees and costs associated with the issuance of a mortgagee title insurance policy required by Purchaser or Purchaser's lender, if any;

7.1.3. The cost of the Survey;

7.1.4. The fees and disbursements of Purchaser's counsel and any other expense(s) incurred by Purchaser or its agents and representatives in inspecting or evaluating the Property or closing the Transaction;

7.1.5. Any and all costs and expenses in connection with obtaining financing for the purchase of the Property, if any, including without limitation any documentary stamp, intangible or transfer taxes required to be paid upon the recordation of any mortgage or other security agreement executed and recorded in connection with such financing;

7.1.6. Any sales taxes payable with respect to any personal property, if any, included within the Property; and

7.1.7. One-half (1/2) of the escrow and settlement fees and charges of the Title Company due in connection with the closing of the Transaction (the foregoing escrow and settlement fees and charges exclude, however, search fees and recording charges).

7.2. Seller's Costs. Seller will pay the following costs of closing the Transaction:

7.2.1. All premiums, fees and costs associated with the issuance of the Title Policy, including the costs of any endorsements obtained by Seller to cure title objections and/or survey objections as referred to in Section 3;

7.2.2. One-half (1/2) of the escrow and settlement fees and charges of the Title Company due in connection with the closing of the Transaction;

7.2.3. The fees and disbursements of Seller's counsel;

7.2.4. All release fees and other charges required to be paid in order to satisfy all monetary liens against the Property and release from the Property the lien of any mortgage or other security interest which Seller is obligated to remove pursuant to the terms of this Agreement;

7.2.5. All documentary stamp or transfer taxes due upon recording the Deeds;

7.2.6. The Brokerage Fee referred to in Section 5.7, above; and

7.2.7. All premiums, fees and costs associated with the issuance of a Seller's policy of title insurance.

7.3. Prorations. All collected revenues and expenses, including, but not limited to, collected rents and any other amounts paid by the tenants under the Leases, personal property taxes, current installment payments of special assessment liens, association charges, sewer charges, utility charges, reimbursement of maintenance and repair expenses and normally prorated operating expenses paid as of the Date of Closing shall be prorated as of 11:59 p.m., Portland, Oregon time, on the day before the Date of Closing (the "**Adjustment Time**") and shall be adjusted against the Purchase Price due at Closing. No post-closing re-prorations shall occur.

Notwithstanding the foregoing: (i) rents and any other amounts paid by the tenants under the Leases shall be prorated based upon collected rents and other amounts payable by the tenants under the Leases actually received as of the day before Closing; (ii) Purchaser shall have the exclusive right post-Closing to seek payment of rents and any other amounts payable by the tenants under the Leases which as of the time of Closing are past-due and shall use reasonable efforts to collect any such delinquent rents on Seller's behalf; and (iii) if Seller or Purchaser receives rents or any other amounts payable by the tenants under the Leases which are attributable to a period when the Property was owned by the other party, then it shall promptly forward such rents to the other party. Rents and any other amounts payable by the tenants under the Leases received by Purchaser following Closing shall first be applied to the payment of current rental obligations and other current amounts payable by the tenants under the Leases, with any excess being paid to Seller for past-due rents and other amounts payable under the Leases accruing prior to Closing. Purchaser acknowledges that it shall be responsible for the annual reconciliations of common area expenses, percentage rents, operating expenses and other amounts under the Leases, without responsibility for returning any overages to Seller and without the right of reimbursement from Seller for any shortfalls. The provisions of this paragraph shall survive the Closing.

7.3.1. Seller and Purchaser shall in good faith attempt to have all utility and other services for which the charges are based upon usage billed or read as of a time as close to the Adjustment Time as is reasonable. If a precise billing or reading as of the Adjustment Time is not

available at Closing with respect to any such contract, then the foregoing adjustment shall be made, by payment or credit at Closing, by pro-rating to the Adjustment Time from the latest billing or reading then available. At Closing, Purchaser shall pay Seller the amount of any Seller prepaid expenses related to the Property, if any. At Closing, Seller shall pay or credit Purchaser with any prepaid rent or revenue, all security deposits received under the Leases and the amounts of any reserves related to the operating expenses and common area maintenance charges applicable to the Property. No post-closing re-prorations shall occur.

7.3.2. Seller shall close out any accounts with utility companies and shall have the right to receive any and all deposits held on behalf of Seller by utility companies with respect to the Property.

7.3.3. Each Party shall pay their own attorneys' and accountants' fees in connection herewith.

7.4. Taxes. Current city, county and/or state ad valorem real property taxes affecting the Real Property shall be prorated between Purchaser and Seller as of the Closing Date. Seller shall be responsible for payment of any special assessments that have become a lien on the Property prior to Closing unless objected to in accordance with Section 3.5.3, except that any special assessments payable in installments and not objected to shall be paid as follows: special assessment installments due on or before Closing shall be paid by Seller and installments due after the Date of Closing shall be paid by Purchaser. No post-closing re-prorations shall occur.

7.5. In General. Any other costs or charges of closing the Transaction not specifically mentioned in this Agreement shall be paid and adjusted in accordance with local custom or ordinance in the jurisdiction in which the Property is located.

7.6. Purpose and Intent. Except as expressly provided herein, the purpose and intent as to the provisions of prorations and apportionments set forth in this Section 7 and elsewhere in this Agreement is that Seller shall bear all expenses of ownership and operation of the Property during its period of ownership and shall receive all income therefrom accruing through midnight of the day preceding the Closing and Purchaser shall bear all such expenses and receive all such income accruing thereafter.

## 8. CLOSING AND ESCROW.

8.1. Seller's Deliveries. Seller shall deliver at the Closing the following original documents, each executed and, if required, acknowledged:

8.1.1. A statutory special warranty deed from each Seller, each in the form attached hereto as Schedule 8.1.1 (the "**Deeds**"), conveying title to Purchaser of the Real Property, subject only to the Permitted Exceptions.

8.1.2. An assignment of the Leases from each Seller by way of an assignment and assumption agreement in the form attached hereto as Schedule 8.1.2 (the "**Assignment and Assumption Agreement - Leases**"), conveying to Purchaser Seller's right, title and interest in and to the Leases.

8.1.3. An assignment of the Permits, Entitlements, and General Intangibles from each Seller by way of an assignment and assumption agreement in the form attached hereto as Schedule 8.1.3 (the "**Assignment and Assumption Agreement – Intangible Property**"), conveying to Purchaser Seller's right, title and interest in and to the Permits, Entitlements, and General Intangibles.

8.1.4. The Parking Lot Sublease Assignment, if required.

8.1.5. Originals (to the extent in Seller's possession) of all warranties then in effect, if any, with respect to the Property or to the Improvements or any repairs or renovations to such Improvements, and an assignment of all such warranties and guarantees being conveyed hereunder, conveying to Purchaser Seller's rights, title and interests in and to the warranties attributable to the Property.

8.1.6. An affidavit pursuant to the Foreign Investment and Real Property Tax Act.

8.1.7. Appropriate evidence of authority, capacity and status of Seller as reasonably required by Title Company.

8.1.8. An "Owner's affidavit", in form reasonably acceptable to the Title Company and sufficient for the Title Company to satisfy all requirements to issue the Title Policy (including such endorsements to the Title Policy as may be requested by Purchaser) and to delete the standard exceptions from the Title Policy, including any exceptions for (a) mechanics' or materialmen's liens arising from work at the Property, (b) parties in possession, other than tenants as tenants only under the Leases, and, (c) matters not shown in the public records.

8.1.9. A settlement statement (the "**Settlement Statement**"), prepared by the Title Company.

8.1.10. A bill of sale in the form attached hereto as Schedule 8.1.10 (the "**Bill of Sale**") transferring to Purchaser all of Seller's right, title and interest in the Personal Property.

8.1.11. Notice to the Existing Tenants under the Existing Leases advising such Existing Tenants of new ownership and directing tenants as to any change in address for the payment of rents in the form attached hereto as Schedule 8.1.11 (each a "**Tenant Notice Letter**"), provided that if any Existing Lease has expired or been terminated prior to Closing, neither an Assignment and Assumption Agreement – Lease, nor a Tenant Notice Letter will be required with respect to such Existing Lease.

8.1.12. a certificate of taxes paid pursuant to ORS 311.411.

8.1.13. Such other documents, certificates and other instruments as may be reasonably required to consummate the Transaction.

8.1.14. All keys, access cards, security codes, and other such access or security instruments related to the Property.

8.1.15. Evidence of termination of the Service Contracts, except those assigned to and assumed by Purchaser.

8.2. Purchaser's Deliveries. At the Closing, Purchaser shall (a) pay Seller the Purchase Price as required by, and in the manner described in, Section 2 hereof, and (b) execute and deliver the following documents:

8.2.1. The Assignment and Assumption Agreement – Lease, if required.

8.2.2. The Assignment and Assumption Agreement – Intangible Property.

8.2.3. The Parking Lot Sublease Assignment, if any.

8.2.4. The Deeds.

8.2.5. Evidence of Purchaser's authority, and the authority of the person executing any documents at Closing on behalf of Purchaser, acceptable to Seller and the Title Company, to enter into the Transaction.

8.2.6. The Settlement Statement.

8.2.7. Such other documents, certificates and other instruments as may be reasonably required to consummate the Transaction.

8.3. Possession. Purchaser shall be entitled to possession of the Property at the conclusion of the Closing, subject to the rights of the Existing Tenants pursuant to the Existing Leases.

8.4. Escrow Closing. Purchaser and Seller (or their respective counsel on behalf of Purchaser and Seller) shall execute letters of escrow closing instructions (the "**Closing Instructions**") which will provide that, on the Date of Closing: (a) Seller and Purchaser shall each deposit with the Title Company all of the documents and instruments described in Sections 8.1 and 8.2, above (the "**Closing Documents**"); and (b) Purchaser shall deposit with the Title Company the balance of the Purchase Price required to be paid after application of the Deposit thereto and all prorations, adjustments and credits required to be made under this Agreement, (the "**Adjusted Purchase Price**"), all of which shall be set forth on, and mutually agreeable pursuant to, the Settlement Statement executed by both Purchaser and Seller at Closing. Upon receipt of the Adjusted Purchase Price, and the satisfaction of all other conditions set forth in the Closing Instructions, the Title Company shall be authorized and directed to disburse the Adjusted Purchase Price to Seller or its designee(s), record the Deeds in the Multnomah County, Oregon public records and release the remaining Closing Documents to the appropriate parties, all in strict accordance with the Closing Instructions.

## 9. DAMAGE, DESTRUCTION AND CONDEMNATION.

9.1. Casualty. Except as provided herein, Seller assumes all risk of loss or damage to the Property by fire or other casualty until the Property is conveyed to Purchaser. If at any time on or prior to the Date of Closing any portion of the Property is destroyed or damaged as a result

of fire or any other cause whatsoever, Seller shall promptly give written notice thereof to Purchaser. If the estimated cost to repair the damage or destruction exceeds ten percent (10%) of the Purchase Price as reasonably estimated by Seller, Purchaser shall have the right to terminate this Agreement by written notice to Seller within ten (10) days following the date upon which Purchaser receives Seller's written notice of the destruction or damage, whereupon the Title Company shall release the Deposit to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller, and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein. If Purchaser does not elect to so terminate this Agreement within said ten (10) day period, or if the cost of repair is equal to or less than ten percent (10%) of the Purchase Price, this Agreement shall remain in full force and effect and the parties shall proceed to Closing without any reduction or adjustment in the Purchase Price, except that all net insurance proceeds, if any, will be assigned to Purchaser.

9.2. Condemnation. In the event, at any time on or prior to the Date of Closing, any action or proceeding is filed, under which the Property, or any portion thereof, may be taken pursuant to any law, ordinance or regulation or by condemnation or the right of eminent domain, Seller shall promptly give written notice thereof to Purchaser (which notice shall describe the type of action being taken against the Property, and which portions of the Property will be affected thereby). If the taking would substantially prevent Purchaser from continuing the existing use of the Property, then Purchaser shall have the right to terminate this Agreement by written notice to Seller given within ten (10) days following the date upon which Purchaser receives Seller's written notice of such action or proceeding, whereupon the Title Company shall release the Deposit to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller, and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein. If Purchaser does not elect to so terminate this Agreement within said ten (10) day period, this Agreement shall remain in full force and effect and the parties shall proceed to Closing without any reduction or adjustment in the Purchase Price (unless expressly agreed to by Seller in its sole discretion), except that all condemnation proceeds will be assigned to Purchaser.

## 10. **DEFAULT AND REMEDIES**.

10.1. Purchaser Default. If Purchaser is in default of one or more of Purchaser's material obligations under this Agreement other than a failure to timely close (for which there shall be no notice and cure period), then Seller may give notice to Purchaser (with a copy to Title Company) specifying the nature of the default. Purchaser shall have ten (10) business days after receiving that notice, but in no event beyond the Closing Date, within which to cure that default. If Purchaser fails to cure that default within that period or fails to timely close, then Seller's sole remedy for such default or failure to close shall be to terminate this Agreement by giving notice of such termination to Purchaser (with a copy to the Title Company) and receive the Deposit as liquidated damages. If Seller does so terminate this Agreement, then the Deposit will be retained by Seller, whereupon neither party shall have any further rights, duties or obligations hereunder, except as otherwise provided herein. Purchaser agrees that the retention of the Deposit by Seller represents a reasonable estimation as of the Effective Date of Seller's damages in the event of Purchaser's default hereunder, that actual damages would be impracticable or extremely difficult to ascertain, and that the provision for liquidated damages hereunder does not constitute a penalty. The parties acknowledge that these damages have been specifically negotiated between themselves and are,

among other things, to compensate Seller for taking the Property off the market, for Seller's costs and expenses associated with this Agreement and for Seller's lost opportunity costs. Purchaser hereby waives the rights and benefits of any law, rule, regulation, or order now or hereafter existing that would allow Purchaser to claim a refund of the Deposit as unearned earnest money, a penalty, or for any other reason. If, notwithstanding the provisions herein, a court determines that Seller is not entitled to retain the Deposit as a result of Purchaser's default hereunder, the Deposit shall be returned to Purchaser and Seller shall be entitled to seek any and all damages provided by law; provided, however, that any recovery thereof may not exceed the amount of the Deposit.

10.1.1. SELLER AND PURCHASER AGREE THAT PAYMENT OF THE DEPOSIT TO SELLER UNDER THIS SECTION 10 SHALL BE AS LIQUIDATED DAMAGES AND NOT AS A PENALTY.

10.2. Seller Default. In the event Seller shall: (a) fail to sell, transfer and assign the Property to Purchaser in violation of the terms of this Agreement, or (b) fail to perform any other material obligation of Seller hereunder (which failure is not cured within ten (10) business days of receiving notice from Purchaser (except no notice shall be required for failure to close), or (c) breach any material warranty made or granted by Seller under this Agreement, which breach is not cured by the Closing Date or waived by Purchaser in writing, or (d) have misrepresented any material fact, or any of the representations of Seller contained herein are not true, accurate or complete in any material respect, and Purchaser becomes aware of such untrue, inaccurate, or incomplete representation prior to Closing, then Purchaser shall, elect as its sole and exclusive remedy, (i) to declare in writing this Agreement to be null and void and demand and receive the return of the Deposit plus all costs and expenses incurred in connection with this Agreement, not to exceed $150,000 whereupon neither party shall have any further rights, duties or obligations hereunder except as otherwise provided herein, (ii) to sue for specific performance, provided any such action is initiated within ninety (90) days of such default, or (iii) to bring an action recover actual damages if a court determines that specific performance is not an available remedy (e.g. a third-party has a superior right to acquire the Property) and such unavailability is not due to Purchaser's actions. Purchaser specifically waives any and all right to consequential or punitive damages.

10.2.1. If Purchaser does not give Seller written notice of Seller's default or written notice of termination prior to Closing, then (i) the default shall be treated as waived by Purchaser and (ii) at Closing, Purchaser shall accept the Property subject to the default without any reduction in the Purchase Price and without any Claims against Seller on account of the default.

10.3. Termination. Upon any termination of this Agreement pursuant to any right of a party to terminate set forth in this Agreement, (a) the Note shall be returned to Purchaser or the Deposit shall be paid over to the party entitled to the same, as applicable, (b) all documents deposited by Purchaser and Seller into escrow shall be returned by the Title Company to the party depositing the same, and (c) all copies of all Property Documents provided to Purchaser by Seller shall be returned to Seller, whereupon the parties will have no continuing liability to each other unless otherwise expressly stated in any provision of this Agreement.

10.4. Attorneys' Fees; Advice of Counsel. Notwithstanding anything to the contrary in this Agreement, in the event that either Seller or Purchaser, as the case may be, shall bring any

suit, arbitration, action or appeal against the other party for breach of such party's obligations under this Agreement, the losing party shall pay the prevailing party's costs and expenses incurred in connection with such litigation, including without limitation reasonable attorneys' fees. The "prevailing party" shall be determined by the court hearing such matter. Each party acknowledges that it has consulted with and been represented by independent counsel, or declined to do so after having been advised to obtain independent counsel.

11. **NOTICES**. Any notice required or permitted to be given hereunder may be served by a party or its attorney and must be in writing and shall be deemed to be given when (a) hand delivered, or (b) one (1) business day after pickup by reputable overnight courier, or (c) transmitted by email, in any case addressed to the parties at their respective addresses set forth below:

If to Seller: Karuna Properties II, LLC
Karuna Properties II West, LLC
3514 N. Vancouver Avenue, Suite 320
Portland, Oregon 97227
Attn: Tim McCarron
Email: tmccarron@pingreenorthwest.com

With a copy to: Schwabe, Williamson & Wyatt, P.C.
1211 SW Fifth Avenue, Suite 1900
Portland, Oregon 97204
Attn: Greg Fullem, Steve Mach and Brendan Crowley
Email: gfullem@schwabe.com,
smach@schwabe.com and bcrowley@schwabe.com

If to Purchaser: School District No. 1J, Multnomah County, Oregon,
operating as Portland Public Schools
501 N. Dixon St
Portland, OR 97227
Attn: Liz Large
Email: llarge@pps.net

With a copy to: Miller Nash LLP
1140 SW Washington St, Ste 700
Portland, Oregon 97205
Attn: Jonathon Goodling and Nathaniel Levy
Email: Jonathon.Goodling@millernash.com
and Nathaniel.Levy@MillerNash.com

or in each case to such other address as either party may from time to time designate by giving notice in writing pursuant to this Section 11 to the other party. Telephone numbers and e-mail addresses are for informational purposes only. Effective notice will be deemed given only as provided above, except as otherwise expressly provided in this Agreement.

12. **MISCELLANEOUS**.

12.1. Entire Agreement. This Agreement, together with the Exhibits and Schedules attached hereto, all of which are incorporated by reference, is the entire agreement between the parties with respect to the subject matter hereof, and no alteration, modification or interpretation hereof shall be binding unless in writing and signed by both parties.

12.2. Severability. If any provision of this Agreement or its application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law but only so long as the economic and legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any Party. Upon such determination that any term or other provision is invalid or unenforceable, the Parties shall negotiate in good faith to modify this Agreement so as to effect the original intent of the Parties as closely as possible in a mutually acceptable manner in order that the transactions be consummated as originally contemplated to the fullest extent possible.

12.3. Applicable Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Oregon, without reference to such state's choice of law principles.

12.4. Assignability. Purchaser may not directly or indirectly assign or transfer any of Purchaser's rights, obligations and interests under this Agreement to any person or entity without the prior written consent or approval of Seller, which consent or approval must be requested in writing and received by Seller not less than five (5) business days prior to the Closing Date and which consent may be given in Seller's sole and absolute discretion, provided, however, that Seller hereby consents to Purchaser's assignment of Purchaser's rights, obligations and interests under this Agreement to an entity formed by Purchaser for purposes of taking title to the Property, which is controlled, directly or indirectly, by Purchaser or one or more of its principals, so long as notice of said assignment is provided not less than three (3) business days prior to the Closing Date. Upon any such assignment or other transfer, Purchaser and such assignee or transferee shall be jointly and severally liable for the obligations of Purchaser under this Agreement, which liability shall survive the assignment or transfer and the Closing.

12.5. Successors Bound. This Agreement shall be binding upon and inure to the benefit of Purchaser and Seller and their respective successors and permitted assigns.

12.6. Captions; Interpretation. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Agreement or the scope or content of any of its provisions. Whenever the context may require, words used in this Agreement shall include the corresponding feminine, masculine, or neuter forms, and the singular shall include the plural and vice versa. Unless the context expressly indicates otherwise, all references to "Section" are to sections of this Agreement. It is acknowledged and presumed that the substance and form of this Agreement have been fully reviewed and negotiated by the parties hereto and approved as to form by them (and it they choose

to retain counsel, then by their respective counsel). It is further acknowledged and agreed that no presumption shall exist against either party hereto by virtue of this Agreement being considered to have been drafted by counsel for either party hereto.

12.7. No Partnership. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the parties or their successors in interest or permitted assigns.

12.8. Time of Essence. Time is of the essence with respect to the performance of the obligations of Seller and Purchaser under this Agreement.

12.9. Counterparts. Delivery of an executed counterpart of this Agreement by email (including copies executed by .PDF or DocuSign) shall be equally as effective as delivery of a manually executed counterpart of this Agreement but the failure to deliver a manually executed counterpart (in addition to a counterpart delivered by email) shall not affect the validity, enforceability or binding effect of this Agreement. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

12.10. Recordation. Purchaser and Seller agree not to record this Agreement or any memorandum hereof.

12.11. Proper Execution. This Agreement shall have no binding force and effect on either party unless and until both Purchaser and Seller shall have executed and delivered this Agreement.

12.12. Waiver. No waiver of any breach of any agreement or provision contained herein shall be deemed a waiver of any preceding or succeeding breach of any other agreement or provision herein contained. No extension of time for the performance of any obligation or act shall be deemed an extension of time for the performance of any other obligation or act.

12.13. Business Days. For purposes hereof, a "business day" is any day of the week, except for a Saturday, Sunday or Legal Holiday (hereinafter defined). In addition, if any date herein set forth for the performance of any obligations by Seller or Purchaser or for the delivery of any instrument or notice as herein provided should fall on a Saturday, Sunday or Legal Holiday (hereinafter defined), the compliance with such obligations or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or Legal Holiday. As used herein, the term "**Legal Holiday**" shall mean any local or federal holiday on which post offices are closed in the State of Oregon.

12.14. Limitation of Liability. No present or future partner, director, officer, member, shareholder, employee, advisor, affiliate, servicer or agent of or in Seller, Purchaser or any affiliate of any of the foregoing will have any personal liability, directly or indirectly, under or in connection with this Agreement or any agreement made or entered into under or in connection with the provisions of this Agreement, or any amendment or amendments to any of the foregoing made at any time or times, heretofore or hereafter. The limitations of liability contained in this paragraph will survive the termination of this Agreement or the Closing, as applicable, and are in addition to, and not in limitation of, any limitation on liability applicable to either party provided elsewhere in this Agreement or by law or by any other contract, agreement or instrument. In no

event will Seller or Purchaser be liable for any consequential, exemplary or punitive damages under any circumstances in connection with this Agreement or the Transaction.

12.15. Waiver of Jury Trial. Each party waives the right to trial by jury in connection with any dispute, claim or action arising from or in connection with this Agreement.

12.16. Statutory Land Use Notice. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

## 13. CHARITABLE CONTRIBUTION.

Seller believes the fair market value of the Property exceeds the Purchase Price and Seller desires to make a charitable contribution to the Purchaser of any value in excess of the Purchase Price. Seller shall obtain a qualified appraisal to determine the actual amount no later than sixty (60) days following Closing. Seller's charitable contribution for public purposes and the terms of this Section 13 shall survive Closing and the recording of the Deeds. Seller acknowledges that Purchaser makes no representations as to the fair market value of the Property or the tax deductibility or other tax benefit resulting from any charitable contribution claimed by Seller pursuant to this Section 13. Seller has obtained and relies upon independent financial and legal advice as to the tax consequences of the Transaction. In connection with such charitable contribution for public purposes, Purchaser agrees, at no cost or expense to Purchaser, to take such actions and execute such documents as may be reasonably required to allow Seller to obtain an income tax deduction for such charitable contribution, including, execution of an Internal Revenue Service Form 8283 acknowledging the Transaction. Following Closing, Purchaser will reasonably cooperate and provide access to the Property for purposes of Seller completing the appraisal required for Seller to secure anticipated tax benefits of its charitable contribution. The foregoing notwithstanding, in connection with any such charitable contribution, (i) Purchaser shall not assume any responsibility for any tax consequences to Seller arising out of any such charitable

contribution effected pursuant to this Section 13, (ii) Seller shall reimburse Purchaser for all additional costs and expenses (including reasonable attorneys' fees) incurred by such other party in connection with any such charitable contribution; and (iii) Seller shall indemnify and hold Purchaser harmless from and against any and all loss, cost, damage, expense or other liability (including reasonable attorneys' fees) that Purchaser may incur or suffer in the performance of its obligations under this Section 13.

**[Signature pages follow]**

Purchaser and Seller have executed this Agreement effective as of the Effective Date.

**SELLER:**

KARUNA PROPERTIES II, LLC,
an Oregon limited liability company

By:_____
Name: _____
Title: _____

KARUNA PROPERTIES II WEST, LLC,
an Oregon limited liability company

By:_____
Name: _____
Title: _____

**PURCHASER:**

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, OPERATING AS PORTLAND PUBLIC SCHOOLS

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT BY TITLE COMPANY

The undersigned Title Company executes this Agreement solely to evidence its agreement to serve as Title Company and escrow agent pursuant to the terms of the foregoing Agreement.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:_____
Name: _____
Title: _____
Date: _____, 2025

# INDEX OF SCHEDULES

Schedule 1.1.1(a) ..... Karuna East Land Legal Description

Schedule 1.1.1(b) ..... Karuna West Land Legal Description

Schedule 3.3 ..... Property Documents

Schedule 4.6. ..... Existing Leases

Schedule 6.1.4 ..... Form Tenant Estoppel Certificate

Schedule 8.1.1 ..... Form of Statutory Special Warranty Deed

Schedule 8.1.2. ..... Form of Assignment and Assumption Agreement – Leases

Schedule 8.1.3 ..... Form of Assignment and Assumption Agreement – Intangible Property

Schedule 8.1.10 ..... Form of Bill of Sale

Schedule 8.1.11 ..... Form of Tenant Notice Letter

## SCHEDULE 1.1.1(a)

### Karuna East Land Legal Description

Lots 6, 7, and 8, Block 30, Albina Homestead, in the City of Portland, County of Multnomah and State of Oregon.

## SCHEDULE 1.1.1(b)

### Karuna West Land Legal Description

Lots 9 and 10, Block 30, Albina Homestead, in the City of Portland, County of Multnomah and State of Oregon.

# SCHEDULE 3.3

## Property Documents

Copies of the following will be delivered to Purchaser to the extent that they are in Seller's or its management company's possession, custody, or control.

1. Title policy, if any.

2. Most recent survey in Seller's possession, if any.

3. Appraisals, construction drawings or engineering reports, if any.

4. Environmental Site Assessments, geological reports performed, or other additional environmental surveys including lead-based paint and asbestos on the Real Property, if any.

5. The Existing Leases (together with any amendments/agreements) and any guaranties of lease described in Schedule 4.6 hereof.

6. Actual monthly income and operating cost statements for the Property for the last three (3) years (but neither Seller nor Seller's management company shall be required to create any such breakdown/budgets to the extent not already in existence).

7. Real property tax statements for the last two (2) years.

8. Reciprocal easement agreements, if any.

9. All documents related to the formation, governance, and operation of Eco Commons.

10. Any other material information pertaining to the ownership of the Property.

11. Certificates of occupancy; government permits, land use approvals or conditions, or zoning restrictions affecting the Property.

12. List of tangible Personal Property included in sale.

13. Guarantees and warranties on roofs, major repairs, etc.

14. Capital expenditure records for the past five years.

15. Statement of structural alterations made to the premises.

16. Last two (2) years fire alarm testing reports, sprinkler testing reports, elevator inspection reports, and any other inspection reports prepared for the Property.

17. Maintenance records for the Property for the last two (2) years.

18. Service Contracts,

# SCHEDULE 4.6

## Existing Leases

### A. Karuna East Leases

1. East Karuna Building Lease dated as of August 12, 2015 by and between Karuna Properties II, LLC, as landlord, and Northwest Urgent Care Phase II, LLC, as tenant, as amended by a First Amendment to Lease dated as of June 19, 2020

2. East Karuna Building Lease dated as of February 18, 2014 by and between Karuna Properties II, LLC, as landlord, and Instrument Marketing, Inc., as tenant, as amended by a First Lease Amendment dated as of May, 2018

3. Restaurant Lease Agreement dated as of December 27, 2019 by and between Karuna Properties II, LLC, as landlord, and Vaux Market LLC, as tenant, as amended by a First Amendment to Lease dated as of December 27, 2024

### B. Karuna West Leases

1. Lease Agreement dated as of March 1, 2023 by and between Karuna Properties II West, LLC, as landlord, and Resource Innovations, Inc., as tenant

2. Lease Agreement dated as of May 3, 2023 by and between Karuna Properties II West, LLC, as landlord, and 1803 Fund, as tenant, as amended by First Amendment to Lease dated as of June 28, 2023

3. Lease Agreement dated as of February 1, 2023 by and between Karuna Properties II West, LLC, as landlord, and YBA Architects PC, as tenant

4. Office Lease Agreement dated as of June 30, 2016 by and between Karuna Properties II West, LLC, as landlord, and Karuna Consortium LLC, as tenant

5. Lease Agreement dated as of July 1, 2023 by and between Karuna Properties II West, LLC, as landlord, and Borders, Perrin & Norrander, Inc., as tenant

6. Lease Agreement dated as of January 16, 2024 by and between Karuna Properties II West, LLC, as landlord, and Karuna Consortium LLC, as tenant

**SCHEDULE 6.1.4**

**Tenant Estoppel Certificate**

TO: School District No. 1J, Multnomah County, Oregon,
operating as Portland Public Schools ("Purchaser")

_____
_____

and

Karuna Properties II [West], LLC ("Seller" or Landlord")

_____
_____

RE: Lease of space at [25 N Fremont St.][ 3506 - 3514 N Vancouver Ave.], Portland, Oregon (the "**Property**")

Ladies and Gentlemen:

Please refer to the documents (collectively, the "**Lease**") attached hereto as Exhibit A, pursuant to which the undersigned tenant ("**Tenant**") leases space on the Property (the "**Premises**") from Karuna Properties II [West], LLC, an Oregon limited liability company ("**Landlord**")[, with Tenant's obligations under the Lease guaranteed by its parent company, the undersigned guarantor ("**Guarantor**")]. Tenant [and Guarantor] understand that the purchaser identified by Landlord ("**Purchaser**") may be purchasing the Property wherein Tenant leases the Premises pursuant to the Lease and that Landlord, Purchaser, and each of their respective successors and assigns are relying upon this Tenant Estoppel Certificate (this "**Certificate**") in connection with such transaction.

With such understanding, Tenant [and Guarantor] hereby represent, warrant and agree, on behalf of themselves and their respective successors and assigns, for the benefit of Landlord, any Purchaser, and their respective successors and assigns, as follows:

1. The Lease is in full force and effect. A true, correct and complete copy of the Lease is attached hereto as Exhibit A. The Lease represents the entire agreement between the parties as to the Premises, and there are no side agreements, modifications, amendments, or supplements with respect thereto, except as set forth in Exhibit A.

2. Tenant [and Guarantor] assert no claim of default on the part of Landlord or offset or defense against the payment of rent or other charges payable by Tenant [or Guarantor], and assert no claims against the Landlord under the Lease in regard to the Premises and no basis exists for any such offset, defense or claim. To the best of Tenant's [and Guarantor's] knowledge and belief, there is no default by Landlord under the Lease and no event has

occurred that, with the passage of time or the giving of notice, or both, would constitute a default by Landlord under the Lease.

3. The monthly base rent under the Lease is $_____. All monthly base rent has been paid to the end of the current calendar month, and no rent under the Lease has been paid more than one month in advance, except as follows: NONE.

4. The Premises comprise approximately _____ square feet of space.

5. The Lease term commenced on _____ and terminates on _____; the rent commencement date was _____, and there are no options, rights of first refusal, or rights to extend, renew or terminate the term of the Lease, except for: _____.

6. Tenant is not in default under the Lease nor has any event occurred that, with the passage of time or the giving of notice, or both, would constitute a default or breach by Tenant. Tenant is current in the payment of any and all real property tax reimbursements, insurance reimbursements, utilities, operating expenses and other charges required to be paid by Tenant under the Lease. Tenant's share of operating expenses, real property taxes and insurance premiums under the Lease equals _____%.

7. There are no actions, voluntary or involuntary, pending against Tenant [or Guarantor] under the bankruptcy laws of the United States or any state thereof.

8. Landlord has completed all construction and improvements required under the terms of the Lease to be completed by Landlord, and the space and improvements required to be furnished according to the Lease have been duly delivered by Landlord and accepted by Tenant, and all required contributions, if any, by Landlord to Tenant on account of leasehold improvements in the Premises have been paid by Landlord.

9. Tenant has not assigned, transferred, or hypothecated the Lease or any interest therein or subleased all or any portion of the Premises, and has no notice of any prior assignment, hypothecation or pledge of the Lease or the rents due thereunder by Landlord.

10. Tenant has no knowledge of the presence, or any processing, use, storage, disposal, release or treatment, of any hazardous or toxic materials or substances at, on or beneath the Premises, which may violate any applicable law, rule or regulation of any governmental authority.

11. Tenant previously deposited with Landlord a security deposit in the amount of $_____ and, to Tenant's knowledge, no portion thereof has been previously applied by Landlord pursuant to the Lease.

12. Except as expressly set forth in the Lease, the Lease contains no (i) option or preferential right to expand or relocate the Premises or lease other space within the Property, (ii) option

to terminate the Lease, or (iii) option or preferential right to purchase all or any portion of the Property.

13. Tenant [and Guarantor] recognize and acknowledge that they are making these representations to Landlord and any Purchaser with the intent that Landlord, any Purchaser, and their respective successors and assigns may rely hereon.

15. If any lender or its designee succeeds to Landlord's or Purchaser's interest in the Property, or if a sale by power of sale or foreclosure occurs, Tenant shall attorn to such lender, its designee or a purchaser at such sale as its Landlord.

16. The individuals executing this Certificate on behalf of Tenant [and Guarantor] hereby represent and warrant that he or she is duly authorized to so execute this Certificate on behalf of Tenant [and Guarantor], as applicable.

Very truly yours,

**NAME OF TENANT**:

_____,
a(n) _____

By_____
Name:_____
Its:_____

**[NAME OF GUARANTOR**:

_____,
a(n) _____

By_____
Name:_____
Its:_____]

## Exhibit A to Tenant Estoppel Certificate

## Lease

## SCHEDULE 8.1.1

**[Form of Statutory Special Warranty Deed]**

AFTER RECORDING RETURN TO:

_____
Attn: _____
_____
_____

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:

_____
Attn: _____
_____
_____

## STATUTORY SPECIAL WARRANTY DEED

Karuna Properties II [West], LLC, an Oregon limited liability company ("Grantor"), conveys and specially warrants to School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

The real property described in Exhibit "A" attached hereto (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to those liens, encumbrances and other exceptions to title set forth in Exhibit "B" attached hereto.

The true consideration for this conveyance is $_____.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated _____, 2025.

KARUNA PROPERTIES II [WEST], LLC
an Oregon limited liability company

By:_____

Name:_____
Title:_____

STATE OF OREGON
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, as _____ of Karuna Properties II [West], LLC, an Oregon limited liability company, on behalf of the limited liability company.

_____
NOTARY PUBLIC
Name:_____
My Commission Expires:

The foregoing conveyance is hereby accepted.

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, OPERATING AS PORTLAND PUBLIC SCHOOLS

By: _____

Name: _____

Title :_____

**SCHEDULE 8.1.2**

**Form of Assignment and Assumption Agreement**

**ASSIGNMENT AND ASSUMPTION AGREEMENT**
**(Leases)**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this "**Agreement**") is dated _____ __, 2025, by and between Karuna Properties II [West], LLC, an Oregon limited liability company ("**Assignor**"), and School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("**Assignee**").

**WHEREAS**, Assignor and Assignee entered into that certain Purchase and Sale Agreement dated as of _____ ____, 2025 (the "**Purchase and Sale Agreement**") for the sale and purchase of certain "Property," consisting of "Real Property," "Personal Property," "Permits," "Entitlements" and "General Intangibles," as said terms are defined in the Purchase and Sale Agreement;

**WHEREAS**, Assignor desires to assign unto Assignee all of Assignor's right, title and interest in and to the Leases as hereinafter provided; and

**WHEREAS**, Assignee desires to assume the duties and obligations of Assignor with respect to the Leases as hereinafter provided.

**NOW, THEREFORE**, in accordance with the Purchase and Sale Agreement and in consideration of the sum of Ten Dollars ($10.00), the sufficiency and receipt of which are hereby acknowledged, the parties do hereby covenant and agree as follows and take the following actions:

1. Assignor does hereby assign unto Assignee all of the Assignor's right, title and interest in and to any and all leases, tenancies, licenses and other rights of occupancy or use of or for any portion of the Real Property (including all amendments, renewals and extensions thereof) and including all security deposits, prepaid rents, and all guaranties in connection with the same, more particularly described on the Rent Roll attached hereto as Exhibit "A" (collectively, the "**Leases**").

2. Assignee hereby accepts the foregoing assignment of the Leases and hereby assumes all duties and obligations of Assignor for the period on and after the date of this Agreement, including with respect to any and all refundable deposits paid by tenants (and required interest on those deposits, if any) under the Leases as of the date hereof. Subject to the applicable terms of the Oregon Constitution and the limitations imposed in favor of Assignee by the Oregon Tort Claims Act. Assignee shall defend, indemnify and hold harmless Assignor from and against any and all claims, demands, causes of action, losses, damages, liabilities, judgments, costs and expenses (including attorneys' fees, whether suit is instituted or not) asserted against or incurred by Assignor in connection with (a) any acts or omissions on or after the date of this Agreement with respect to the Leases, and/or (b) the deposits and interest assumed by Assignee hereunder.

3. Assignor shall defend, indemnify and hold harmless Assignee from and against any and all claims, demands, causes of action, losses, damages, liabilities, judgments, costs and expenses (including attorneys' fees, whether suit is instituted or not) asserted against or incurred by Assignee in connection with any acts or omissions before the date of this Agreement with respect to the Leases.

4. This Agreement shall be (a) binding upon, and inure to the benefit of, the parties to this Agreement and their respective heirs, legal representatives, successors and assigns, and (b) construed in accordance with the laws of the State of Oregon, without regard to the application of choice of law principles. In the event of any action or suit (including any appellate proceeding) by either party hereto against the other arising from or interpreting this Agreement, the prevailing party in such action or suit shall, in addition to such other relief as may be granted, be entitled to recover its costs of suit and actual attorney's fees, whether or not the same proceeds to final judgment.

5. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall together constitute one and the same instrument. Execution of this Agreement by the parties hereto may be evidenced by the transmission of electronic copies (including copies executed by .PDF or DocuSign), which shall have the same effect as an original.

[Signature Page Follows]

This Agreement has been signed and delivered by the parties as of the date first above written.

**ASSIGNOR**:

KARUNA PROPERTIES II [WEST], LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

**ASSIGNEE**:

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, operating as Portland Public Schools

By:_____
Name:_____
Title:_____

**Exhibit A**

**Rent Roll**

## SCHEDULE 8.1.3

### Form of Assignment and Assumption Agreement

**ASSIGNMENT AND ASSUMPTION AGREEMENT**
**(Intangible Property)**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this "**Agreement**") is dated _____ __, 2025, by and between Karuna Properties II [West], LLC, an Oregon limited liability company ("**Assignor**"), and School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("**Assignee**").

**WHEREAS**, Assignor and Assignee entered into that certain Purchase and Sale Agreement dated as of _____, 2025 (the "**Purchase and Sale Agreement**") for the sale and purchase of certain "Property," consisting of "Real Property," "Personal Property," "Lease," "Permits," "Entitlements," and "General Intangibles," as said terms are defined in the Purchase and Sale Agreement;

**WHEREAS**, the Permits, Entitlements, and General Intangibles are referred to herein collectively as the "**Intangible Property**."

**WHEREAS**, Assignor desires to quitclaim unto Assignee all of Assignor's right, title and interest in and to the Intangible Property; and

**WHEREAS**, Assignee desires to assume the duties and obligations of Assignor with respect to the Intangible Property.

**NOW, THEREFORE**, in accordance with the Purchase and Sale Agreement and in consideration of the sum of Ten Dollars ($10.00), the sufficiency and receipt of which are hereby acknowledged, the parties do hereby covenant and agree as follows and take the following actions:

1. Assignor does hereby transfer and assign unto Assignee all of the Assignor's right, title and interest in and to the following property to the extent the same is transferable by Assignor:

(a) any and all licenses, permits, authorizations, certificates of occupancy and other approvals that are in effect as of the date of this Agreement and necessary for the current use and operation of the Real Property (collectively, the "**Permits**");

(b) any and all zoning and development rights, entitlements, utility service capacity reservations and/or allocations that are in effect as of the date of this Agreement and relate to or benefit the Real Property (collectively, the "**Entitlements**") and

(c) any and all manufacturer or service warranties, surveys, studies and architectural or engineering plans and specifications that exist as of the date of this Agreement and relate to the Real Property or the Personal Property or any rights to any names, telephone numbers, facsimile numbers or website or other social media sites related to the Property (collectively, the "**General Intangibles**").

2. THE INTANGIBLE PROPERTY IS BEING TRANSFERRED "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AS OF THE DATE OF THIS AGREEMENT, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. ASSIGNOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE INTANGIBLE PROPERTY OR ASSIGNOR'S TITLE THERETO. ASSIGNEE IS HEREBY THUS ACQUIRING THE INTANGIBLE PROPERTY BASED SOLELY UPON ASSIGNEE'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY ASSIGNOR OR ASSIGNOR'S AGENTS OR CONTRACTORS.

3. Assignee hereby accepts the foregoing assignment of the Intangible Property and hereby assumes all duties and obligations of Assignor with respect to the Intangible Property for the period on and after the date of this Agreement.

4. This Agreement shall be (a) binding upon, and inure to the benefit of, the parties to this Agreement and their respective heirs, legal representatives, successors and assigns, and (b) construed in accordance with the laws of the State of Oregon, without regard to the application of choice of law principles. In the event of any action or suit (including any appellate proceeding) by either party hereto against the other arising from or interpreting this Agreement, the prevailing party in such action or suit shall, in addition to such other relief as may be granted, be entitled to recover its costs of suit and actual attorney's fees, whether or not the same proceeds to final judgment.

5. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall together constitute one and the same instrument. Execution of this Agreement by the parties hereto may be evidenced by the transmission of electronic copies (including copies executed by .PDF or DocuSign), which shall have the same effect as an original.

[Signature Page Follows]

This Agreement has been signed and delivered by the parties as of the date first above written.

**ASSIGNOR**:

KARUNA PROPERTIES II [WEST], LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

**ASSIGNEE**:

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, operating as Portland Public Schools

By:_____
Name:_____
Title:_____

**SCHEDULE 8.1.10**

**Form of Bill of Sale**

**BILL OF SALE**

KARUNA PROPERTIES II, LLC, AND KARUNA PROPERTIES II WEST, LLC, each an Oregon limited liability company (each individually and collectively, "**Seller**"), in accordance with the Purchase and Sale Agreement dated as of _____, 2025 (the "**Purchase and Sale Agreement**"), and in consideration of the sum of Ten Dollars ($10.00) (the sufficiency and receipt of which are hereby acknowledged), do hereby collectively quitclaim unto SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, OPERATING AS PORTLAND PUBLIC SCHOOLS ("**Purchaser**"), all of Seller's right, title and interest in and to all of the furniture, furnishings, fixtures, equipment and other tangible personal property (collectively, "**Personal Property**") that is now affixed to and/or located on the "Real Property" (as said term is defined in the Purchase and Sale Agreement), having a street address of 25 N Fremont St., Portland, Oregon 97227, and 3506 - 3514 N Vancouver Ave., Portland, Oregon 97227.

TO HAVE AND TO HOLD the Personal Property unto Purchaser and Purchaser's heirs, legal representatives, successors and assigns forever. Seller represents and warrants to Purchaser that Seller has marketable title to the Personal Property, free and clear of all liens, security interests, and claims of third parties.

THE PERSONAL PROPERTY IS BEING TRANSFERRED "**AS IS**", "**WHERE IS**", AND "**WITH ALL FAULTS**" AS OF THE DATE OF THIS BILL OF SALE, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PERSONAL PROPERTY OR SELLER'S TITLE THERETO. PURCHASER IS HEREBY THUS ACQUIRING THE PERSONAL PROPERTY BASED SOLELY UPON PURCHASER'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY SELLER OR SELLER'S AGENTS OR CONTRACTORS. SELLER HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE PERSONAL PROPERTY.

[Signature Page Follows]

Seller has signed and delivered this Bill of Sale as of the _____ day of _____, 2025.

**SELLER**:

KARUNA PROPERTIES II, LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

KARUNA PROPERTIES II WEST, LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

**SCHEDULE 8.1.11**

**Form of Tenant Notice Letter**

**TENANT NOTICE LETTER**

_____ ____, 202_

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

_____
_____
_____

Dear Tenant:

We are pleased to advise you the certain [Lease] dated _____, as amended from time to time (the "Lease"), for the premises located at [25 N Fremont St.][3506 - 3514 N Vancouver Ave.], Portland, Oregon 97227, has been assigned by Karuna Properties II [West], LLC, an Oregon limited liability company ("Assignor"), to School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("Assignee") effective as of _____, 2025. The Lease has been assigned, assumed, and accepted by Assignee and Assignee has agreed to assume all responsibility for any security deposit(s) currently held under the Lease.

All future correspondence relating to your tenancy, as well as rent checks and other charges, should be made payable to:

_____
_____
_____

Assignee looks forward to working with you in the operation of this property.

Very truly yours,

**ASSIGNOR**:

KARUNA PROPERTIES II [WEST],
an Oregon limited liability company

By: _____
Name: _____
Its: _____

## Resolution No. 7165

Authorizing Execution of Purchase and Sale Agreement for Center for Black Student Excellence Building

### Recitals

A. In November 2020, Portland Public Schools (PPS) proposed a bond ballot measure that included $60 million for investment to create the Center for Black Student Excellence (CBSE). 75% of voters approved the bond.

B. Following the passage of the bond measure, PPS engaged the community in a multi-year process to create a Vision for the CBSE that culminated in 2023 to reimagine how PPS supports Black students in light of the history of racial exclusion and displacement. Community leaders and organizations will contribute to a tightly woven network of educators, service providers, community members and other entities working together to fulfill the Vision.

C. The CBSE, a center open to all students, comprises both physical and programmatic components to advance student success and community connection. The physical place of the Center for Black Student Excellence will augment in-school learning and serve as a resource hub of programs, aid, and multi-use spaces for students and community to gather.

D. PPS has assessed options for the physical home for the CBSE in the historic Albina neighborhood and seeks to enter into a Purchase & Sale Agreement (PSA) with the Seller of the One North property, located at 3506-3514 N. Vancouver Avenue.

E. The proposed purchase price for the One North property is $16 million, which will be funded by 2020 bond funds.

F. After entering into the PSA, PPS will conduct due diligence on the property. After the due diligence period, the PPS Board of Education will vote on whether to proceed with the purchase of the One North property. The seller requires that the transaction close by December 29, 2025.

### Resolution

1. The Board authorizes the District to enter into the PSA for the One North property to serve as the CBSE home with the contingencies and further Board approval required by the PSA, attached as Exhibit A.

**Exhibit A**

## PURCHASE AND SALE AGREEMENT

**THIS PURCHASE AND SALE AGREEMENT** (this "**Agreement**") dated as of September ___, 2025 (the "**Effective Date**"), is made by and between School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("**Purchaser**"), and Karuna Properties II LLC, an Oregon limited liability company ("**Karuna Seller**"), and Karuna Properties II West, LLC, an Oregon limited liability company ("**Karuna West Seller**" and together with the Karuna Seller, collectively and in the singular as the context may require, "**Seller**").

## RECITALS:

A. Seller desires to sell certain improved real property located in Multnomah County, Oregon (being Tax Parcel Nos. R103332 and R103333), along with certain related property described below, and Purchaser desires to purchase such real and other property from Seller.

B. Seller and Purchaser, intending to be bound by this Agreement, desire to set forth herein the terms, conditions and agreements under and by which Seller shall sell and Purchaser shall purchase the property described below.

## AGREEMENTS:

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as follows:

1. **THE PROPERTY**.

1.1. Description. Subject to the terms and conditions of this Agreement, and for the consideration set forth herein, Seller agrees to sell, assign and convey, and Purchaser agrees to purchase and acquire, all of Seller's right, title and interest, if any, in and to the following (collectively, the "**Property**"):

1.1.1. That (a) certain approximately 0.4167 parcel of land located in Multnomah County, Oregon, having a street address of 25 N Fremont St., Portland, Oregon 97227, and being more specifically described on Schedule 1.1.1(a), attached hereto ("**Karuna East Land**"), and (b) certain approximately 0.286 parcel of land located in Multnomah County, Oregon, having a street address of 3506 - 3514 N Vancouver Ave., Portland, Oregon 97227, and being more specifically described on Schedule 1.1.1(b) ("**Karuna West Land**" and together with the Karuna East Land, collectively, the "**Land**"), together with the buildings constructed thereon (the "**Buildings**") and all other infrastructure, improvements, parking facilities and fixtures located on the Land (the Buildings and any and all other improvements located on the Land are hereinafter referred to collectively as the "**Improvements**"), and all easements, hereditaments, appurtenances, and other benefits, if any, pertaining to or affecting the Land (collectively, the "**Easements**"). The Land, Buildings, Improvements, and Easements are hereinafter collectively referred to as the "**Real Property**".

1.1.2. All furniture, furnishings, fixtures, equipment and other tangible personal property, if any, affixed to and/or located at the Real Property as of the Effective Date and used in

connection with the Real Property, or replacements of those items permitted pursuant to this Agreement (specifically excluding any items of personal property owned by any tenants of the Land, the Buildings or the Improvements and excluding any items of personal property owned by third parties and leased to Seller) if any of the foregoing are located on the Land at the Closing Date (the "**Personal Property**").

1.1.3. Any and all leases, tenancies, licenses and other rights of occupancy or use of or for any portion of the Real Property, including all guaranties, security deposits, prepaid rents, amendments, renewals and extensions thereof (each, a "**Lease**," and collectively, the "**Leases**").

1.1.4. To the extent assignable or transferrable, any and all licenses, permits, authorizations, certificates of occupancy and other approvals that are in effect as of the Closing Date and necessary for the current use and operation of the Real Property (collectively, the "**Permits**").

1.1.5. Any and all zoning and development rights, entitlements, utility service capacity reservations and/or allocations that are in effect as of the Closing Date and relate to or benefit the Property (collectively, the "**Entitlements**").

1.1.6. Any and all manufacturer or service warranties, surveys, studies, and architectural or engineering plans and specifications that exist as of the Closing Date and relate to the Real Property or the Personal Property (collectively, the "**General Intangibles**").

1.1.7. If applicable, pursuant to Section 4.7 below, all of each Seller's memberships interests (the "**Membership Interests**") in and to Eco Commons, LLC, an Oregon limited liability company ("**Eco Commons**").

1.2. Agreement to Convey. Seller agrees to sell and convey, and Purchaser agrees to purchase and accept, on the Date of Closing (defined in Section 2.4 below): (a) fee title to the Land and the Improvements by way of a Statutory Special Warranty Deed from each Seller, to be executed and delivered by each Seller in respect to the applicable Real Property, and which shall each be subject to the Permitted Exceptions (defined in Section 3.9 below) affecting or encumbering the applicable Real Property; and (b) the remainder of the Property, by way of the assignment and assumption agreements, a quitclaim bill of sale and other instruments of conveyance described in this Agreement.

## 2. PURCHASE PRICE AND PAYMENT.

2.1. Purchase Price. The purchase price for the Property (the "**Purchase Price**") is Sixteen Million and 00/100 Dollars ($16,000,000.00).

2.2. Deposit.

2.2.1. Deposit. Within two (2) business day following the Effective Date, Purchaser shall, deposit in escrow with the Title Company (defined in Section 2.4 below) a promissory note for earnest money payable to Seller in the principal amount of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) (the "**Note**"). Within one (1) business day following expiration of the Due Diligence Period (defined in Section 3.1 below), the Note shall be converted

to cash and Purchaser shall, by federal wire transfer, deposit the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) (the "**Deposit**") into the escrow account of the Title Company. If Purchaser fails to make the Deposit in accordance with the foregoing, by 5:00 p.m., Portland, Oregon time on the 1st business day following the expiration or earlier waiver of the Due Diligence Period, this Agreement shall automatically terminate and neither party shall thereafter have any further rights, obligations or liability hereunder, except as otherwise expressly set forth herein. Once deposited, and following expiration or earlier waiver of the Due Diligence Period (provided that Purchaser has not sooner terminated this Agreement), the Deposit shall be non-refundable to Purchaser but applicable to the Purchase Price, except as otherwise expressly set forth herein.

2.2.2. Maintenance of Deposit. Once delivered to the Title Company, the Deposit shall be held by the Title Company in a non-interest-bearing account. The Deposit shall be non-refundable, except as expressly set forth herein.

2.3. Payment of the Purchase Price at Closing. Purchaser shall pay to Seller the Purchase Price, on the Date of Closing, by federal wire transfer of immediately available funds to the Title Company. The Deposit shall be paid by the Title Company to Seller at Closing and credited against the Purchase Price. The Purchase Price shall also be subject to further adjustments for prorations and credits required to be made in accordance with Section 7 below.

2.4. Closing. The purchase and sale of the Property shall be consummated at closing (the "**Closing**") in escrow through the Title Company on the date that is thirty (30) days following the expiration of the Due Diligence Period (as the same may be extended, the "**Date of Closing**" or "**Closing Date**"); provided, however, Closing may be extended by either party by providing advance written notice, so long as Closing occurs on no less than twenty (20) days' notice and in any event **Closing shall not occur later than December 29, 2025**. Closing shall occur on the Date of Closing (as set forth in Section 8.4) at the offices of First American Title Insurance Company (the "**Title Company**"), whose address is 200 SW Market Street, Suite 250, Portland, Oregon 97201, Attn: Connie Haan, or at such other time and place as may be agreed to in writing by Seller and Purchaser.

## 3. INSPECTIONS AND APPROVALS.

3.1. Due Diligence Period; Inspections. Purchaser shall have a period of time (the "**Due Diligence Period**"), commencing on the Effective Date, and expiring at 11:59 p.m., Portland, Oregon time, on December 10, 2025, in which to conduct the inspections and studies described in this Section 3.

3.2. Access to the Property and Indemnification by Purchaser. During the Due Diligence Period and through Closing, Seller shall permit Purchaser and Purchaser's agents and representatives access to the Land and Improvements for the purpose of conducting such physical and environmental inspections of the Land and Improvements (collectively, the "**Inspections**") as Purchaser shall deem necessary to determine, in Purchaser's sole discretion, the suitability of the Land and Improvements for Purchaser's intended use. Before Purchaser enters the Land and Improvements to perform Inspections, Purchaser shall give Seller reasonable advance written notice and, at Seller's option, a representative of Seller may accompany Purchaser and/or

Purchaser's representative. In the event Purchaser desires to speak to an Existing Tenant (defined in Section 4.6 below) other than 1803 Fund, it may do so only if accompanied by a representative of Seller, provided that if an Existing Tenant is willing to speak to Purchaser, Seller must provide a representative to permit Purchaser to speak to such Existing Tenant. Purchaser agrees to be solely responsible for the conduct of Purchaser's agents and representatives on and adjacent to the Land and Improvements and shall assume and pay for all expenses incurred in connection with the Inspections. At all times during the presence of Purchaser or Purchaser's agents and representatives on the Land and Improvements, Purchaser agrees that Purchaser will not allow, and Purchaser's agents and representatives will not conduct, any physically invasive testing of, on, or under the Land or Improvements without first obtaining Seller's written consent and providing a scope of work for such testing to Seller for Seller's approval, not to be unreasonably withheld or delayed, but subject to such reasonable conditions as Seller may impose. Purchaser agrees to return the Land and Improvements to substantially the same condition and cleanliness existing before entry and/or occupation by Purchaser's agents and representatives, including, but not limited to, sealing wells or other similar subsurface investigations. Purchaser shall use reasonable efforts to minimize interference with Seller's and any tenants' use and occupancy of the Buildings, promptly pay when due the costs of all tests, investigations, and examinations performed by or for Purchaser with regard to the Property and not permit any liens to attach to the Property by reason of the exercise of Purchaser's rights hereunder. Purchaser shall keep confidential the names and identities of Existing Tenants and counterparties to Service Contracts, except as may otherwise be required by law (including without limitation the Oregon Public Records Law or the Oregon Public Meetings Law), by court order or by the Multnomah County District Attorney. Further, Purchaser may disclose confidential information to Purchaser's lenders, consultants, agents and representatives to the extent each needs to know confidential information for the sole purpose of evaluating the Land and Improvements, provided Purchaser takes all reasonable measures to assure that Purchaser's agents and representatives keep such information confidential. Subject to the limitations of the Oregon Constitution and the Oregon Tort Claims Act, Purchaser shall indemnify, defend and hold Seller harmless from any loss, injury, liability, damage or expense, including reasonable attorneys' fees and costs, directly caused by Purchaser, which Seller may incur as a result of (a) any act or omission of Purchaser or its agents or representatives arising in connection with any tests or inspections conducted by Purchaser or its agents or representatives, or (b) the failure of Purchaser to restore the Property in accordance with this Section 3.2; provided, however, that Purchaser shall not be required to indemnify Seller if and to the extent that any such loss, injury, liability, damage or expense was caused by the negligence or willful misconduct of Seller, its employees or its agents. The foregoing shall survive termination of this Agreement or the Closing, as applicable. For the avoidance of doubt, Purchaser maintains self-insurance coverage with regard to the first $1.1 million in potential claims and additional excess commercial general liability insurance in the amount of $9.9 million in coverage (collectively, the "**Purchaser Insurance**"), which such Purchaser Insurance shall be in full force and effect during the period in which Purchaser and its employees, consultants, agents, contractors or other representatives perform any due diligence activities upon the Real Property prior to Closing and will cover claims arising with regard to such activities hereunder. Furthermore, any consultants, agents, contractors or other representatives of Seller that are accessing the Real Property to assist Purchaser with its due diligence hereunder and are not governmental agencies or subdivisions shall, at their sole expense, keep and maintain a policy of commercial general liability insurance. Any such insurance policy shall afford protection in limits of not less than One Million Dollars ($1,000,000) on a per

occurrence and aggregate basis. With respect to any environmental investigation or any drilling, boring or invasive testing that may be permitted pursuant to the terms of this Agreement, Purchaser, or Purchaser's applicable consultant, agent, contractor or other representative, shall, at its sole expense, keep and maintain at all times that any such work is to be undertaken on the Property, contractor's pollution liability insurance policy limits of not less than One Million Dollars ($1,000,000) per occurrence and providing coverage to Seller for damages related to any pollution or contamination of the Property or its environment as a result of the activities of such party and/or Purchaser. Before consultants, agents, contractors or other representatives of Seller that are not governmental agencies or subdivisions enter the Property, Purchaser shall deliver to Seller certificates of any commercial general liability insurance coverage required hereunder. In addition, at least three (3) business days prior to the entry onto the Property for the purpose of performing any drilling, boring or invasive testing, Purchaser shall furnish to Seller a certificate of such contractor's pollution liability insurance coverage. All insurance shall be effected under standard form policies, issued by insurers of recognized responsibility authorized to do business in the State of Oregon and having a national rating of A-VII or better. All insurance shall be primary and non-contributing.

3.2.1. Purchaser agrees that it will conduct its own due diligence with respect to the environmental conditions at the Property, in accordance with this Section 3, and shall complete a timely Phase I environmental site assessment in accordance with ASTM E1527-21.

3.3. Delivery of Documents. Within ten (10) business days after the Effective Date, Seller or its representative will deliver for inspection the Property information materials relating to the Land and Improvements set forth on Schedule 3.3 attached hereto ("**Property Documents**"), to the extent such Property Documents are within Seller's actual possession or control or may be obtained by Seller after exercising commercially reasonable efforts, provided that Seller (i) will not be required to create any new Property Documents, and (ii) may deliver the Property Documents to Purchaser by way of a virtual data room or other electronic means. Seller is providing the Property Documents for Purchaser's information only, and as an accommodation to evaluate the transaction contemplated by this Agreement (the "**Transaction**").

3.4. Survey.

3.4.1. As part of the Property Documents, Seller shall deliver to Purchaser the most recent survey, if any, in its possession (the "**Existing Survey**"). If Purchaser desires an updated or new survey, Purchaser shall order such updated or new survey (the "**Survey**"), at its sole cost and expense. If Purchaser obtains a Survey, then Purchaser shall deliver a copy of the Survey to Seller promptly following receipt. On or before the date that is forty-five (45) days after the Effective Date, Purchaser shall deliver to Seller in writing any objections to any matters shown on the Existing Survey or the Survey, as applicable("**Objection Letter**"). Purchaser's failure to timely object to any such matters shall be deemed to constitute Purchaser's approval thereof.

3.4.2. If Purchaser timely objects to any matters shown on the Existing Survey or the Survey, as applicable, then Seller shall have until 5:00 p.m. on the date which is ten (10) business days after receipt of the Objection Letter (the "**Cure Date**") to agree in writing to cure before Closing, or decline to cure, Purchaser's objections to the Existing Survey or the Survey, as applicable. If Seller elects not to cure, or fails to timely respond to the Objection Letter, Seller

shall be deemed to have elected not to cure, in which event, Purchaser shall, on or before the date that is three (3) business days after the Cure Date, either (i) terminate this Agreement by delivery of written notice to Seller and Title Company, whereupon Title Company shall return the Note to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein, or (ii) waive in writing its objection to the Existing Survey or the Survey, as applicable. Purchaser's failure to timely deliver to Seller and Title Company a written notice of termination or waiver of its objection to the Existing Survey or the Survey, as applicable, shall be deemed to constitute Purchaser's election to terminate this Agreement.

3.5. Title Commitments.

3.5.1. Prior to the Effective Date, Seller has delivered to Purchaser a Commitment for Title Insurance covering the Karuna East Land and a Commitment for Title Insurance covering the Karuna West Land (each, a "**Title Commitment**," and collectively, the "**Title Commitments**"), issued by the Title Company with respect to the respective portions of the Real Property, together with copies of any exceptions to title referenced therein. Seller shall be responsible for the cost of the Title Commitments, unless the Transaction does not close due to Purchaser's default, in which event Purchaser shall be responsible for the cost of the Title Commitments. The Title Commitments shall collectively set forth the status of title to the Real Property and all exceptions which would appear in an ALTA Owner's Policy (or Policies) of Title Insurance (as applicable, the "**Title Policy**"). On or before the date that is twenty (20) business days following the Effective Date, Purchaser shall deliver to Seller in writing any objections to matters shown in the Title Commitments. Purchaser's failure to timely object to any such matters shall be deemed to constitute Purchaser's approval thereof, and subject to the requirement to convey marketable title, any such matter shall then become a "**Permitted Exception**".

3.5.2. If Purchaser timely objects to any matters set forth in the Title Commitments, then Seller shall have until 5:00 p.m. on the Cure Date to agree in writing to cure before Closing, or decline to cure, Purchaser's objections to the Title Commitments. If Seller elects not to cure, or fails to timely respond to Purchaser's objections, Seller shall be deemed to have elected not to cure, in which event Purchaser shall, on or before the date that is three (3) business days after the Cure Date, either (i) terminate this Agreement by delivery of written notice to Seller and the Title Company, whereupon the Title Company shall return the Note to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller, and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein, or (ii) waive in writing its objection to the Title Commitments, in which event any such waived item shall become a Permitted Exception. Purchaser's failure to timely deliver to Seller and the Title Company a written notice of termination or waiver of its objection to the Title Commitments shall be deemed to constitute Purchaser's election to terminate this Agreement. Notwithstanding anything to the contrary contained herein, Seller shall, at or prior to Closing, satisfy any monetary liens against the Property ("**Required Monetary Liens**"), satisfy the lien of any mortgage or other security interest which Seller has placed on the Property, and satisfy all B-I requirements shown on the Title Commitments that pertain to Seller or the Property, such as providing proof of Seller's authority to execute the Deed and executing such typical affidavits and instruments to allow the Title Company to delete the

standard exceptions from Schedule B-II (excluding, however, standard survey exceptions which may only be deleted in the event Purchaser obtains a Survey).

3.5.3. Purchaser shall have the right to update the Title Commitments ("**Title Update**") at any time prior to Closing, and if the Title Update reveals any new title matters or liens which were not contained in the initial Title Commitments, then Purchaser shall have the right to provide notice of Purchaser's objection to such matters to Seller, and Seller shall, prior to Closing, notify Purchaser of which objections, if any, Seller elects to cure. Notwithstanding the foregoing, Seller shall remain obligated to cure the Required Monetary Liens upon the terms of Section 3.5.2 above. If Seller refuses to cure such objections (or if Seller fails to respond to Purchaser's objections which failure shall be deemed Seller's refusal to cure such objections), then Purchaser shall have the right to: (i) terminate this Agreement by notifying Seller thereof, the Deposit shall be refunded to Purchaser, and neither party shall have any further obligations under this Agreement other than those that expressly survive termination; or (ii) waive such objections and proceed to Closing with no resulting reduction in the Purchase Price unless Seller agrees in its sole discretion in writing to a Purchase Price reduction. Seller agrees to remove any exceptions or encumbrances to title which are created by Seller after the Effective Date and before the Closing Date at its sole cost and expense, unless Purchaser agrees in writing to accept the same, in which case Seller will have no obligation to remove such exceptions or encumbrances.

3.6. Purchaser's Acceptance or Rejection Prior to the Expiration of the Due Diligence Period. On or prior to the expiration of the Due Diligence Period, Purchaser may approve of its review of its Inspections and the Property Documents and the feasibility, including the economic feasibility of the purchase and planned use of the Property (including without limitation, (i) Purchaser's determination, following such internal and external studies and investigations as it deems prudent, that the Property is the optimal property to satisfy Purchaser's specific needs for additional premises, including the timing of the Property's availability given the various existing tenancies applicable to the Property; (ii) Purchaser's obtaining an opinion from Purchaser's bond counsel that bond funds are legally available to pay the Purchase Price and for anticipated remodeling, (iii) Purchaser's confirming that desired remodeling is available to Purchaser under terms acceptable to Purchaser; (iv) Purchaser's review and approval of an appraisal addressing the fair market value of the Property; (v) Purchaser's determination that adequate parking is available for the use of the Property for Purchaser's intended purpose and approval of the terms of related leases and subleases; (vi) Purchaser's review and approval of the operating agreement for Eco Commons (as it may be amended) or of the Replacement Agreement (as defined in Section 4.7); (vii) receipt from each Existing Tenant (other than from Existing Tenants on any Existing Lease that has expired or been terminated prior to Closing) of a Tenant Estoppel Certificate in the form attached hereto as Schedule 6.1.4 (or such form, if any, that is prescribed by each Existing Lease) certifying such matters as are acceptable to Purchaser; (viii) approval by Purchaser's Board of Education after due diligence is completed to make the Approval Election and close the Transaction) by giving written notice to Seller of its election (the "**Approval Election**") to proceed with the Transaction in its sole and absolute discretion. If Purchaser does not timely deliver the Approval Election on or before the expiration of the Due Diligence Period, then Purchaser shall be deemed to have terminated this Agreement, and then this Agreement will automatically terminate, Purchaser shall promptly return all copies of all Property Documents to Seller, the Title Company will return the Note to Purchaser, and thereupon neither party will have

any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein.

3.7. Service Contracts. Seller shall cause all property management agreements, service, maintenance, supply or other contracts relating to the operation of the Property (collectively, the "**Service Contracts**") to be terminated effective as of the Closing Date, except any Service Contracts that Purchaser elects to assume.

3.8. Consents to Transfer. Purchaser and Seller will cooperate with one another and use commercially reasonable efforts to obtain any consent from third parties who have the right to consent to the transfer of any Permits, Entitlements, and/or General Intangibles that Purchaser elects to have assigned.

3.9. Permitted Exceptions. Purchaser shall accept title to the Property, subject to the following exceptions (the "**Permitted Exceptions**"):

3.9.1. Those matters affecting or relating to the title to, or the survey of, the Property: which are shown on the Title Commitments or as shown on the Existing Survey or the Survey, as applicable which Purchaser has otherwise approved or deemed to have approved pursuant to the terms of this Agreement, subject to the requirement of Seller to convey marketable title.

3.9.2. The lien of non-delinquent taxes, assessments and other usual and customary charges assessed against the owners of real property in the State of Oregon that are not due and payable as of the date of Closing.

3.9.3. All matters disclosed by the Property Documents and rights of tenants, as tenants only, under the Existing Leases (defined in Section 4.6 below).

3.9.4. All building and zoning laws, codes and regulations affecting the Property, including all special exceptions, conditions, site plan approvals, and other similar matters, if any, relating to the zoning of the Property.

4. **SELLER'S OBLIGATIONS PRIOR TO CLOSING**. Until Closing, Seller and/or Seller's agents or representatives shall:

4.1. Insurance. Keep the Property insured, in an amount sufficient to satisfy any co-insurance requirement or stipulation, against fire and other hazards covered by extended coverage endorsement and commercial general liability insurance against claims for bodily injury, death and property damage occurring in, on or about the Property.

4.2. Operation. Operate the Property in the ordinary course of business and deliver the Property to Purchaser at Closing in the condition existing as of the Effective Date, normal wear and tear and damage by casualty excepted. Seller shall not enter into or modify any agreement affecting title to the Property (unless Purchaser agrees to the same in its commercially reasonable discretion) and shall not initiate or consent to any change in zoning or other land use designation with respect to the Property. Notwithstanding the foregoing, notices of non-responsibility may be

posted and recorded with respect to any tenant improvements to the Property in accordance with ORS 87.030.

4.3. Notices. Provide to Purchaser, promptly upon the receipt thereof, any and all written notices relating to the Property received by Seller or its agents or representatives from Existing Tenants, any governmental or quasi-governmental instrumentality, insurance company, vendor or other party under any of the Service Contracts, or from any other entity or party, which notices are of a type not normally received in the ordinary course of Seller's business, or which may have a material effect upon the Property or result in a material change in a representation or warranty made by Seller hereunder.

4.4. Compliance with Agreements. Take all actions necessary to comply with all agreements, covenants, encumbrances and obligations affecting or relating to the Property and the ownership, operation and maintenance thereof. Seller shall pay all utility bills and other invoices and expenses relating to the Property, as and when the same become due.

4.5. New Service Contracts. Not enter into any Service Contracts that do not terminate on or before the Closing without Purchaser's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

4.6. Leases. The Leases in effect as of the Effective Date (the "**Existing Leases**") are listed on Schedule 4.6 attached hereto and the tenants thereunder are referred to herein as the "**Existing Tenants**." From and after expiration of the Due Diligence Period and funding and release of the Deposit, Seller will not enter into any new leases or modify, amend or terminate any Existing Leases, or incur or agree to incur any capital improvement expenses related to the Property in excess of $10,000.00 prior to Closing without Purchaser's approval, which shall not be unreasonably withheld, conditioned, or delayed.

4.7. Eco Commons. Make commercially reasonable efforts to (i) cause Eco Commons to be dissolved and (ii) facilitate and cooperate with Purchaser and the other member of Eco Commons to negotiate a tenancy-in-common or maintenance cost-sharing agreement (as the case may be) on terms acceptable to both parties addressing the maintenance of the courtyard adjacent to the Property (as applicable, a "**Replacement Agreement**"). Provided, however, that if Purchaser is unable obtain a Replacement Agreement and if all the conditions to Closing are satisfied or waived (including Purchaser's approval of the operating agreement for Eco Commons, as it may be amended), Seller shall assign, and Purchaser shall assume, the Membership Interests pursuant to a form of assignment of membership interests mutually agreed to by the parties and in accordance with the governing documents of Eco Commons.

4.8. Parking Lot Subleases. Seller shall cooperate in good faith with the negotiation of extensions of any subleases that Seller (and/or Eco Commons) may have entered into with Tenants of the Property regarding parking rights arising under that certain Parking Lot Lease Agreement originally dated September 13, 2013 (the "**Parking Lot Lease**"), between Eco Commons, as tenant, and Life Change Christian Center, an Oregon non-profit corporation, as lessor, as the same may have been amended from time to time (collectively, the "**Parking Lot Subleases**"). At Closing Seller shall assign the Parking Lot Subleases, if any, to Purchaser pursuant to a form of

assignment agreement mutually agreed to by the parties (the "**Parking Lot Sublease Assignment**")[1].

5. **REPRESENTATIONS AND WARRANTIES**.

5.1. By Seller. Seller represents and warrants to Purchaser, as of the Effective Date and as of the Closing Date, that:

5.1.1. Seller has the power, right and authority to enter into and perform all of the obligations required of Seller under this Agreement and the instruments and documents referenced herein, and to consummate the Transaction.

5.1.2. Seller has not entered into any other contracts for the sale of the Property, nor do there exist any rights of first refusal or options to purchase the Property, and Seller will not during the term of this Agreement enter into any such contracts or grant any such rights of first refusal or options, except for any contract for sale of the Property, right of first refusal or option to purchase the Property to which Purchaser has consented to in writing in Purchaser's sole discretion.

5.1.3. Seller has taken all requisite action and obtained, or will obtain prior to Closing, all requisite consents, releases and permissions in connection with entering into this Agreement and the instruments and documents referenced herein or required under any covenant, agreement, encumbrance, law or regulation with respect to the obligations required hereunder, and no consent of any other party is required for the performance by Seller of its obligations hereunder.

5.1.4. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Seller pursuant to this Agreement shall be, duly authorized, executed and delivered by Seller. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Seller pursuant to this Agreement are and shall be, valid and legally binding upon Seller and enforceable in accordance with their respective terms.

5.1.5. Neither the execution of this Agreement nor the consummation of the Transaction does now constitute or shall result in a breach of, or a default under, any agreement, document, instrument or other obligation to which Seller is a party or by which Seller or the Property may be bound.

5.1.6. No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under Federal or state bankruptcy law is pending against or, to the best of Seller's knowledge, contemplated by Seller.

5.1.7. There are no actions, suits, claims or other proceedings pending or, to the best of Seller's knowledge, threatened against Seller or the Property that could affect Seller's ability to perform its obligations when and as required under the terms of this Agreement.

[1] NTD: Subject to review of relevant Parking Lot Lease Agreement/subleases and discussion between the parties regarding plan for parking.

5.1.8. To Seller's actual knowledge, all material aspects of the Buildings, including the mechanical, electrical, and plumbing equipment and systems on the Property, are in good working order and repair, except for normal wear and tear, and will be mechanically and structurally sound and free from material defects in materials and workmanship.

5.1.9. To Seller's actual knowledge, the Property is not in material violation of applicable laws, ordinances or regulations and Seller has not received written notice from any governmental authority alleging that the Property is in material violation of applicable laws, ordinances or regulations, nor to Seller's actual knowledge has Seller's property manager delivered to Seller written notice from any governmental authority alleging such violation.

5.1.10. There are no actions, suits, claims or other proceedings pending or, to Seller's actual knowledge, threatened against Seller or the Property under any federal, state, or local laws regulating the discharge of hazardous or toxic materials or substances into the environment.

5.1.11. To Seller's actual knowledge, there is no hazardous substance, including asbestos, on the Property, except for those used in de minimis amounts for cleaning and maintenance at the Property and in compliance with applicable laws.

5.1.12. To Seller's actual knowledge, the Property does not include any underground storage tank.

5.1.13. To Seller's actual knowledge, the rent roll delivered to Purchaser as part of the Property Documents is true and correct in all material respects as of the date hereof.

5.1.14. The Existing Leases are enforceable against the lessees named therein and to Seller's actual knowledge, no party to the Existing Leases is in breach or default under any material obligation thereunder or any material provisions thereof.

5.1.15. There will be no tenant improvement costs or work allowances owing to any tenant or any lease commissions owing to any brokers with respect to the Existing Leases as of the Date of Closing.

5.2. Seller's Knowledge. As used in this Agreement, (i) the terms "to the best of Seller's knowledge" or "to Seller's actual knowledge" or "to Seller's knowledge" or similar terms shall mean to the current, actual knowledge of Eric D. Lemelson ("**Seller's Representative**"), without a duty to investigate other than to inquire with the property manager, without personal liability, and (ii) the terms "received by Seller" or "in Seller's possession" or similar terms shall mean actual receipt or possession by Seller's Representative or of which Seller's Representative is aware.

5.3. Waiver of Known Defects. Except to the extent a representation or warranty was knowingly inaccurate when made, notwithstanding any provision of this Agreement to the contrary, Seller shall have no liability in connection with this Agreement by reason of any breach or inaccuracy of a representation or warranty if, and to the extent that, such inaccuracy or breach is disclosed in writing to Purchaser prior to the expiration of the Due Diligence Period, and Purchaser elects, nevertheless, to consummate the Transaction. Prior to Closing. Seller agrees to

promptly notify Purchaser, in writing, if Seller discovers that any representation, though believed to be true when made, is, in fact, not true, or if facts and circumstances underlying Seller's representations, though true when made, have changed through no fault of Seller (such change, a "**Change**", and such notice, a "**Statement of Change**"). In the event of any such Change, Purchaser may either (i) terminate the Agreement by written notice to Seller, in which event the Note (if the Deposit has not been funded) shall be returned to Purchaser or the Deposit and, if funded, shall be refunded to Purchaser, Seller shall reimburse all of Purchaser's out-of-pocket expenses incurred in connection with this transaction, not to exceed $150,000, and the parties will have no further obligation under this Agreement other than those that expressly survive termination; or (ii) proceed to close the purchase and sale of the Property as set forth in this Agreement without a reduction in Purchase Price unless agreed to in writing by Seller in its sole discretion. Notwithstanding the foregoing, if Seller is able to cure, and in fact does cure any Change within ten (10) business days of providing Purchaser with a Statement of Change, but in all cases prior to Closing, then Purchaser may not terminate this Agreement under this Section. If Purchaser obtains actual knowledge that any representation of Seller was false, misleading, or inaccurate when given or has become false, misleading, or inaccurate but Purchaser nonetheless proceeds to close on the Property, the applicable representation will be deemed automatically modified to reflect the actual knowledge of Purchaser. Nothing contained herein shall be deemed to modify the limitations on Purchaser's remedies contained in Section 10 of this Agreement.

5.4. Survival. The representations and warranties set forth in this Section 5 shall survive Closing for a period of eighteen (18) months (the "**Survival Period**"), and no action or claim may be brought against Seller by Purchaser or any affiliate of Purchaser with respect to a breach of such representations or warranties or any action, suit or other proceedings commenced or pursued, for or in respect of any breach of any representation or warranty made by Seller in this Agreement from and after expiration of the Survival Period.

5.5. Limitation on Remedies. Notwithstanding anything herein to the contrary, if Purchaser discovers prior to Closing that one or more of the representations and warranties under the provisions of this Section 5 are false or untrue as of the Date of Closing, Purchaser's sole remedy will be to exercise its rights under the provisions of Section 5.3 and Section 10.3 hereof.

5.6. By Purchaser. Purchaser makes the representations and warranties to Seller set forth below in this Section 5.6 effective as of the Effective Date. Subject to the condition that this Agreement has not been terminated prior to the Closing Date in accordance with its terms and conditions, said representations and warranties shall be deemed to have been remade as of the Closing Date unless prior to the Closing Date Purchaser notifies Seller (a) that one or more of said representations and warranties are no longer accurate and will remain inaccurate as of the Closing Date, which notice shall describe with reasonable specificity the manner in which such representations and warranties are no longer accurate, and (b) that due to the nature of the facts underlying the inaccuracy Purchaser does not intend to consummate the purchase of the Property; in which case, Seller will elect to either (i) terminate the Agreement by written notice to Purchaser, in which event the Deposit shall be retained by Seller as liquidated damages in the manner contemplated by Section 10.1 of this Agreement (unless Purchaser was under no obligation to close the purchase due to a failure of a condition stated herein), and the parties will have no further obligation under this Agreement other than those that expressly survive termination; or (ii) proceed to close the purchase and sale of the Property as set forth in this Agreement, in which case the

applicable representation will be deemed automatically modified to reflect the manner in which such representations and warranties are no longer accurate.

5.6.1. Purchaser is a public school district, duly organized and validly existing under the laws of the State of Oregon.

5.6.2. Purchaser has taken all requisite action and obtained all requisite consents, releases and permissions in connection with entering into this Agreement and the instruments and documents referenced herein or required under any covenant, agreement, encumbrance, law or regulation with respect to the obligations required hereunder, and no consent of any other party is required for the performance by Purchaser of its obligations hereunder.

5.6.3. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Purchaser pursuant to this Agreement have been or will be, duly authorized, executed and delivered by Purchaser. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Purchaser pursuant to this Agreement are or will be, valid and legally binding upon Purchaser and enforceable in accordance with their respective terms.

5.6.4. Neither the execution of this Agreement nor the consummation of the Transaction does now constitute or will result in a breach of, or a default under, any agreement, document, instrument or other obligation to which Purchaser is a party or by which Purchaser may be bound, or any law, statute, ordinance, rule, governmental regulation or any writ, injunction, order or decree of any court or governmental body, applicable to Purchaser or to the Property.

5.6.5. No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under Federal or state bankruptcy law is pending against or, to Purchaser's actual knowledge, contemplated by Purchaser.

5.6.6. There are no actions, suits, claims or other proceedings pending or, to Purchaser's actual knowledge, contemplated or threatened against Purchaser that could affect Purchaser's ability to perform its obligations when and as required under the terms of this Agreement.

5.6.7. As of the Effective Date, Purchaser has the power, right and authority to enter into and perform all of the obligations required of Purchaser under this Agreement and the instruments and documents referenced herein, and, subject to further authorization by Purchaser's Board of Education to make the Approval Election and to consummate the Transaction. Upon such further approval, Purchaser will have the power, right and authority to consummate the Transaction.

5.7. Representation. Seller and Purchaser each represent to the other that it has had no dealings, negotiations, or consultations with any broker, representative, employee, agent or other intermediary in connection with the sale of the Property, except that Seller has retained the services of Nathan Sasaki of Apex Real Estate Partners ("**Seller's Broker**"), and Purchaser has retained the services of Kevin VandenBrink & Rhys Konrad of Macadam Forbes, Inc. ("**Purchaser's Broker**" and together with Seller's Broker, the "**Brokers**"). At Closing, Seller shall be responsible

for paying a fee to the Brokers equal to three percent (3.00%) of the final Purchase Price in the aggregate (the "**Brokerage Fee**") in accordance with a separate written agreement among the Brokers and Seller. Seller and Purchaser agree that each will indemnify, defend and hold the other free and harmless from the claims of any other broker(s), representative(s), employee(s), agent(s) or other intermediary(ies) claiming to have represented Seller or Purchaser, respectively, or otherwise to be entitled to compensation in connection with this Agreement or in connection with the sale of the Property. This mutual indemnity shall survive Closing and any termination of this Agreement. Notwithstanding the foregoing, Seller and Purchaser hereby acknowledge and agree that neither Seller's Broker nor Purchaser's Broker is a third-party beneficiary under this Agreement.

5.8. Property Condition.

5.8.1. Disclaimer. PURCHASER HEREBY ACKNOWLEDGES, WARRANTS AND AGREES THAT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT (INCLUDING THE CLOSING DOCUMENTS ATTACHED AS SCHEDULES HERETO): (I) PURCHASER IS EXPRESSLY PURCHASING THE PROPERTY IN ITS EXISTING CONDITION "AS IS, WHERE IS, AND WITH ALL FAULTS AND DEFECTS, LATENT OR PATENT, KNOWN OR UNKNOWN" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF SELLER WITH RESPECT TO ALL FACTS, CIRCUMSTANCES, CONDITIONS AND DEFECTS; (II) SELLER HAS NO OBLIGATION TO INSPECT FOR, REPAIR OR CORRECT ANY SUCH FACTS, CIRCUMSTANCES, CONDITIONS OR DEFECTS OR TO COMPENSATE PURCHASER FOR SAME; (III) SELLER HAS SPECIFICALLY BARGAINED FOR THE ASSUMPTION BY PURCHASER OF ALL RESPONSIBILITY TO INSPECT AND INVESTIGATE THE PROPERTY AND OF ALL RISK OF ADVERSE CONDITIONS AND HAS STRUCTURED THE PURCHASE PRICE AND OTHER TERMS OF THIS AGREEMENT IN CONSIDERATION THEREOF; (IV) PURCHASER IS AND WILL BE RELYING STRICTLY AND SOLELY UPON SUCH INSPECTIONS AND EXAMINATIONS AND THE ADVICE AND COUNSEL OF ITS OWN CONSULTANTS, AGENTS, LEGAL COUNSEL AND OFFICERS AND PURCHASER IS AND WILL BE FULLY SATISFIED THAT THE PURCHASE PRICE IS FAIR AND ADEQUATE CONSIDERATION FOR THE PROPERTY; (V) SELLER IS NOT MAKING AND HAS NOT MADE ANY WARRANTY OR REPRESENTATION WITH RESPECT TO ANY MATERIALS OR OTHER DATA PROVIDED BY SELLER TO PURCHASER (WHETHER PREPARED BY OR FOR SELLER OR OTHERS) OR THE EDUCATION, SKILLS, COMPETENCE OR DILIGENCE OF THE PREPARERS THEREOF OR THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF ALL OR ANY PART OF THE PROPERTY AS AN INDUCEMENT TO PURCHASER TO ENTER INTO THIS AGREEMENT AND THEREAFTER TO PURCHASE THE PROPERTY OR FOR ANY OTHER PURPOSE; AND (VI) BY REASON OF ALL THE FOREGOING, PURCHASER ASSUMES THE FULL RISK OF ANY LOSS OR DAMAGE OCCASIONED BY ANY FACT, CIRCUMSTANCE, CONDITION OR DEFECT PERTAINING TO THE PROPERTY.

SELLER HEREBY DISCLAIMS ALL WARRANTIES OF ANY KIND OR NATURE WHATSOEVER (INCLUDING, WITHOUT LIMITATION, WARRANTIES OF CONDITION,

MERCHANTABILITY, HABITABILITY AND FITNESS FOR PARTICULAR PURPOSES), WHETHER EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES WITH RESPECT TO THE PROPERTY, TAX LIABILITIES, ZONING, LAND VALUE, SUBDIVISION OR LAND USE, AVAILABILITY OF ACCESS OR UTILITIES, INGRESS OR EGRESS, GOVERNMENTAL APPROVALS, OR THE SOIL CONDITIONS OF THE LAND.

FURTHER AND WITHOUT IN ANY WAY LIMITING ANY OTHER PROVISION OF THIS AGREEMENT, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT (INCLUDING THE CLOSING DOCUMENTS ATTACHED AS SCHEDULES HERETO), SELLER MAKES NO WARRANTY WITH RESPECT TO THE PRESENCE ON OR BENEATH THE LAND (OR ANY PARCEL IN PROXIMITY THERETO) OF HAZARDOUS MATERIALS. BY ACCEPTANCE OF THIS AGREEMENT AND THE DEEDS, PURCHASER ACKNOWLEDGES THAT PURCHASER'S OPPORTUNITY FOR INSPECTION AND INVESTIGATION OF THE LAND (AND OTHER PARCELS IN PROXIMITY THERETO) HAS BEEN ADEQUATE TO ENABLE PURCHASER TO MAKE PURCHASER'S OWN DETERMINATION WITH RESPECT TO THE PRESENCE ON OR BENEATH THE LAND (AND OTHER PARCELS IN PROXIMITY THERETO) OF SUCH HAZARDOUS MATERIALS.

5.8.2. Acknowledgment of Inspection. Purchaser acknowledges and agrees that: (a) prior to the expiration of the Due Diligence Period, Purchaser will have an opportunity to inspect the Property; (b) if the Transaction is consummated, Purchaser will be purchasing the Property pursuant to Purchaser's independent examination, study, inspection and knowledge of the Property; and (c) Purchaser is relying upon its own determination of the value and condition of the Property and not on any information provided or to be provided by Seller. Purchaser is relying solely upon its own inspections, investigations, research and analyses in entering into this Agreement and is not relying in any way upon any representations or warranties (except those expressly provided in Section 5 or any Closing Document attached as a schedule hereto), statements, plans, specifications, cost estimates, studies, reports, descriptions, guidelines or other information or material furnished by Seller or its representatives to Purchaser or its representatives, whether oral or written, express or implied, of any nature whatsoever regarding any such matters.

5.8.3. SURVIVAL. THE ACKNOWLEDGEMENTS AND AGREEMENTS OF PURCHASER SET FORTH IN THIS SECTION 5 WILL SURVIVE THE CLOSING.

## 6. **CONDITIONS PRECEDENT TO CLOSING**.

6.1. Conditions for the Benefit of Purchaser. The obligation of Purchaser to consummate the conveyance of the Property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent:

6.1.1. The representations and warranties of Seller contained in this Agreement shall be true, complete and accurate in all material respects, on and as of the date hereof and the Date of Closing as if the same were made on and as of such date.

6.1.2. Seller shall have performed each and every obligation and covenant of Seller to be performed hereunder unless performance thereof is waived by Purchaser.

6.1.3. There has been no material and adverse change to the condition of the Property since the Effective Date, provided that any change in condition due to casualty or condemnation shall be controlled by the provisions of Section 9.

6.1.4. Seller will exercise commercially reasonable efforts to obtain a Tenant Estoppel Certificate in substantially the form attached hereto as Schedule 6.1.4 (or such form, if any, that is prescribed by each Existing Lease) and dated within thirty (30) days of the Date of Closing, from all Existing Tenants and will endeavor to deliver the Tenant Estoppel Certificates no later than fifteen (15) days prior to the Date of Closing; provided, however, that if any Existing Lease has expired or been terminated prior to Closing, the Tenant Estoppel Certificate with respect to such Existing Lease will not be required.

6.1.5. Title Company shall have delivered to Purchaser a pro-forma Title Policy, irrevocably committing to issue the Title Policy with only the Permitted Exceptions as exceptions to title.

6.1.6. No litigation has been threatened or is pending against Purchaser that pertains to Purchaser's purchase of the Property.

6.1.7. Approval by Purchaser's Board of Education prior to the expiration of the Due Diligence Period to make the Approval Election and to proceed to close the Transaction.

6.2. Waiver of Conditions for the Benefit of Purchaser. Purchaser shall have the right to waive some or all of the foregoing conditions in its sole and absolute discretion; provided, however, that no such waiver shall be effective or binding on Purchaser unless it is in writing and executed by an authorized officer of Purchaser. Notwithstanding the foregoing, in the event any of the conditions set forth in Section 6.1 have not been satisfied by the Closing Date, Purchaser shall have the option of terminating this Agreement by providing notice thereof to Seller, in which event this Agreement shall terminate, the Deposit shall be refunded to Purchaser, and neither party shall have any further obligations under this Agreement except for those that expressly survive termination.

6.3. Conditions for the Benefit of Seller. The obligation of Seller to consummate the conveyance of the Property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent:

6.3.1. Receipt by Seller prior to the expiration of the Due Diligence Period of all requisite approvals including all other approvals that may be required pursuant to any documents which govern Seller.

6.3.2. The representations and warranties of Purchaser contained in this Agreement shall be true and accurate in all material respects, on and as of the effective dates when as stated in Section 5.6.

6.3.3. Purchaser shall have performed each and every obligation and covenant of Seller to be performed hereunder unless performance thereof is waived by Seller.

6.4. Waiver of Conditions. Seller shall have the right to waive some or all of the foregoing conditions in its sole and absolute discretion; provided, however, that no such waiver shall be effective or binding on Seller unless it is in writing and executed by an authorized officer of Seller. Notwithstanding the foregoing, in the event any of the conditions set forth in Section 6.3 have not been satisfied by the Closing Date, Seller shall have the option of terminating this Agreement by providing notice thereof to Purchaser, in which event this Agreement shall terminate, the Deposit shall be retained by Seller, and neither party shall have any further obligations under this Agreement except for those that expressly survive termination.

## 7. CLOSING COSTS AND PRORATIONS.

7.1. Purchaser's Costs. Purchaser will pay the following costs of closing the Transaction:

7.1.1. The cost of recording the Deeds (defined in Section 8.1.1 below);

7.1.2. All premiums at the promulgated rate, fees and costs associated with the issuance of any endorsements to the Title Policy (except endorsements obtained by Seller to cure title objections and/or survey objections as referred to in Section 3) or any additional premium for the issuance of an ALTA extended coverage owner's policy of title insurance that exceeds the premium for the Title Policy, as well as for all premiums, fees and costs associated with the issuance of a mortgagee title insurance policy required by Purchaser or Purchaser's lender, if any;

7.1.3. The cost of the Survey;

7.1.4. The fees and disbursements of Purchaser's counsel and any other expense(s) incurred by Purchaser or its agents and representatives in inspecting or evaluating the Property or closing the Transaction;

7.1.5. Any and all costs and expenses in connection with obtaining financing for the purchase of the Property, if any, including without limitation any documentary stamp, intangible or transfer taxes required to be paid upon the recordation of any mortgage or other security agreement executed and recorded in connection with such financing;

7.1.6. Any sales taxes payable with respect to any personal property, if any, included within the Property; and

7.1.7. One-half (1/2) of the escrow and settlement fees and charges of the Title Company due in connection with the closing of the Transaction (the foregoing escrow and settlement fees and charges exclude, however, search fees and recording charges).

7.2. Seller's Costs. Seller will pay the following costs of closing the Transaction:

7.2.1. All premiums, fees and costs associated with the issuance of the Title Policy, including the costs of any endorsements obtained by Seller to cure title objections and/or survey objections as referred to in Section 3;

7.2.2. One-half (1/2) of the escrow and settlement fees and charges of the Title Company due in connection with the closing of the Transaction;

7.2.3. The fees and disbursements of Seller's counsel;

7.2.4. All release fees and other charges required to be paid in order to satisfy all monetary liens against the Property and release from the Property the lien of any mortgage or other security interest which Seller is obligated to remove pursuant to the terms of this Agreement;

7.2.5. All documentary stamp or transfer taxes due upon recording the Deeds;

7.2.6. The Brokerage Fee referred to in Section 5.7, above; and

7.2.7. All premiums, fees and costs associated with the issuance of a Seller's policy of title insurance.

7.3. Prorations. All collected revenues and expenses, including, but not limited to, collected rents and any other amounts paid by the tenants under the Leases, personal property taxes, current installment payments of special assessment liens, association charges, sewer charges, utility charges, reimbursement of maintenance and repair expenses and normally prorated operating expenses paid as of the Date of Closing shall be prorated as of 11:59 p.m., Portland, Oregon time, on the day before the Date of Closing (the "**Adjustment Time**") and shall be adjusted against the Purchase Price due at Closing. No post-closing re-prorations shall occur.

Notwithstanding the foregoing: (i) rents and any other amounts paid by the tenants under the Leases shall be prorated based upon collected rents and other amounts payable by the tenants under the Leases actually received as of the day before Closing; (ii) Purchaser shall have the exclusive right post-Closing to seek payment of rents and any other amounts payable by the tenants under the Leases which as of the time of Closing are past-due and shall use reasonable efforts to collect any such delinquent rents on Seller's behalf; and (iii) if Seller or Purchaser receives rents or any other amounts payable by the tenants under the Leases which are attributable to a period when the Property was owned by the other party, then it shall promptly forward such rents to the other party. Rents and any other amounts payable by the tenants under the Leases received by Purchaser following Closing shall first be applied to the payment of current rental obligations and other current amounts payable by the tenants under the Leases, with any excess being paid to Seller for past-due rents and other amounts payable under the Leases accruing prior to Closing. Purchaser acknowledges that it shall be responsible for the annual reconciliations of common area expenses, percentage rents, operating expenses and other amounts under the Leases, without responsibility for returning any overages to Seller and without the right of reimbursement from Seller for any shortfalls. The provisions of this paragraph shall survive the Closing.

7.3.1. Seller and Purchaser shall in good faith attempt to have all utility and other services for which the charges are based upon usage billed or read as of a time as close to the Adjustment Time as is reasonable. If a precise billing or reading as of the Adjustment Time is not

available at Closing with respect to any such contract, then the foregoing adjustment shall be made, by payment or credit at Closing, by pro-rating to the Adjustment Time from the latest billing or reading then available. At Closing, Purchaser shall pay Seller the amount of any Seller prepaid expenses related to the Property, if any. At Closing, Seller shall pay or credit Purchaser with any prepaid rent or revenue, all security deposits received under the Leases and the amounts of any reserves related to the operating expenses and common area maintenance charges applicable to the Property. No post-closing re-prorations shall occur.

7.3.2. Seller shall close out any accounts with utility companies and shall have the right to receive any and all deposits held on behalf of Seller by utility companies with respect to the Property.

7.3.3. Each Party shall pay their own attorneys' and accountants' fees in connection herewith.

7.4. Taxes. Current city, county and/or state ad valorem real property taxes affecting the Real Property shall be prorated between Purchaser and Seller as of the Closing Date. Seller shall be responsible for payment of any special assessments that have become a lien on the Property prior to Closing unless objected to in accordance with Section 3.5.3, except that any special assessments payable in installments and not objected to shall be paid as follows: special assessment installments due on or before Closing shall be paid by Seller and installments due after the Date of Closing shall be paid by Purchaser. No post-closing re-prorations shall occur.

7.5. In General. Any other costs or charges of closing the Transaction not specifically mentioned in this Agreement shall be paid and adjusted in accordance with local custom or ordinance in the jurisdiction in which the Property is located.

7.6. Purpose and Intent. Except as expressly provided herein, the purpose and intent as to the provisions of prorations and apportionments set forth in this Section 7 and elsewhere in this Agreement is that Seller shall bear all expenses of ownership and operation of the Property during its period of ownership and shall receive all income therefrom accruing through midnight of the day preceding the Closing and Purchaser shall bear all such expenses and receive all such income accruing thereafter.

## 8. CLOSING AND ESCROW.

8.1. Seller's Deliveries. Seller shall deliver at the Closing the following original documents, each executed and, if required, acknowledged:

8.1.1. A statutory special warranty deed from each Seller, each in the form attached hereto as Schedule 8.1.1 (the "**Deeds**"), conveying title to Purchaser of the Real Property, subject only to the Permitted Exceptions.

8.1.2. An assignment of the Leases from each Seller by way of an assignment and assumption agreement in the form attached hereto as Schedule 8.1.2 (the "**Assignment and Assumption Agreement - Leases**"), conveying to Purchaser Seller's right, title and interest in and to the Leases.

8.1.3. An assignment of the Permits, Entitlements, and General Intangibles from each Seller by way of an assignment and assumption agreement in the form attached hereto as Schedule 8.1.3 (the "**Assignment and Assumption Agreement – Intangible Property**"), conveying to Purchaser Seller's right, title and interest in and to the Permits, Entitlements, and General Intangibles.

8.1.4. The Parking Lot Sublease Assignment, if required.

8.1.5. Originals (to the extent in Seller's possession) of all warranties then in effect, if any, with respect to the Property or to the Improvements or any repairs or renovations to such Improvements, and an assignment of all such warranties and guarantees being conveyed hereunder, conveying to Purchaser Seller's rights, title and interests in and to the warranties attributable to the Property.

8.1.6. An affidavit pursuant to the Foreign Investment and Real Property Tax Act.

8.1.7. Appropriate evidence of authority, capacity and status of Seller as reasonably required by Title Company.

8.1.8. An "Owner's affidavit", in form reasonably acceptable to the Title Company and sufficient for the Title Company to satisfy all requirements to issue the Title Policy (including such endorsements to the Title Policy as may be requested by Purchaser) and to delete the standard exceptions from the Title Policy, including any exceptions for (a) mechanics' or materialmen's liens arising from work at the Property, (b) parties in possession, other than tenants as tenants only under the Leases, and, (c) matters not shown in the public records.

8.1.9. A settlement statement (the "**Settlement Statement**"), prepared by the Title Company.

8.1.10. A bill of sale in the form attached hereto as Schedule 8.1.10 (the "**Bill of Sale**") transferring to Purchaser all of Seller's right, title and interest in the Personal Property.

8.1.11. Notice to the Existing Tenants under the Existing Leases advising such Existing Tenants of new ownership and directing tenants as to any change in address for the payment of rents in the form attached hereto as Schedule 8.1.11 (each a "**Tenant Notice Letter**"), provided that if any Existing Lease has expired or been terminated prior to Closing, neither an Assignment and Assumption Agreement – Lease, nor a Tenant Notice Letter will be required with respect to such Existing Lease.

8.1.12. a certificate of taxes paid pursuant to ORS 311.411.

8.1.13. Such other documents, certificates and other instruments as may be reasonably required to consummate the Transaction.

8.1.14. All keys, access cards, security codes, and other such access or security instruments related to the Property.

8.1.15. Evidence of termination of the Service Contracts, except those assigned to and assumed by Purchaser.

8.2. Purchaser's Deliveries. At the Closing, Purchaser shall (a) pay Seller the Purchase Price as required by, and in the manner described in, Section 2 hereof, and (b) execute and deliver the following documents:

8.2.1. The Assignment and Assumption Agreement – Lease, if required.

8.2.2. The Assignment and Assumption Agreement – Intangible Property.

8.2.3. The Parking Lot Sublease Assignment, if any.

8.2.4. The Deeds.

8.2.5. Evidence of Purchaser's authority, and the authority of the person executing any documents at Closing on behalf of Purchaser, acceptable to Seller and the Title Company, to enter into the Transaction.

8.2.6. The Settlement Statement.

8.2.7. Such other documents, certificates and other instruments as may be reasonably required to consummate the Transaction.

8.3. Possession. Purchaser shall be entitled to possession of the Property at the conclusion of the Closing, subject to the rights of the Existing Tenants pursuant to the Existing Leases.

8.4. Escrow Closing. Purchaser and Seller (or their respective counsel on behalf of Purchaser and Seller) shall execute letters of escrow closing instructions (the "**Closing Instructions**") which will provide that, on the Date of Closing: (a) Seller and Purchaser shall each deposit with the Title Company all of the documents and instruments described in Sections 8.1 and 8.2, above (the "**Closing Documents**"); and (b) Purchaser shall deposit with the Title Company the balance of the Purchase Price required to be paid after application of the Deposit thereto and all prorations, adjustments and credits required to be made under this Agreement, (the "**Adjusted Purchase Price**"), all of which shall be set forth on, and mutually agreeable pursuant to, the Settlement Statement executed by both Purchaser and Seller at Closing. Upon receipt of the Adjusted Purchase Price, and the satisfaction of all other conditions set forth in the Closing Instructions, the Title Company shall be authorized and directed to disburse the Adjusted Purchase Price to Seller or its designee(s), record the Deeds in the Multnomah County, Oregon public records and release the remaining Closing Documents to the appropriate parties, all in strict accordance with the Closing Instructions.

## 9. DAMAGE, DESTRUCTION AND CONDEMNATION.

9.1. Casualty. Except as provided herein, Seller assumes all risk of loss or damage to the Property by fire or other casualty until the Property is conveyed to Purchaser. If at any time on or prior to the Date of Closing any portion of the Property is destroyed or damaged as a result

of fire or any other cause whatsoever, Seller shall promptly give written notice thereof to Purchaser. If the estimated cost to repair the damage or destruction exceeds ten percent (10%) of the Purchase Price as reasonably estimated by Seller, Purchaser shall have the right to terminate this Agreement by written notice to Seller within ten (10) days following the date upon which Purchaser receives Seller's written notice of the destruction or damage, whereupon the Title Company shall release the Deposit to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller, and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein. If Purchaser does not elect to so terminate this Agreement within said ten (10) day period, or if the cost of repair is equal to or less than ten percent (10%) of the Purchase Price, this Agreement shall remain in full force and effect and the parties shall proceed to Closing without any reduction or adjustment in the Purchase Price, except that all net insurance proceeds, if any, will be assigned to Purchaser.

9.2. Condemnation. In the event, at any time on or prior to the Date of Closing, any action or proceeding is filed, under which the Property, or any portion thereof, may be taken pursuant to any law, ordinance or regulation or by condemnation or the right of eminent domain, Seller shall promptly give written notice thereof to Purchaser (which notice shall describe the type of action being taken against the Property, and which portions of the Property will be affected thereby). If the taking would substantially prevent Purchaser from continuing the existing use of the Property, then Purchaser shall have the right to terminate this Agreement by written notice to Seller given within ten (10) days following the date upon which Purchaser receives Seller's written notice of such action or proceeding, whereupon the Title Company shall release the Deposit to Purchaser, Purchaser shall promptly return all copies of all Property Documents to Seller, and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein. If Purchaser does not elect to so terminate this Agreement within said ten (10) day period, this Agreement shall remain in full force and effect and the parties shall proceed to Closing without any reduction or adjustment in the Purchase Price (unless expressly agreed to by Seller in its sole discretion), except that all condemnation proceeds will be assigned to Purchaser.

## 10. **DEFAULT AND REMEDIES**.

10.1. Purchaser Default. If Purchaser is in default of one or more of Purchaser's material obligations under this Agreement other than a failure to timely close (for which there shall be no notice and cure period), then Seller may give notice to Purchaser (with a copy to Title Company) specifying the nature of the default. Purchaser shall have ten (10) business days after receiving that notice, but in no event beyond the Closing Date, within which to cure that default. If Purchaser fails to cure that default within that period or fails to timely close, then Seller's sole remedy for such default or failure to close shall be to terminate this Agreement by giving notice of such termination to Purchaser (with a copy to the Title Company) and receive the Deposit as liquidated damages. If Seller does so terminate this Agreement, then the Deposit will be retained by Seller, whereupon neither party shall have any further rights, duties or obligations hereunder, except as otherwise provided herein. Purchaser agrees that the retention of the Deposit by Seller represents a reasonable estimation as of the Effective Date of Seller's damages in the event of Purchaser's default hereunder, that actual damages would be impracticable or extremely difficult to ascertain, and that the provision for liquidated damages hereunder does not constitute a penalty. The parties acknowledge that these damages have been specifically negotiated between themselves and are,

among other things, to compensate Seller for taking the Property off the market, for Seller's costs and expenses associated with this Agreement and for Seller's lost opportunity costs. Purchaser hereby waives the rights and benefits of any law, rule, regulation, or order now or hereafter existing that would allow Purchaser to claim a refund of the Deposit as unearned earnest money, a penalty, or for any other reason. If, notwithstanding the provisions herein, a court determines that Seller is not entitled to retain the Deposit as a result of Purchaser's default hereunder, the Deposit shall be returned to Purchaser and Seller shall be entitled to seek any and all damages provided by law; provided, however, that any recovery thereof may not exceed the amount of the Deposit.

10.1.1. SELLER AND PURCHASER AGREE THAT PAYMENT OF THE DEPOSIT TO SELLER UNDER THIS SECTION 10 SHALL BE AS LIQUIDATED DAMAGES AND NOT AS A PENALTY.

10.2. Seller Default. In the event Seller shall: (a) fail to sell, transfer and assign the Property to Purchaser in violation of the terms of this Agreement, or (b) fail to perform any other material obligation of Seller hereunder (which failure is not cured within ten (10) business days of receiving notice from Purchaser (except no notice shall be required for failure to close), or (c) breach any material warranty made or granted by Seller under this Agreement, which breach is not cured by the Closing Date or waived by Purchaser in writing, or (d) have misrepresented any material fact, or any of the representations of Seller contained herein are not true, accurate or complete in any material respect, and Purchaser becomes aware of such untrue, inaccurate, or incomplete representation prior to Closing, then Purchaser shall, elect as its sole and exclusive remedy, (i) to declare in writing this Agreement to be null and void and demand and receive the return of the Deposit plus all costs and expenses incurred in connection with this Agreement, not to exceed $150,000 whereupon neither party shall have any further rights, duties or obligations hereunder except as otherwise provided herein, (ii) to sue for specific performance, provided any such action is initiated within ninety (90) days of such default, or (iii) to bring an action recover actual damages if a court determines that specific performance is not an available remedy (e.g. a third-party has a superior right to acquire the Property) and such unavailability is not due to Purchaser's actions. Purchaser specifically waives any and all right to consequential or punitive damages.

10.2.1. If Purchaser does not give Seller written notice of Seller's default or written notice of termination prior to Closing, then (i) the default shall be treated as waived by Purchaser and (ii) at Closing, Purchaser shall accept the Property subject to the default without any reduction in the Purchase Price and without any Claims against Seller on account of the default.

10.3. Termination. Upon any termination of this Agreement pursuant to any right of a party to terminate set forth in this Agreement, (a) the Note shall be returned to Purchaser or the Deposit shall be paid over to the party entitled to the same, as applicable, (b) all documents deposited by Purchaser and Seller into escrow shall be returned by the Title Company to the party depositing the same, and (c) all copies of all Property Documents provided to Purchaser by Seller shall be returned to Seller, whereupon the parties will have no continuing liability to each other unless otherwise expressly stated in any provision of this Agreement.

10.4. Attorneys' Fees; Advice of Counsel. Notwithstanding anything to the contrary in this Agreement, in the event that either Seller or Purchaser, as the case may be, shall bring any

suit, arbitration, action or appeal against the other party for breach of such party's obligations under this Agreement, the losing party shall pay the prevailing party's costs and expenses incurred in connection with such litigation, including without limitation reasonable attorneys' fees. The "prevailing party" shall be determined by the court hearing such matter. Each party acknowledges that it has consulted with and been represented by independent counsel, or declined to do so after having been advised to obtain independent counsel.

11. **NOTICES**. Any notice required or permitted to be given hereunder may be served by a party or its attorney and must be in writing and shall be deemed to be given when (a) hand delivered, or (b) one (1) business day after pickup by reputable overnight courier, or (c) transmitted by email, in any case addressed to the parties at their respective addresses set forth below:

If to Seller: Karuna Properties II, LLC
Karuna Properties II West, LLC
3514 N. Vancouver Avenue, Suite 320
Portland, Oregon 97227
Attn: Tim McCarron
Email: tmccarron@pingreenorthwest.com

With a copy to: Schwabe, Williamson & Wyatt, P.C.
1211 SW Fifth Avenue, Suite 1900
Portland, Oregon 97204
Attn: Greg Fullem, Steve Mach and Brendan Crowley
Email: gfullem@schwabe.com,
smach@schwabe.com and bcrowley@schwabe.com

If to Purchaser: School District No. 1J, Multnomah County, Oregon,
operating as Portland Public Schools
501 N. Dixon St
Portland, OR 97227
Attn: Liz Large
Email: llarge@pps.net

With a copy to: Miller Nash LLP
1140 SW Washington St, Ste 700
Portland, Oregon 97205
Attn: Jonathon Goodling and Nathaniel Levy
Email: Jonathon.Goodling@millernash.com
and Nathaniel.Levy@MillerNash.com

or in each case to such other address as either party may from time to time designate by giving notice in writing pursuant to this Section 11 to the other party. Telephone numbers and e-mail addresses are for informational purposes only. Effective notice will be deemed given only as provided above, except as otherwise expressly provided in this Agreement.

12. **MISCELLANEOUS**.

12.1. Entire Agreement. This Agreement, together with the Exhibits and Schedules attached hereto, all of which are incorporated by reference, is the entire agreement between the parties with respect to the subject matter hereof, and no alteration, modification or interpretation hereof shall be binding unless in writing and signed by both parties.

12.2. Severability. If any provision of this Agreement or its application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law but only so long as the economic and legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any Party. Upon such determination that any term or other provision is invalid or unenforceable, the Parties shall negotiate in good faith to modify this Agreement so as to effect the original intent of the Parties as closely as possible in a mutually acceptable manner in order that the transactions be consummated as originally contemplated to the fullest extent possible.

12.3. Applicable Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Oregon, without reference to such state's choice of law principles.

12.4. Assignability. Purchaser may not directly or indirectly assign or transfer any of Purchaser's rights, obligations and interests under this Agreement to any person or entity without the prior written consent or approval of Seller, which consent or approval must be requested in writing and received by Seller not less than five (5) business days prior to the Closing Date and which consent may be given in Seller's sole and absolute discretion, provided, however, that Seller hereby consents to Purchaser's assignment of Purchaser's rights, obligations and interests under this Agreement to an entity formed by Purchaser for purposes of taking title to the Property, which is controlled, directly or indirectly, by Purchaser or one or more of its principals, so long as notice of said assignment is provided not less than three (3) business days prior to the Closing Date. Upon any such assignment or other transfer, Purchaser and such assignee or transferee shall be jointly and severally liable for the obligations of Purchaser under this Agreement, which liability shall survive the assignment or transfer and the Closing.

12.5. Successors Bound. This Agreement shall be binding upon and inure to the benefit of Purchaser and Seller and their respective successors and permitted assigns.

12.6. Captions; Interpretation. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Agreement or the scope or content of any of its provisions. Whenever the context may require, words used in this Agreement shall include the corresponding feminine, masculine, or neuter forms, and the singular shall include the plural and vice versa. Unless the context expressly indicates otherwise, all references to "Section" are to sections of this Agreement. It is acknowledged and presumed that the substance and form of this Agreement have been fully reviewed and negotiated by the parties hereto and approved as to form by them (and it they choose

to retain counsel, then by their respective counsel). It is further acknowledged and agreed that no presumption shall exist against either party hereto by virtue of this Agreement being considered to have been drafted by counsel for either party hereto.

12.7. No Partnership. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the parties or their successors in interest or permitted assigns.

12.8. Time of Essence. Time is of the essence with respect to the performance of the obligations of Seller and Purchaser under this Agreement.

12.9. Counterparts. Delivery of an executed counterpart of this Agreement by email (including copies executed by .PDF or DocuSign) shall be equally as effective as delivery of a manually executed counterpart of this Agreement but the failure to deliver a manually executed counterpart (in addition to a counterpart delivered by email) shall not affect the validity, enforceability or binding effect of this Agreement. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

12.10. Recordation. Purchaser and Seller agree not to record this Agreement or any memorandum hereof.

12.11. Proper Execution. This Agreement shall have no binding force and effect on either party unless and until both Purchaser and Seller shall have executed and delivered this Agreement.

12.12. Waiver. No waiver of any breach of any agreement or provision contained herein shall be deemed a waiver of any preceding or succeeding breach of any other agreement or provision herein contained. No extension of time for the performance of any obligation or act shall be deemed an extension of time for the performance of any other obligation or act.

12.13. Business Days. For purposes hereof, a "business day" is any day of the week, except for a Saturday, Sunday or Legal Holiday (hereinafter defined). In addition, if any date herein set forth for the performance of any obligations by Seller or Purchaser or for the delivery of any instrument or notice as herein provided should fall on a Saturday, Sunday or Legal Holiday (hereinafter defined), the compliance with such obligations or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or Legal Holiday. As used herein, the term "**Legal Holiday**" shall mean any local or federal holiday on which post offices are closed in the State of Oregon.

12.14. Limitation of Liability. No present or future partner, director, officer, member, shareholder, employee, advisor, affiliate, servicer or agent of or in Seller, Purchaser or any affiliate of any of the foregoing will have any personal liability, directly or indirectly, under or in connection with this Agreement or any agreement made or entered into under or in connection with the provisions of this Agreement, or any amendment or amendments to any of the foregoing made at any time or times, heretofore or hereafter. The limitations of liability contained in this paragraph will survive the termination of this Agreement or the Closing, as applicable, and are in addition to, and not in limitation of, any limitation on liability applicable to either party provided elsewhere in this Agreement or by law or by any other contract, agreement or instrument. In no

event will Seller or Purchaser be liable for any consequential, exemplary or punitive damages under any circumstances in connection with this Agreement or the Transaction.

12.15. Waiver of Jury Trial. Each party waives the right to trial by jury in connection with any dispute, claim or action arising from or in connection with this Agreement.

12.16. Statutory Land Use Notice. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

## 13. CHARITABLE CONTRIBUTION.

Seller believes the fair market value of the Property exceeds the Purchase Price and Seller desires to make a charitable contribution to the Purchaser of any value in excess of the Purchase Price. Seller shall obtain a qualified appraisal to determine the actual amount no later than sixty (60) days following Closing. Seller's charitable contribution for public purposes and the terms of this Section 13 shall survive Closing and the recording of the Deeds. Seller acknowledges that Purchaser makes no representations as to the fair market value of the Property or the tax deductibility or other tax benefit resulting from any charitable contribution claimed by Seller pursuant to this Section 13. Seller has obtained and relies upon independent financial and legal advice as to the tax consequences of the Transaction. In connection with such charitable contribution for public purposes, Purchaser agrees, at no cost or expense to Purchaser, to take such actions and execute such documents as may be reasonably required to allow Seller to obtain an income tax deduction for such charitable contribution, including, execution of an Internal Revenue Service Form 8283 acknowledging the Transaction. Following Closing, Purchaser will reasonably cooperate and provide access to the Property for purposes of Seller completing the appraisal required for Seller to secure anticipated tax benefits of its charitable contribution. The foregoing notwithstanding, in connection with any such charitable contribution, (i) Purchaser shall not assume any responsibility for any tax consequences to Seller arising out of any such charitable

contribution effected pursuant to this Section 13, (ii) Seller shall reimburse Purchaser for all additional costs and expenses (including reasonable attorneys' fees) incurred by such other party in connection with any such charitable contribution; and (iii) Seller shall indemnify and hold Purchaser harmless from and against any and all loss, cost, damage, expense or other liability (including reasonable attorneys' fees) that Purchaser may incur or suffer in the performance of its obligations under this Section 13.

**[Signature pages follow]**

Purchaser and Seller have executed this Agreement effective as of the Effective Date.

**SELLER:**

KARUNA PROPERTIES II, LLC,
an Oregon limited liability company

By:_____
Name: _____
Title: _____

KARUNA PROPERTIES II WEST, LLC,
an Oregon limited liability company

By:_____
Name: _____
Title: _____

**PURCHASER:**

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, OPERATING AS PORTLAND PUBLIC SCHOOLS

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT BY TITLE COMPANY

The undersigned Title Company executes this Agreement solely to evidence its agreement to serve as Title Company and escrow agent pursuant to the terms of the foregoing Agreement.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:_____
Name: _____
Title: _____
Date: _____, 2025

# INDEX OF SCHEDULES

Schedule 1.1.1(a) ..... Karuna East Land Legal Description

Schedule 1.1.1(b) ..... Karuna West Land Legal Description

Schedule 3.3 ..... Property Documents

Schedule 4.6. ..... Existing Leases

Schedule 6.1.4 ..... Form Tenant Estoppel Certificate

Schedule 8.1.1 ..... Form of Statutory Special Warranty Deed

Schedule 8.1.2. ..... Form of Assignment and Assumption Agreement – Leases

Schedule 8.1.3 ..... Form of Assignment and Assumption Agreement – Intangible Property

Schedule 8.1.10 ..... Form of Bill of Sale

Schedule 8.1.11 ..... Form of Tenant Notice Letter

## SCHEDULE 1.1.1(a)

### Karuna East Land Legal Description

Lots 6, 7, and 8, Block 30, Albina Homestead, in the City of Portland, County of Multnomah and State of Oregon.

## SCHEDULE 1.1.1(b)

### Karuna West Land Legal Description

Lots 9 and 10, Block 30, Albina Homestead, in the City of Portland, County of Multnomah and State of Oregon.

# SCHEDULE 3.3

## Property Documents

Copies of the following will be delivered to Purchaser to the extent that they are in Seller's or its management company's possession, custody, or control.

1. Title policy, if any.

2. Most recent survey in Seller's possession, if any.

3. Appraisals, construction drawings or engineering reports, if any.

4. Environmental Site Assessments, geological reports performed, or other additional environmental surveys including lead-based paint and asbestos on the Real Property, if any.

5. The Existing Leases (together with any amendments/agreements) and any guaranties of lease described in Schedule 4.6 hereof.

6. Actual monthly income and operating cost statements for the Property for the last three (3) years (but neither Seller nor Seller's management company shall be required to create any such breakdown/budgets to the extent not already in existence).

7. Real property tax statements for the last two (2) years.

8. Reciprocal easement agreements, if any.

9. All documents related to the formation, governance, and operation of Eco Commons.

10. Any other material information pertaining to the ownership of the Property.

11. Certificates of occupancy; government permits, land use approvals or conditions, or zoning restrictions affecting the Property.

12. List of tangible Personal Property included in sale.

13. Guarantees and warranties on roofs, major repairs, etc.

14. Capital expenditure records for the past five years.

15. Statement of structural alterations made to the premises.

16. Last two (2) years fire alarm testing reports, sprinkler testing reports, elevator inspection reports, and any other inspection reports prepared for the Property.

17. Maintenance records for the Property for the last two (2) years.

18. Service Contracts,

# SCHEDULE 4.6

## Existing Leases

### A. Karuna East Leases

1. East Karuna Building Lease dated as of August 12, 2015 by and between Karuna Properties II, LLC, as landlord, and Northwest Urgent Care Phase II, LLC, as tenant, as amended by a First Amendment to Lease dated as of June 19, 2020

2. East Karuna Building Lease dated as of February 18, 2014 by and between Karuna Properties II, LLC, as landlord, and Instrument Marketing, Inc., as tenant, as amended by a First Lease Amendment dated as of May, 2018

3. Restaurant Lease Agreement dated as of December 27, 2019 by and between Karuna Properties II, LLC, as landlord, and Vaux Market LLC, as tenant, as amended by a First Amendment to Lease dated as of December 27, 2024

### B. Karuna West Leases

1. Lease Agreement dated as of March 1, 2023 by and between Karuna Properties II West, LLC, as landlord, and Resource Innovations, Inc., as tenant

2. Lease Agreement dated as of May 3, 2023 by and between Karuna Properties II West, LLC, as landlord, and 1803 Fund, as tenant, as amended by First Amendment to Lease dated as of June 28, 2023

3. Lease Agreement dated as of February 1, 2023 by and between Karuna Properties II West, LLC, as landlord, and YBA Architects PC, as tenant

4. Office Lease Agreement dated as of June 30, 2016 by and between Karuna Properties II West, LLC, as landlord, and Karuna Consortium LLC, as tenant

5. Lease Agreement dated as of July 1, 2023 by and between Karuna Properties II West, LLC, as landlord, and Borders, Perrin & Norrander, Inc., as tenant

6. Lease Agreement dated as of January 16, 2024 by and between Karuna Properties II West, LLC, as landlord, and Karuna Consortium LLC, as tenant

**SCHEDULE 6.1.4**

**Tenant Estoppel Certificate**

TO: School District No. 1J, Multnomah County, Oregon,
operating as Portland Public Schools ("Purchaser")

_____
_____

and

Karuna Properties II [West], LLC ("Seller" or Landlord")

_____
_____

RE: Lease of space at [25 N Fremont St.][ 3506 - 3514 N Vancouver Ave.], Portland, Oregon (the "**Property**")

Ladies and Gentlemen:

Please refer to the documents (collectively, the "**Lease**") attached hereto as Exhibit A, pursuant to which the undersigned tenant ("**Tenant**") leases space on the Property (the "**Premises**") from Karuna Properties II [West], LLC, an Oregon limited liability company ("**Landlord**")[, with Tenant's obligations under the Lease guaranteed by its parent company, the undersigned guarantor ("**Guarantor**")]. Tenant [and Guarantor] understand that the purchaser identified by Landlord ("**Purchaser**") may be purchasing the Property wherein Tenant leases the Premises pursuant to the Lease and that Landlord, Purchaser, and each of their respective successors and assigns are relying upon this Tenant Estoppel Certificate (this "**Certificate**") in connection with such transaction.

With such understanding, Tenant [and Guarantor] hereby represent, warrant and agree, on behalf of themselves and their respective successors and assigns, for the benefit of Landlord, any Purchaser, and their respective successors and assigns, as follows:

1. The Lease is in full force and effect. A true, correct and complete copy of the Lease is attached hereto as Exhibit A. The Lease represents the entire agreement between the parties as to the Premises, and there are no side agreements, modifications, amendments, or supplements with respect thereto, except as set forth in Exhibit A.

2. Tenant [and Guarantor] assert no claim of default on the part of Landlord or offset or defense against the payment of rent or other charges payable by Tenant [or Guarantor], and assert no claims against the Landlord under the Lease in regard to the Premises and no basis exists for any such offset, defense or claim. To the best of Tenant's [and Guarantor's] knowledge and belief, there is no default by Landlord under the Lease and no event has

occurred that, with the passage of time or the giving of notice, or both, would constitute a default by Landlord under the Lease.

3. The monthly base rent under the Lease is $_____. All monthly base rent has been paid to the end of the current calendar month, and no rent under the Lease has been paid more than one month in advance, except as follows: NONE.

4. The Premises comprise approximately _____ square feet of space.

5. The Lease term commenced on _____ and terminates on _____; the rent commencement date was _____, and there are no options, rights of first refusal, or rights to extend, renew or terminate the term of the Lease, except for: _____.

6. Tenant is not in default under the Lease nor has any event occurred that, with the passage of time or the giving of notice, or both, would constitute a default or breach by Tenant. Tenant is current in the payment of any and all real property tax reimbursements, insurance reimbursements, utilities, operating expenses and other charges required to be paid by Tenant under the Lease. Tenant's share of operating expenses, real property taxes and insurance premiums under the Lease equals _____%.

7. There are no actions, voluntary or involuntary, pending against Tenant [or Guarantor] under the bankruptcy laws of the United States or any state thereof.

8. Landlord has completed all construction and improvements required under the terms of the Lease to be completed by Landlord, and the space and improvements required to be furnished according to the Lease have been duly delivered by Landlord and accepted by Tenant, and all required contributions, if any, by Landlord to Tenant on account of leasehold improvements in the Premises have been paid by Landlord.

9. Tenant has not assigned, transferred, or hypothecated the Lease or any interest therein or subleased all or any portion of the Premises, and has no notice of any prior assignment, hypothecation or pledge of the Lease or the rents due thereunder by Landlord.

10. Tenant has no knowledge of the presence, or any processing, use, storage, disposal, release or treatment, of any hazardous or toxic materials or substances at, on or beneath the Premises, which may violate any applicable law, rule or regulation of any governmental authority.

11. Tenant previously deposited with Landlord a security deposit in the amount of $_____ and, to Tenant's knowledge, no portion thereof has been previously applied by Landlord pursuant to the Lease.

12. Except as expressly set forth in the Lease, the Lease contains no (i) option or preferential right to expand or relocate the Premises or lease other space within the Property, (ii) option

to terminate the Lease, or (iii) option or preferential right to purchase all or any portion of the Property.

13. Tenant [and Guarantor] recognize and acknowledge that they are making these representations to Landlord and any Purchaser with the intent that Landlord, any Purchaser, and their respective successors and assigns may rely hereon.

15. If any lender or its designee succeeds to Landlord's or Purchaser's interest in the Property, or if a sale by power of sale or foreclosure occurs, Tenant shall attorn to such lender, its designee or a purchaser at such sale as its Landlord.

16. The individuals executing this Certificate on behalf of Tenant [and Guarantor] hereby represent and warrant that he or she is duly authorized to so execute this Certificate on behalf of Tenant [and Guarantor], as applicable.

Very truly yours,

**NAME OF TENANT**:

_____,
a(n) _____

By_____
Name:_____
Its:_____

**[NAME OF GUARANTOR**:

_____,
a(n) _____

By_____
Name:_____
Its:_____]

## Exhibit A to Tenant Estoppel Certificate

## Lease

## SCHEDULE 8.1.1

**[Form of Statutory Special Warranty Deed]**

AFTER RECORDING RETURN TO:

_____
Attn: _____
_____
_____

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:

_____
Attn: _____
_____
_____

## STATUTORY SPECIAL WARRANTY DEED

Karuna Properties II [West], LLC, an Oregon limited liability company ("Grantor"), conveys and specially warrants to School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

The real property described in Exhibit "A" attached hereto (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to those liens, encumbrances and other exceptions to title set forth in Exhibit "B" attached hereto.

The true consideration for this conveyance is $_____.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated _____, 2025.

KARUNA PROPERTIES II [WEST], LLC
an Oregon limited liability company

By:_____

Name:_____
Title:_____

STATE OF OREGON
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, as _____ of Karuna Properties II [West], LLC, an Oregon limited liability company, on behalf of the limited liability company.

_____
NOTARY PUBLIC
Name:_____
My Commission Expires:

The foregoing conveyance is hereby accepted.

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, OPERATING AS PORTLAND PUBLIC SCHOOLS

By: _____

Name: _____

Title :_____

**SCHEDULE 8.1.2**

**Form of Assignment and Assumption Agreement**

**ASSIGNMENT AND ASSUMPTION AGREEMENT**
**(Leases)**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this "**Agreement**") is dated _____ __, 2025, by and between Karuna Properties II [West], LLC, an Oregon limited liability company ("**Assignor**"), and School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("**Assignee**").

**WHEREAS**, Assignor and Assignee entered into that certain Purchase and Sale Agreement dated as of _____ ____, 2025 (the "**Purchase and Sale Agreement**") for the sale and purchase of certain "Property," consisting of "Real Property," "Personal Property," "Permits," "Entitlements" and "General Intangibles," as said terms are defined in the Purchase and Sale Agreement;

**WHEREAS**, Assignor desires to assign unto Assignee all of Assignor's right, title and interest in and to the Leases as hereinafter provided; and

**WHEREAS**, Assignee desires to assume the duties and obligations of Assignor with respect to the Leases as hereinafter provided.

**NOW, THEREFORE**, in accordance with the Purchase and Sale Agreement and in consideration of the sum of Ten Dollars ($10.00), the sufficiency and receipt of which are hereby acknowledged, the parties do hereby covenant and agree as follows and take the following actions:

1. Assignor does hereby assign unto Assignee all of the Assignor's right, title and interest in and to any and all leases, tenancies, licenses and other rights of occupancy or use of or for any portion of the Real Property (including all amendments, renewals and extensions thereof) and including all security deposits, prepaid rents, and all guaranties in connection with the same, more particularly described on the Rent Roll attached hereto as Exhibit "A" (collectively, the "**Leases**").

2. Assignee hereby accepts the foregoing assignment of the Leases and hereby assumes all duties and obligations of Assignor for the period on and after the date of this Agreement, including with respect to any and all refundable deposits paid by tenants (and required interest on those deposits, if any) under the Leases as of the date hereof. Subject to the applicable terms of the Oregon Constitution and the limitations imposed in favor of Assignee by the Oregon Tort Claims Act. Assignee shall defend, indemnify and hold harmless Assignor from and against any and all claims, demands, causes of action, losses, damages, liabilities, judgments, costs and expenses (including attorneys' fees, whether suit is instituted or not) asserted against or incurred by Assignor in connection with (a) any acts or omissions on or after the date of this Agreement with respect to the Leases, and/or (b) the deposits and interest assumed by Assignee hereunder.

3. Assignor shall defend, indemnify and hold harmless Assignee from and against any and all claims, demands, causes of action, losses, damages, liabilities, judgments, costs and expenses (including attorneys' fees, whether suit is instituted or not) asserted against or incurred by Assignee in connection with any acts or omissions before the date of this Agreement with respect to the Leases.

4. This Agreement shall be (a) binding upon, and inure to the benefit of, the parties to this Agreement and their respective heirs, legal representatives, successors and assigns, and (b) construed in accordance with the laws of the State of Oregon, without regard to the application of choice of law principles. In the event of any action or suit (including any appellate proceeding) by either party hereto against the other arising from or interpreting this Agreement, the prevailing party in such action or suit shall, in addition to such other relief as may be granted, be entitled to recover its costs of suit and actual attorney's fees, whether or not the same proceeds to final judgment.

5. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall together constitute one and the same instrument. Execution of this Agreement by the parties hereto may be evidenced by the transmission of electronic copies (including copies executed by .PDF or DocuSign), which shall have the same effect as an original.

[Signature Page Follows]

This Agreement has been signed and delivered by the parties as of the date first above written.

**ASSIGNOR**:

KARUNA PROPERTIES II [WEST], LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

**ASSIGNEE**:

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, operating as Portland Public Schools

By:_____
Name:_____
Title:_____

**Exhibit A**

**Rent Roll**

## SCHEDULE 8.1.3

### Form of Assignment and Assumption Agreement

**ASSIGNMENT AND ASSUMPTION AGREEMENT**
**(Intangible Property)**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this "**Agreement**") is dated _____ __, 2025, by and between Karuna Properties II [West], LLC, an Oregon limited liability company ("**Assignor**"), and School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("**Assignee**").

**WHEREAS**, Assignor and Assignee entered into that certain Purchase and Sale Agreement dated as of _____, 2025 (the "**Purchase and Sale Agreement**") for the sale and purchase of certain "Property," consisting of "Real Property," "Personal Property," "Lease," "Permits," "Entitlements," and "General Intangibles," as said terms are defined in the Purchase and Sale Agreement;

**WHEREAS**, the Permits, Entitlements, and General Intangibles are referred to herein collectively as the "**Intangible Property**."

**WHEREAS**, Assignor desires to quitclaim unto Assignee all of Assignor's right, title and interest in and to the Intangible Property; and

**WHEREAS**, Assignee desires to assume the duties and obligations of Assignor with respect to the Intangible Property.

**NOW, THEREFORE**, in accordance with the Purchase and Sale Agreement and in consideration of the sum of Ten Dollars ($10.00), the sufficiency and receipt of which are hereby acknowledged, the parties do hereby covenant and agree as follows and take the following actions:

1. Assignor does hereby transfer and assign unto Assignee all of the Assignor's right, title and interest in and to the following property to the extent the same is transferable by Assignor:

(a) any and all licenses, permits, authorizations, certificates of occupancy and other approvals that are in effect as of the date of this Agreement and necessary for the current use and operation of the Real Property (collectively, the "**Permits**");

(b) any and all zoning and development rights, entitlements, utility service capacity reservations and/or allocations that are in effect as of the date of this Agreement and relate to or benefit the Real Property (collectively, the "**Entitlements**") and

(c) any and all manufacturer or service warranties, surveys, studies and architectural or engineering plans and specifications that exist as of the date of this Agreement and relate to the Real Property or the Personal Property or any rights to any names, telephone numbers, facsimile numbers or website or other social media sites related to the Property (collectively, the "**General Intangibles**").

2. THE INTANGIBLE PROPERTY IS BEING TRANSFERRED "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AS OF THE DATE OF THIS AGREEMENT, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. ASSIGNOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE INTANGIBLE PROPERTY OR ASSIGNOR'S TITLE THERETO. ASSIGNEE IS HEREBY THUS ACQUIRING THE INTANGIBLE PROPERTY BASED SOLELY UPON ASSIGNEE'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY ASSIGNOR OR ASSIGNOR'S AGENTS OR CONTRACTORS.

3. Assignee hereby accepts the foregoing assignment of the Intangible Property and hereby assumes all duties and obligations of Assignor with respect to the Intangible Property for the period on and after the date of this Agreement.

4. This Agreement shall be (a) binding upon, and inure to the benefit of, the parties to this Agreement and their respective heirs, legal representatives, successors and assigns, and (b) construed in accordance with the laws of the State of Oregon, without regard to the application of choice of law principles. In the event of any action or suit (including any appellate proceeding) by either party hereto against the other arising from or interpreting this Agreement, the prevailing party in such action or suit shall, in addition to such other relief as may be granted, be entitled to recover its costs of suit and actual attorney's fees, whether or not the same proceeds to final judgment.

5. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall together constitute one and the same instrument. Execution of this Agreement by the parties hereto may be evidenced by the transmission of electronic copies (including copies executed by .PDF or DocuSign), which shall have the same effect as an original.

[Signature Page Follows]

This Agreement has been signed and delivered by the parties as of the date first above written.

**ASSIGNOR**:

KARUNA PROPERTIES II [WEST], LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

**ASSIGNEE**:

SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, operating as Portland Public Schools

By:_____
Name:_____
Title:_____

**SCHEDULE 8.1.10**

**Form of Bill of Sale**

**BILL OF SALE**

KARUNA PROPERTIES II, LLC, AND KARUNA PROPERTIES II WEST, LLC, each an Oregon limited liability company (each individually and collectively, "**Seller**"), in accordance with the Purchase and Sale Agreement dated as of _____, 2025 (the "**Purchase and Sale Agreement**"), and in consideration of the sum of Ten Dollars ($10.00) (the sufficiency and receipt of which are hereby acknowledged), do hereby collectively quitclaim unto SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON, OPERATING AS PORTLAND PUBLIC SCHOOLS ("**Purchaser**"), all of Seller's right, title and interest in and to all of the furniture, furnishings, fixtures, equipment and other tangible personal property (collectively, "**Personal Property**") that is now affixed to and/or located on the "Real Property" (as said term is defined in the Purchase and Sale Agreement), having a street address of 25 N Fremont St., Portland, Oregon 97227, and 3506 - 3514 N Vancouver Ave., Portland, Oregon 97227.

TO HAVE AND TO HOLD the Personal Property unto Purchaser and Purchaser's heirs, legal representatives, successors and assigns forever. Seller represents and warrants to Purchaser that Seller has marketable title to the Personal Property, free and clear of all liens, security interests, and claims of third parties.

THE PERSONAL PROPERTY IS BEING TRANSFERRED "**AS IS**", "**WHERE IS**", AND "**WITH ALL FAULTS**" AS OF THE DATE OF THIS BILL OF SALE, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PERSONAL PROPERTY OR SELLER'S TITLE THERETO. PURCHASER IS HEREBY THUS ACQUIRING THE PERSONAL PROPERTY BASED SOLELY UPON PURCHASER'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY SELLER OR SELLER'S AGENTS OR CONTRACTORS. SELLER HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE PERSONAL PROPERTY.

[Signature Page Follows]

Seller has signed and delivered this Bill of Sale as of the _____ day of _____, 2025.

**SELLER**:

KARUNA PROPERTIES II, LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

KARUNA PROPERTIES II WEST, LLC,
an Oregon limited liability company

By:_____
Name:_____
Title:_____

**SCHEDULE 8.1.11**

**Form of Tenant Notice Letter**

**TENANT NOTICE LETTER**

_____ ____, 202_

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

_____
_____
_____

Dear Tenant:

We are pleased to advise you the certain [Lease] dated _____, as amended from time to time (the "Lease"), for the premises located at [25 N Fremont St.][3506 - 3514 N Vancouver Ave.], Portland, Oregon 97227, has been assigned by Karuna Properties II [West], LLC, an Oregon limited liability company ("Assignor"), to School District No. 1J, Multnomah County, Oregon, operating as Portland Public Schools ("Assignee") effective as of _____, 2025. The Lease has been assigned, assumed, and accepted by Assignee and Assignee has agreed to assume all responsibility for any security deposit(s) currently held under the Lease.

All future correspondence relating to your tenancy, as well as rent checks and other charges, should be made payable to:

_____
_____
_____

Assignee looks forward to working with you in the operation of this property.

Very truly yours,

**ASSIGNOR**:

KARUNA PROPERTIES II [WEST],
an Oregon limited liability company

By: _____
Name: _____
Its: _____

# Center for Black Student Excellence

## Strategic Update



PORTLAND Public Schools

September 9, 2025

CENTER FOR BLACK STUDENT EXCELLENCE

# Agenda

- Purpose
- The Current Moment
- Site Overview
- Benefits of One North
- Accessibility
- Risks + Mitigation
- Recommendation



# Purpose

The Center for Black Student Excellence (CBSE) is both a place and a systems-level approach, born out of Portland Public Schools' 2018 visioning process to reimagine public education and affirmed by 75% of Portland voters through the 2020 bond.

We honor and express gratitude to the many community members, educators, and leaders who shaped this moment, engaging in authentic and courageous conversations that made CBSE possible.

CBSE represents a bold response to Portland's legacy of racial exclusion and displacement, particularly impacting Black communities from Albina. While open to all students, the Center is rooted in cultural affirmation and designed to integrate joy, healing, and excellence as essential conditions for learning.



# The Current Moment

## A Site Identified: Due Diligence in Motion

PPS has identified a potential site for the Center for Black Student Excellence headquarters, selected for its cultural significance, physical readiness, accessibility, and alignment with the community's vision.

This is not a rushed decision. It is the product of five years of engagement and the 194-page community vision document that continues to guide our steps.

We are now in the due diligence phase to assess feasibility, operational needs, and programmatic fit before final commitment.

CBSE is not just a building. It is a systems-level redesign and a living resource designed to advance student success and strengthen community connection.



# Site Overview: One North Property

**3506 - 3514 N Vancouver Ave., PDX | OR**

**Year Completed: 2015**

**Buildings: 2 (East, West)**

**Approximate Building Size:**
**East Bldg 37,900 SF | West Bldg 37,800 SF**
**Total SF: 75,700**

**Zoning: CM3**

**Central NE Portland; deep cultural relevance for Black Portlanders**

**Accessible, ADA compliant, move-in ready for partial programming**

**Proximate to Albina Vision Trust, Center for Black Excellence and historically Black neighborhoods**



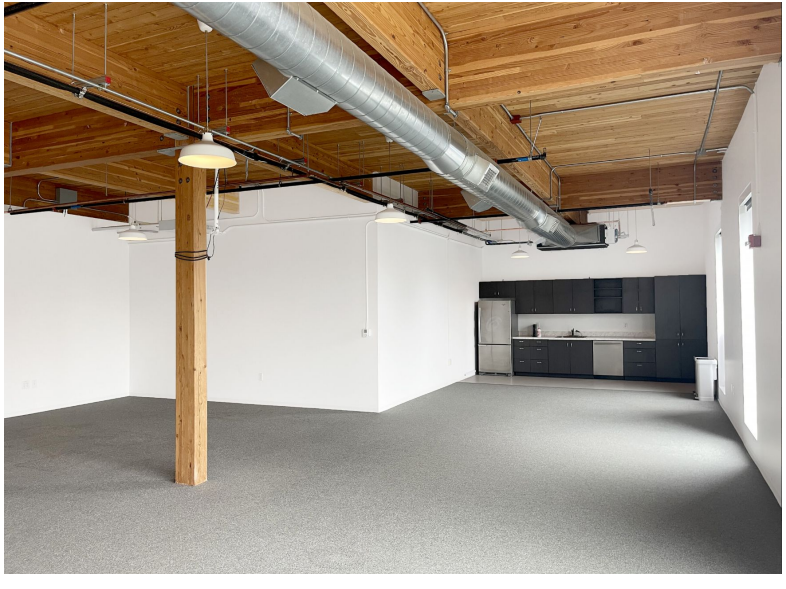


# One North West

**1st Floor:**
**7,950 SF**

**2nd Floor:**
**8,200 SF**



**3rd Floor:**
**8,200 SF**

**4th Floor:**
**7,500 SF**

**5th Floor:**
**5,950 SF**

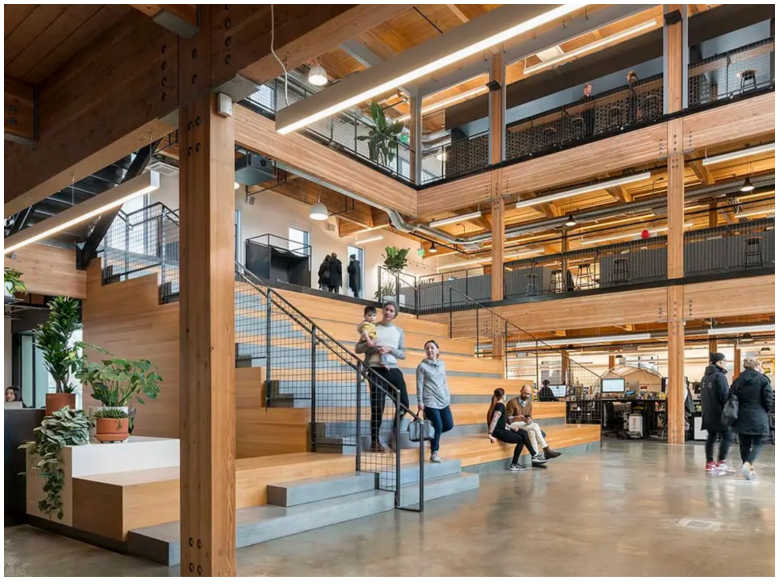


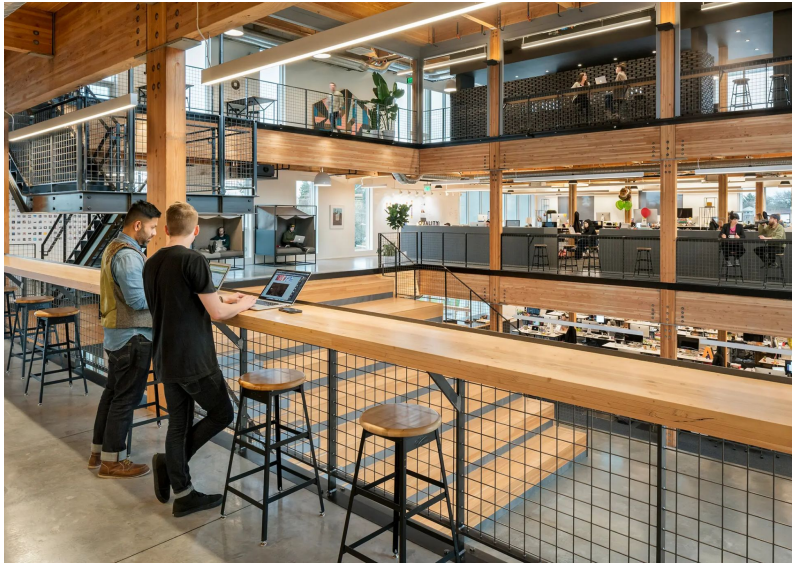


# One North East

**1st Floor:**
**7,600 SF**

**2nd Floor:**
**11,050 SF**





**3rd Floor:**
**10,150 SF**

**4th Floor:**
**9,100 SF**




3514


ONE
WAY

# Benefits of One North

*Why One North Aligns With Our Vision*

### Cultural + Symbolic Fit

Return to Black-centered space in Albina

Builds trust with Black families & legacy institutions

### Functional Readiness

Built in 2015, ADA compliant, move-in ready

Space for PPS programs & co-located CBO partners

### Strategic Location + Visibility

Central NE Portland, highly transit-accessible

Adjacent to Albina Vision Trust revitalization efforts

### Fiscal Alignment

Within voter-approved bond allocation

Immediate value, avoids cost escalations

Potential lease revenue offsets operations

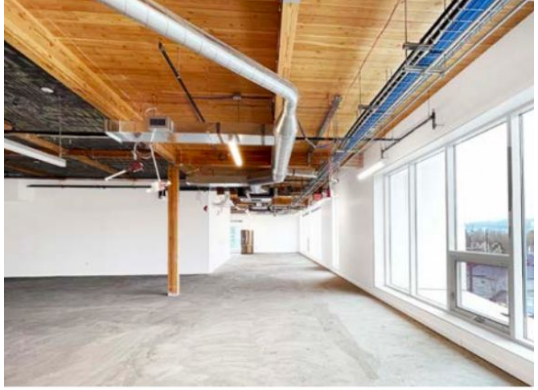
# Student Access at CBSE

- ★ **Hub for enrichment, arts, wellness, and student leadership**
- ★ **Accessible by transit; ADA compliant**
- ★ **Programmatic, not a traditional school site**
- ★ **Flexible space: after-school, weekend, summer**

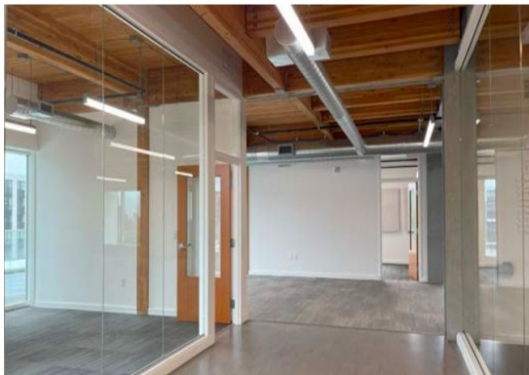


# Educational Programming: What's Possible at CBSE?

- ★ Create + Innovate Lab: MakerSpace, STEAM Lab, Art & Multimedia Studios
- ★ Student Pathways: K–5 "Spark Imagination," 6–8 "Ignite Passion," 9–12 "Launch Your Future"
- ★ Hands-On Learning: Robotics, coding, design, music & video production, podcasting
- ★ Career & College Prep: Internships, mentorships, certifications, postsecondary readiness
- ★ Showcase & Outreach: Student-run store/gallery, STEAM fairs, community exhibitions

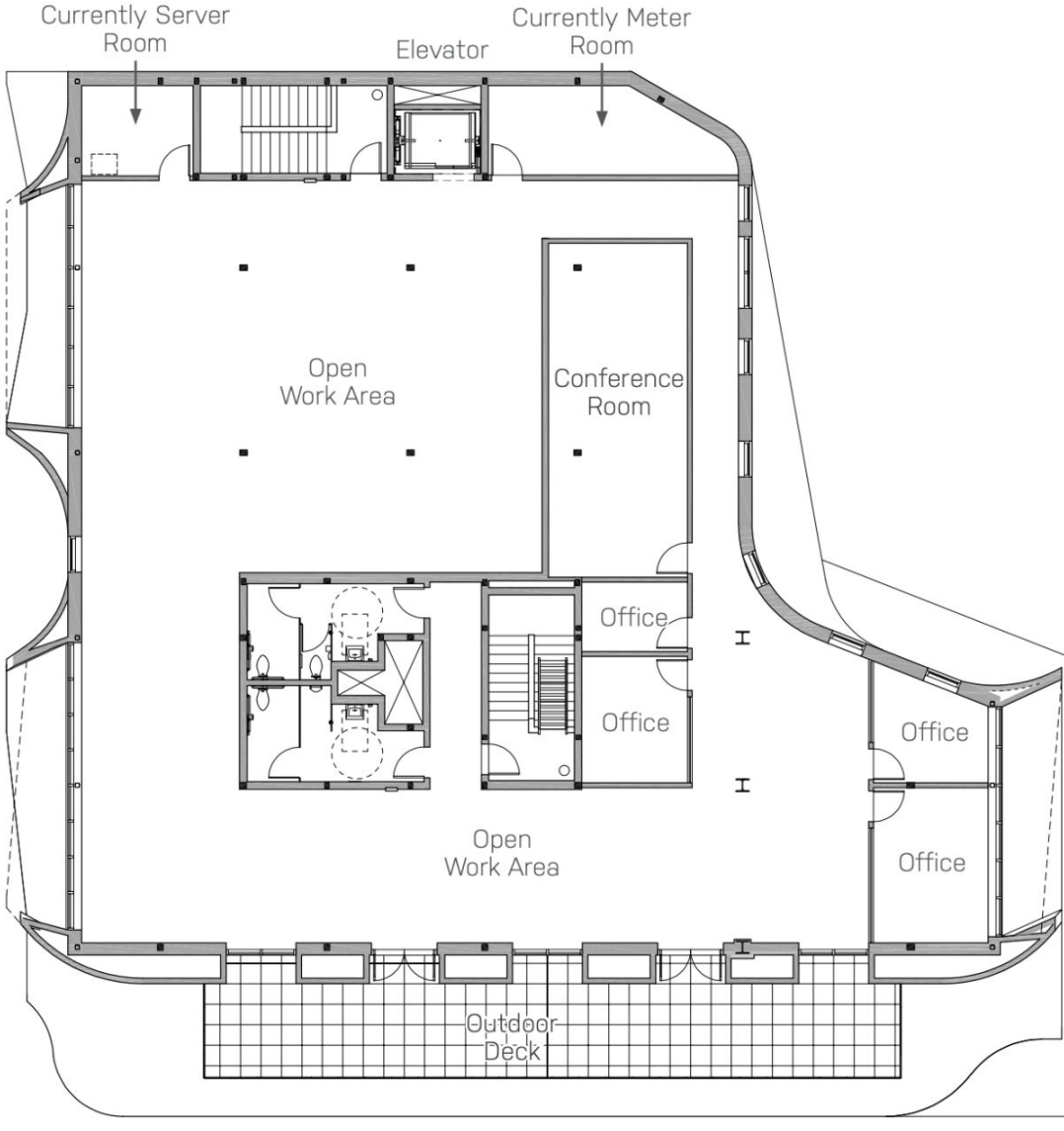




# Community & Co-Location at CBSE

- ★ **Shared home for PPS & trusted CBO partners**
- ★ **Resource Hub + Satellite Offices**
- ★ **Anchored in Albina's revitalization efforts**
- ★ **Potential for lease revenue + sustainability**



# Risks + Mitigation

*What We Know, What We're Managing*

## Transportation / Load Zones (GT & ST)

*GT: General Transportation (I.e. Big Buses); ST: Special Transportation (I.e. SpEd buses)*

**What We Know:** The building sits between a commuter and commercial roadways which are not permitted for school load zones for PPS's General Transportation (GT) and Special Transportation (ST) vehicle needs.

**Mitigation:** Collaborate with the City of Portland to explore alternate curbside or nearby drop-off arrangements, and partner with CBOs like Oregon Walks to establish a "Walking School Bus" for schools within walking distance (e.g., Boise-Eliot Humboldt, KairosPDX). Because CBSE is not a traditional school site, but a programmatic and event-based hub, student use is limited and not dependent on daily bus service.

## Alleyway is City-Owned and Slated for Public Improvements

**What We Know:** The alley separating the east and west parcels is a City-owned right-of-way and part of a future improvement corridor. The alley also presents a potential security concern, depending on contract language with CBOs or partners, as it could allow for commingling between students and the general public.

**Mitigation:** Engage City bureaus early to understand planned improvements, secure right-of-use agreements, and ensure long-term access for CBSE operations. PPS has a strong track record of navigating City planning processes, and this creates an opportunity to partner in shaping access infrastructure that will serve both the Center and the wider community.

# Risks + Mitigation

*What We Know, What We're Managing*

## Parking Limitations

**What We Know:** The east parcel has <10 stalls; the west parcel has none. Temporary access to the adjacent church lot will expire in 2 years.

**Mitigation:** Focus on off-site and shared-use parking agreements with nearby partners, while incentivizing employee and public transit use. Though on-site parking is limited, urban accessibility is a strength, this site reflects PPS values of walkability, sustainability, and transit-oriented access.

## Commercial Tenants / PPS as Landlord

**What We Know:** PPS would inherit active commercial leases on site, introducing operational complexity and tenant oversight responsibilities.

**Mitigation:** Develop a property management strategy or outsource to a third-party administrator. While this adds operational responsibility, it also creates a revenue-generating opportunity for PPS, with tenant leases helping to offset costs and support the Center's long-term sustainability.

# Next Steps & Recommendations

**November 2025**
- Conclude due diligence (feasibility, parking, tenant management, City coordination) and Finalize property management strategy (leases + partner co-location)

**December 2025**
- Board approval of Purchase & Sale Agreement (PSA) for One North property
- Close on property, begin tenant improvement planning

# Center for Black Student Excellence

## Strategic Update



PORTLAND Public Schools

September 9, 2025

# CENTER FOR BLACK STUDENT EXCELLENCE

## A Place, An Approach, and a Redesign of the System

**Portland Public Schools**
Portland, Oregon



PORTLAND PUBLIC SCHOOLS | INNOVATION STUDIO



## THE PROBLEM:

Decades of underinvestment, systemic racism, lack of coordinated systems of support, and discriminatory practices have resulted in an enduring opportunity and achievement gap for Black students in Portland.

## THE OPPORTUNITY:

The opportunity ahead is to redefine the future by advancing a culture of Black excellence *while meaningfully integrating joy and healing*, unifying and elevating the Black educational experience, and improving outcomes for Black students.

## THE MECHANISM:

Center for Black Student Excellence.

*A place, an approach and a redesign of the system.*

# CO-DESIGNERS

The vision for the **Center for Black Student Excellence** is full of the fingerprints of our community. We couldn't have done this alone. We were tasked with creating a comprehensive, co-constructed, community plan to advance Black student excellence. This historic opportunity allows us to create a stronger future for Black students. Thank you to our community for this labor of love.

## "I AM BECAUSE WE ARE."

- African Proverb

### Executive Sponsor

Dr. Cheryl Proctor, Deputy Superintendent of Instruction and School Communities

### Project Lead

Camille Idedevbo, Founding Manager, Innovation Studio

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Victoria Buchler, Innovation Studio
Anna Wells, MKT Box
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Mims Rouse, Colloqate Design
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Herbert Beauclere, MKT Box
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Hafsa Aden, Imagine Black Futures
Ameenah Carroll, Imagine Black Futures
Dr. S. Renee Mitchell, I AM M.O.R.E.
Linda Mitchell Duncan, I AM M.O.R.E.
Marshall Goss Jr, I AM M.O.R.E.
Nicole Kennedy, I AM M.O.R.E.
Shiloh Day, I AM M.O.R.E.
Sunshine Dixon, I AM M.O.R.E.

Dr. Aisha Hollands
Anjene Bryant
Courtney Westling
Crystal Ball
Dani Ledezma
Ebonee Bell
Gail Warren
Gary Hollands
Jamaal Tibbs
Jazmin Jinnah
Jovanne Williams
Kiesha Locklear
Kristen Brayson
Lindell Stone
Loretta Benjamin-Samuels
Marsha Williams
Mary Evans
Mirna Ghamrawi
Patrice Woods
Shanice Clarke
Stacey L. Murray
Stetson James
Sydney Kelly
Tamra Hickok
Tanesha Dawson
Tiffany Robinson
Tony Hopson Sr.
Tyler Brown
Yian Saechao

### Guiding Coalition

Abdirahman Abdirahman
Adriel Person
Dr. Aisha Hollands
Anjene Bryant
Askina sharif
Aundreen Mitchell
Ayana Horn
Britt Bieberich
Dr. Camedra Jefferson
Carolyn Hickman
Dr. Cheryl Proctor
Cortonio Smith-Myles
Courtney Westling
Crystal Ball
D'Artagnan Caliman
Dani Ledezma
Diallo Lewis
Donald Jackson
Donna Jones
Ebonee Bell
Esther Omogbehin
Freddie Mack
Frewine Kiros
Gail Warren
Gary Hollands
Guadalupe Guerrero
Hafsa Aden
Dr. Harriette Vimegon
Iyesha Rosser
Jamaal Tibbs
Jamal Dar
Jamila Lathan-Cuffie
Jazmin Jinnah

Johnna N. Timmes
Joy Alise Davis, MA
Julie Rierson
Karl Logan
Kaveh Pakseresht
Keisha Locklear
Dr. Kimberlee Armstrong
Kristen Brayson
Kyeese Hollands
Lakayana Drury
Lakeitha Elliott
Lindell Stone
Lisa Michelle Williams-Brown
Liz Fouther-Branch
Loretta Benjamin-Samuels
Marcus Lee Ball
Margarett Peoples
Marsha Williams
Marshall Haskins
Mary Li
Mashari Tyson
Melissa Brabham
Michael "Chappie" Grice
Michael L. DeVaughn, Ph.D.
Michelle DePass
Mims Rouse, Jr.
Mirna Ghamrawi
Nate McCoy
Nedra Miller
Nicole Kennedy
Patrice Woods
Reiko Mia Williams
Renee Anderson
Richard E Hunter Sr
Santay Mayfield
Shaina Pomerantz
Shana Moore Jackson
Sharde Dennis
Dr. Sherree L. Coleman
Sierra Warren
Stacey Murray
Stephanie  Harvey
Stetson James
Susan Elliott
Sydney Kelly
Tanesha Dawson
Teresa Seidel
Tiffany Dempsey
Tina Turner
Tony Hopson Sr.
Traniece Brown-Warrens
Tyler Brown
Winta Yohannes

**Students**
DeAsia Kennedy
Emanuel Dempsey
Hobbs Waters
Ja'Mari Etherly
Janaya Webster
Japhety Ngabireyimana
Kendall Brown-Clay
Kennedy Tanner
Kryeon Williams
Magnus Graham
Maliyah Miller
Mathew Baba
Max Decker
Micheal Patten
Nia Jones
Rae Smith
Reba Booze
Salome Sayee
Sylena Kennedy
Zae'lyn Chadwick

**Partners**
African Youth & Community Organization
Architectural Heritage Center
Black Educational Achievement Movement Village
Black Men In Training
Black Women for Peace
BSTRONG Learning Hub
Center for Black Excellence Steering Committee
Connected Inc.
ConnectHer
Everyday Grinds
Feed'em Freedom Farm Hub
Four Forces Inc.
Global Movement Network
Kairos PDX
Love Is Stronger GV
Mayo House ARTchive
Museum of the African Diaspora
National Association of Minority Contractors
Next G
Nurture
Portland Parks and Recreation TeenForce
SAMO
Self Enhancement, Inc.
Team Safer II
US First PDX
Word is Bond
Young Gifted and Black

We would also like to thank the justice-involved individuals and community groups that support them for sharing their experiences in this design process.

# TABLE OF CONTENTS


**Introduction** 9

- Historical Context 10
- Momentum Undergirded by Black Scholarly Research 22
- Defining "Blackness" 34
- Black Student Data 38
- Community Design and Engagement 46
- Guiding Principles 50
- Journeymap 54
- A letter from the Superintendent and Executive Sponsor 58

**CBSE Vision** 60

- Summary 62
- A Place 66
- An Approach 67
- A Redesign of the System 68
- PPS RESJ Theory of Action 70
- Graduate Portrait 70
- Forward Together 71
  - Themes
  - Strategic Outcomes
- Design Fiction "A Day in the Life of - Our Personas 72







**Place** 80

Summary 82

- Design Justice 84
- Type of Infrastructure 85

Community Narratives 86

Place Types 92

Resources Mapping 116

**Approach** 126

Summary 128

Curriculum/Instruction 130

Student Support 134

Family Support 140

Educator, Capacity Building, Hiring and Retention 146

Advocacy 152

**Redesign of the System** 156

Summary 158

System-level Strategies 160

**Appendix** 172

Design and Engagement Calendar 174

Glossary 187

CBSE Bibliography 189

# 01. INTRODUCTION

- Historical Context
- Momentum Undergirded by Black Scholarly Research
- Defining “Blackness”
- Black Student Data
- Community Design and Engagement
- Guiding Principles
- Journeymap
- A Letter from the Superintendent and Executive Sponsor

# HISTORICAL CONTEXT

## HOW DID WE GET HERE?

Understanding Oregon's history of racism and discrimination

**"RACISM AND INEQUITY ARE PRODUCTS OF DESIGN. THEY CAN BE REDESIGNED."**

**- EQUITYXDESIGN**





# BACKGROUND:
# LEGACY OF DISCRIMINATION

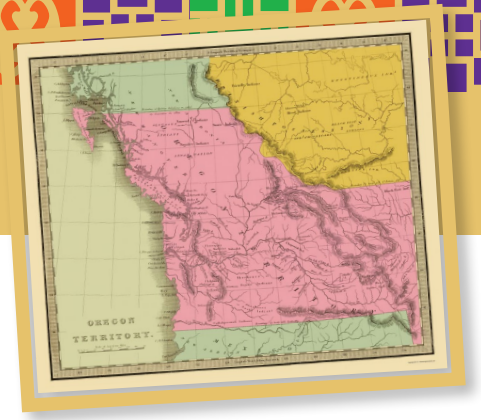
The fight for equitable access to public education in Portland is influenced by Oregon's path to statehood.



Oregon's Black Exclusion Law

## 1844

**OREGON PASSED A BLACK EXCLUSION LAW,** banning African Americans from entering, residing, or acquiring property. African Americans were met with threats of violence if they did not flee the state within three years of residence.




Oregon Territory

## 1857

**OREGON INCLUDED A "WHITES ONLY"** clause in its original constitution – the only such law for any state in the Union.



1



2

[1] Portland's Black children were denied the public education guaranteed all children by legislation.

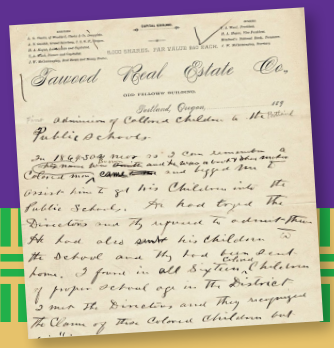
[2] Central school, located originally at Southwest Sixth and Morrison.

# 1859

## WHEN OREGON OFFICIALLY JOINED THE UNION,

Portland Public Schools had been established for nearly a decade.

But the school district had already adopted racist practices that disadvantage students of color -especially Black and Native students.



Jawood Real Estate Co.



Harrison Street school, was in operation when William Brown asked for his childern to be admitted to Portland's public schools.

# 1867

## WILLIAM BROWN,

a resident of Portland, tried but was unable to enroll his Black children in one of Portland's only two public elementary schools.

Brown appealed to the school board but was denied once again, in the first recorded case of racism against Black children in Portland Public Schools.

This historical example is one of many instances of racism that have affected the education of generations of Black students in the Portland area.

# ALBINA:
# FORCED DISPLACEMENT AND MARGINALIZATION






**The close-in Portland neighborhood of Albina was once the cultural capital of Black Portland, particularly after WWII. It offered world-class jazz venues, environmental-justice initiatives, and education models created for and by Black Portlanders. As with other previous neighborhoods where Black residents were allowed to live, Albina was segregated by design, yet it thrived – becoming a creative, affordable enclave for Portland's African American community.**

Black-owned businesses, homes, and faith institutions lined its streets.

Most importantly, the Albina neighborhood created a sense of place and community.

**By the 1960s, disinvestment and urban renewal– such as the construction of Interstate 5 – forcibly displaced thousands of Black residents and businesses from the neighborhood.**

The neighborhood's schools suffered under the weight of this upheaval. And in the end, students bore the cost. Forced busing sent many Black students to schools outside of their neighborhood.

# PPS REIMAGINED:
# A NEW VISION FOR PUBLIC EDUCATION

**In 2018, the Board of Education and the Superintendent of Portland Public Schools launched a community-wide process to develop a long-term vision for public education in Portland.** This vision, created after dozens of community meetings involving hundreds of stakeholders, describes PPS' aspirations for each member of the graduating class of 2030, and the educational experience that will increasingly become the reality for each PPS graduate.

While this vision titled **"PPS reImagined"** would set the "north star" of the school district's direction for the next decade, Black and Native students have continued to experience the greatest barriers in realizing the Vision of the Graduate Portrait.





# A TRADITION OF ADVOCATING FOR BLACK STUDENT ACHIEVEMENT

There have been long standing, well-documented examples of advocacy by Black leaders and Black-led organizations who fought for children and against discrimination.

**These efforts gained momentum in 2020 following the murder of George Floyd and the social movement for Black Lives.**

The work of improving educational outcomes for Black youth further accelerated when Portland's Black community leaders put forth the concept of the Center for Black Student Excellence (CBSE).

Later in 2020, voters approved a bond measure that enabled Black-led and -serving educational organizations in the Albina community to engage in the design and implementation of the CBSE.

The core idea behind the CBSE comprised both material components – such as redesigning the physical environment – and symbolic ones, such as culturally responsive curriculum, including comprehensive Black and African-American history.






# MEETING THE MOMENT WITH INSTITUTIONAL INVESTMENT

**By December of 2020,** the Superintendent of PPS directed staff to prioritize the creation of the first multi-year strategic plan to focus on actively implementing PPS reImagined. **The Center for Black Student Excellence** became a priority within the 2021-2025 Strategic Plan for Racial Equity, Inclusion and Excellence.





# DEVELOPING THE CBSE:
# NEW PARTNERSHIPS AND COALITIONS

**To turn the vision for the Center for Black Student Excellence into reality, in 2022, the PPS Board of Education unanimously approved a historic cooperating agreement with the Albina Vision Trust (AVT) – a community-based organization facilitating the thoughtful reinvention and transformation of the 94-acres of lower Albina, which remains as an emotional marrow of the now-dispersed Black community.**

This community-led effort is embarking on efforts to listen, learn, and present a plan to develop a youth-centered community in lower Albina that creates opportunities for Portland's next generation of Black people to learn, build wealth and reclaim their cultural center.

A 13-member Board, comprising members chosen by a Steering Committee of senior leaders from established, Black-led organizations, have met regularly to focus on student-facing PPS capital projects, including the Jefferson High School modernization and the relocation of Harriet Tubman Middle School; the Center for Black Student Excellence; the monitoring of of the Black student experience in PPS schools; and leading a vision for future projects and work streams to enrich the Black student experience.





Within PPS, the district's Innovation Studio, a problem-solving accelerator, was tasked with facilitating the design and engagement process using its Innovation Equity Design methodology.

**During the process, PPS tapped into the experience of subject matter experts, stakeholders with lived experience in the community, and a Guiding Coalition, which included students, Black-led organizations and leaders who have a history of influencing change within the community, including Albina Head Start, Black Parent Initiative, KairosPDX, Portland Opportunities Industrialization Center, REAP and Self-Enhancement, Inc. and others.**

KairosPDX

Albina Head Start and Early Head Start

SEI
YOUTH POTENTIAL REALIZED

ALBINA

POIC®
Portland Opportunities Industrialization Center

BLACK PARENT INITIATIVE

REAP
the next wave of leaders

# PUTTING OUR VALUES INTO ACTION

These engagement opportunities included hallmark moments that further exemplified PPS' commitment to forging a new path with the Black community, such as the renaming of the district headquarters after the late Dr. Matthew Prophet, Jr. whose legacy as PPS' first Black superintendent was one of encouraging and supporting Black excellence.

**In the decade that Dr. Prophet led our city's school system, from 1982 to 1992, he helped stabilize district funding.** He rightly saw promise in ALL students - and he made it his goal to raise and recognize achievement for those who had historically been left behind.





**Under his leadership, Black students saw a**

**65%**
**improvement in mathematics**

**43%**
**improvement in reading assessments**

Dr. Prophet also helped open doors for a greater share of Black students to continue their education beyond high school. **For instance, the percentage of Black high school graduates choosing higher education rose from 49% in 1987 to 80% by 1991.**

**49%** in 1987 → **80%** in 1991

Renaming a prominent physical space in his honor came only months after his passing in 2022 at the age of 92.

# MOMENTUM UNDERGIRDED BY BLACK SCHOLARLY RESEARCH




"JUST BEAR WITH ME AND DON'T GIVE UP ON ME."

"BE THERE FOR ME WHEN I NEED YOU."

"UNDERSTAND ME."






BREONNA TAYLOR
JAMES FORMAN



While the development of the Center for Black Student Excellence is driven by community advocacy, Black researchers and scholars have built a braintrust of expertise from which this project draws upon. The conditions that prevent Black students from thriving in Portland Public Schools are generational and persistent. Black students currently experience low academic performance as evidenced by Measure of Academic Progress (MAP) assessment data, disproportionate discipline as noted by increased rates of suspension and discipline hearings, and community violence heightened by a lack of belonging and access to a quality educational environment. **When asked what educators need to know about how to better support Black students, Black youth have consistently appealed to be seen, heard, and understood from a cultural perspective.**

**"Just bear with me and don't give up on me."**
**"Be there for me when I need you."**
**"Understand me."**

The opportunity of the Center for Black Student Excellence is met with research that positively correlates cultural affirmation and community networks with improved academic and social outcomes. In order to significantly elevate the Black educational experience, we need to advance a culture of Black excellence, increase the presence of Black educators, and commit to maintaining high expectations, while meaningfully integrating joy and healing. It is under these conditions, research shows, that Black students will thrive.

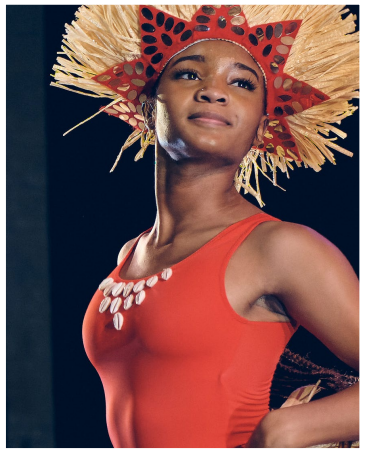
# ADVANCING A CULTURE OF BLACK EXCELLENCE

Positive Cultural Identity Development and Student Advocacy are two strategies that confirm that students are able to be more confident and have a positive cultural identity when they are allowed to share elements of their culture with their peers. Research shows that when students have a positive, well-informed sense of self, they are able to have social and emotional success (Chen, 2005). Research also shows that when students are able to have a positive sense of their racial identity, when they can identify and critique racism, advocate for themselves, and are being offered culturally relevant instruction, then students have a clearer and more supportive opportunity to attain and maintain academic success (Ginwright, James, 2002).

American psychologist Urie Bronfenbrenner was the first to put forth the 'Ecological Systems Theory' (Bronfenbrenner, 1974) based on understanding of a child's relationship to the systems that influence them. His theory is one of the most accepted explanations about how one's environment influences an individual's development.

Local and national Black scholars, however, are increasingly understanding how Brofenbrenner's theory fails to reflect the particular influences of an endemic devaluation that Black children consistently encounter within various social environments.





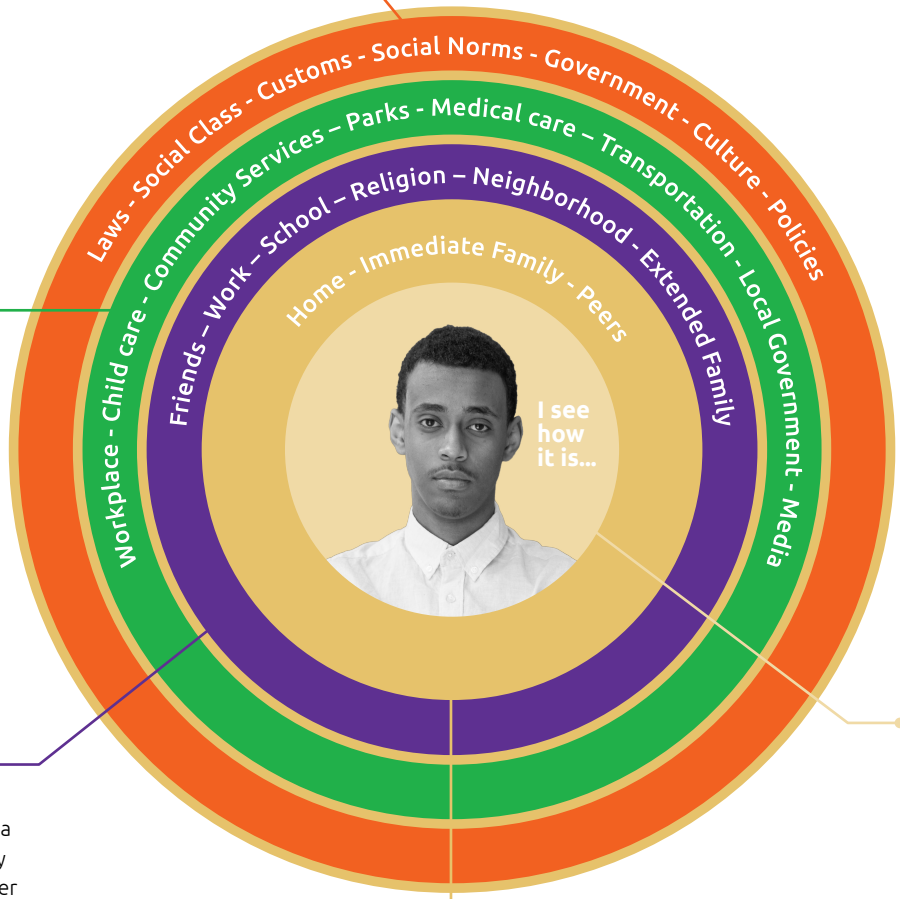
**In the groundbreaking study, "In My Power, I Empower: Moving Black Youth from Spirit Murder to Emotional Emancipation" (2021), Portland's Dr. S. Renee Mitchell, a former high-school teacher, was the first to tease out the unique experiences of African Americans in relation to each of the ecosystems articulated by Brofenbrenner.** Mitchell argues that to more deeply understand Black students' academic experiences, one must begin thinking of Black students in relation to the layers of their lived experiences, which is steeped in and deeply influenced by racism, and in particular, anti-Blackness. Understanding that context shapes the low academic achievement of Black students as a consequence of their broken hearts, not inferior minds.

# Black children are set up to fail from birth.
## *When will the healing begin?*

**Color key**
Macrosystem
Exosystem
Mesosystem
Microsystem
Individual

### MACROSYSTEM
Society, laws, customs, and policies are socially constructed to favor whiteness and justify racial oppression in the lie of Black inferiority. Government engages in financial disinvestment, negligence, and injustice in employment, housing, health care, law enforcement, land use, child welfare, transportation, and privatization of public services. Gentrification disrupts historically Black neighborhoods. Prisons serve as free labor.

### EXOSYSTEM
Anti-Black messages are perpetuated in media. Black families work more hours and earn less. Schools lack sufficient resources. Affordable child-care centers are limited. Community services provided from deficit lens (reduce violence, increase academic achievement) that reinforces stereotypes. Bias of medical care providers contributes to health disparities. Absence or underfunding of community-based, culturally specific services. Limited access to safe, neighborhood parks. Over-reliance on public transportation.




### MESOSYSTEM
Gang violence & peer victimization. Family dysfunction shuttles Black children toward a culturally deficit foster care system. Racially disproportionate health issues lead to higher death and infant mortality rates. Lack of connection to neighborhood and friends because of gentrification leads to depression and disconnection.

### MICROSYSTEM
Race-based traumatic stress intensifies. Grief from repeated Black death. Poverty. Police bias. Family dysfunction breeds child abuse, sexual and physical abuse, and divorce. Neighborhoods lack safe places to play. Subconscious racial bias of white educators make schools "a site of Black suffering." School-to-prison pipeline.

### INDIVIDUAL
Anti-Blackness organizes the social context of each Black child's life. Impacts: Prolonged grief, self-hatred, shame, hidden rage, aggression, helplessness, frustration. Unhealthy eating, sleep impairment, paranoia, alcohol & drug use, fatalism.

### Here's what the research says works:

- Black children find meaning & belonging when engaged in creativity and interdepence.
- Black children need to build critical consciousness to understand how to navigate around the pro-White, anti-Black social systems designed to oppress them.
- Using storytelling, creativity, and naming of anti-Blackness provides necessary context for healing.

**Source:** Adopted from Bronfenbrenner, U. (1979) by Dr. S. Renee Mitchell (2021)

Further, Dr. Joy DeGruy, in her revised 2017 book, **"Post Traumatic Slave Syndrome – America's Legacy of Enduring Injury and Healing,"** defined maladaptive survival behaviors in African American communities throughout the United States and the Diaspora as a consequence of multigenerational oppression of Africans and their descendants resulting from centuries of chattel slavery, which was followed by generations of institutionalized racism. Under such persistently undermining circumstances, according to DeGruy, predictable negative behavior patterns form in Black children and adults, which include the lack of self-esteem, high risk of violence, and internalized racism (DeGruy, 2017). **These patterns have contributed to a re-emergence of community violence that has captured the attention of local and national news as gun-violence perpetrators are becoming younger. The epidemic of gun violence, as noted by the American Public Health Association, is the leading cause of premature death (Benjamin, 2015).**

And yet, insights from Black scholars echoed in decades-old research from the 1960s and beyond identify that there is potential progress if schools and society address the underlying issues that historically and consistently prevent Black students from achieving socially and academically. Similarly, for decades, Black scholars have pointed to healing practices as a key lever to reverse the effects of racialized trauma. *"This is a troublesome argument, touching as it does on a still unhealed part of American race relations," noted Claude M. Steele, in The Atlantic Online in April 1992. "But it leads us to a heartening principle: If blacks are made less racially vulnerable in school, they can overcome even substantial obstacles."*

"BUT IT LEADS US TO A HEARTENING PRINCIPLE: IF BLACKS ARE MADE LESS RACIALLY VULNERABLE IN SCHOOL,THEY CAN OVERCOME EVEN SUBSTANTIAL OBSTACLES."

Each of these mentioned studies, in 1992, 2017, and 2021, confirm the need for schools and society to acknowledge and provide spiritual, psychological and social support for Black students, which research acknowledges as the most prodigiously traumatized adolescent group. Scholarly research also calls upon educators to support these youth to critically examine and reject racist, sexist ideals embedded in popular culture (Love, 2009). As the research surmises, youth must be rooted in a positive sense of self, empowered to advocate for themselves, and critique unjust systems while also cultivating opportunities to experience joy and healing. Additionally, as research positively connects play to learning, when we nourish liberatory spaces for Black youth to experience playfulness, it becomes a powerful way for them to radically heal from trauma, resist violence, and experience joy and liberation (Hill, 2021).



# UNIFYING AND ELEVATING THE BLACK EDUCATIONAL EXPERIENCE

Generations of racist policies and practices have negatively affected Black families and their children in the Portland area. Placemaking in Albina was initially coerced by racist policies forcing Black community members to concentrate in Northeast Portland, so Black community members laid claim to the Albina area, as it was the only neighborhood most Blacks were allowed to live in (Gibson, 2007). Now, Black Portlanders, who have endured generations of serial forced displacement, find themselves scattered across the city, with no emotional connection to any particular neighborhood outside of Albina.

**In Portland Public Schools, Black students occupy <1-51% of schools' populations across the district, with the largest percentages still within the historic Albina neighborhood (2022, October 3).**

PPS also offers a **Right to Return** opportunity which allows students in David Douglas, Reynolds and Parkrose school districts to transfer to PPS, based on the harmful impacts of urban renewal and gentrification, specifically in North/Northeast Portland neighborhoods.





## Culturally Specific Partnerships

Research suggests that there are positive benefits to culturally specific services provided by culturally relevant providers. The literature shows the value of such services meets the needs of communities of color, both in improving individual health and well-being outcomes and also improving social capital by engaging in community development and systemic advocacy (Lambarth, Cross-Hemmer, Mitchell, Green, 2019).

**Research asserts that the three benefits of investing in this approach include:**

- Increased engagement and improved outcomes for children of color.
- Increased family engagement and community involvement.
- Improved ability to address opportunity gaps in access to culturally relevant supports.
- And more inclusive decision-making.

## Family Engagement

Equitable family engagement does not characterize or treat specific parent groups as deficient in their level of engagement or approach to education (Day, 2013). Instead, it focuses on meaningful engagement activities and systems between schools and families, as family engagement is understood to be a high-leverage strategy that supports student learning and is designed to reduce or eliminate institutional barriers for families of color to advocate for the needs of their students. Dr. Karen Mapp developed the Dual Capacity-Building Framework for Family-School Partnerships (Version 2) based on existing research and best practices to support the development of family engagement strategies, policies, and programs (Bergman, Mapp, 2019). This framework advises that educational systems work in tandem with families to increase student achievement and school improvement and adopt specific strategies that are unique to the school context.



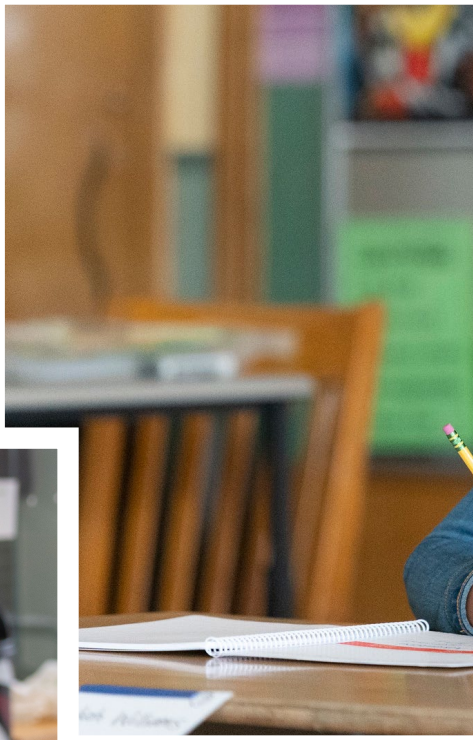
## Black Educator Retention

Research studies show that Black students who have had at least one Black teacher have powerful academic outcomes and personal trajectories, as Black teachers offer what Naman (2009) terms as "cultural synchronicity." In addition, according to Ware (2002), *"students who were identified as having low socioeconomic status and those identified as low achievers were frequently more dependent on Black teachers because those teachers helped their students to develop their self-concept."*

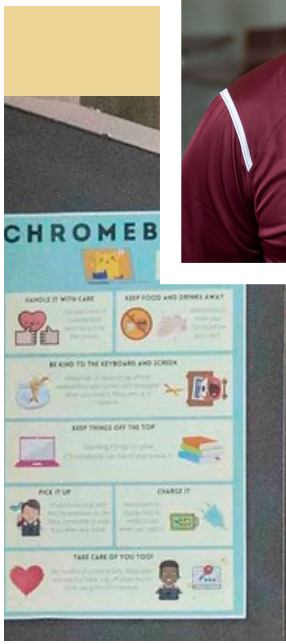
To this day, though, school districts are experiencing difficulty recruiting and retaining Black educators. The untold emotional and academic impact on Black students who lack access to Black teachers can be traced to the historical 1954 Brown v. Board of Education ruling, which also negatively influenced the health of Black communities because of the dismantling of the teaching profession as a stable middle-class profession. According to Hudson and Holmes (1994), *"the loss of African American teachers in public school settings has had a lasting negative impact on all students, particularly African American students and the communities in which they reside… (A)lthough the shrinking African American teacher pool has been attributable to several factors, it is partly a fall-out of how Brown was implemented by white American policy makers (p. 389)."*

According to the Institute for Research and Labor Employment, Black teachers have the highest rate of turnover because of working conditions in schools (Gershenson, Hart, Lindsay & Papageorge, 2017).

And much of that exodus, as noted by Scallon, Bristol, Esboldt (2023), "across grade level, contexts, and student demographics, teachers' perceptions of principal leadership have had the greatest influence on teachers' decisions to stay in or leave their schools (pg. 2).











"THE LOSS OF AFRICAN AMERICAN TEACHERS IN PUBLIC SCHOOL SETTINGS HAS HAD A LASTING NEGATIVE IMPACT ON ALL STUDENTS, PARTICULARLY AFRICAN AMERICAN STUDENTS AND THE COMMUNITIES IN WHICH THEY RESIDE..."




## Community Schools

Community Schools are public schools that provide services and support that fit each neighborhood's needs, created and run by the people who are expected to "know our children best" —all working together. They are rooted in the academic core while also attending to the whole child. In this structure, parents and schools need to engage in reflection, clear communications partnerships, and adequate training in order for the school to have a collectivist approach to student education.

An intentional, collectivist approach is when a group focuses on a common goal over the individual wants and desires of each individual. Partnership among all stakeholders to make possible the academic success for all students, particularly Black students, needs to happen as a joint effort, and it needs to be a collective and collaborative process that is grounded in an abolitionist paradigm. *"Valuing the knowledge and strength of communities that have survived and thrived in the face of centuries of oppression, we conclude that community stakeholders in collaboration with education workers, from organizers to students, envisioned a blurring of communities and schools as part of a strategy to build collective power that both exposes and challenges injustice"* (Daniel, Sunshine Malone & Kirkland, 2020).

# IMPROVING OUTCOMES FOR BLACK STUDENTS

## Culturally Responsive Instruction

Culturally responsive instruction is a pedagogy that incorporates the values, beliefs, expressions, and behaviors that a particular cultural group shares in order to teach them new knowledge and skills (Noguera, 2003). According to Noguera (2003), teachers who use this model tend to make skill-building more meaningful to that student, as opposed to just expecting students to adapt their learning style to the way that's most comfortable or the teacher.

In addition, cultural responsiveness includes consciously pursuing partnerships with families the schools serve, and the culturally specific partners that work in those communities. This collective approach generates social capital, and establishes a commitment to mutual accountability and responsibility as co-decision makers and advocates. Without this type of approach, according to Noguera, *"Schools that isolate themselves from the*





*neighborhoods they serve because they perceive the residents as 'threatening,' tend to undermine the social capital of the community. Often, the presence of such schools contributes to the exodus of families with resources, both financial and social, from poor communities, and the lowering of property values. o the extent that such schools are perceived as ineffective and incapable of serving the needs of children, they operate as a source of negative social capital because they further the marginalization of the community; eventually such schools serve only those who are unable to escape them."*



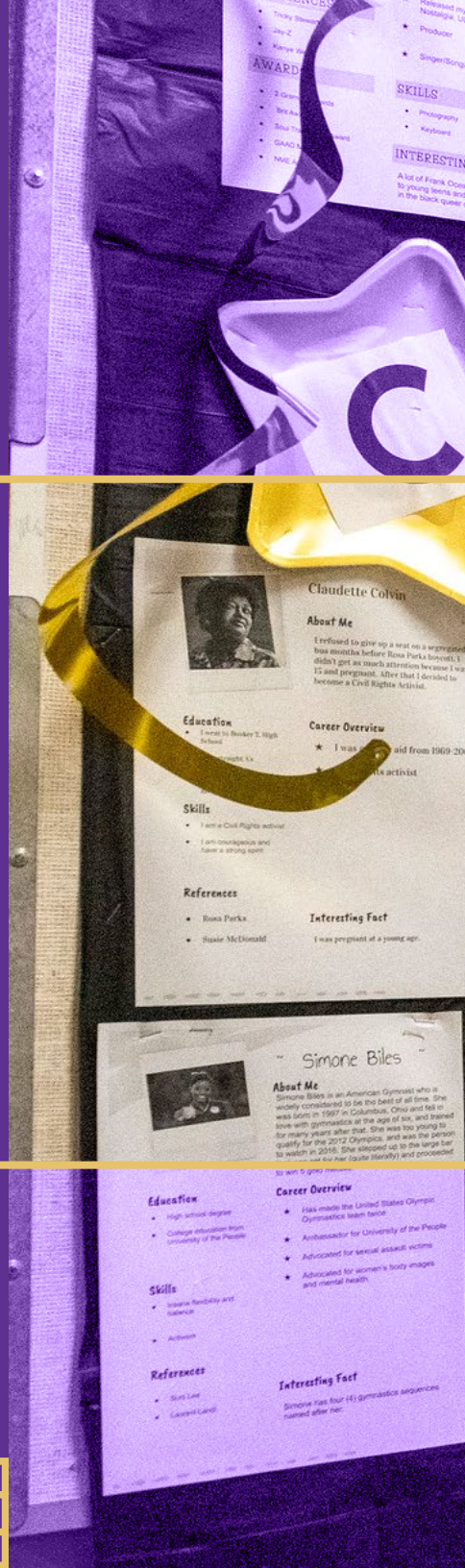
However, when school communities recognize the conditions of Black students, provide them with culturally affirming experiences, and are committed to working with culturally relevant stakeholders, the outcomes are bound to be favorable toward students. This is called a wraparound approach. Research shows that a wraparound approach has many positive youth outcomes *"including reduced out-of-home placements, improvements in mental health functioning, and better school attendance and achievement"* (Walker, 2008). This wraparound approach is also aligned with Afrocentric pedagogy of (1) cooperation in order to establish a familial environment for students; (2) affirmation of students' culture and challenges of oppressive practices based on race; and (3) preserving the dignity of those targeted by historical and ongoing injustice (Howard, 2019).

The research supports the idea that students whose cultural context is acknowledged and factored into the learning experience; whose school forms alliances with the family through authentic engagement; who receive positive social affirmations; who have access to culturally specific partnerships and diverse educators will see outcomes improve.

# DEFINING "BLACKNESS"

"THERE ARE AS MANY WAYS OF BEING BLACK AS THERE ARE BLACK PEOPLE, BUT THE EXPERIENCE OF BEING BLACK UNITES US."

- IMAGINE BLACK




CELEBRATION
OF BLACK EXCELLENCE
Ms. Fournier's Student Scholars
Created Resumes Of Black Excellence












"THERE ARE AS MANY WAYS OF BEING BLACK AS THERE ARE BLACK PEOPLE, BUT THE EXPERIENCE OF BEING BLACK UNITES US."

**The African diaspora refers to the collective identity of the many communities of people of African descent dispersed throughout the world as a result of historic movements through forced and voluntary migration.** The racial categorization of Blackness, however, was first created arbitrarily to justify forced enslavement.

As Black people embrace their identity, the reclamation of this racial categorization can be attributed to Black people's resilience in resisting systems of oppression. As articulated by Imagine Black, *"There are as many ways of being Black as there are Black people, but the experience of being Black unites us."*

# WHAT STORY DOES THE DATA TELL?

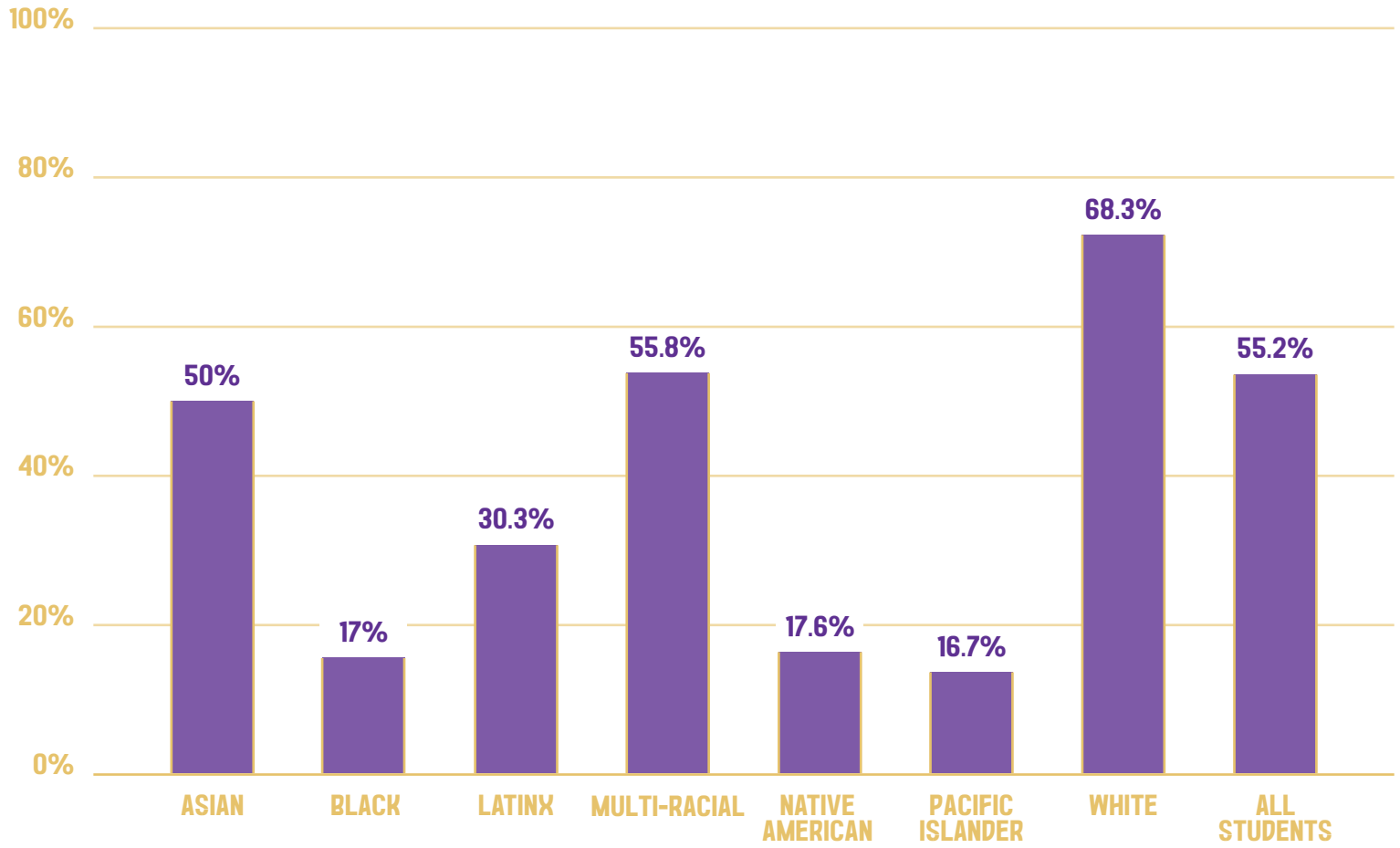
For decades, Portland Public Schools has underserved its Black students. **The proof is in the data: Systemic racism and discriminatory practices have negatively impacted the quality of education that Black students receive,** resulting in a pernicious opportunity and achievement gap.





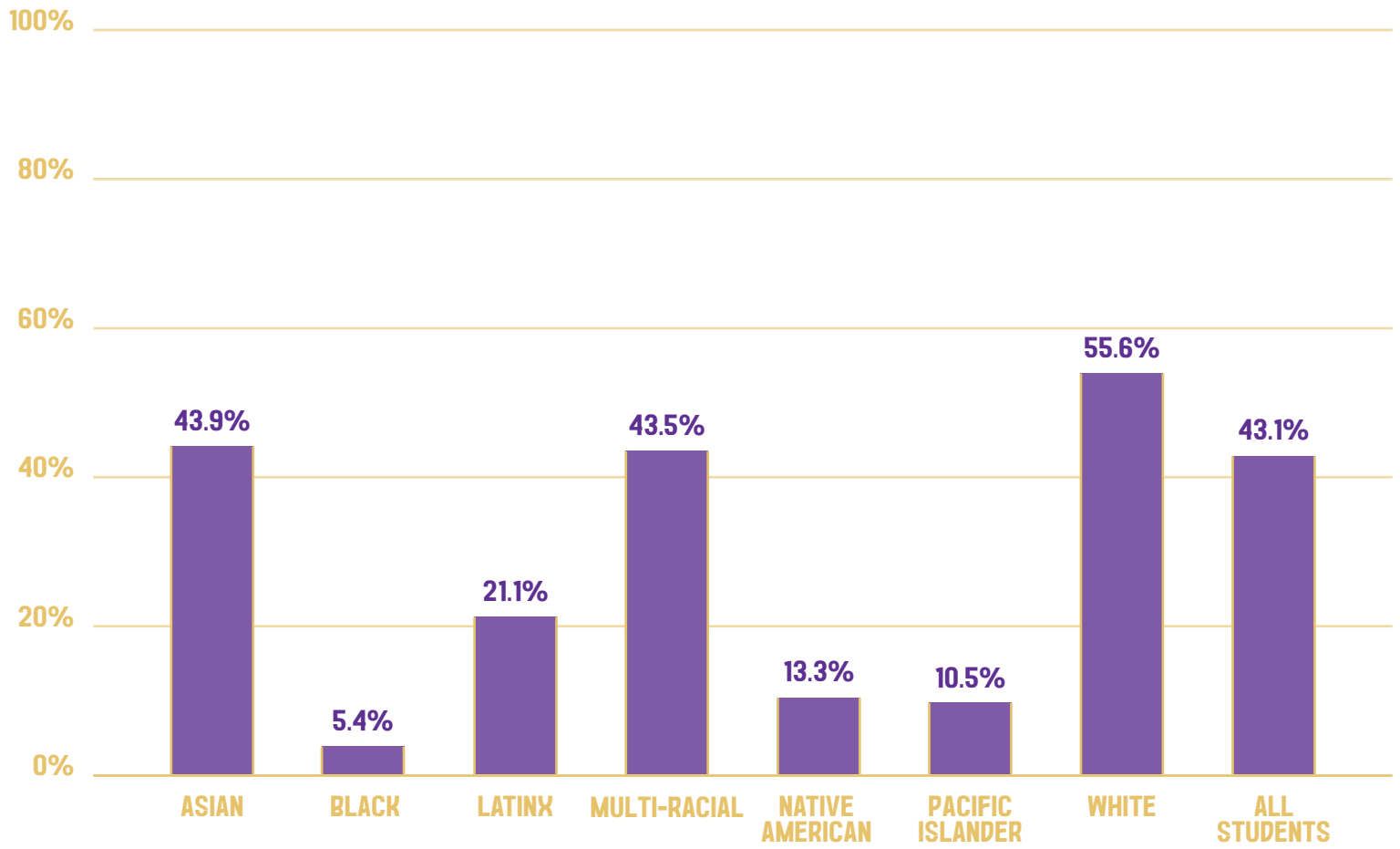
## 3RD GRADE READING | 2021-22 Third Grade Proficiency in ELA by Race/Ethnicity

Recent data shows that only 17 percent of Black students meet third grade reading proficiency levels.



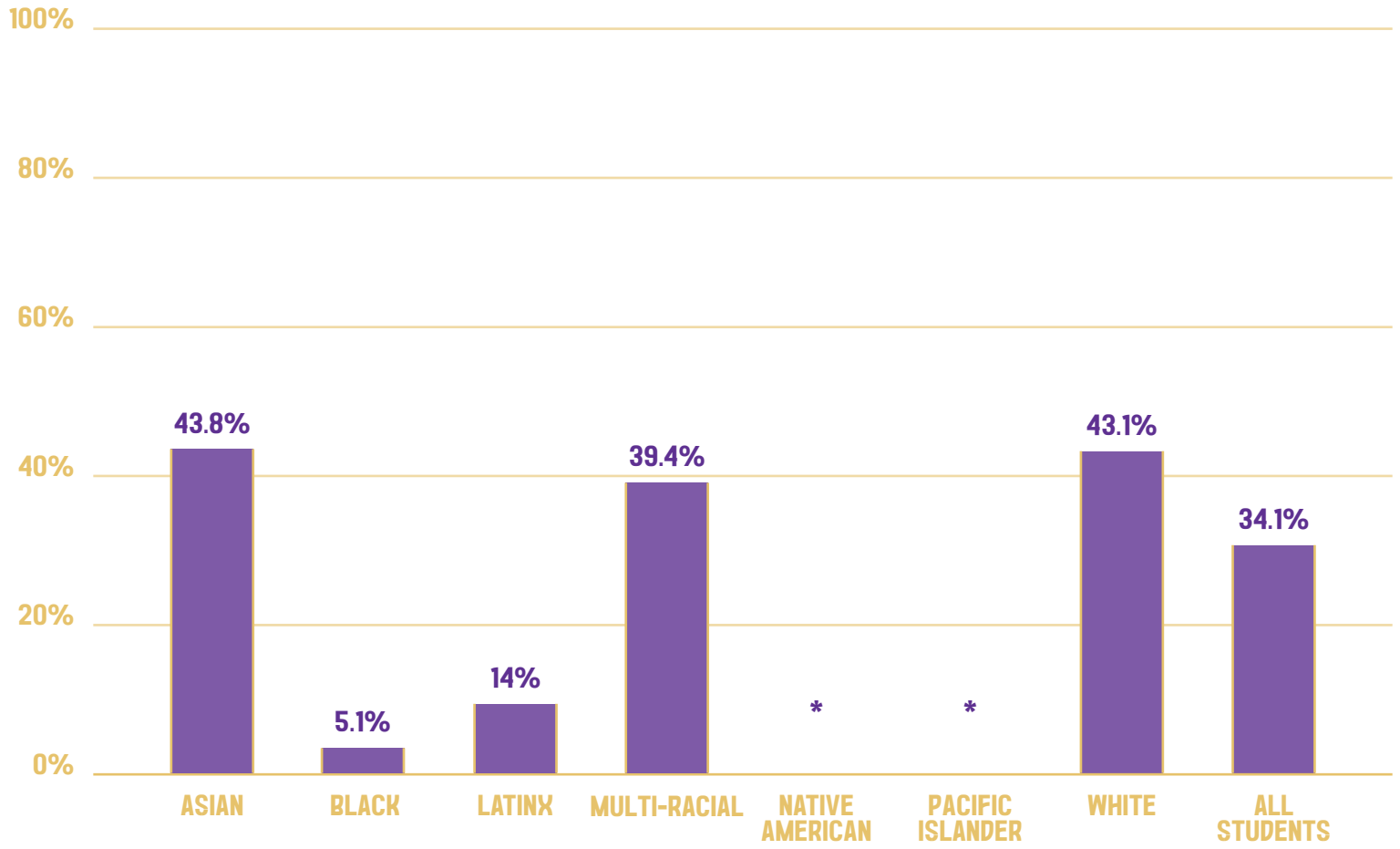
## 5TH GRADE READING | 2021-22 Fifth Grade Proficiency in ELA by Race/Ethnicity

By the time Black students are in the fifth grade, only five percent of them are proficient in math.



## 8TH GRADE READING | 2021-22 Eighth Grade Proficiency in ELA by Race/Ethnicity

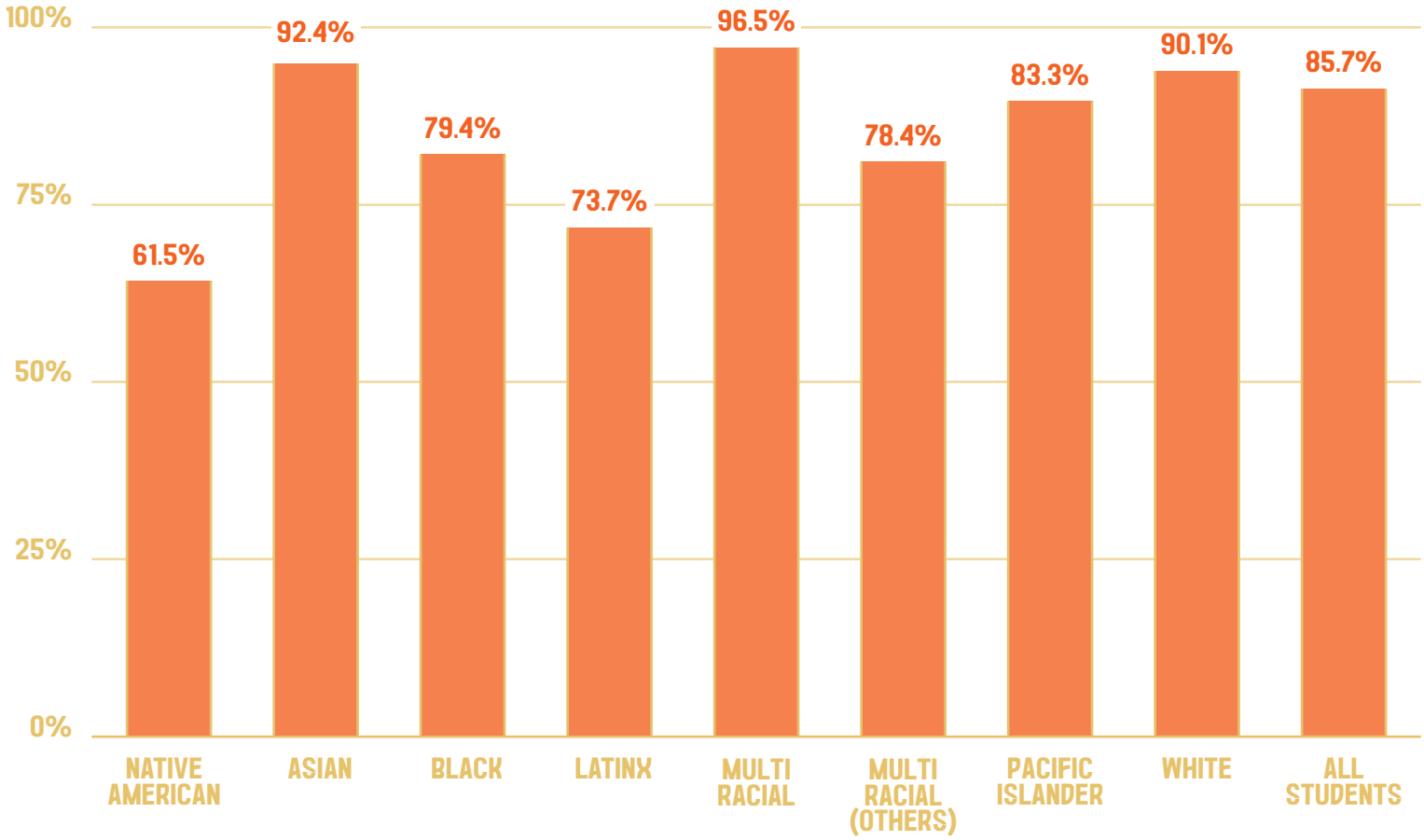
Among eighth graders, one out of every 20 Black students is proficient in language arts and math. Meanwhile, 43 percent of white students are equipped with the necessary skills they need to be successful in high school.




*Results are suppressed to protect student confidentiality. When a single group has fewer than 11 students, data for the second smallest group is also suppressed.

## HIGH SCHOOL GRADUATION | 2021-22 High School Graduation Rates by Race/Ethnicity

Currently, 79 percent of Black students are graduating high school. That figure is unacceptable. All Black students deserve to not only graduate high school, but to do so proficiently with a post secondary plan.



Black students in Portland Public Schools are three and a half times more likely to be referred, excluded or sent to disciplinary hearing compared to their white peers. There is a direct correlation between discipline and graduation rates.

# PPS DISCIPLINARY DATA MIRRORS NATIONAL TRENDS

We recognize that implicit bias influences everyone's decisions.

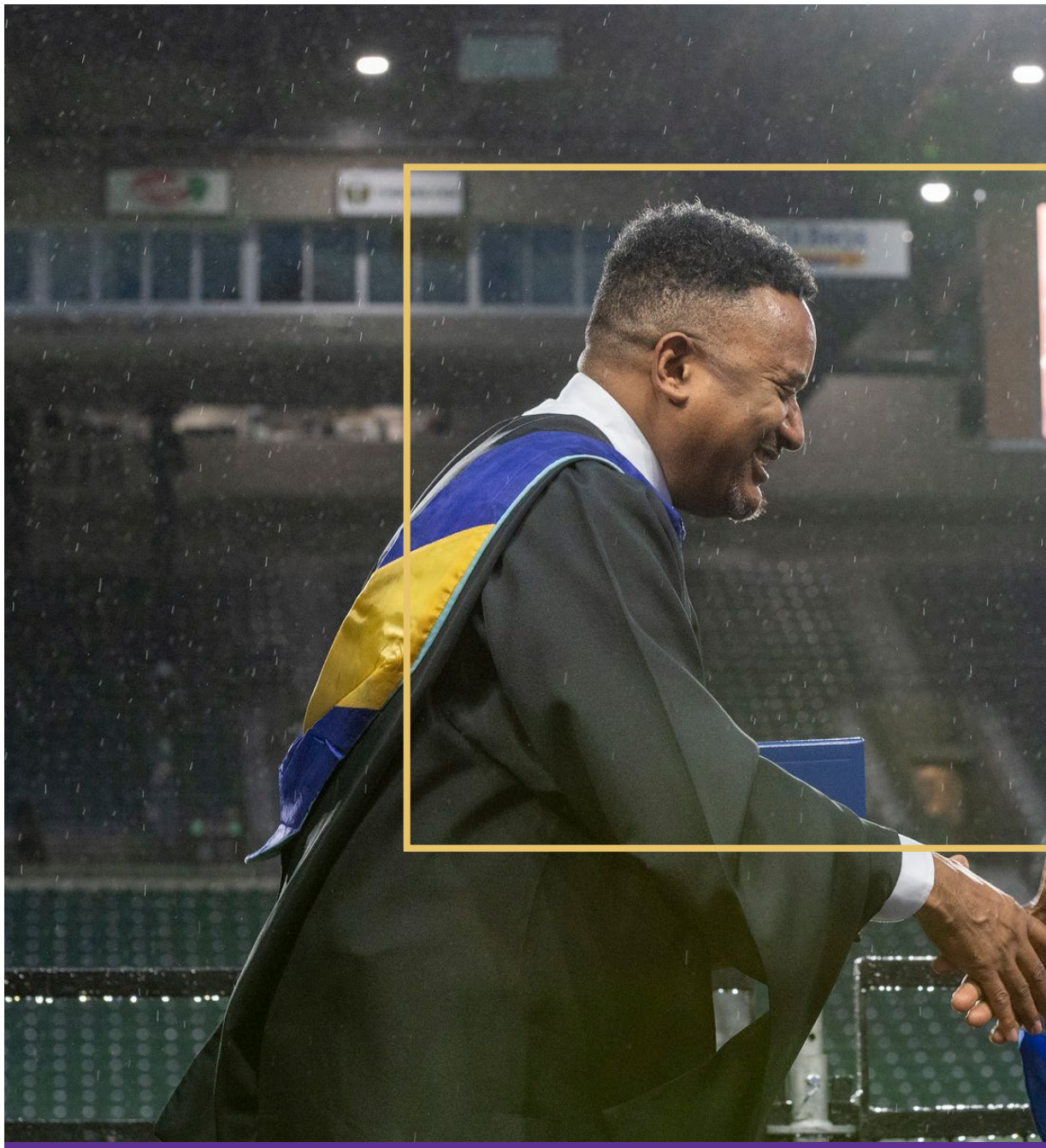
Across the US, Black, Native American and students of color and students with disabilities are disproportionately referred, suspended or expelled from public school.

**Unfortunately, PPS is not an outlier.**

There is a strong correlation between school discipline and the likelihood of dropping out, arrests, and incarceration.

PPS discipline data mirrors disproportionate impact on students of color being referred, suspended, and sent to disciplinary hearings at higher rates than their white counterparts:

- Black Students: x 3.5
- Native American Students: x 2.5
- Latinx Students: x 1.24





In addition, **students with disabilities are referred and suspended 2x times the rate** of their non-disabled peers.




**These results are not representative of Black students' capability.** Rather, they are reflective of the system that underserves them. Black students deserve to receive high quality learning and better outcomes. The educational experience maintains their futures.

# COMMUNITY DESIGN & ENGAGEMENT



"INNOVATION IS CREATIVITY THAT DISRUPTS THE STATUS QUO BY EMPOWERING THOSE WHO WILL BE MOST IMPACTED TO CREATE POWERFUL CHANGE."

- INNOVATION STUDIO


OPERATIONAL

## About the Innovation Studio

The Portland Public Schools Innovation Studio is a problem-solving accelerator that enables PPS teams across the organization to design equity-centered solutions in service of PPS ReImagined, the district vision and Forward Together, Portland Public Schools' 2021–2025 Strategic Plan for Equity, Inclusion, and Excellence.

## Engagement Approach

The Center for Black Student Excellence design and engagement process is rooted in the Innovation Studio's Innovation Equity Design methodology. This method and accompanying mindsets exist at the intersection of racial equity, social justice and design thinking. Central to the process is the recognition that those most impacted by a challenge should be empowered to co-create the solutions. Innovation in PPS is defined as:

**"CREATIVITY THAT DISRUPTS THE STATUS QUO BY EMPOWERING THOSE WHO WILL BE MOST IMPACTED TO CREATE POWERFUL CHANGE."**

While community engagement often falls on a spectrum, the Innovation Studio has maintained its resolve to Center, Collaborate, Empower and Involve Black students, staff, partners, experts, and community members in the co-creation of this historic plan. Throughout the process, the Innovation Studio in partnership with project partners - such as Imagine Black Futures, Colloqate Design, and I Am MORE (Making Ourselves Resilient Everyday) - has employed trauma-informed healing practices, design justice, and Black radical imagination as foundational practices.



## Community Design Phases

The project phases are reflected as a continuous progression, but it's also important to recognize that PPS has remained flexible to move at the speed of trust. Only recently, has the restoration process begun.



### Phase I: Relationships, History, Healing and Needs Finding

Phase I of the CBSE design process included activities to encourage relationship building. During this phase, project participants explored the histories that have shaped the current Black student experience in PPS schools. In addition, project participants engaged in a needs analysis to define what the CBSE should accomplish on behalf of primary stakeholders.



### Phase II: Inspiration and Ideation

During Phase II, project participants learned from examples of people and organizations that are demonstrating Black excellence. The Innovation Studio created immersive experiences to generate inspiration for what Portland Public Schools' CBSE could be as students and the community began to generate new and creative solutions to address the challenges inhibiting Black student success.



### Phase III: Prototype and Test

During Phase III, project participants began to formulate a series of concepts to reimagine the Black student experience. Over several engagement opportunities, these concepts were reflected back to community members to be refined.



### Phase IV: Test

During Phase IV, project participants continued to refine the concepts and focus on the implications of these shifts to the current system before submitting the plan to the PPS Board of Education for final approval.

# GUIDING PRINCIPLES

The Center for Black Student Excellence Design Team and Guiding Coalition created a **set of principles that will govern the vision and implementation of the CBSE over the course of several work sessions.**








ALLIANCE
OF BLACK
EDUCATORS

These **eight guiding principles** are central to the CBSE's mission and will act as key influences to all decision making.

**01**



**The Center for Black Student Excellence will ensure that all students are seen, welcomed, valued and heard** for their genius through authentic engagement with rigorous learning to encourage openness to learning.

**02**



**The Center for Black Student Excellence** efforts will center Blackness unapologetically.

**03**



**The Center for Black Student Excellence will ensure that Black students and Black educators in PPS access empowering activities, services, and relationships,** regardless of their learning location by reimagining possibilities where they can be authentically themselves and be provided love, nurturing, and support.

**04**



**The Center for Black Student Excellence and its partners will ensure that Black students will graduate** with a post-secondary plan.

**05**



Every aspect of the design of the Center for Black Student Excellence will emulate intentionality around **bringing out the excellence in Black students.**

**06**



**The Center for Black Student Excellence programming will recognize and incorporate the brilliance of the past and present** in the creation of African, African American, and Caribbean curriculum; assume best intentions of the members on the Center for Black Student Excellence committees; and center and apply the feedback of Black students.

**07**



The Center for Black Student Excellence **will prioritize justice and liberation.**

**08**



**The Center for Black Student Excellence will cultivate a culture of trust, transparency and authenticity** that centers students and accommodates their individuality and unique experiences.

# JOURNEY**MAP**

This Journey Map details the **timeline** and **sequence of community design and engagement activities** from fall 2022 through spring 2023.









Center for
Black Student
Excellence

# FALL 2022 THROUGH SPRING 2023

## 2022

### SEPTEMBER 20

#### PPS BOARD APPROVAL OF THE COOPERATION AGREEMENT BETWEEN PPS AND CENTER FOR BLACK EXCELLENCE (CBE)

The PPS Board adopted a resolution that read in part: "The vision of the CBSE is one of collaboration, among Black-led community organizations and PPS ... working together to advance a culture of Black excellence, unify, and elevate the Black educational experience, and improve outcomes for Black students, families, and educators."

### OCTOBER

#### IN-SCHOOL DESIGN RESEARCH: PHASE I

The district's Innovation Studio launched preliminary design research with students, staff, and families to understand the current experiences in our schools.This phase involved activities aimed at building relationships, healing, exploring the history leading up to the project, and needs finding.

### OCTOBER 31

#### CBSE MIXER

The Innovation Studio held a kickoff gathering at the Prophet Education Center for members of the CBSE working groups. This gathering served as the first interaction with peers as the project moved into the design phase.

### NOVEMBER 4-5

#### GUIDING COALITION #1

Through a set of curated activities, the Guiding Coalition performed a needs analysis, visioned towards the future, and became acquainted with the overall design process. The group explored the origins behind the project, discussed what current research says about the condition of Black students and families, participated in collective storytelling, and established guiding principles for the project.

## 2023

### DEC 2022-FEB 2023

#### COMMUNITY ENGAGEMENT: PHASE II

The second phase of the work involved Inspiration and Ideation. Drawing from both local and national exemplars of Black excellence, an array of community organizations, Black community leaders, students, educators, and Portland residents learned from others to inform what could be possible for Portland's CBSE. Importantly, PPS students and recent graduates shared their aspirations and experiences within the district – crucial input for the design of the CBSE.

## JANUARY 27-28

### GUIDING COALITION #2

The Guiding Coalition built on the initial work from Fall 2022 to understand the origins and research basis for the project, and focused squarely on student voice. During this gathering, the Guiding Coalition leaned on art, design fiction, multimedia and primary source documents to begin generating creative solutions to the challenges identified during the first session. This served as the first opportunity to begin defining a CBSE brand identity.

## FEBRUARY 17-18

### GUIDING COALITION #3

The Guiding Coalition established foundational knowledge in how to read space, shared ideas about the physical design of the CBSE and contemplated how the CBSE infrastructure might coexist alongside current PPS facilities. In addition, the group raised and prioritized the programmatic needs of the CBSE both in schools and within the new infrastructure. To further develop the brand identity, the group studied the efficacy of how students currently receive messaging.

## MARCH-APRIL

### COMMUNITY ENGAGEMENT: PHASE III

During the prototype and testing phase, community members began to see the emergence of vision and strategies – while also refining early assumptions. These stakeholder-specific engagements elicited discussions about safety, educator beliefs, the family's role, special education, immigrant and refugee experiences, identity, belonging, engaging elders, career pathways, the role of faith based communities, partnership and collaboration.

## MARCH 17-18

### GUIDING COALITION #4

During the final session, the Guiding Coalition spotlighted parent and caregiver voices and student gifts and talents. The group mapped system level barriers to mitigate against, and collectively reviewed and refined all of the work to date.

## APRIL 1-30

### COMMUNITY ENGAGEMENT: PHASE IV

The final phase of the design process involved staff interviews to understand the implication of the emerging CBSE on the system at large with the goal of submitting final recommendations to the Portland School Board to vote on by May 23rd, 2023.

# A LETTER FROM THE SUPERINTENDENT & EXECUTIVE SPONSOR

Four years ago, our community came together to reimagine our district and specify the qualities we wanted our graduates to exhibit. Over the past four years, we've been building, shifting, and shaping our educational system into the equity-centered institution our students and community deserve.

It is now time that we finish building and then institutionalize a critical force in our system's transformation: the Center for Black Student Excellence. Following deep stakeholder engagement, we are ready to join with the community to bring this innovative constellation of infrastructure, strategies, and newly designed systems to life.

We know why we need the Center for Black Student Excellence. Our Black students experience persistent, generational, and unacceptable achievement gaps. They graduate at lower rates. They are disciplined more often. Too often, they are taught by educators who do not look like them or share their lived experiences. Until recently, they were often taught lessons from curricula that did not acknowledge the contributions of Black people or celebrate their excellence. As a society, we face historical, structural, and systemic obstacles to unlocking our Black students' potential.

Thankfully, we have a community that is committed to the work. In 2020, 75% of voters endorsed the Center when they voted for our most recent school modernization bond. Since the visioning work began, hundreds of stakeholders – especially from Portland's Black community – have dedicated time and energy to produce this document you are reading. These people and organizations will now join with others in standing up this transformative program. We are incredibly blessed to begin this project with this level of support.

Fortified with this support, a clear vision, and strong sense of best practices, Portland Public Schools is proud to offer this plan to our Board, our students, and our community.

In community,

**Guadalupe Guerrero**
Superintendent of Portland Public Schools

**Dr. Cheryl Proctor**
Deputy Superintendent of Instruction & School Communities
Executive Sponsor, Center for Black Student Excellence






AND DOWNTOWN
FRONT

# 02.
# CBSE VISION

- **Summary**
  - A Place
  - An Approach
  - A Redesign of the System
  - PPS RESJ Theory of Action
  - Graduate Portrait
  - Forward Together
    - Themes
    - Strategic Outcomes
- **Design Fiction**
  "A Day in the Life of" - Our Personas

# SUMMARY

A GRADUATE OF PORTLAND PUBLIC SCHOOLS WILL BE A COMPASSIONATE CRITICAL THINKER, ABLE TO COLLABORATE AND SOLVE PROBLEMS, AND BE PREPARED TO LEAD A MORE SOCIALLY JUST WORLD.





The Center for Black Student Excellence comprises a PLACE, AN APPROACH, and a REDESIGN of Portland Public Schools to ensure aligned coordination of efforts so that every Black student succeeds. **Undergirded by Black scholarly research, community advocacy, identity, culture, and belonging, students fundamentally experience school differently and are embedded within an ecosystem of care.** Outcomes improve exponentially and Black students have a plan for their path beyond graduation, as illuminated in the graduate portrait:

## A GRADUATE OF PORTLAND PUBLIC SCHOOLS WILL BE A COMPASSIONATE CRITICAL THINKER, ABLE TO COLLABORATE AND SOLVE PROBLEMS, AND BE PREPARED TO LEAD A MORE SOCIALLY JUST WORLD.

Community violence has reduced with the return of collectivism and community building. Portland's model becomes an exemplar on a national scale of the possibilities that emerge when the community and public education system work shoulder to shoulder to redefine the future for Black students.

**Black student excellence** is defined as student efficacy, connection to the community and knowledge of oneself, mastery of foundational concepts, and perseverance in the learning experience. In addition to core academics, students demonstrate confidence and the skillful ability to share boldly on topics of interest. **They recognize that their excellence is innate**, and they reclaim their own cultural narratives. Joy is visibly present as students cultivate a practice of healing even on days they don't feel their best. This is inclusive of all students in the African diaspora regardless of linguistic, ethnic, or experiential diversity.






KING

# A PLACE

Students, staff, and community members have a dedicated place to experience Black joy and healing. The infrastructure serves as a resource hub of programs, aid, and multi-use spaces as students gather for affinity, staff gather for professional development, and community members gather to facilitate honest discussions. The resources of the space extend digitally for families who've been displaced and for accessibility.






# AN APPROACH

The standard of excellence is exemplified through measurable outcomes across student, staff, and partner groups. Student leadership development opportunities and self-efficacy are encouraged and supported through peer and intergenerational mentorship. Students have consistency in the PK-12 educational experience that results in high achievement. Students with various developmental and social needs are adequately seen and resourced, including LGBTQIA2S+ students, and students with disabilities.

Educators with proven track records of success are celebrated, and managed risk taking is supported. All educators continue to refine their practice and are supported with the necessary professional learning. **Black staff retention has increased because the environment has shifted to support their health, safety, growth, and development.**

Families and caregivers are leveraged for their expertise and coached to navigate the system including non-Black parents of Black children. Schools become a place for continuous learning for honest local histories as new families move to the area. Non-Black families are allies in the pursuit of Black student excellence.





# A SYSTEM REDESIGN

The system redesign is rooted in redistribution of power from silos to community networks, processes of competition to collaboration, transparency, and accountability. A new educational pathway is formed in historic Albina including Jefferson High School, Harriet Tubman Middle School, KairosPDX, Martin Luther King Elementary, Boise-Eliot Humboldt Elementary and displaced families. The strategies of the Center for Black Student Excellence scale to ensure that Black students across Portland Public Schools are seen, valued, and held to high standards.

At the district level, efforts are coordinated to ensure high-quality delivery of service to schools and communication is clear, consistent, and reliable. Teams meaningfully collaborate so that efforts are not duplicated. And through repeated behavior change, PPS cultivates opportunities for communal healing.

Community leaders and organizations contribute to a tightly woven network of educators, service providers, community members and entities working in coordination for the benefit of Black students. In the system redesign, every member of the community feels a sense of shared responsibility for the outcomes of Black students, and the organization has established accountability measures to reflect progress.










THE
ALL-STAR
AWARDS
CEREMONY

# PORTLAND PUBLIC SCHOOLS STRATEGIC PLAN THEORY OF ACTION:



**IF... WE BRAID RACIAL EQUITY AND SOCIAL JUSTICE STRATEGIES INTO OUR INSTRUCTIONAL CORE, WORK WITH OUR STUDENTS, TEACHERS, AND CONTENT, AND BUILD OUR ORGANIZATIONAL CULTURE AND CAPACITY TO CREATE A STRONG FOUNDATION TO SUPPORT EVERY STUDENT...**

**THEN... WE WILL REIMAGINE PORTLAND PUBLIC SCHOOLS TO ENSURE EVERY STUDENT, ESPECIALLY OUR BLACK AND NATIVE AMERICAN STUDENTS WHO EXPERIENCE THE GREATEST BARRIERS, REALIZE THE VISION OF THE GRADUATE PORTRAIT.**

As Portland Public Schools in partnership with Black students, partners and community members move towards implementing the vision of the Center for Black Student Excellence, it is important for the organization to rely on the most impactful levers for change which includes coordinated and thoughtful implementation of Forward Together, PPS' strategic plan with a specific lens on Black students. While Forward Together doesn't, in its entirety, express the desires of the community, it serves as one lever of systemwide accountability. Forward Together is organized into four major themes that have been identified as areas of focus, aimed at producing meaningful outcomes.

# FORWARD TOGETHER THEMES

## Racial Equity and Social Justice

Cultivate a Culture of Racial Equity and Care

Reimagine Relationships and a Sense of Belonging

Plan the Center for Black Student Excellence

Ensure Equitable Access to Facility Resources

## Inclusive and Differentiated Learning for Every Child

Develop an Integrated Instructional Framework

Design Learning Experiences that Promote Self-Directed, Future-Ready Learning

## Professional Excellence and Support

Develop a Diverse, High-Quality, and Thriving Workforce

## Embracing Change

Build a Collective Sense of Trust and Belonging

Embed System-Wide Data-Driven Continuous Improvement Practices

Implement a Proactive, Effective, and Creative Communication Practice

Cultivate and Promote Aligned Community Partnerships

Develop a Coherent System-Wide Community Engagement Approach

# DESIGN FICTION

Design fiction is a practice that allows designers to imagine what the future could look like.

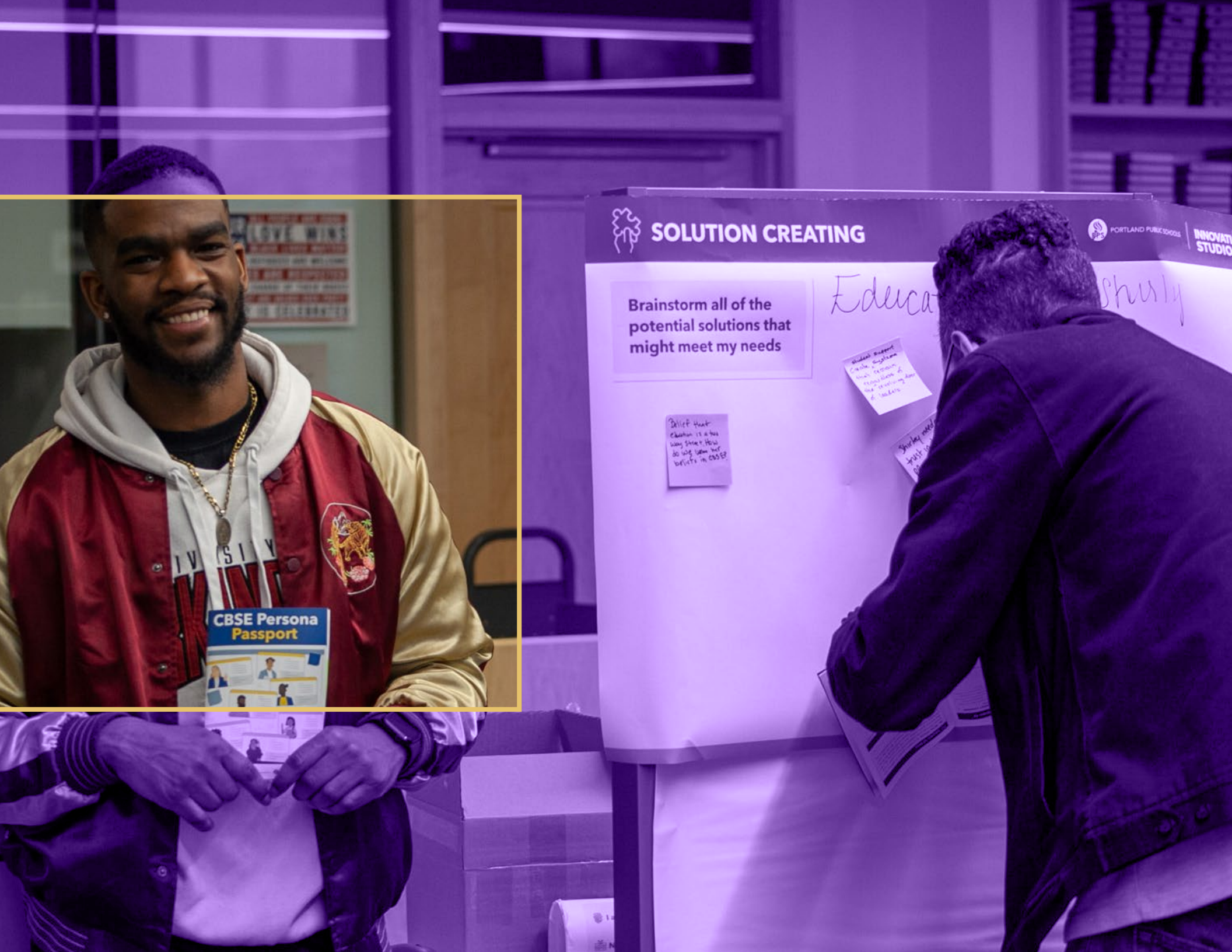
Personas help designers to create understanding and empathy with the end-users. **Personas are fictional characters that represent the needs of a larger group.**

Each of the attributes of the personas are representative of students, families, staff, and partners that we became familiar with throughout the design process.

As we vision to the future of a fully realized, Center for Black Student Excellence, read about how it could manifest in these short design fiction stories.






SOLUTION CREATING
Brainstorm all of the potential solutions that might meet my needs
CBSE Persona Passport

## PK STUDENT
## ADAM SIMMS



### Day in the Life

Adam, age 4, is an African American boy who lived with both parents until his mother passed away from cancer. He now lives with his grandmother and his father, who struggles with substance abuse and works long hours for low wages. Their family is rooted in Northeast Portland, where his great-grandfather founded a Black church. In his Afrocentric preschool classroom, Adam is encouraged to play and learn by doing because he largely communicates with his body language. After school, his grandmother takes him to the CBSE, where Adam has access to a speech pathologist, academic support, and family trauma-informed counseling. Adam's father attends parenting classes and also has an assigned grief and addiction counselor whom he meets with regularly. The CBSE provides the family with nourishing meals and upskilling classes so his father can pursue higher-paying employment.

## K-5 STUDENT
## FADUMA HASSAN



### Day in the Life

Faduma, age 8, is a fourth-grade immigrant student at Dr. Martin Luther King Elementary School. She is from  a populous coastal community in Somalia with a  trading port, and English is her second language. As her original language is oral and not written, Faduma often serves as the translator between school and home. School staff immediately noticed her social and leadership qualities, as she is lively, creative and thrives in art and math. Her parents want her to become a doctor. She is still trying to make sense of American culture. The Hassan family now meets regularly with a translator who talks about the immigrant support services, events and programs through PPS and the CBSE. This means Faduma no longer needs to be the sole translator between her school and her family. Faduma's parents are now aware of all school activities and Faduma is able to connect with culturally specific resources from the CBSE like its art and history lessons.



## 6-8 STUDENT
## NICO THOMAS

### Day in the Life

Nico, whose country of birth is Ethiopia, is a 13-year-old transgender 7th grader who was adopted into a white family. They are an only child with supportive parents. However, Nico has experienced negative encounters at school, so they disengage often. They are more interested in cultural learning than traditional classes and are connected to the queer affinity group on campus. Nico's parents use the CBSE website to find learning opportunities for them to better support Nico in their Blackness. Additionally, Nico's parents contact PPS' Civil Rights Office to investigate Nico's experience at school. They swiftly respond in a timely fashion. By the following quarter, Nico and the other students have undergone peer mediation and their experience has shifted completely.



## 9-12 STUDENT (SPED)
## JAMAL BAPTISTE

### Day in the Life

Jamal, age 14, is an African-American boy. He has had a difficult adjustment to Portland after his family moved from Louisiana, where he was accustomed to seeing more students and educators of color. His college-educated parents suspect their child has undiagnosed PTSD, depression and anxiety, and the family hasn't yet settled into finding a Catholic church. Jamal does well in sports, music and after-school robotics club. He has had regular discussions with his counselor about transitioning to his new school. His counselor has met with him weekly at school to inquire about his school transition and has informed his family of all of the services that are available to them like rental assistance and Individualized Education Plan (IEP) assessments. By the end of the year, Jamal's counselor and family have collaboratively worked together to support Jamal to discover his academic and social spark.



## FAMILY #1
## CAMREN AND CHRIS JOHNSON

### Day in the Life

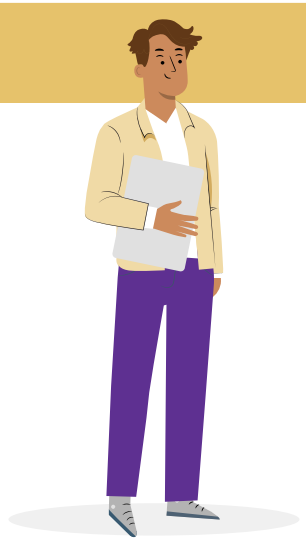
Camren and Chris, a financially secure older couple with children, are white transplants from California to Portland. They had a longstanding corporate career where they moved to various locations throughout North America and Southeast Asia. They just purchased a new home within the Albina neighborhood in inner-North Portland without knowing much of the local history. They prefer to be considered liberals, but have had minimal engagement with the Black community. They are excited to get involved in the educational community through their philanthropy and volunteerism. After learning about the Center for Black Student Excellence (CBSE), they are finding several ways to participate in community discussions and engagements. The CBSE has several entry points for them to learn about the history of the Albina neighborhood and the value of the phrase "When Black children are well, all children are well."



## FAMILY #2
## JENNIFER AND JAMES JACKSON

### Day in the Life

James and Jennifer, both in their late 30s, are Jefferson High School graduates who live in the Parkrose neighborhood in East Multnomah County, but their church community is in Albina, where they grew up. They were priced out of their neighborhood after three generations. But because of PPS' Right to Return agreement, their daughter Janet, a 4th grader, attends Dr. Martin Luther King Jr. Elementary School; Jasper, is an 8th grader at Harriet Tubman Middle School; and Jaiden is an 11th grader at Jefferson High School. With a single family car, they appreciate the Parkrose bus route which picks up and drops off their students for school. The CBSE has been a place where the Jackson Family can learn more about what is going on in the community even though they have been forced to leave the neighborhood.



## EDUCATOR #1
## ARMANDO PEREZ-SMITH

### Day in the Life

Mr. Perez, age 27, is a fifth-grade educator at Boise Eliot/Humboldt Elementary, and he is early in his teaching career. He is a bilingual, first-generation college graduate who wants to leave an impact on the next generation, especially as he remembers the challenges he faced growing up. He wants to leave an impact on the next generation of students and make his immigrant parents proud. Because Perez-Smith is a native Spanish speaker, he has been vital to speaking with families whose primary language is Spanish. He participates in the Parent Teacher Home Visits (PTHV) program to learn more about the cultures of Boise-Eliot/Humboldt's Black families to better support their students in school. With regular professional development, Perez is becoming a stronger educator.



## EDUCATOR #2
## MRS. SHIRLEY JOHNSON

### Day in the Life

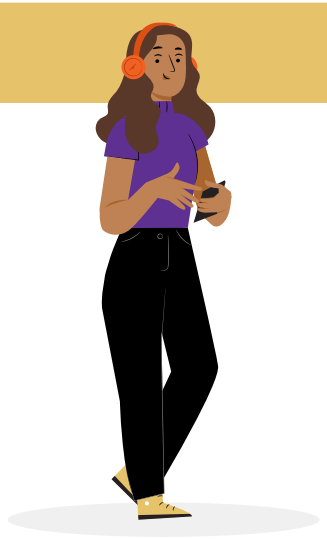
Mrs. Shirley, age 57, is an African American, veteran educator at Jefferson High School, and provides a classroom where students are drawn to her before and after school. She has high expectations of her students and ensures each of her students graduate with a post-secondary plan. She lives in the Albina neighborhood and is a parent of three children. She is a 4th generation Portlander and NAACP member. As a multi-award winning educator, she receives an annual stipend to support newer educators in learning culturally responsive pedagogy. On her weekends, she visits the CBSE to mentor students who adore the compassion and love she holds.



## COMMUNITY BASED ORGANIZATION #1
**ROBERT DIXON**

### Day in the Life

Robert, age 43, leads a staff of mostly native Portlanders who provide culturally specific empowerment programming. Robert has several opportunities to meet with the team overseeing contracts before the Request for Proposals are due. Staff provide Robert with clear guidance and technical assistance to make his submission process simple. As a partner, Robert and his staff are seen as essential to the fabric of the district. His organization advocates for more parent involvement. In collaboration with the Office of Technology and Information Services (OTIS) and the CBSE, Robert's organization teaches Black families how to better support their students in a rapidly changing technology world.



## COMMUNITY BASED ORGANIZATION #2
**CHI PATTERSON**

### Day in the Life

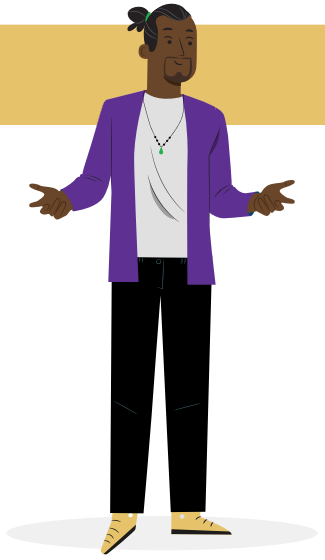
Chi, age 24, is a bi-racial, culturally specific service provider working within Harriet Tubman Middle School whose passion is to support students. Because she "sees no color," she struggles to relate to the students of color demographic, as she defaults to supremacy culture, having been raised by a white mother and Black father. She likes her job, and a new metric for evaluating program success now allows her to hold students to a high standard with clear outcomes. In training at her site, she is finding new ways to stop the spread of intraracial harm between her and the Black students she works with. She has grown her anti-racist reading list from the suggestions in the weekly CBSE newsletter.



## HEALING - MENTAL HEALTH PRACTITIONER #1
**DR. QUANDRAE O'NEIL**

### Day in the Life

Dr. O'Neil, age 40, is a bi-racial, married, highly educated counselor. While he grew up in dominant culture, he is heavily influenced by Black scholars such as Cornel West and Bob Moses. O'Neil has a doctorate from Harvard, specializing in middle-school education. He balances between wielding his credentials and genuine connection with students, as his upper middle class background created some distance between him and his students. He understands that children are inherently brilliant, but trauma is happening everyday. He leverages the CBSE to provide mental health services such as private offices and communal healing spaces. His office has posters of influential Black leaders, law makers, journalists, thinkers, athletes, and activities that students can look up to.



## HEALING - MENTAL HEALTH PRACTITIONER #2
**JON KAMERY**

### Day in the Life

Jon, age 38, is a native Portlander who spent many years in the metro D.C. area before returning to Portland to help take care of an elderly family member. As an HBCU alumnus, he prides himself on being intuitive as a holistic health-school psychologist. He teaches trauma-informed yoga, breathing techniques, and martial arts as a form of discipline and introspection, as he deeply understands how trauma affects the body. He is a father figure to everyone, especially Black boys. Jon's children attend school in Southeast Portland. Jon works from the drop in offices at the CBSE between his school visits. After years of advocating for students, he has the full support of teachers and staff as they have been informed of the importance of mental health resources for Black students.

# 03.
# PLACE

- **Summary**
  - Design Justice
  - Type of Infrastructure
- **Community Narratives**
- **Place Types**
- **Resources Mapping**

In collaboration with

COLLOQATE

IMAGINE BLACK FUTURES

# SUMMARY

Place refers to how the Center for Black Student Excellence **is designed in response to student, staff, and community-identified priorities.**








love
Romance
dating
emotions
#BLACK EXCELLENCE
Kassaerian Ingerd
And now are the children

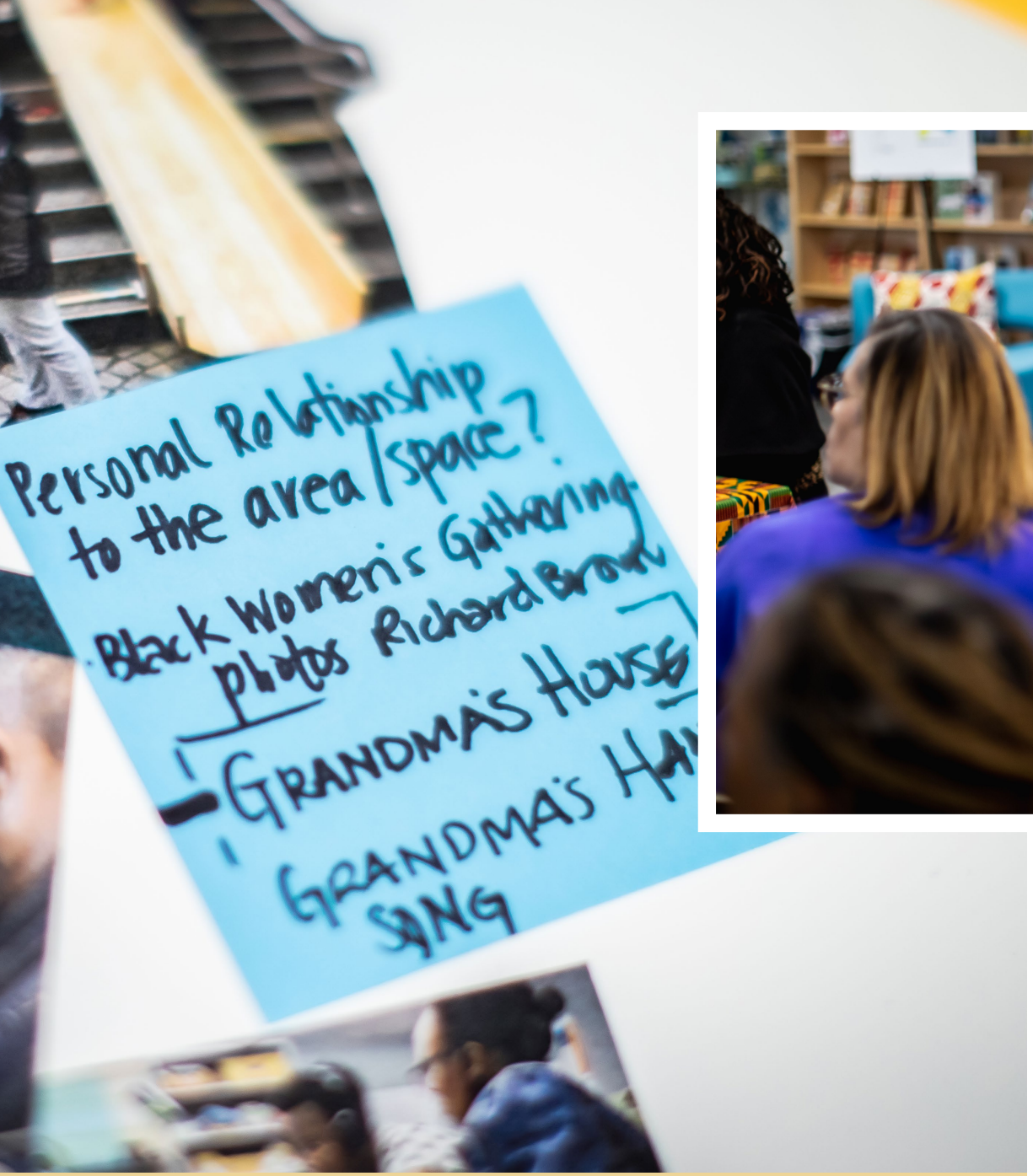
# DESIGN JUSTICE

To design is to have an unyielding faith in the potential for a just society. It is an act of individual and collective hope that has the potential to express collective values and amplify community power through the processes and outcomes of design. However, historically, the design profession has excluded justice and equity as part of the design process and has further marginalized the very groups who are most apt to name their own needs.

Making design decisions through the lens of Design Justice necessitates evaluating not only physical school spaces, but also the systems which define how a space is able to function.










# TYPE OF INFRASTRUCTURE

The Center for Black Student Excellence will serve as a central hub with spatial components embedded in schools and accompanied by a digital infrastructure. Space types are rooted in community narratives.

# COMMUNITY NARRATIVES

THROUGH COLLECTIVE ACTION AND TRANSFORMATIVE RELATIONSHIPS, WE CAN CHALLENGE OPPRESSIVE SYSTEMS, HEAL INTERGENERATIONAL WOUNDS, AND BUILD A RESILIENT AND THRIVING COMMUNITY.







# HEALING JUSTICE AND COMMUNITYCARE

## Healing Justice: Definition

Healing Justice is a framework seeking to intervene in generational trauma and to build collective power toward our resistance and collective survival (Hayes, 2023). The concept of Healing Justice centers around intervening in generational trauma and cultivating collective power as a means of resistance and collective survival. It challenges societal norms and calls for a fundamental shift in how we engage in interpersonal relationships, empowering ordinary individuals to forge collective approaches to healing, support, interventions, accountability, and transformation.

At its core, Healing Justice prompts a reevaluation of organizational dynamics, emphasizing the importance of self-care and healing practices within collective groups. It recognizes that individual well-being is intricately linked to the well-being of the community. Moreover, it demands a cultural shift within systemic oppression and institutions, tackling the root causes of harm and violence by transforming the social conditions and institutions that perpetuate or support such harm within the Black community.

By embracing the principles of Healing Justice, we can foster a nurturing environment that uplifts the Center for Black Student Excellence and supports the holistic well-being and empowerment of Black individuals. Through collective action and transformative relationships, we can challenge oppressive systems, heal intergenerational wounds, and build a resilient and thriving community.



# SAFETY

## Safety: Definition

This narrative includes both safety and security. The fostering of a safe and secure environment involves prioritizing both safety and security. Safety entails creating a sense of security and reducing incidents of physical and emotional harm, including public health concerns. Security measures refer to access control and procedures that are put in place for the safety of public professionals and staff. The sense of safety felt by a community is impacted by these security measures, which should also take into consideration the mental health and wellbeing of the community.

One crucial aspect of safety is dismantling the school-to-prison pipeline. This pipeline refers to policies and practices that disproportionately push Black youth out of schools and into the criminal justice system, often due to harsh discipline policies, biased policing, and inadequate educational resources.

# HOLISTIC SUPPORT

## Holistic Support: Definition

This narrative defines the need for wraparound support including care for families in order for those students to thrive academically. It moves the education system's responsibility beyond only academic outcomes.




# PATHWAYS TO SUCCESS

## Pathways to Success: Definition

This category considers the myriad of opportunities for learning that support students to thrive in life beyond secondary education.

# COLLABORATIVE ECOSYSTEM

## Collaborative Ecosystem: Definition

This narrative envisions a system and place where educators, organizations and individuals share resources and collaborate to maximize potential for serving Black Youth. It reflects the belief that **'we are stronger together'.**

The creation of a collaborative ecosystem includes coordinating and supporting existing resources and efforts, seeking a location that has synergy with other Black institutions, distributing ownership, sharing space, and removing barriers to access.



# FOSTERING BLACK JOY

## Black Joy: Definition

The experience of joy is both foundational to healing, and also the result of a healed, restored, and truly affirming place that would be created through success in achieving the goals of the other community narratives. Centering Blackness unapologetically creates an environment full of caring community and connection where students have the safety to play freely. This includes a celebration of Black art and culture.

# PLACE TYPES

VISUALIZING PLACES AT THE CENTER FOR BLACK STUDENT EXCELLENCE.





# AT THE CENTER FOR BLACK STUDENT EXCELLENCE THERE ARE...

# PLACES FOR PLAY

**To have culturally Black spaces of play is an investment into the health and happiness of the Black community as well as addressing the impacts of historic disinvestment.**

Spaces of play create joyful opportunities for rest, release, and restoration. Play is a critical part of considering a physical place for the Black community because there are very few places for Black youth to fully express themselves, play, and feel safe doing so.

## Correlating narratives:

- **Healing**
- **Safety**
- **Black Joy**

## Community-Identified Places for Play

- **Gymnasium**
- **Outdoor courts**
- **Fields Swimming Pool**
- **Gaming station / Arcade**
- **Youth kickback/ hangout Coffee shop**
- **Salon**
- **Bowling Alley**
- **Movie Theater**
- **Skating Rink Youth**
- **Park Playground**

## PRECEDENTS






# VISUALIZING WHAT A YOUTH KICKBACK MIGHT LOOK LIKE

## IMAGINE...

A large room with concrete floors has multiple areas where groups of young people are spending time together. The back left wall is black with 3 big paintings in vibrant colors, there is a glow strip of pink, blue and green along the wall base. Three groups of green chairs around yellow tables sit along this wall. The right wall is covered in a black and white geometric pattern. There are two vending machines with snacks and a large multicolored painting. In the middle of the room there is a wooden island with four half circle booths. At the front of the island is a green rug with couches, bean bags, low tables and youth playing video games. Along the front edge there are two wooden tables with green chairs. One table has a chess game on it, one has dominoes. The front corner has a smaller rug with bean bags, a person sitting and a person in a wheelchair talking.

**TYPICAL SQUARE FOOTAGES:**

**1,000 sf min**

**Gymnasium** **5,000-8,000 sf**

**Playgrounds** **75 sf per child**

**Auditorium** **4,600 sf min**
(highly variable depending on audience count and layout)

# AT THE CENTER FOR BLACK STUDENT EXCELLENCE THERE ARE...

# PLACES FOR COLLABORATION

**This narrative imagines a system and place where Community Based Organizations and individuals share resources and collaborate to maximize potential for serving Black Youth.** Desired solutions are embedded in values of Umoja and Ujamaa - Unity, Collective Work and Responsibility. It reflects the belief that 'we are stronger together'.

## Correlating narratives:

- **Healing**
- **Collaborative Ecosystem**
- **Pathways to Success**

## Community-Identified Places for Play

- **Hot-desks**
- **Conference rooms Huddle spaces**
- **Printing/Scanning room**
- **CBO Incubator Office spaces**
- **Bookable Event spaces**
- **Supply Library / Maker Space**
- **Storage**
- **Outreach van / Mobile truck**

## PRECEDENTS



# VISUALIZING WHAT A CBO CO-WORK MIGHT LOOK LIKE




## IMAGINE...

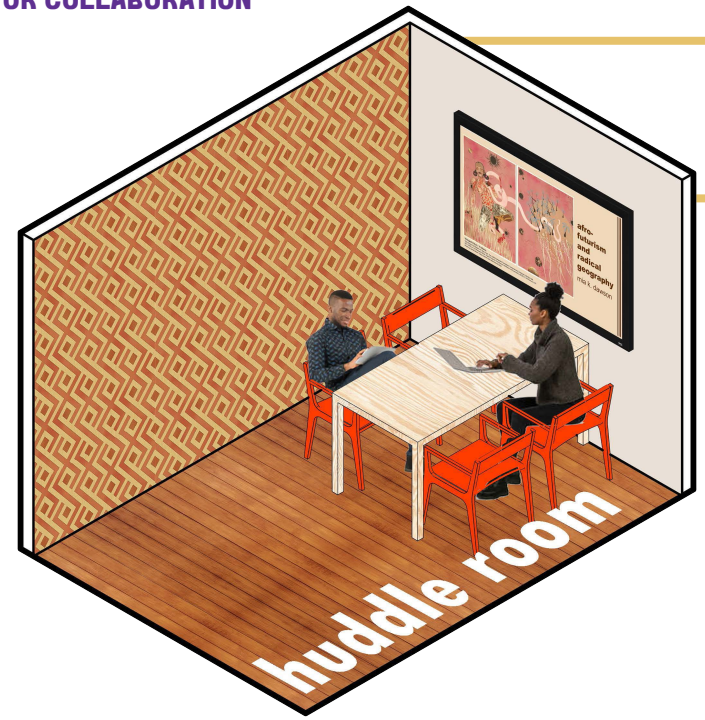
Groups of people work in different spaces within a large room. The room has gray concrete floors with two small breakout rooms on the right side, one with blue walls and one with dark reddish brown walls. Next to the breakout rooms is a supply area with printers and shelves of helpful items. There is a large leafy plant in a wooden pot next to the shelves. A large open space is in the middle with a long wooden table with bright orange chairs. The main wall has geometric patterns, a dry erase board and a cork board. There is also a group of comfortable yellow chairs around a low table sitting on a reddish brown rug. On the left side, there are four half walled work areas with textile patterns and wooden desks. Large leafy plants sit along the walls of the work areas.

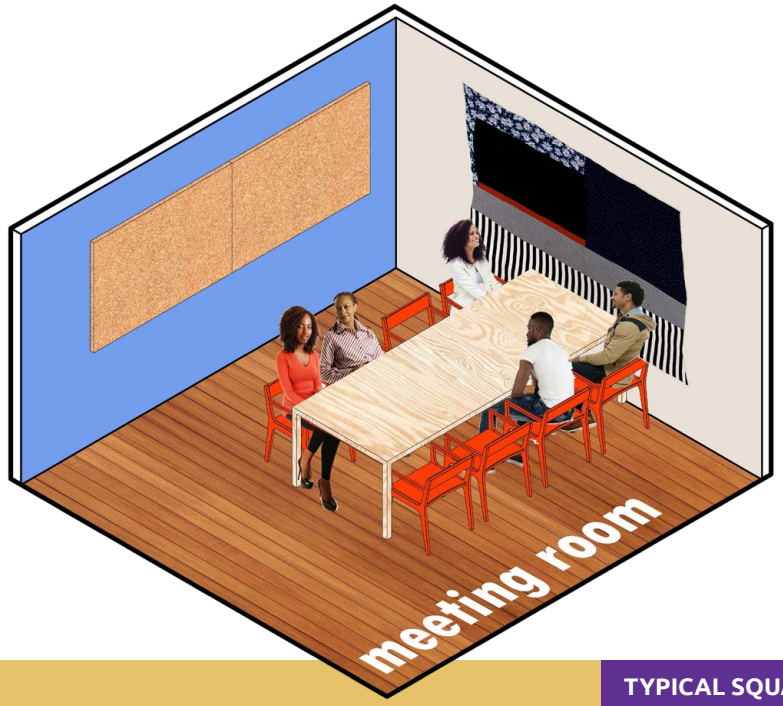
**TYPICAL SQUARE FOOTAGES:**

**100 sf per person**

**120-300 sf for print & supply area**

# SMALL HUDDLE & MEETING ROOMS




## IMAGINE...

Two small rooms with warm wood floors host small groups of people working together at wooden tables. One room has a bright blue wall on the left with cork boards. The right wall is cream colored with a black and white striped tapestry. The Text indicates this space as a meeting room. The second room is smaller with one patterned wall and one cream wall with a framed article on the wall.

**TYPICAL SQUARE FOOTAGES:**

**Huddle 70 to 140 sf;**

**Meeting Room**
**120 sf small**
**220 sf medium**
**550 sf large**




## VISUALIZING WHAT A CLASSROOM MIGHT LOOK LIKE

## IMAGINE...

A large open room with warm wooden floors. There is a u-shaped configuration of wooden tables with bright orange chairs. People sit around the table looking at a projected image of a woman on a pink background holding up her fist. The wall is burgundy. The other wall is a light cream color with pinned up diagrams, a cork-board, and a dry erase board.

**TYPICAL SQUARE FOOTAGES:**

**900 to 1,500 sf**

# AT THE CENTER FOR BLACK STUDENT EXCELLENCE THERE ARE...

# PLACES FOR GATHERING

**At the heart of healing, teaching, and joy within the Black community are events that bring folks together in community.** Gathering becomes more than recreational, in these spaces are where elders share stories, mothers pass down generational recipes to their daughters, and youth discover a network of support that they can rely on.

## Correlating narratives:

- Healing
- Collaborative Ecosystem
- Pathways to Success
- Black Joy

## Community-Identified Places for Play

- **Front Porch**
- **Kitchen**
- **Backyard**
- **Large flexible room**
- **Dining Room**

## PRECEDENTS



# VISUALIZING WHAT A COMMUNITY KITCHEN MIGHT LOOK LIKE



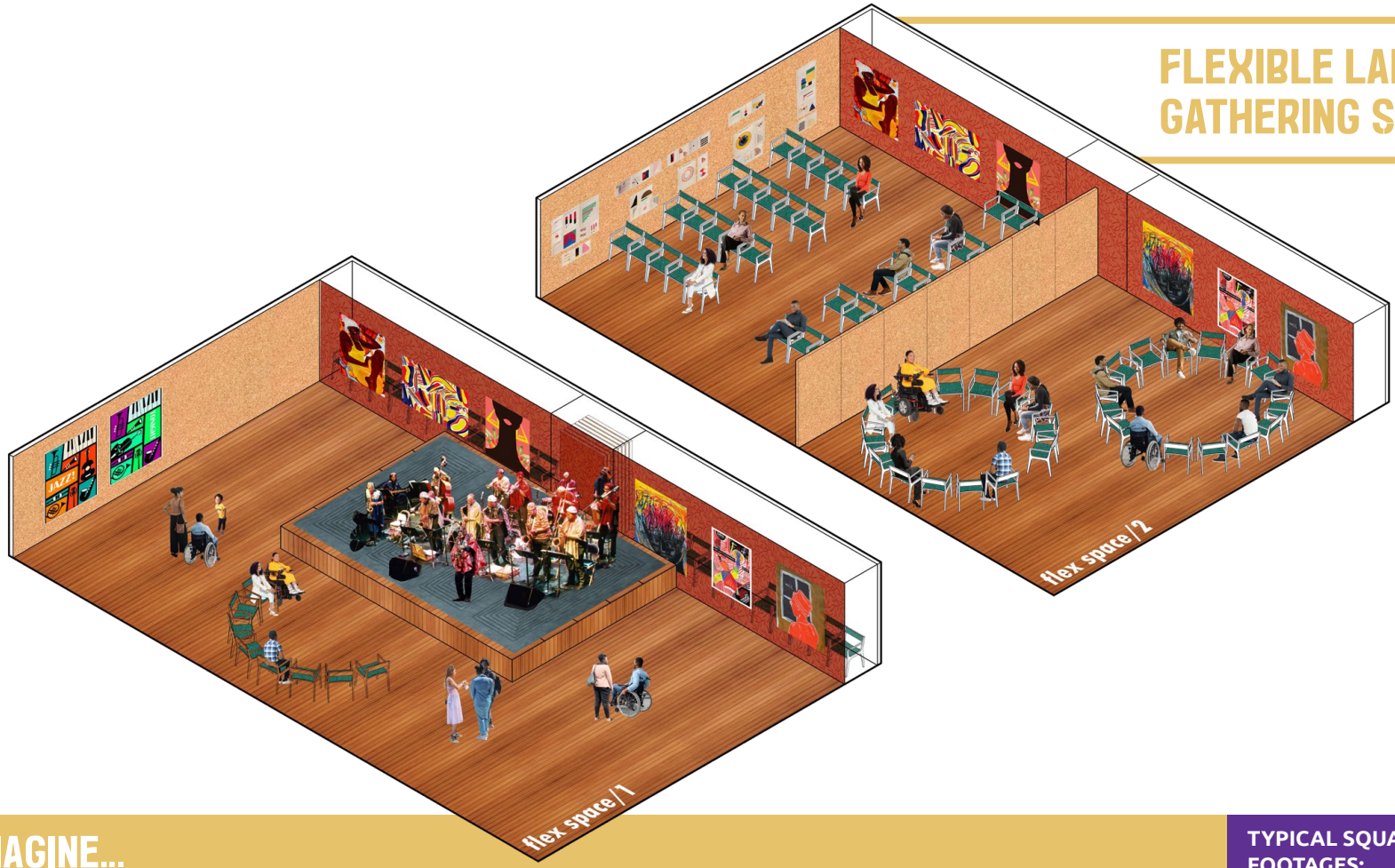

## IMAGINE...

A long room with concrete floors have a kitchenette along one wall, an island, a dining table with orange chairs, then cabinets and a shelf with potted herbs. The cabinetry has a bold black and white geometric pattern, the counter tops are light wood. There is black tile behind the kitchenette with herbs hanging to dry. The right wall is a light pink with four bold paintings of African baskets.

**TYPICAL SQUARE FOOTAGES:**

**500 sf min**

# FLEXIBLE LARGE GATHERING SPACE



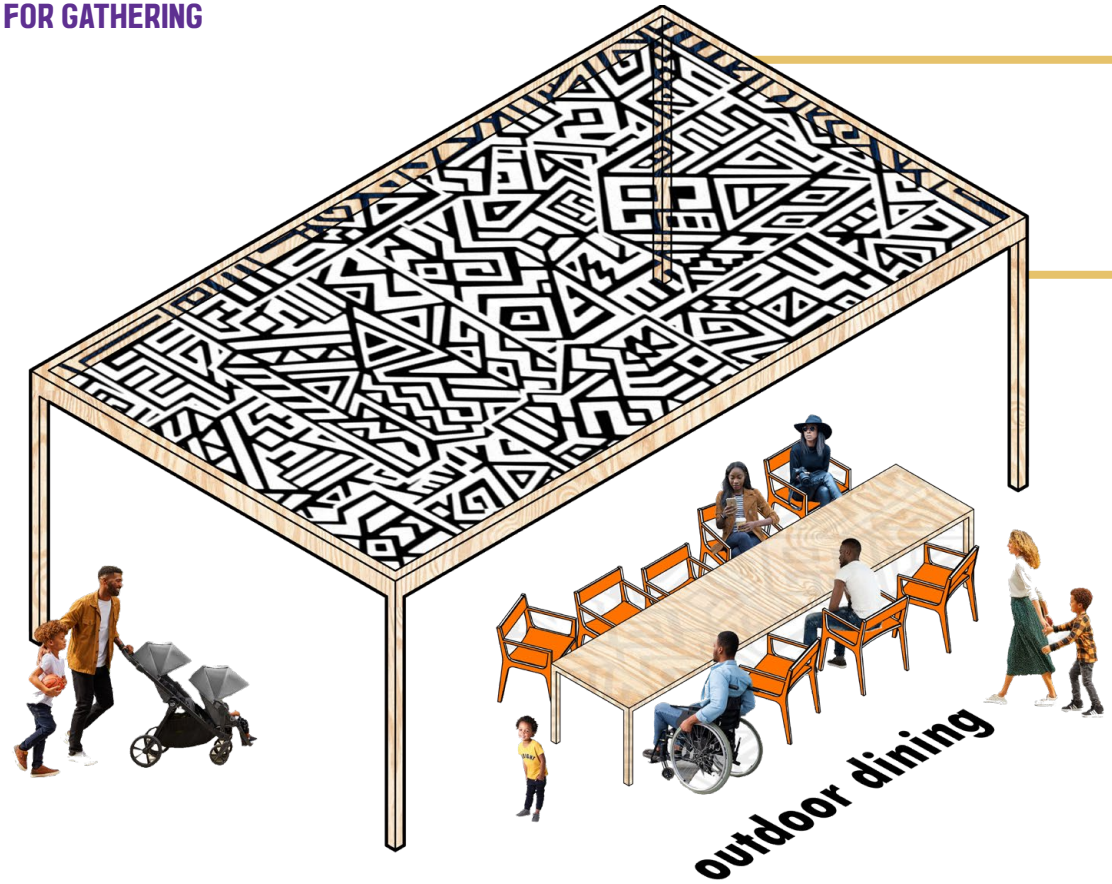

## IMAGINE...

A large common space for gathering and activities has floors of warm wood. The left wall is covered in cork-board, the right wall has a red floral pattern with local Black art on the wall. The red wall conceals storage for chairs and a deployable divider wall. When the divider wall is in place, two events can happen at the same time. When the wall is put away, a stage can be assembled for events such as dance or a jazz band playing while people gather to watch.

**TYPICAL SQUARE FOOTAGES:**

**1,200sf to 5,000sf**

# VISUALIZING WHAT A PORCH MIGHT LOOK LIKE




## IMAGINE...

A shade structure made of wood with a black African pattern casts a patterned shadow on the ground and over a long wood table with bright orange chairs that are disorganized as if people just got up from a long dinner. There are three people still sitting, one person at the table is in a wheelchair. There is a little child standing, while a mother and her child walk to the table, and a father pushing a stroller and a child walk to the table from the other side.

**TYPICAL SQUARE FOOTAGES:**

**300 sf min**

# AT THE CENTER FOR BLACK STUDENT EXCELLENCE THERE ARE...
# PLACES FOR CARE

**By embracing the principles of Healing Justice, we can foster a nurturing environment that uplifts the Center for Black Student Excellence and supports the holistic well-being and empowerment of Black individuals.** Care considers the needs of students AND their families. Academic success is impacted by the basic needs and family life of a student.

## Correlating narratives:

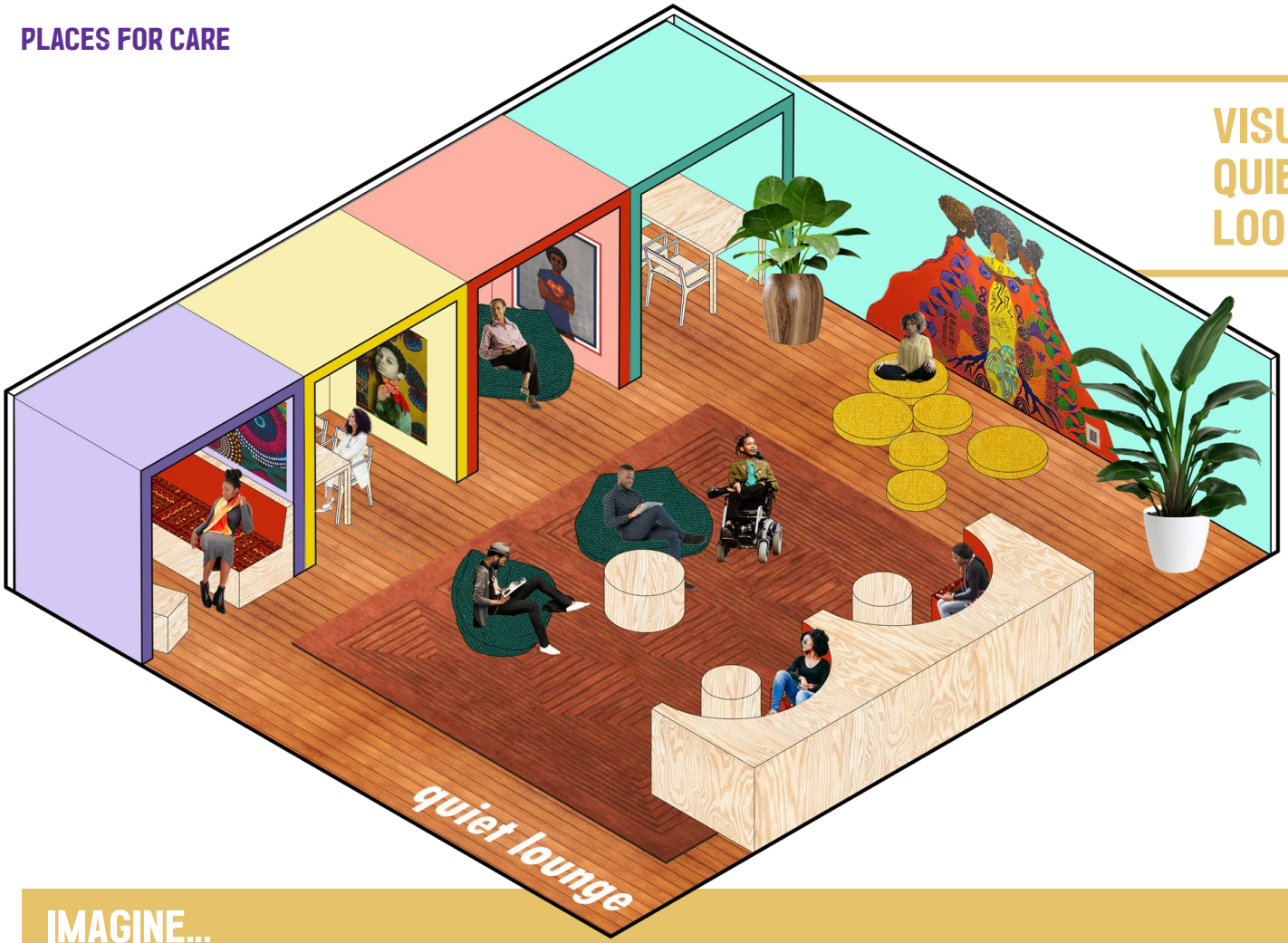
- Healing
- Collaborative Ecosystem
- Pathways to Success
- Black Joy

## Community-Identified Places for Play

- Dining Room
- Quiet spaces
- Spaces to be loud and play
- Gardens
- Free pantry (food)
- Free pantry (clothes)
- Laundry
- Childcare/ parent support Teacher
- support rooms

## PRECEDENTS






# VISUALIZING WHAT A QUIET LOUNGE MIGHT LOOK LIKE

## IMAGINE...

A large room with warm wooden floors has four smaller rooms on the right side and soft seating in the middle on a large reddish brown rug. There are wooden booths on the closest edge of the room, facing the soft seating. People lounge on the seats and a person in a wheelchair is next to the person on a beanbag. The small rooms are different colors, one is purple, one is yellow, one is red, and one is green. Each room shows people doing different activities such as sitting on a green bean bag, sitting at a desk, and sitting on a comfortable bench. The right wall is painted green with a mural of three women in patterned robes holding each other. A woman sits cross legged on round yellow pillows in front of the mural. A big leafy potted plant is on either side.

**TYPICAL SQUARE FOOTAGES:**

**700 sf min**

**Quiet Room: 100 sf min;**

**Focus room: 50 sf min;**

**Prayer / Meditation: 100 sf min**




## CHILDCARE / PARENT SUPPORT

## URBAN GARDEN

### IMAGINE...

An outdoor space with a greenhouse and storage room with murals on the door; garden beds are on the right side. The perimeter garden is growing apples, oranges, tomatoes, and basil. The four interior garden beds are sprouting leafy greens. A little girl and younger child stand and gather greens with a girl in a motorized chair. A man tends to the sprouts. A person with a bicycle talks to a person in a long yellow dress near the greenhouse.

### IMAGINE...

An intimate room with warm wooden floors and a large yellow rug. A child stands smiling on blue and green play blocks. In the back corner is a round rug with colored squares along the edge. Young children sit in the squares while an adult reads from a book. The left wall has a blue, teal, and green mural of a geometric woman reaching down to touch a child's face. The right wall is green and has two large windows with blue curtains.

**TYPICAL SQUARE FOOTAGES: GARDEN**

**400 sf min**

**TYPICAL SQUARE FOOTAGES: CHILDCARE**

**50 sf per child min**

Lactation / Nursing Room: **75-85 sf**




## VISUALIZING WHAT A FREE STORE MIGHT LOOK LIKE

## IMAGINE...

A bustling room with concrete floors and a u-shaped wooden counter in the middle. The counter has baskets of produce and baskets with home items on it, and a person stands behind the counter. A large leafy potted plant is on both sides. A father pushing a stroller and a child walk by the counter. A mother and her child holding a basket walk towards two refrigerators. Next to the refrigerators are wooden shelves filled with produce. On the right side of the counter are clothing racks and a large shelf filled with folded clothes. The back wall has a bright orange and flower pattern with a neon sign with the words food and clothes separated by an infinity symbol.

**TYPICAL SQUARE FOOTAGES:**

**600 to 4,000 sf**

# AT THE CENTER FOR BLACK STUDENT EXCELLENCE THERE ARE...

# PLACES FOR RESEARCH

**Grounding the Center for Black Student Excellence in Black scholarly research includes providing access to Black scholarly research and histories while being able to discuss together on new research.** An archival space for Black research should not be stuffy or off- limits; this should be a space should redefine "archive," be vibrant, and encourage interactive multi-media learning.

## Correlating narratives:

**Healing**

**Collaborative Ecosystem**

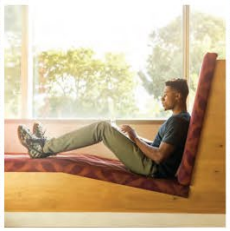
## Community-Identified Places for Play

- **Archive**
- **Mentorships**
- **Library**
- **Travel**
- **Outdoors**

## PRECEDENTS










# VISUALIZING WHAT A CULTURAL ARCHIVE MIGHT LOOK LIKE




## IMAGINE...

A large room with warm wooden floors has large wooden bookshelves along the left side. There is a central aisle with two long wooden tables and chairs sitting on reddish brown rugs. To the right of the tables are three concrete display blocks. The furthest back block has a sculpture of a head, the middle block has a tall sculpture of a person with feathers coming from their shoulders, the closest block has woven baskets on display. To the far right of the room are two small display rooms. Next to the small rooms is a wall with three paintings by Black artists. Two big leafy plants sit on either side of the paintings. The back wall is a dark warm brown with a quilt hung up and the right wall is a bright pink. Small groups of people using the different spaces through the room.

**TYPICAL SQUARE FOOTAGES:**

**1,000 sf min**

# AT THE CENTER FOR BLACK STUDENT EXCELLENCE THERE ARE...
# PLACES FOR CELEBRATION

**Black students are excellent and that excellence should be celebrated! Throughout the Center for Black Student Excellence and schools there should be ways to celebrate and display that excellence.** This Cultural Museum is not fragile or off-limits, but should be hands on and welcoming for all ages.

## Correlating narratives:




## Community-Identified Places for Play

- **Museum**
- **Art showcase Outdoor gathering**
- **Spatial Aesthetics**
- **Presence of Black art**
- **Music by Black artists**

## PRECEDENTS



# VISUALIZING WHAT AN EXHIBITION SPACE MIGHT LOOK LIKE




## IMAGINE...

A large room with warm wooden floors has three full height bi-fold art display panels on either side of the room. On each wing of the panels are large images of regional art by Black artists. In the middle of the room are six concrete display blocks, each with an artifact covered by a clear case. On the far wall are six wooden sculptures, each with a orange light creating a back glow. People are scattered throughout the room looking at the artifacts.

**TYPICAL SQUARE FOOTAGES:**

**700 sf min**

# AT THE CENTER FOR BLACK STUDENT EXCELLENCE THERE ARE...
# PLACES FOR INNOVATION

**Black culture is historically one of innovation, entrepreneurship, and resilience.** CBSE should provide an educational environment where students can explore and innovate through experiential and hands-on learning opportunities while being encouraged to discover a path that they can be excited about is foundational to celebrating innate excellence.

## Correlating narratives:

**Healing**

**Pathways to Success**

## Community-Identified Places for Play

- **Dance room**
- **Makerspace and STEAM lab**
- **Accessible transportation**
- **Computer lab**
- **Youth employment center**
- **On-site coffee shop**
- **Kitchen**
- **Sound recording room**
- **Music room**

## PRECEDENTS










# VISUALIZING WHAT A MAKER-SPACE MIGHT LOOK LIKE




## IMAGINE...

A large space with concrete floors and bright multi-colored walls with neon signage that says “the future is yours to create.” There are four large wood tables with black metal legs where people are doing different activities. At the back set of tables, one person is cutting wood and two people are putting models together. At the front set of worktables, one person is looking at circuit boards, one person sits at a laptop and another person has an experiment with a solar panel and water and wires. Two smaller tables with purple chairs have people doing ceramics and painting.

**TYPICAL SQUARE FOOTAGES:**

**60 sf per student min**

Green Screen Studio
**500sf min**

Sound Recording Room
**150 sf**

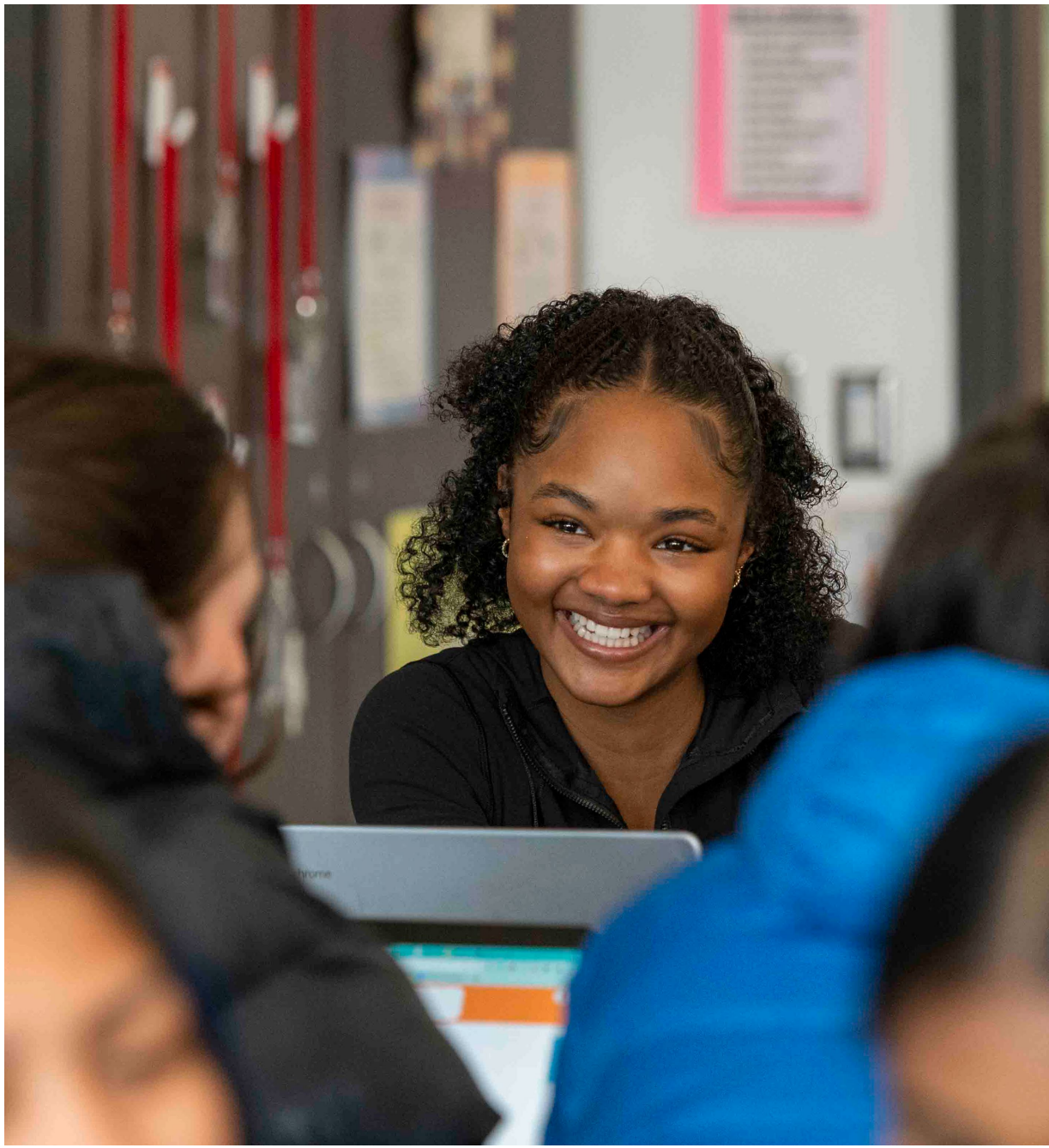
Computer Room
**35 sf per seat min**

# HOW MUCH PROGRAM SPACE IS POSSIBLE?

**$60 Million dollars of bond funding** have been allocated towards Capital Project costs for the CBSE. This includes both hard construction costs as well as the soft costs that go towards design and engineering fees, project management, administration, contingency, equipment, permitting and testing.

## IT WILL LIKELY NOT BE POSSIBLE FOR EVERY TYPE OF SPACE DESIRED TO BE AFFORDED WITHIN THE CURRENT BUDGET.

The project will need to go through a "Programming" process to work with stakeholders to confirm priorities, strategize space use, and determine what spaces will be implemented in alignment with budget for the first build and any future builds.





## AN EXAMPLE:

**Often 30-35% of a building's capital project costs will go towards soft costs.** With multiple capital projects underway, PPS can work with a cost estimator and take a look at other projects for an idea of what this percentage might come out to. Be aware that CBSE will not be a typical school building and account for any particular costs that may arise from the coordination of more technical spaces and involvement of community members in design coordination.

**Using 30-35% of soft costs taken out of $60 Million for the moment, this might look like a $39 to $42 Million construction budget.** To understand how large of a building that might provide, this can be divided by a cost per square foot that reflects the quality of building and amenities desired.

**Other local and PPS projects can help to set a precedent for determining the desired cost per square foot starting point.** Are concrete floors and exposed ceilings comfortable or is a higher amount of interior finishes desired? How much wood and casework will be in the space? Will there be highly technical spaces like a theater or science lab or will spaces be simpler? Will the building be net zero and self-sustaining?

**Cost per square foot metrics will not stay stable.** Because of inflation, the cost per square foot will grow every year. In a typical stable construction market, this inflation rate could be predicted to stay within 5% annually, but we have seen up to 20% annual inflation in recent years. So an $800/sf building can become an $840/sf building with a year passing of time.

- **At $700/sf this could be a 55,700-60,000 sf building.**
- **At $800/sf this could be a 48,750-52,500 sf building.**
- **At $900/sf this could be a 43,300-46,600 sf building.**

Storage, mechanical, electrical, IT, plumbing, corridors, and walls can account for 30% of a building in civic buildings, but would be less of the floor area for something like an office.

- **At 55,700 sf this might leave 38,990 sf for programmed spaces.**
- **At 48,750 sf this might leave 34,125 sf for programmed spaces.**
- **At 43,300 sf this might leave 30,310 for programmed spaces.**

**This is an example rather than a real project cost estimate. All costs should be determined for the particular project conditions by a construction cost estimator and/or contractor.**

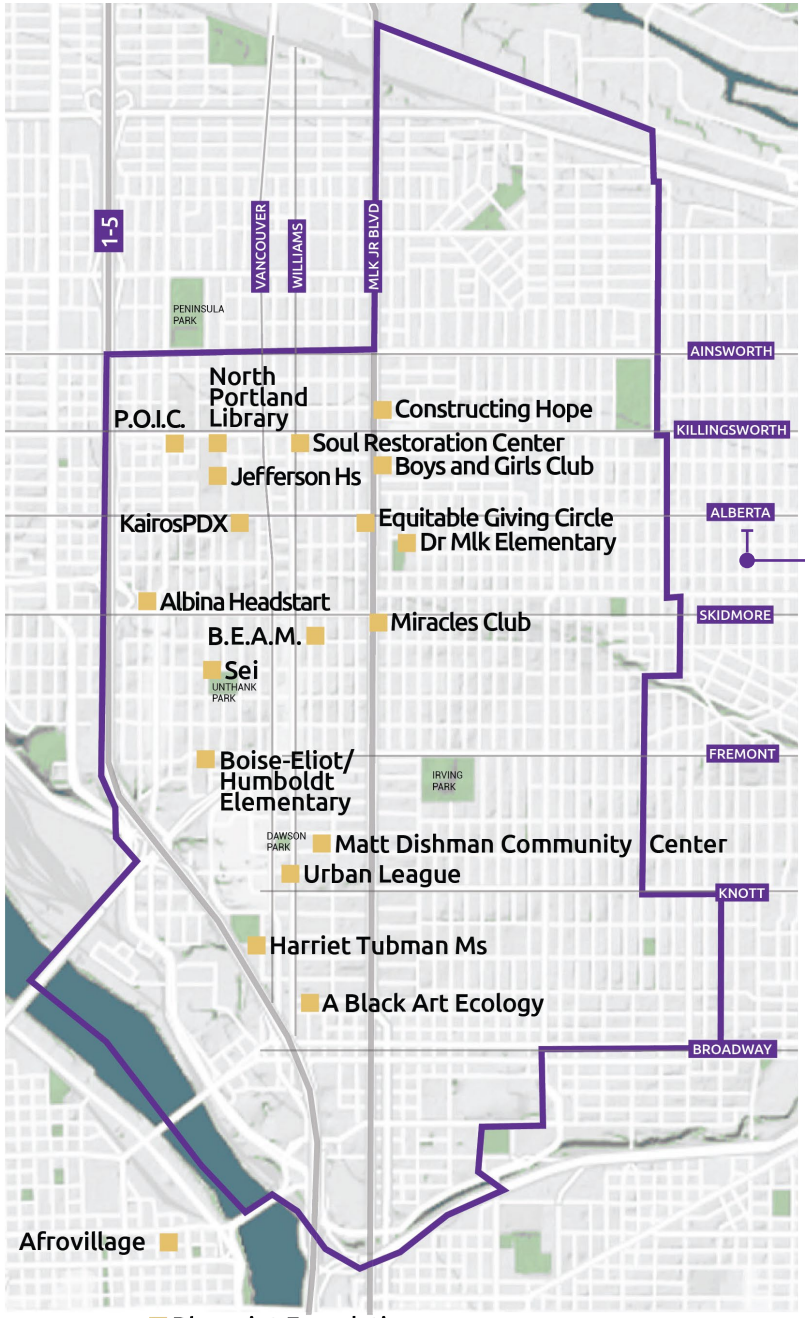
# RESOURCES MAPPING

## A COLLABORATIVE ECOSYSTEM





# ORGANIZATIONS
# SERVING BLACK YOUTH




### No Physical Address

- Brown Girl Rise
- Iurban Teen
- Race Talks
- Project Pipeline
- Holla Mentors
- Tomorrow's Journey
- Unify Portland
- Black Male Achievement

### Black United Fund

- World Stage Theatre
- Coalition Of Black Men
- Camp Elso

### East Portland:

- Elevate Oregon
- Black Community Of Portland
- Africa House
- A Y C O
- Y.O.U.T.H. PDX
- Mudbone Grown
- P.O.I.C.
- REAP
- Building Blocks 2 Success
- Derose Community Bridge
- Inner City Basketball

### South-East Portland:

- Black Futures Farm

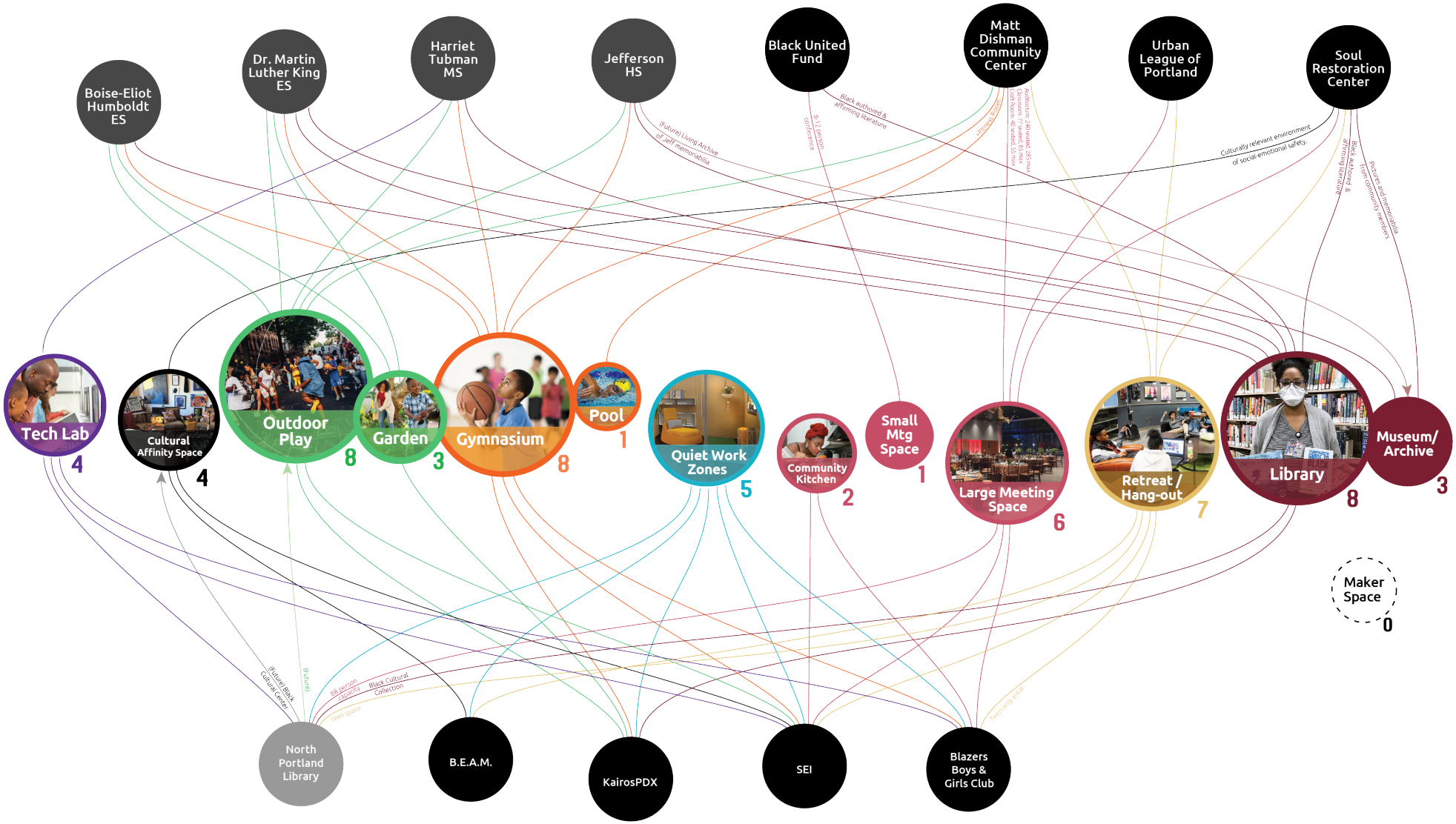
### Northwest Portland:

- NAACP
- Word Is Bond

# SPATIAL RESOURCES

(Albina)

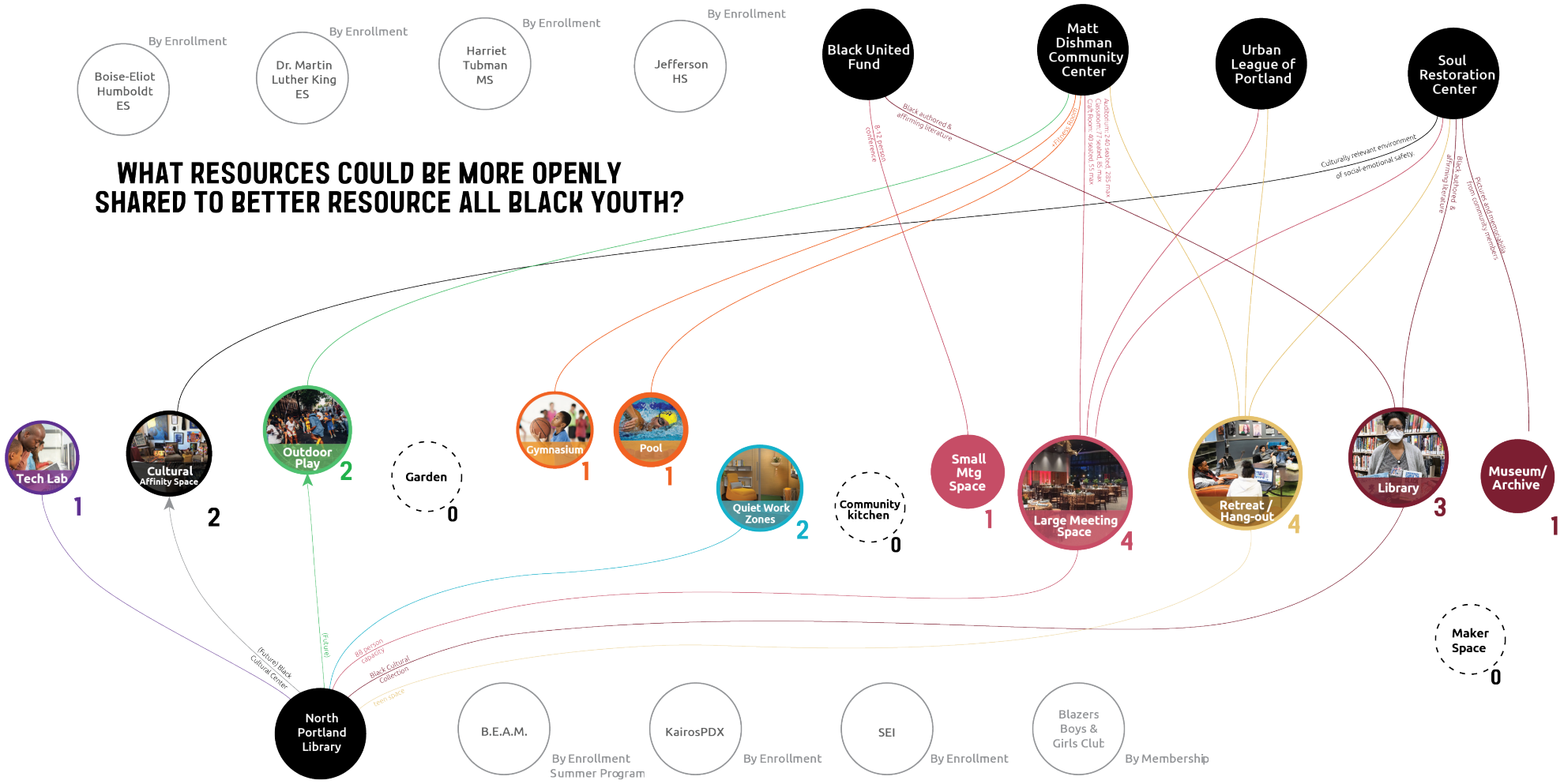
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# SPATIAL RESOURCES (OPENLY AVAILABLE FOR BLACK YOUTH)

(Albina)

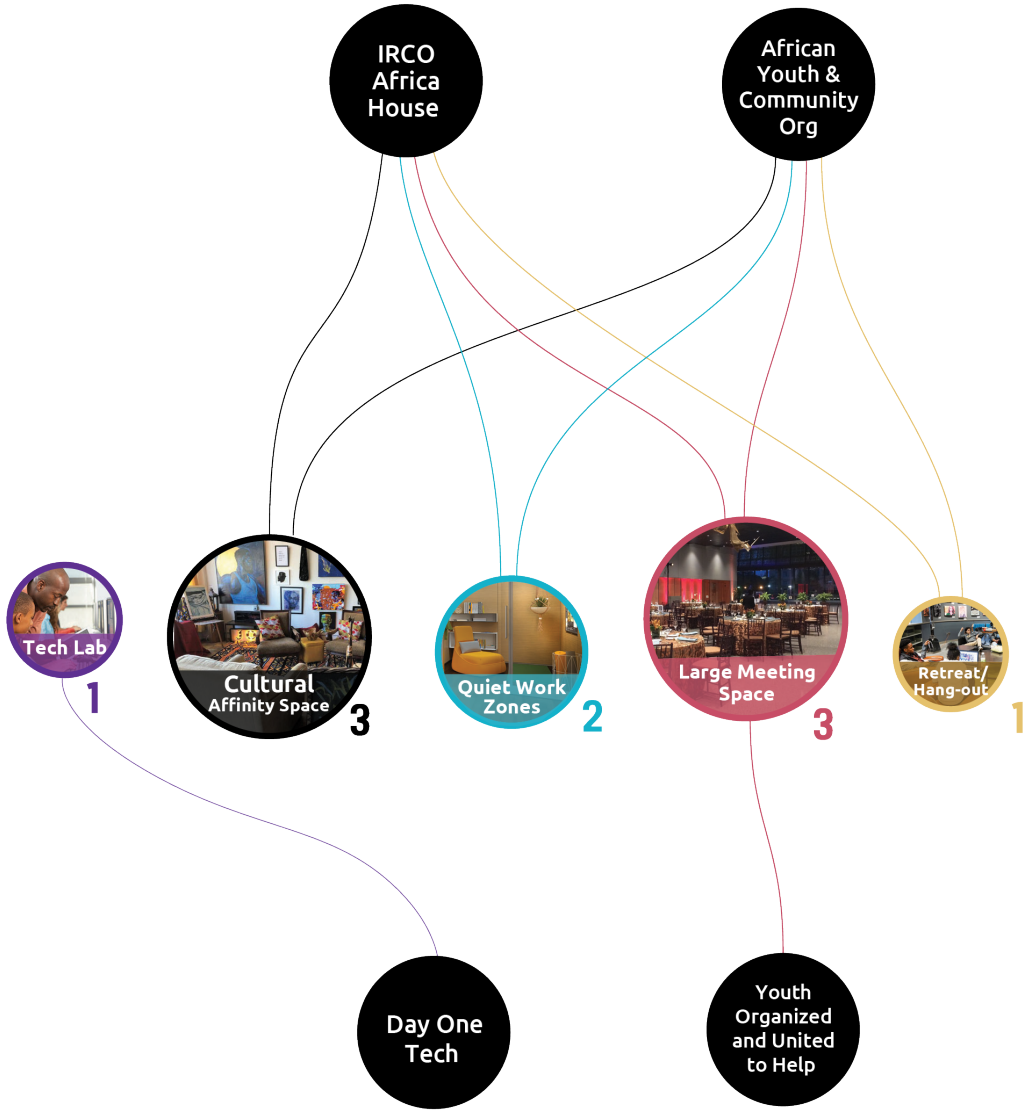
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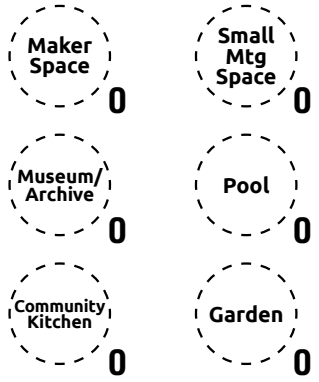


# SPATIAL RESOURCES

(East Portland)

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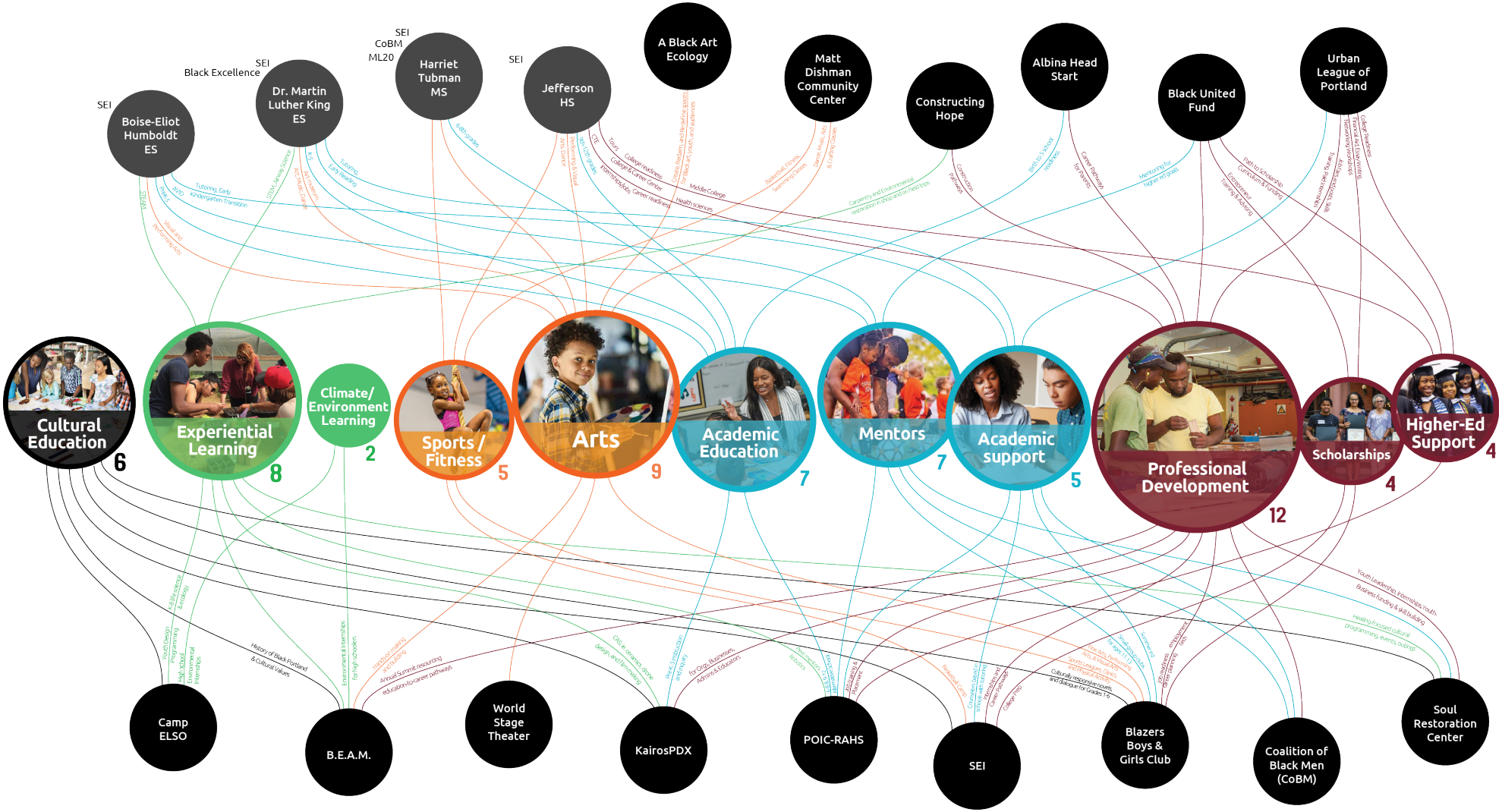


# ACADEMIC PROGRAMS:
# PRE-K TO CAREER

(Albina)

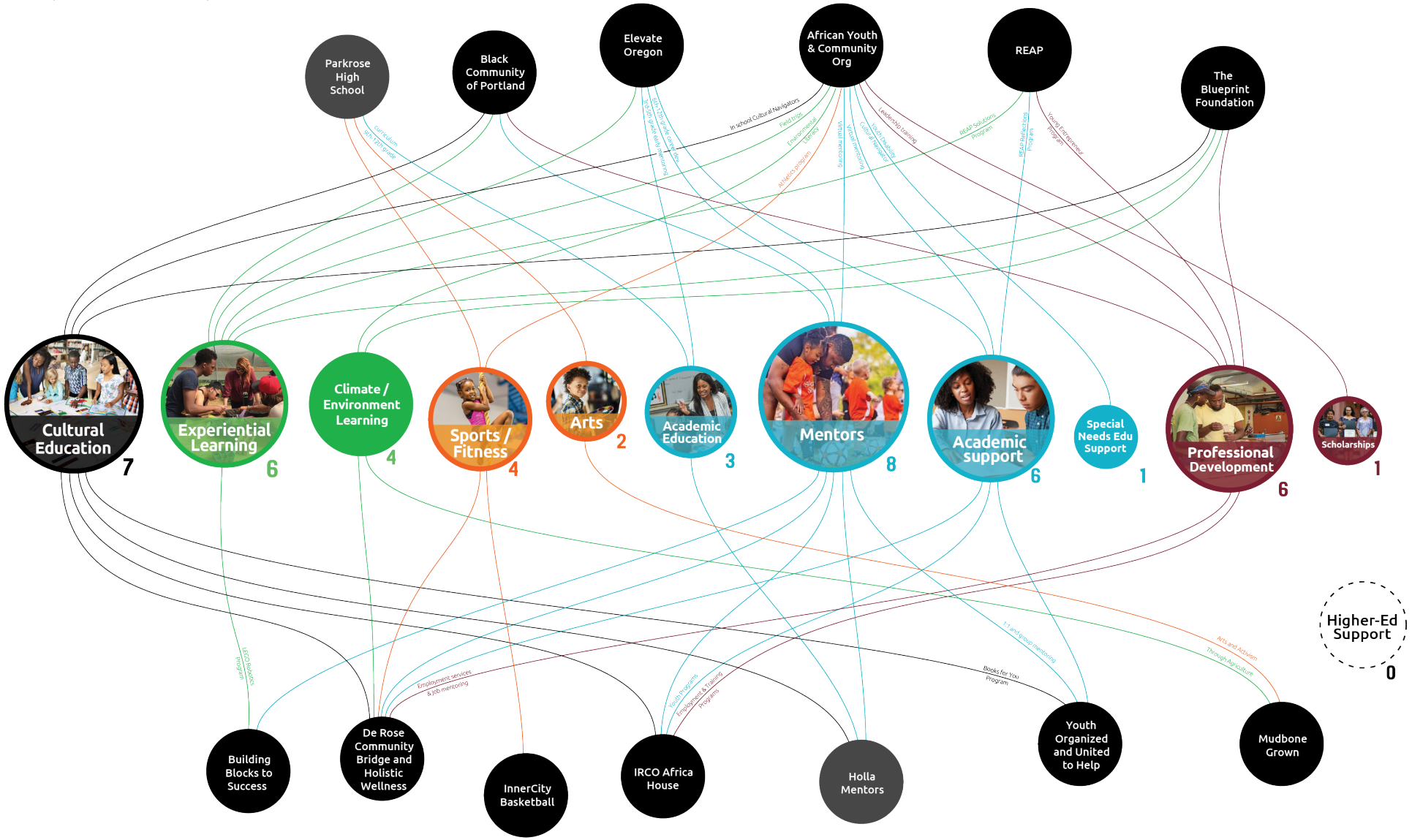
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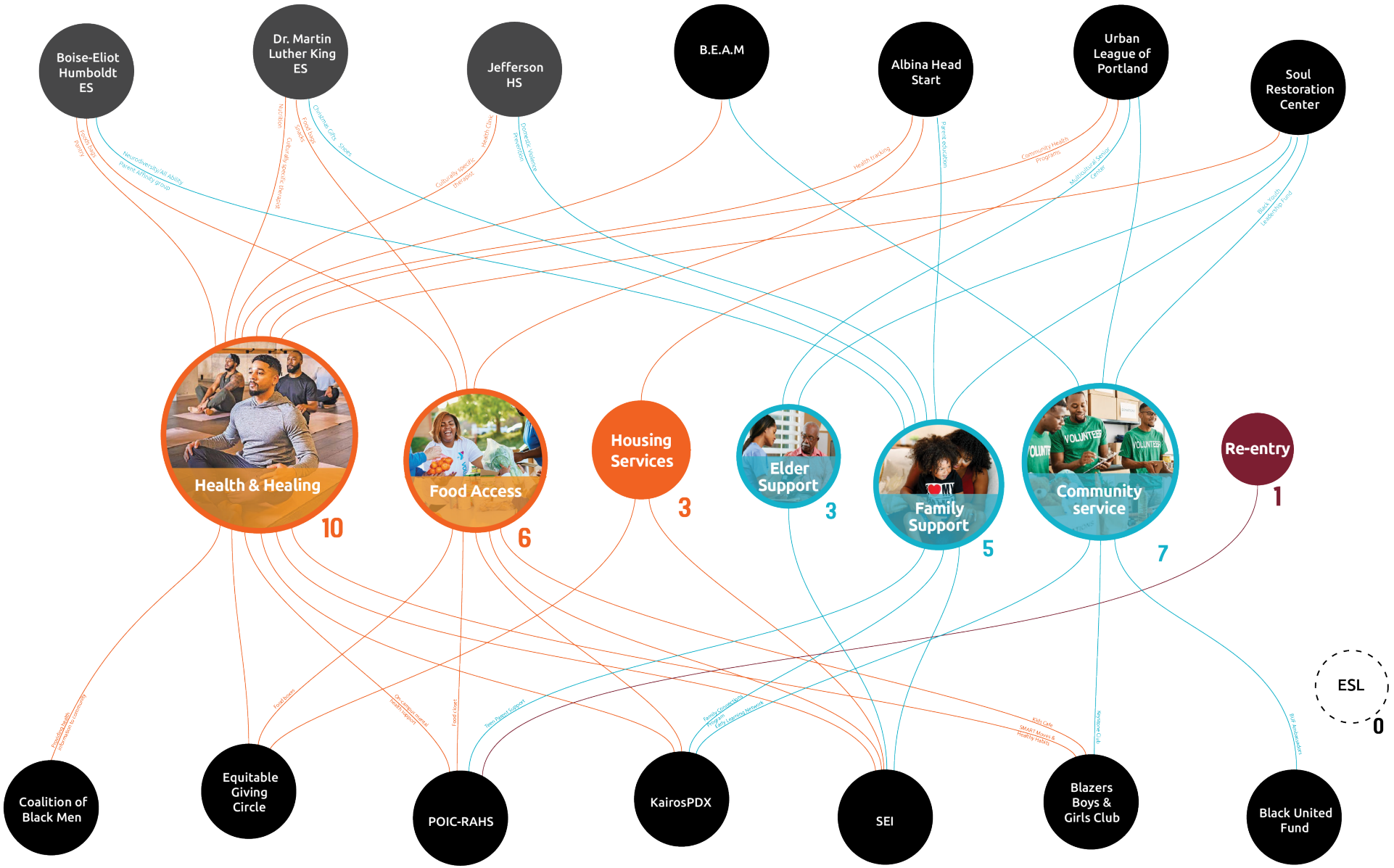
(East Portland)

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# HOLISTIC COMMUNITY SUPPORT (Albina)

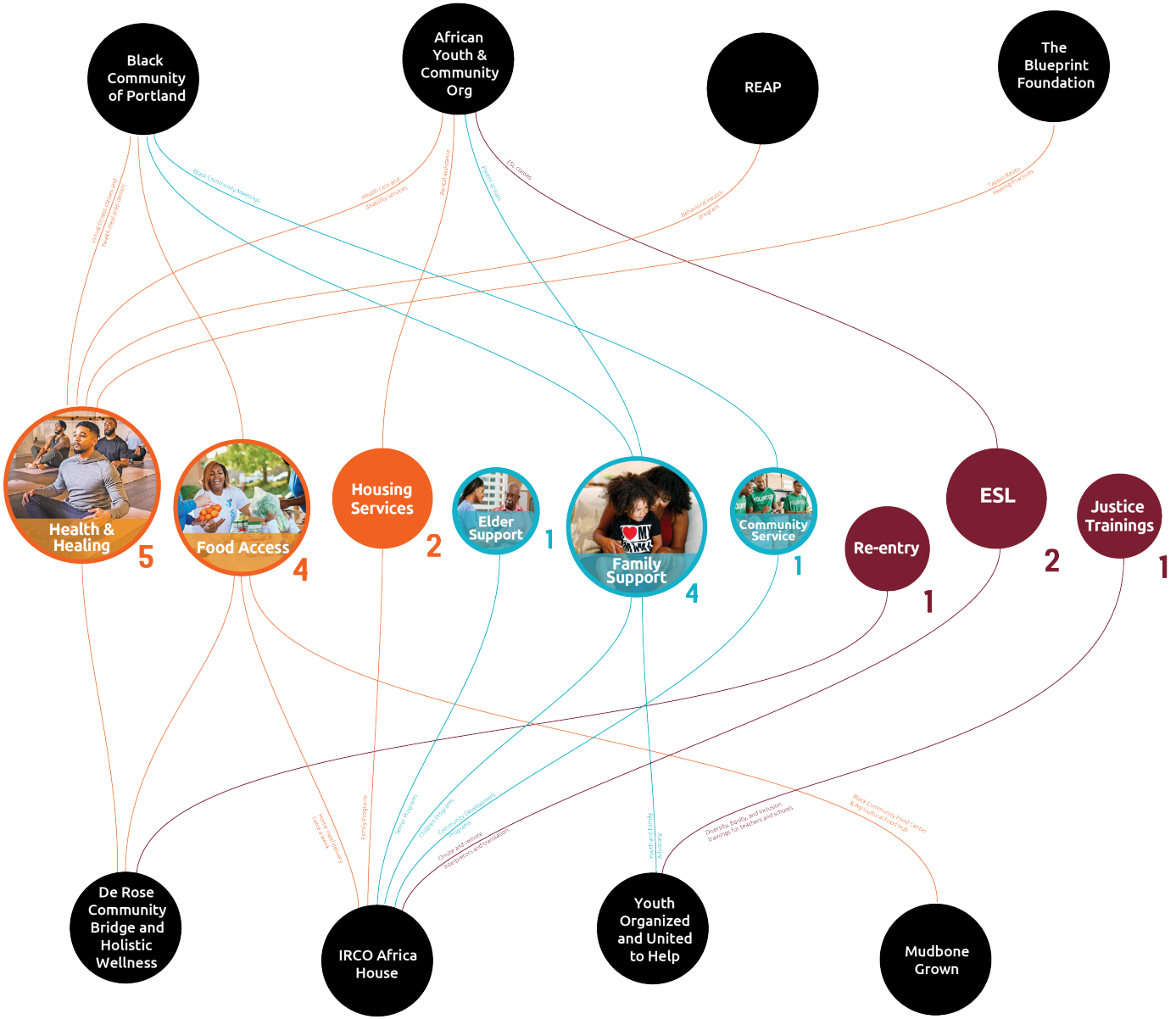
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# HOLISTIC COMMUNITY SUPPORT

(East Portland)

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# 04. APPROACH

- Summary
- Curriculum/Instruction
- Student Support
- Family Support
- Educator, Capacity Building, Hiring and Retention
- Advocacy

# SUMMARY

**The Center for Black Student Excellence is a constellation of academic programs, strategies, supports, and experiences supported by infrastructure that work in coordination to form a transformational Approach to Black student learning.**

The Approach relies on the integration of positive cultural identity development and student leadership, with culturally affirming teaching and learning. In recognition that our students' experience is influenced by the adults who support them–particularly their families and educators–the Center for Black Student Excellence seeks to build an ecosystem that acknowledges their needs as central to student success.




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# CURRICULUM & INSTRUCTION

**Curriculum and Instruction refers to the educational experience of students** both inside and outside of the classroom.




MARVEL

## Outcomes:

- Black students will experience improved academic outcomes.
- Black students' attendance will increase.
- Black students will report a stronger sense of belonging.
- Black students will graduate with a post-secondary plan.

## Albina Arts, Excellence, and Culture Pathway

### Description:

Boise-Eliot Humboldt Elementary, Dr. Martin Luther King, Jr. Elementary, KairosPDX, Harriet Tubman Middle School, Jefferson High School, and partner programs in the area form an aligned PK-career pathway characterized by:

- Coordination across grade bands, building staff, and partners.
- Rigorous experiential learning.
- Visual and performing arts.
- Year-round Black history embedded across disciplines.
- Schools as community hubs.
- Cultural celebrations.
- Career exploration especially in green careers, business and marketing, product design, biotechnology, information technology, and construction.

When students walk into the doors of any of the Albina schools, they can expect to enter a warm and welcoming environment where their social and intellectual curiosities are nurtured. The local area becomes a tool for place-based learning, and Black excellence is the standard. Celebration is a regular practice as each school fosters Black joy. Students graduate with a post-secondary plan and job-ready skills.

**Correlating Narrative**

- Black Joy
- Collaborative Ecosystem
- Pathways to Success
- Safety

**Special Initiatives**

- Black Excellence Pre-K
- Kindergarten Innovation
- Middle School Redesign
- High School Success (M98)
- Master Arts Educational Plan
- Middle College

**Institutional Infrastructure**

- College and Career Readiness
- Instructional Framework
- Master Arts Education Plan
- Office of Teaching and Learning
- Social Sciences Curriculum
- Adoptions
- Student Learning and Family Engagement
- PK-5 Academic Programs
- Visual and Performing Arts

# Black History Rooted in Culturally Relevant Instruction

## Description:

Students have access to high-quality instructional materials that represent the many cultures within the African diaspora. As a part of the instructional core, namely social studies, all students learn about Black history before colonization and American slavery. This learning is augmented in the Center for Black Student Excellence's cultural archive where students have access to stories outside of suffering and the contributions of Black Oregonians. Educators and partners leverage the Center for Black Student Excellence to share and refine teaching practices and supplemental materials. In particular, they embed creativity, art, and storytelling in instruction.

**Correlating Narrative**

- Black Joy
- Pathways to Success
- Safety

**Special Initiatives**

- Summer Learning Academy
- Middle School Redesign

**Institutional Infrastructure**

- Instructional Framework
- Learning Acceleration
- Office of Teaching and Learning
- Racial Equity and Social Justice
- Social Sciences Curriculum
- Adoptions



# STUDENT SUPPORT

**Student Support refers to both programming, experiences and resources available to students** in schools and within the Center for Black Student Excellence.












## Outcomes:

- Black students will experience improved academic outcomes.
- Black students' attendance will increase.
- Black students will report a stronger sense of belonging.
- Black students will graduate with a post-secondary plan.
- Black students will demonstrate leadership qualities.
- Black students will experience improved mental wellness.

## Academic Interventions & Enrichment

### Description:

Black students have access to year-round academic interventions that support them to meet and exceed proficiency in math and literacy. This includes after school and summer tutoring. In addition, at the Center for Black Student Excellence, students have access to a network of partners and providers that host enrichment and pro-social activities to keep them engaged throughout the year. The programs teach team building, activate the imagination, and provide diversions from violence.

**Correlating Narrative**

- Black Joy
- Collaborative Ecosystem
- Pathways to Success
- Safety

**Special Initiatives**

- Summer Learning Academy

**Institutional Infrastructure**

- Learning Acceleration
- Racial Equity and Social Justice
- Schools Uniting Neighborhoods
- Office of School Performance

## Black Student Union Programming & Leadership Development

### Description:

Black students are united across school communities through a shared standard for Black Student Union programming. Central to each of the affinity clubs' success is the foundation of culture, identity, belonging and Black joy. They are encouraged to participate in rite of passage ceremonies, Historically Black College and University (HBCU) tours, and international trips. Black students are supported to become agents of change in topics of interest, and they gather collectively for joint student-led events at the Center for Black Student Excellence.

**Correlating Narrative**

- Black Joy
- Pathways to Success
- Safety

**Special Initiatives**

- All-Star Awards
- International Youth Leadership Conference

**Institutional Infrastructure**

- Climate Justice Youth Advisory
- Community Engagement and Student Voice
- District Student Council
- Affinity Group Network
- PPS reImagined Student Interns
- Office of School Performance

## Mentorship

### Description:

Black students have access to a network of mentors that span their social, cultural, and career interests. In particular, the Center for Black Student Excellence connects students with recent graduates, business professionals, and elders. In addition, mentors coach students on responsibly navigating social media and technology as digital natives.

**Correlating Narrative**

- Black Joy
- Collaborative Ecosystem
- Pathways to Success
- Safety

**Special Initiatives**

**Institutional Infrastructure**

- Career and Technical Education
- College and Career
- Office of School Performance
- Readiness
- Racial Equity and Social Justice
- Student Success and Health

## Wraparound Support & Healing Services

### Description:

The Center for Black Student Excellence provides students and families access to free and affordable food. In recognition of racial trauma, students have access to individual, group, and family mental health resources. The resources include holistic and licensed practitioners who provide training on:

- Conflict Resolution Practices
- Emotional Response Training

**Correlating Narrative**

- Black Joy
- Collaborative Healing
- Holistic Support
- Safety

**Special Initiatives**

- Ballmer Institute

**Institutional Infrastructure**

- Funded Programs
- Nutrition Services
- Student Support Services
- Multi-tiered Systems of Support
- Schools Uniting Neighborhoods

## Nurturing Pathways to Success

### Description:

At the Center for Black Student Excellence, community members and professionals host experiential and hands-on education classes that explore foundational life skills, business ownership, industry insights, and college preparation.

**Correlating Narrative**

- Black Joy
- Collaborative Healing
- Pathways to Success

**Special Initiatives**

- Plumbing, Air, Carpentry, Electrical Mentorship Program (PACE)
- ACE Mentorship Program

**Institutional Infrastructure**

- Career and Technical Education
- College and Career Readiness
- Office of Technology and Information Services


Alaska
PORTLAND

# FAMILY SUPPORT

**Family Support refers to the programming, resources, and knowledge building opportunities** for parents and caregivers in schools and within the Center for Black Student Excellence.




PPS
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THE
ALL-STAR
AWARDS
CEREMONY
FRIDAY, JUNE 3, 2022
6:00 PM - 8:00 PM



## Outcomes:

- All families will understand the historical context of schools in the Albina neighborhood despite changing demographics.
- Black families will report fewer barriers to engaging with their students' school community.
- Black families will have access to tools and wraparound services for holistic support.

## Parent/Caregiver Affinity Groups

### Description:

Black families have access to differentiated support groups focused on:

- Parents of newborns/young children.
- Parents of elementary age children.
- Mothers.
- Fathers.
- Grandparents/caregivers/guardians.
- Single parents.
- Pregnant parents.

In addition, parents and caregivers have agency to facilitate Peer Led Support Groups. This ongoing peer led group provides parents and caregivers the opportunity to support one another and share information, advice or problem solving strategies related to parenting experiences.

| Correlating Narrative | Special Initiatives | Institutional Infrastructure |
|---|---|---|
| Black Joy<br>Collaborative Ecosystem<br>Healing<br>Holistic Support<br>Safety | | Headstart<br>Student Learning and Family Engagement<br>Office of School Performance |



## Parent/Caregiver Academy

### Description:

The Parent/Caregiver Academy program provides Black parents/caregivers and non-Black parents/caregivers raising Black children with training, information, and resources to support their essential responsibility for influencing their children's lives and maintaining the standard of excellence. By partnering with internal district departments, academic institutions, community organizations and other agencies to equip families with additional skills, knowledge, and resources, Parent/Caregiver Academy supports and empowers parents/caregivers to become leaders and advocates for their child's learning and navigate resources within the Center for Black Student Excellence. The Academy also serves as an avenue to learn about the history of Portland in the face of changing demographics.

Classes and workshops offered through Parent Academy provide resources and training on topics including safety, life skills, academic development and financial literacy, and provide families with tools that they can use to encourage their children to become successful.

**Correlating Narrative**

- Collaborative Healing
- Pathways to Success
- Safety

**Special Initiatives**

**Institutional Infrastructure**

- Office of Teaching and Learning
- Academic Programs
- Student Learning and Family Engagement
- Student Success and Health
- Multi-tiered Systems of Support
- SPED
- Funded Programs
- McKinney Vento
- High School College and Career Readiness
- Building Leaders
- Racial Equity and Social Justice Partners
- Civil Rights Coordinator

## Wraparound Support & Healing Services

**Description:**
The Center for Black Student Excellence provides students and families access to free and affordable food. In recognition of racial trauma, students have access to individual, group, and family mental health resources. The resources include holistic and licensed practitioners as well as emergency care.

| Correlating Narrative | Special Initiatives | Institutional Infrastructure |
|---|---|---|
| Black Joy<br>Collaborative Ecosystem<br>Healing<br>Holistic Support<br>Pathways to Success<br>Safety | | Funded Programs<br>Nutrition Services<br>Racial Equity and Social Justice<br>Student Success and Health |

## Family Advocacy & Case Management

**Description:**
The Center for Black Student Excellence directs families through the correct channels to navigate challenges in schools and supports them to escalate issues as needed. Through family advocacy and case management, families have a system of accountability with clear feedback loops. The Center for Black Student Excellence also removes barriers preventing families from accessing available services and resources. Through public and private partnerships, families receive transportation assistance to and from school and community activities.

| Correlating Narrative | Special Initiatives | Institutional Infrastructure |
|---|---|---|
| Collaborative Ecosystem<br>Holistic Support<br>Pathways to Success<br>Safety | | Civil Rights Coordinator<br>Complaints Coordinator<br>District Family Liaison<br>Funded Programs<br>Racial Equity and Social Justice |

# Parent/Caregiver Education and Skill Classes

## Description:

The Parent/Caregiver Education Program focuses on enhancing parenting practices and behaviors, such as developing positive discipline techniques, learning age-appropriate child development skills and milestones, promoting positive play, and interaction between parents and children.

**Correlating Narrative**

- Black Joy
- Collaborative Healing
- Pathways to Success
- Safety

**Special Initiatives**

**Institutional Infrastructure**

- Student Learning and Family Engagement



# EDUCATOR CAPACITY BUILDING, HIRING, AND RETENTION

Educator capacity building, hiring, and retention refers to the continuum of activities to support educators through their employee lifecycle. **While efforts to recruit Black educators continue, Portland Public Schools is responsible for ensuring that all educators are equipped and accountable to holding Black students to a high standard of success and that schools are places where students experience physical and emotional safety.**









BENSON
PHYSICAL EDUCATION
FIT LIVE AND LEARN
Cook, P

## Outcomes:

- All educators will be equipped to communicate with and involve students and families at every level of decision-making that directly impacts Black students.
- All educators and administrators will keep families proactively informed about student progress and opportunities for engagement and success.
- All educators will demonstrate mastery of curriculum and culturally affirming instruction.
- All educators will receive scaffolded support to ensure every Black student is seen, welcomed, valued, and held to high standards, so that they achieve educational equity.
- Administrators will ensure that educators are accountable to maintaining a culture of Black student excellence as informed by student voice.
- All educators will have opportunities to understand the history of the Albina neighborhood and build a network of culturally competent allyship.
- All educators will have access to wellness resources. Black educators will have access to an affinity network.

## Family Engagement Toolkit

### Description:

The Family Engagement Toolkit is a resource for schools to develop, and sustain consistent family engagement. It provides strategies, tips, and tools to forecast engagement events and important discussion topics for the school year. As student opportunities emerge, the family engagement toolkit empowers schools to establish a regular practice of communication with families.





## Become Rooted in the History of Black Portland

### Description:

The Center for Black Student Excellence provides opportunities for educators and administrators to learn about the history of the Albina neighborhood and the contributions of Black Portlanders up to the present day. Through learning experiences, they develop competence in the social and political factors that contribute to Black student learning and can demonstrate awareness of their own positionality, biases and identities as well as those of their students, and how this impacts dynamics of power, social norms, privilege, and oppression in the classroom. The Center for Black Student Excellence provides a pathway to harnesses best practices and the wisdom of the community in support of student success.

**Correlating Narrative**

- Black Joy
- Collaborative Ecosystem
- Pathways to Success

**Special Initiatives**

**Institutional Infrastructure**

- Racial Equity and Social Justice
- Teacher Professional Development
- Office of Teaching and Learning
- Workforce Diversity and Development




## Culturally Responsive Instruction

**Description:**
The Center for Black Student Excellence serves as an incubator to test and share effective classroom management and instructional practices, source supplemental materials, find resources to curate culturally affirming classroom spaces, and empower families in supporting their child's academics at home in close cooperation with educators. In partnership with district teams, all educators, administrators, and partners are trained and coached to fully support all Black students academically, socially, and emotionally. Training includes:

- Classroom Management
- Conflict Resolution
- Culturally Affirming Instruction
- Data-driven Continuous Improvement
- Differentiation
- Parent Teacher Home Visits (PTHV)
- Racial Equity and Social Justice Foundations
- Support for gender non-conforming students
- Transformative Social Emotional Learning (TSEL)

**Correlating Narrative**

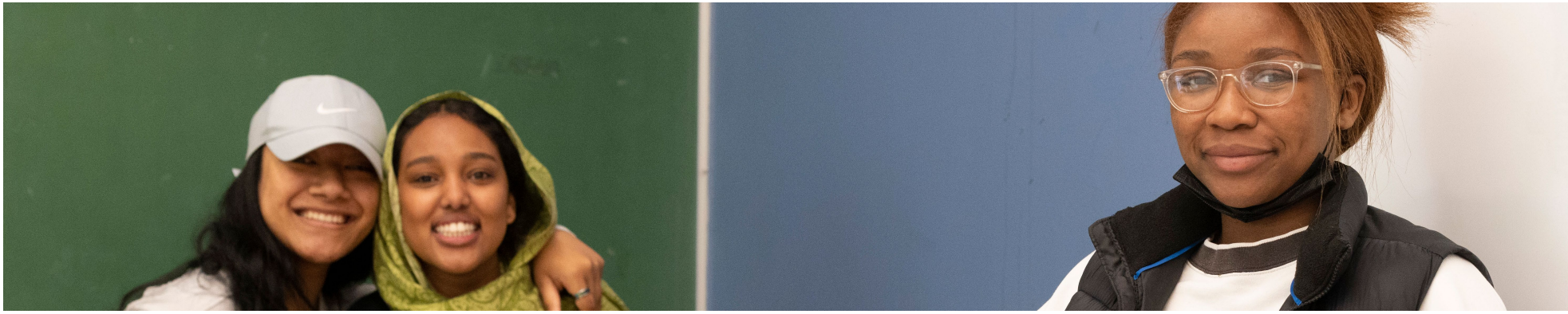
- Black Joy
- Collaborative Ecosystem
- Pathways to Success

**Special Initiatives**

- Coach to Classroom
- Racial Equity Centered Principal Pipeline Initiative

**Institutional Infrastructure**

- Office of Teaching and Learning
- Teacher Professional Development
- Research Assessment and Accountability
- Racial Equity and Social Justice
- Student Support Services
- Workforce Diversity and Development



## Educator Affinity Groups & Leadership Development

### Description:

At the Center for Black Student Excellence, Black educators meet for affinity and model educational excellence for students aspiring to become teachers. Educators build camaraderie with diverse educators from various content areas, with varying years of experience and pathways. They too, engage in peer and intergenerational mentorship while accessing mental health and healing resources for themselves. At the Center for Black Student Excellence, teacher leaders and veteran educators explore pathways to become administrators and opportunities to demonstrate their leadership in district-level discussions.

**Correlating Narrative**

- Black Joy
- Collaborative Ecosystem
- Holistic Support
- Pathways to Success
- Safety

**Special Initiatives**

- Career Lattice
- Coach to Classroom
- Racial Equity Centered Principal Pipeline Initiative

**Institutional Infrastructure**

- Employee Benefits
- Office of Teaching and Learning
- Racial Equity and Social Justice
- Teacher Professional Learning
- Workforce Diversity and Development

# ADVOCACY

**Advocacy refers to the internal policies and processes to accelerate Black student excellence and external policy positions** to consider that may directly or indirectly reinforce Portland Public Schools' ability to support Black students.







## Affordable Housing

**Description:**
Support investments in affordable housing in North and Northeast Portland.

## A Strong Educator Workforce

**Description:**
Support Grow Your Own and pipeline development programs.

## Discipline

**Description:**
Support restorative justice and alternative discipline practices.

## Early Childhood/Literacy

**Description:**
Support early interventions for early childhood literacy.

## Educator Assignments

**Description:**
Support a contract amendment to assign teachers to schools where they more closely reflect the demographics of the students.

## Educator Accountability

**Description:**
Support a contract amendment that installs firm accountability for incidents racial discrimination.

## Enrollment

**Description:**
Revisit feeder, zoning, and admission to ensure Black students benefit from the focus on North and Northeast Portland schools.

## Ethnic Studies

**Description:**
Support the full implementation of Ethnic Studies standards and professional learning for educators.

## Transportation

**Description:**
Support the implementation of strategies that increase Black students in the Portland metro to participate in Right to Return.

## Universal Meals

**Description:**
Support funding for all kindergarten through 12th grade public schools to provide free meals during each school day to students requesting a meal, regardless of the student's financial eligibility.

| Correlating Narrative | Special Initiatives | Institutional Infrastructure |
|---|---|---|
| Collaborative Ecosystem<br>Holistic Support<br>Pathways to Success | | ■ Center for Black Excellence<br>■ Communications<br>■ General Counsel<br>■ Government Relations<br>■ Funded Programs<br>■ Nutrition Services<br>■ Planning & Asset Management,<br>■ Portland Public Schools Board of Education, Enrollment & Transfer |

# 05.
# REDESIGN OF THE SYSTEM

- Summary
- System-level strategies

# SUMMARY

The System Redesign refers to changes in Portland Public Schools' priorities and how it operates to position the organization for accelerated implementation of Center for Black Student Excellence efforts. **The redesign leverages Portland Public Schools' strategic priorities while insisting that the success of Black students requires radically different methods from the ones that have maintained the system up to this point.**





# SYSTEM-LEVEL STRATEGIES

Portland Public Schools uses data effectively and consistently to drive cycles of continuous improvement that lead to **decisions — and actions that improve Black student outcomes.**




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Muertos
Talent Show




# BUILD A COLLECTIVE SENSE OF TRUST AND BELONGING

## Strategic Outcome

Through repeated behavior change, Portland Public Schools creates a new track record of trustworthiness with the community, and across the organization. We collectively establish shared ownership for the success of Black students while publicly acknowledging the history of shortcomings and failures by the public education system, how that history impacts the present, and the pathway to different outcomes.

## Description

In collaboration with our educators and community, the vision of the Center for Black Student Excellence is rooted in the values of Umoja and Ujamaa - Unity, Collective Work, and Responsibility. Umoja and Ujamaa are Kwanzaa principles that unite and empower the African-American community through joint efforts and solutions. Umoja expresses the desire to strive for and maintain unity in the family, community, nation, and race. Ujamaa seeks to build and maintain community together and make our community's problems our problems and for us to solve together.

### GOAL #1

Include Black student, family, partner, and community voices at every level of decision-making that directly impacts Black students.

### GOAL #2

Publicly reflect the direct connection between every staff team's respective bodies of work and the implementation of Center for Black Student Excellence efforts.

### GOAL #3

Design conflict mediation protocols for Black students, families, staff, and partners.

### GOAL #4

Establish regular convenings of educators, service providers, community members, and entities working in coordination for the benefit of Black students, at a minimum of once per quarter.

# ESTABLISH A PRACTICE OF STRATEGIC FORESIGHT AND SUSTAINABLE TEAMING STRUCTURES

### Strategic Outcome

Portland Public Schools is better equipped to anticipate and meet the needs of schools in service of Black student excellence.

### Description

Portland Public Schools has cultivated a practice of forecasting and aligning all district priorities and bodies of work with teams structured to eliminate duplication and staff burnout. School district staff work to develop mutually empowering partnerships with peers, families, and Portland's diverse communities. Requests for staff participation in disparate working groups are reduced as gathering time is more efficient and intentional with direct correlation to advancing Black student excellence. Resources are more efficiently distributed across the organization, and staff across departments can, at a minimum, provide high-level summaries of what other colleagues are working on.

**GOAL #1**

Establish an annual district work plan that complements school rhythms and maximizes breaks for preparation.

**GOAL #2**

Create official channels for collaboration between capital and programmatic projects impacting Black students to increase staff efficiency and eliminate silos.

**GOAL #3**

When evaluating the geographic location of the Center for Black Student Excellence, consider the proximity to other Black-serving organizations, institutions and services.

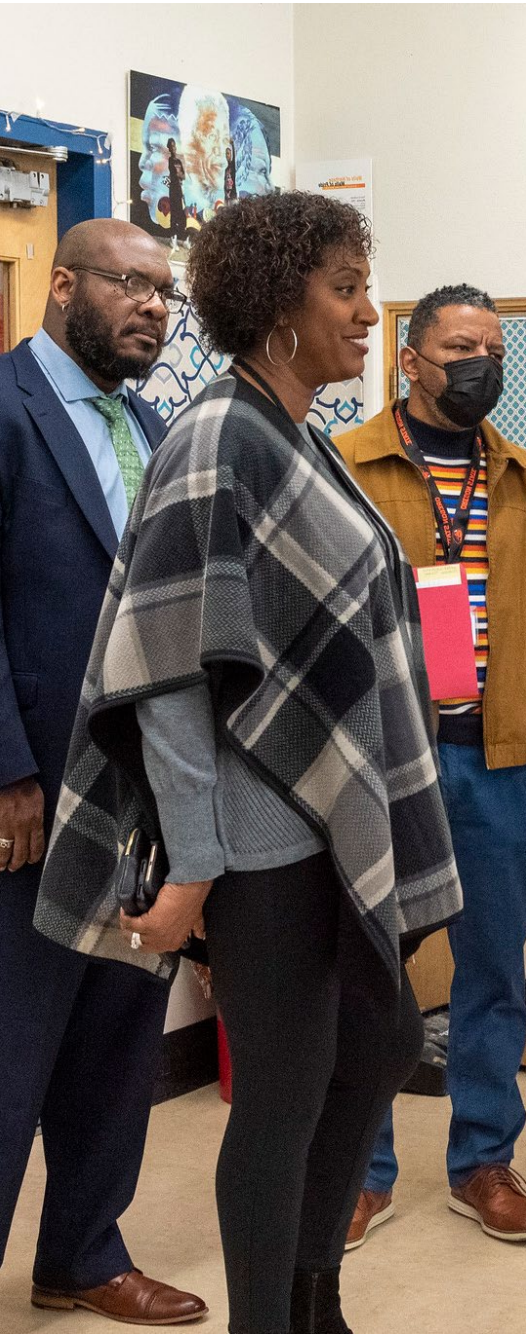
**GOAL #4**

Dedicate a fixed percentage of time for every district staff member to collaborate on cross-functional work strands.

**GOAL #5**

Consider sharing programs between co-located institutions and organizations in order to maximize financial and spatial resources.





# EMBED SYSTEM-WIDE DATA-DRIVEN CONTINUOUS IMPROVEMENT PRACTICES

## Strategic Outcome

Portland Public Schools uses data effectively and consistently to drive cycles of continuous improvement that lead to decisions — and actions that improve Black student outcomes.

## Description

Effective data-driven continuous improvement practices are evident throughout the district, especially at the classroom, grade-level, school, and central office department levels. Educators have the capacity to set measurable goals, collect outcome and implementation data from multiple sources, analyze data, adjust actions, and monitor progress toward goals. Diverse stakeholders are involved in data analysis to strengthen interpretation, and this informs decisions and actions, especially resource allocations, that lead to improved outcomes.

**GOAL #1**

Collaboratively create a new metric for evaluating Black student success, and provide partners with data to proactively adjust actions.

**GOAL #2**

Include Black student voice in educator evaluations.

**GOAL #3**

Provide a clear process and protocol for the response to racialized incidents between students and staff.

# IMPLEMENT A PROACTIVE, EFFECTIVE, AND CREATIVE COMMUNICATION PRACTICE

## Strategic Outcome

Our communication practice proactively informs internal and external stakeholders in ways that are respectful, transparent, and inclusive of our linguistically and culturally diverse communities.

## Description

Internal and external communication are consistent and accurate, and inform stakeholders in a timely fashion. Attention to accessibility has made methods and content responsive to audience needs. By using a variety of data and media, we "show the system to itself" and the broader community through stories of growth and accomplishment, keeping our community proactively informed as to progress across the district.

### GOAL #1

Leverage traditional and nontraditional communication platforms to provide internal and external staff, families, and community members regular updates on key decisions, developments and progress of Black students with guidance on opportunities to get involved.

### GOAL #2

Provide students with clear guidance on whom and where to go for additional assistance.





# CULTIVATE AND PROMOTE ALIGNED COMMUNITY PARTNERSHIPS

## Strategic Outcome

Our partnerships equitably support our students to achieve the Graduate Portrait.

## Description

Internal and external stakeholders are active partners supporting our vision, PPS reImagined, and the Center for Black Student Excellence efforts. They have clear options and opportunities to align their efforts with our vision. We cultivate, foster, and sustain partnerships so that our collective efforts to support our students to achieve the Graduate Portrait are maximized.

### GOAL #1

Collaboratively develop a new shared metric to identify the efficacy of strategies and partnerships in advancing Black student excellence.

### GOAL #2

Support smaller Community Based Organizations with capacity building to effectively support Black students especially those in schools with smaller percentages of Black youth.

# DEVELOP A COHERENT SYSTEM-WIDE COMMUNITY ENGAGEMENT APPROACH

### Strategic Outcome

Stakeholder engagement is a core competency through which the perspectives and voices of educators, students, and families are authentically integrated.

### Description

Our coherent, system-wide approach to internal and external community engagement uses consistent guidelines for departments and sites on the design of engagement activities to ensure that they are meaningful and transparent. Guidelines clarify expectations as to the purpose and outcomes of engagement, including expectations for collaboration and feedback loops, and help stakeholders feel that their participation is valued by understanding how their input, feedback, and collaborative design efforts will be used.

**GOAL #1**

Create clear and accountable feedback loops for all engagement efforts.

**GOAL #2**

Remove barriers and incentivize community participation with flexible compensation models.

**GOAL #3**

Leverage the information from previous engagement processes and scholarly research to avoid community fatigue.

**GOAL #4**

Create pathways for Black community members to influence and support implementation.






# DEVELOP A DIVERSE, HIGH-QUALITY, THRIVING WORKFORCE

## Strategic Outcome

We have a diverse, high-quality, thriving workforce that is supported in personal and professional well-being and success.

## Description

We have a diverse workforce that reflects student demographics through intentional recruitment, hiring, retention, and development of educators of color. We have a high-quality, thriving workforce that is supported by professional experiences throughout the entire employee lifecycle, to ensure each educator's personal and professional well-being, growth, and success.

### GOAL #1

Establish school and department wellness strategies with metrics to track Black staff retention.

### GOAL #2

Develop Human Resource professionals as generalists and increase staffing to reduce backlog in school-based and district staff support requests.

### GOAL #3

Establish a Black educator affinity network and support system to report and ensure accountability for targeted incidents of racialized discrimination.

### GOAL #4

Establish a year-round recognition system for exemplary educators.

### GOAL #5

Develop and publicize Grow Your Own programs through innovative partnerships with local colleges and universities.

### GOAL #6

Develop a pipeline program from Historically Black Colleges and Universities (HBCUs).

### GOAL #7

Increase building administrators' capacity as instructional and equity-centered leaders who can hold educators accountable for cultivating safe environments for Black students.

### GOAL #8

Establish a high-quality robust professional learning catalog that is meaningfully integrated during pre-service training and throughout the year.

# DIGITAL INFRASTRUCTURE

### Strategic Outcome

Students and families have the opportunity to receive information and participate in key decisions, developments, and community events in person and virtually.

### Description

Students and families are aware of the resources available through a digital platform. The resource centralizes opportunities for Black students and community members to reduce competing events.

**GOAL #1**

Coordinate and maintain a directory of Black student and community-serving resources and events including scholarships and internship opportunities. Ensure students at every PPS school have access and support to navigate the platform.

**GOAL #2**

Create hybrid and asynchronous engagement opportunities.

# SCHOOLS AS COMMUNITY HUBS

### Strategic Outcome

Schools have become community hubs that integrate support services for families—including health care, housing support, clothing, and food—that are intuitive, easy to navigate, and driven by community need.

### Description

These support services are also used to help students at critical transitions—kindergarten, sixth grade, ninth grade, and twelfth grade/transition to post-secondary, and when students arrive as newcomers or move between schools—creating a foundation for specific needs that allows students to engage fully in their education. Learning draws upon families' backgrounds and cultural assets to build school community and help students achieve their highest academic potential. The school district builds connections, and district spaces also support interactions and collaborations with community partners.

**GOAL #1**

Establish partnerships to meet the needs of school communities driven by student and family requests.

**GOAL #2**

Welcome participation and presence of community members who may not have contracts with the district to support school climate and mentorship activities.





# REIMAGINED RESPONSES TO SAFETY AND SECURITY

## Strategic Outcome

Black students experience physical and emotional safety.

## Description

Incidents of community violence reduce as students have more access to mental health services and prosocial activities. Community members have opportunities for active participation. Black joy and a culture of celebration serve to amplify students' sense of belonging. Through this effort, Portland Public Schools dismantles the school-to-prison pipeline, which refers to policies and practices that disproportionately push black youth out of schools and into the criminal justice system, often due to harsh discipline policies, biased policing, and inadequate educational resources.

### GOAL #1

Increase student Awareness for Mental Health and Wellness Supports.

### GOAL #2

In conjunction with our Safe Routes to School team, pilot efforts to have community-based individuals posted on identified routes to support middle and high school students traveling to and from school during arrival and dismissal bell times.

### GOAL #3

In partnership with students, educators, and mental health providers, develop a standard post-traumatic event protocol that:

- Addresses trauma using healing centered practices.
- Provides tools for collective response to trauma.
- Creates tools that center culture, identity, and race as a leverage to holistic healing and well-being.
- Foster relationships, prioritize agency, promote collective action, and promotes culturally based learning.
- Creates school-based proactive strategies that support individual, interpersonal, and institutional well-being.

### GOAL #4

Establish consistent classroom management practices that disrupt push-outs and maintain high standards for students.

### GOAL #5

Resource community-based prevention programs to provide pro-social activities.

# SUSTAINING
# THE EFFORT

### Strategic Outcome

Portland Public Schools, in partnership with the community, cares for future generations with a promise of academic excellence, economic security, self-determination, and equal opportunities.

### Description

The community vision for the Center for Black Student Excellence is sustained through innovative governance and funding models that leverage collective impact. Using the CBSE vision as guidance, organizations have a clear direction and leverage their strengths as they pursue aligned investment opportunities. Portland Public Schools maintains a dedicated budget for Black student achievement and related strategies.

**GOAL #1**

In partnership with Center for Black Excellence (CBE) leadership, establish a robust fund development strategy for continued private investment.

**GOAL #2**

Establish transparent standards for Center for Black Excellence board membership and actively develop the pipeline of board leadership.

**GOAL #3**

Launch an unapologetically Black-led design process for the physical building that positions Black creatives including artists, interior designers, and architects at the forefront of the core design team to create pathways for Black economic development and student internships.

**GOAL #4**

Determine and maintain staffing levels to sustain project management, program development, fund development, technology, building maintenance and operations.

**GOAL #5**

Establish public and private transportation partnerships and scale the infrastructure in proportion to the growth in displaced students.



# 06.
# APPENDIX

- Design and Engagement Calendar
- Glossary
- CBSE Bibliography

# DESIGN AND ENGAGEMENT CALENDAR

| PHASE I | | | |
|---|---|---|---|
| **October** 2022 | | | |
| **Event** | **Date & Time** | **Location** | **Type** |
| Homecoming Lunch | 10/3/22<br>11:44am-12:19pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave, Portland, OR 972147 | Design Research<br>(Student) |
| Homecoming Lunch | 10/4/22<br>11:44am-12:19pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave, Portland, OR 972147 | Design Research<br>(Student) |
| Harriet Tubman<br>Staff Meeting | 10/4/22<br>4:00pm-5:30pm | Harriet Tubman Middle<br>2231 N Flint Ave, Portland, OR 97227 | Design Research<br>(Staff) |
| Know Your School | 10/4/22<br>5:30pm-6:30pm | Virtual | Community<br>Engagement |
| Jefferson<br>Homecoming Lunch | 10/5/22<br>11:44am-12:19pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave, Portland, OR 972147 | Design Research<br>(Student) |
| Jefferson<br>Homecoming Lunch | 10/6/22<br>11:44am-12:19pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave, Portland, OR 972147 | Design Research<br>(Student) |
| Jefferson<br>Lunch Period | 10/11/22<br>12:21pm-1:09pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave, Portland, OR 972147 | Design Research<br>(Student) |
| Modernization<br>Evening BBQ | 10/11/22<br>5:45pm-8:00pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave, Portland, OR 972147 | Community<br>Engagement |
| Tubman<br>Lunch Period | 10/12/22<br>12:21pm-1:09pm | Harriet Tubman Middle Cafeteria<br>2231 N Flint Ave, Portland, OR 97227 | Design Research<br>(Student) |
| Jefferson College<br>and Career Day | 10/12/22<br>8:45am-11:40am | Jefferson High School<br>5210 N Kerby Ave, Portland, OR 972147 | Design Research<br>(Student) |
| Jefferson Modernization<br>Town Hall | 10/12/22<br>5:00pm-6:00pm | Jefferson High School Library<br>5210 N Kerby Ave, Portland, OR 972147 | Community<br>Engagement |

| | | | |
|---|---|---|---|
| Jefferson Comprehensive Planning Committee #5 | 10/12/22 6:30pm-8:30pm | Jefferson High School Library 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Tubman Lunch Period | 10/13/22 12:21pm-1:09pm | Harriet Tubman Middle Cafeteria 2231 N Flint Ave, Portland, OR 97227 | Design Research (Student) |
| PIL Volleyball Tournament | 10/15/22 7:00am-5:00pm | Jefferson High School Gym 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Jefferson Modernization Community Design Workshop | 10/15/22 9:00am-4:00pm | Jefferson High School Cafeteria 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Tubman Staff Meeting | 10/18/22 4:00pm-5:30pm | Harriet Tubman Middle 2231 N Flint Ave, Portland, OR 97227 | Design Research (Staff) |
| Tubman Community Lesson (8th grade) | 10/21/22 2:46pm-3:45pm | Harriet Tubman Middle 2231 N Flint Ave, Portland, OR 97227 | Student Engagement |
| Tubman Community Night | 10/27/22 5:30pm-7:00pm | Harriet Tubman Middle Cafeteria 2231 N Flint Ave, Portland, OR 97227 | Community Engagement |
| Tubman Assembly (8th grade) | 10/28/22 2:46pm-3:45pm | Harriet Tubman Middle Cafeteria 2231 N Flint Ave, Portland, OR 97227 | Student Engagement |
| CBSE Mixer | 10/31/22 4:00pm-5:30pm | Dr. Matthew Prophet Center 501 N Dixon St., Portland, OR 97227 | Community Engagement |

## **November** 2022

| Event | Date & Time | Location | Type |
|---|---|---|---|
| Jefferson Staff Meeting | 11/1/22 3:45pm-5:00pm | Jefferson High School 5210 N Kerby Ave, Portland, OR 972147 | Design Research (Staff) |
| Know Your School | 11/1/22 5:00pm-6:30pm | Virtual | Community Engagement |
| Jefferson 8th grade Parent Night | 11/9/22 5:30pm-6:30pm | Jefferson High School Cafeteria 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Dr. King Black Family Night | 11/17/22 5:30pm-7:00pm | Martin Luther King School 4906 NE 6th Ave, Portland, OR 97211 | |

| | | | |
|---|---|---|---|
| Tubman Community Lesson (7th grade) | 11/18/22 2:46pm-3:45pm | Harriet Tubman Middle Cafeteria 2231 N Flint Ave, Portland, OR 97227 | Student Engagement |
| Jefferson Parent Teacher Conferences | 11/21/22 12:30pm-4:00pm | Jefferson High School Cafeteria 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Jefferson Parent Teacher Conferences | 11/21/22 5:00pm-7:45pm | Jefferson High School Cafeteria 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Jefferson Parent Teacher Conferences | 11/22/22 8:30am-11:30am | Jefferson High School Cafeteria 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Jefferson Staff Meeting | 11/29/22 3:45pm-5:15pm | Jefferson High School Room B-27 5210 N Kerby Ave, Portland, OR 972147 | Design Research (Staff) |

## **December** 2022

| Event | Date & Time | Location | Type |
|---|---|---|---|
| Preserving Black Spaces Lecture - Learning Journey | 12/1/22 6:00pm - 7:30pm | Architectural Heritage Center 701 SE Grand Ave, Portland, OR 97214 | Community Engagement |
| Tubman Assembly (7th grade) | 12/2/22 2:46pm-3:45pm | Harriet Tubman Middle Cafeteria 2231 N Flint Ave, Portland, OR 97227 | Student Engagement |
| Tubman Community Lesson (6th grade) | 12/2/22 2:46pm-3:45pm | Harriet Tubman Middle Cafeteria 2231 N Flint Ave, Portland, OR 97227 | Student Engagement |
| Tubman Staff Meeting | 12/6/22 4:00pm-5:30pm | Harriet Tubman Middle 2231 N Flint Ave, Portland, OR 97227 | Design Research (Staff) |
| Know Your School | 12/6/22 5:30pm-6:30pm | Virtual | Community Engagement |
| Jefferson Boys Basketball Game | 12/6/22 7:00pm-9:00pm | Jefferson Athletic Fieldhouse (Basketball Gym) 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |
| Tubman Assembly (6th grade) | 12/9/22 2:45pm-3:45pm | Harriet Tubman Middle Cafeteria 2231 N Flint Ave, Portland, OR 97227 | Student Engagement |
| Jefferson Boys Basketball Game | 12/13/22 7:00pm-9:00pm | Jefferson Athletic Fieldhouse (Basketball Gym) 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement |

| | | | | |
|---|---|---|---|---|
| Harriet Tubman Black Student Union Engagement | 12/15/22 12:00-12:46 | Jefferson HS 5210 N Kerby Ave, Portland, OR 972147 | Student Engagement | |
| Black Family Night | 12/15/22 5:30pm-7:00pm | Martin Luther King School 4906 NE 6th Ave, Portland, OR 97211 | Community Engagement | |

## PHASE II

### December 2022

| Event | Date & Time | Location | Type | Partner |
|---|---|---|---|---|
| Preserving Black Spaces Lecture | 12/1/22 6:00pm-7:30pm | Architectural Heritage Center 701 SE Grand Ave, Portland, OR 97214, USA | Learning Journey | Architectural Heritage Center |

### January 2023

| Event | Date & Time | Location | Type | Partner |
|---|---|---|---|---|
| Jefferson High School Students and Staff | 1/1/23 | Jefferson High School 5210 N Kerby Ave, Portland, OR 972147 | Learning Journey | I AM MORE |
| Met with Jefferson Staff and Students | 1/11/23 | Jefferson High School 5210 N Kerby Ave, Portland, OR 972147 | Learning Journey | I AM MORE |
| In My Shoes Walk: Students & Parents | 1/14/23 10:00am-11:45am | Unthank Park 3920 N Kerby Ave, Portland, OR 97227 | Learning Journey | Word is Bond |
| In My Shoes Walk: Partners & Staff | 1/14/23 12:00pm-1:45pm | Unthank Park 3920 N Kerby Ave, Portland, OR 97227 | Learning Journey | Word is Bond |
| Church Celebration of Dr. King Highland Church | 1/16/23 1:00pm-4:00pm | Highland Church 7600 NE Glisan St, Portland, OR 97213 | Student Engagement | I AM MORE |
| McDaniel BSU Coordinator/Students (22) | 1/17/23 | McDaniel High School 2735 NE 82nd Ave, Portland, OR 97220 | Student Engagement | I AM MORE |
| Jefferson Student Athletes/Leaders | 1/18/23 2-3:30pm | Jefferson High School 5210 N Kerby Ave, Portland, OR 972147 | Student Engagement | I AM MORE |
| Jefferson HS Open House | 1/18/23 6:30-8:30pm | Jefferson High School 5210 N Kerby Ave, Portland, OR 972147 | Community Engagement | |

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| Harriet Tubman Middle School BSU | 1/19/23 12:00pm-11:00pm | Harriet Tubman Middle School 2231 N Flint Ave, Portland, OR 97227 | Student Engagement | I AM MORE |
| Alliance at Meek | 1/19/23 | Alliance at Meek 4039 NE Alberta Ct, Portland, OR 97211 | Student Engagement | I AM MORE |
| Portland Opportunities Industrial Center | 1/19/23 | Portland Opportunities Industrial Center 717 N Killingsworth Ct, Portland, OR 97217 | Student Engagement | I AM MORE |
| Connected with students from Benson, Meek, Roosevelt and PSU to discuss the Black Student Expo. 10 students | 1/21/23 | Soul Restoration Center 14 NE Killingsworth St, Portland, OR 97211 | Student Engagement | I AM MORE |
| Black Professionals Expo | 1/21/23 12:00pm-6:00pm | Lloyd Center (Inside of the old Victoria Secret) 1405 Lloyd Center, Portland, OR 97232 | Learning Journey | Young, Gifted, and Black National Association of Minority Contractors |
| Youth Entrepreneurial Advisory Team to brainstorm engagement with schools moving forward and to discuss positive changes we want to see | 1/22/23 | | Student Engagement | I AM MORE |
| MoAD Virtual Tour: The New Black Vanguard | 1/23/23 11:00am-1:00pm | Via Zoom | Learning Journey | Museum of the African Diaspora (MoAd) |
| Student Leaders and Principal at Alliance High School Meek | 1/25/23 | Alliance at Meek 4039 NE Alberta Ct, Portland, OR 97211 | Student Engagement | I AM MORE |
| Bagel and Dropoff Student engagement with 40 students | 1/26/23 | Harriet Tubman Middle School 2231 N Flint Ave, Portland, OR 97227 | Student Engagement | I AM MORE |
| Student engagement with 50 students | 1/26/23 | Alliance at Meek 4039 NE Alberta Ct, Portland, OR 97211 | Student Engagement | I AM MORE |
| Bagel and Dropoff Student engagement at POIC | 1/26/23 | Portland Opportunities Industrial Center 717 N Killingsworth Ct, Portland, OR 97217 | Student Engagement | I AM MORE |
| Bagel and Dropoff Student engagement with 50 students | 1/26/23 | Alliance at Meek 4039 NE Alberta Ct, Portland, OR 97211 | Student Engagement | I AM MORE |
| Guiding Coalition #2 | 1/27/23 4:30pm-8:00pm | Grant High School 2245 NE 36th Ave, Portland, OR 97212 | Community Engagement | I AM MORE MKT BOX Colloqate |

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|---|---|---|---|---|
| Guiding Coalition #2 | 1/28/23<br>9:00am-4:00pm | Grant High School<br>2245 NE 36th Ave, Portland, OR 97212 | Community<br>Engagement | I AM MORE<br>MKT BOX<br>Colloqate |

## February 2023

| Event | Date & Time | Location | Type | Partner |
|---|---|---|---|---|
| # Enough Plays to<br>End Gun Violence | 2/2/23<br>6:00pm-9:00pm | Jefferson High School Auditorium<br>5210 N Kerby Ave, Portland, OR 972147 | Learning<br>Journey | Four Forces Inc |
| Bagel Engagement Drop<br>Off @ Jefferson High | 2/2/23 | Jefferson High School Auditorium<br>5210 N Kerby Ave, Portland, OR 972147 | Student<br>Engagement | I AM MORE |
| Bagel Engagement Drop<br>Off @ Harriet Tubman | 2/2/23 | Harriet Tubman Middle<br>2231 N Flint Ave, Portland, OR 97227 | Student<br>Engagement | I AM MORE |
| Bagel Engagement Drop<br>Off @ Alliance @ Meek | 2/2/23 | Alliance at Meek<br>4039 NE Alberta Ct, Portland, OR 97211 | Student<br>Engagement | I AM MORE |
| Bagel Engagement Drop<br>Off @ POIC | 2/2/23 | POIC + RAHS<br>717 N Killingsworth Ct, Portland, OR 97217 | Student<br>Engagement | I AM MORE |
| Bagel Engagement Drop<br>Off @ Ivy Middle School | 2/2/23 | Ivy Middle School<br>5420 N Interstate Ave, Portland, OR 97217 | Design Research<br>(Staff) | I AM MORE |
| Bagel Engagement Drop<br>Off/BSU Meeting @ Ockley | 2/2/23 | Ockley Green Middle School<br>6031 N Montana Ave, Portland, OR 97217 | Student<br>Engagement | I AM MORE |
| Stars of Jefferson:<br>Black Shines Brighter | 2/3/23<br>12pm – 7 pm | 815 N. Killingsworth,<br>Portland, OR 97217 | Community<br>Engagement | Jefferson Community |
| Portland City Tour | 2/4/23<br>11:00am-5:00pm | Dr. Matthew Prophet Center<br>501 N Dixon St., Portland, OR 97227 | Learning<br>Journey | ReBuilding Cornerstone's<br>"MAYO House Learning Hub"<br>Self Enhancement INC.<br>BSTRONG Learning Hub<br>Soul Restoration Center<br>Black United Fund<br>Feed'em Freedom Foundation<br>Akadi PDX |
| MoAD Virtual Tour: The Life<br>+ Art of William H. Johnson | 2/6/23<br>1:00pm-3:00pm | Via Zoom | Learning<br>Journey | Museum of the African<br>Diaspora (MoAd) |
| Bagel Engagement Drop<br>off @ Jefferson High | 2/9/23 | Ockley Green Middle School<br>6031 N Montana Ave, Portland, OR 97217 | Student<br>Engagement | I AM MORE |

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|---|---|---|---|---|
| Bagel Engagement Drop off @ Harriet Tubman (50 Students) | 2/9/23 | Harriet Tubman Middle School<br>2231 N Flint Ave, Portland, OR 97227 | Student Engagement | I AM MORE |
| Bagel Engagement Drop off @ POIC | 2/9/23 | POIC + RAHS<br>717 N Killingsworth Ct, Portland, OR 97217 | Student Engagement | I AM MORE |
| Bagel Engagement Drop off @ Ivy Middle School | 2/9/23 | Ivy Middle School<br>5420 N Interstate Ave, Portland, OR 97217 | Student Engagement | I AM MORE |
| Bagel Engagement Drop off @ Ockley | 2/9/23 | Ockley Green Middle School<br>6031 N Montana Ave, Portland, OR 97217 | Student Engagement | I AM MORE |
| Family Night at Tubman (Jefferson Engagement Event) | 2/9/23<br>5:00-7:00pm | Harriet Tubman Middle School<br>2231 N Flint Ave, Portland, OR 97227 | Community Engagement | |
| Engagement with students about CBSE with Interviews | 2/10/23 | Harriet Tubman Middle School<br>2231 N Flint Ave, Portland, OR 97227 | Student Engagement | I AM MORE |
| Connection with Students from De La Salle to speak about CBSE | 2/10/23 | Soul Restoration Center<br>14 NE Killingsworth St, Portland, OR 97211 | Student Engagement | I AM MORE |
| 2023 Healing Summit: Coming Together – Community & Youth Empowerment | 2/11/23<br>11:00 AM - 5:00 PM | Portland Community College<br>Cascade 705 North Killingsworth Street<br>Portland, OR 97217 | Community Engagement | Lines for Life |
| Bagel Engagement Drop off @ Harriet Tubman (50 Students) | 2/16/23 | Harriet Tubman Middle School<br>2231 N Flint Ave, Portland, OR 97227 | Student Engagement | I AM MORE |
| Bagel Engagement Drop off @ Harriet Tubman (50 Students) | 2/16/23 | Harriet Tubman Middle School<br>2231 N Flint Ave, Portland, OR 97227 | Student Engagement | I AM MORE |
| Bagel Engagement Drop off @ POIC | 2/16/23 | POIC + RAHS<br>717 N Killingsworth Ct, Portland, OR 97217 | Student Engagement | I AM MORE |
| Jefferson High School Modernization's Design Advisory Group | 2/16/23<br>5:00pm - 7:00pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave, Portland, OR 972147 | Community Engagement | |
| Guiding Coalition #3 | 2/17/23<br>4:30pm-8:00pm | Grant High School<br>2245 NE 36th Ave, Portland, OR 97212 | Community Engagement | I AM MORE<br>Colloqate<br>MKT BOX |
| Guiding Coalition #3 | 2/18/23<br>9:00am-4:00pm | Grant High School<br>2245 NE 36th Ave, Portland, OR 97212 | Community Engagement | I AM MORE<br>Colloqate<br>MKT BOX |

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| RESJ Partners<br>Q2 Event | 2/27/23<br>11:30am-1:00pm | Windows Conference Room (Second Floor)<br>Dr. Matthew Prophet Center<br>501 N Dixon St., Portland, OR 97227 | Community<br>Engagement | |

**March** 2023

| Event | Date & Time | Location | Type | Partner |
|---|---|---|---|---|
| Black Student<br>Excellence Expo | 3/25/23 (Postponed)<br>11:00am-3:00pm | Blazer Boys & Girls Club<br>5250 NE Martin Luther King Jr Blvd, Portland, OR | Student<br>Engagement | I AM MORE |

## PHASE III

**March** 2023

| Event | Date & Time | Location | Type | Audience | Partner |
|---|---|---|---|---|---|
| Student Enrichment and<br>Relationship Building | 3/2/2023 | Harriet Tubman Middle School; Cafeteria<br>2231 N Flint Ave, Portland, OR 97227 | Student<br>Engagement | Tubman<br>Students | I AM MORE |
| Student Enrichment and<br>Relationship Building | 3/2/2023 | Alliance at Meek<br>4039 NE Alberta Ct, Portland, OR 97211 | Student<br>Engagement | Alliance @<br>Meek Students | I AM MORE |
| Student Enrichment and<br>Relationship Building | 3/2/2023 | Ivy Middle School<br>5420 N Interstate Ave, Portland, OR 97217 | Student<br>Engagement | Ivy Middle<br>School Students | I AM MORE |
| Student Enrichment and<br>Relationship Building | 3/2/2023 | Ockley Green Middle School<br>6031 N Montana Ave, Portland, OR 97217 | Student<br>Engagement | Ockley Green BSU | I AM MORE |
| Class Visits and<br>Introductions | 3/3/2023 | Vernon K-8 School<br>2044 NE Killingsworth St, Portland, OR 97211 | Student<br>Engagement | Vernon<br>School Students | I AM MORE |
| The Impacts of Gun<br>Violence & Displacement | 3/4/2023 | Nick Fish Building<br>10560 NE Halsey St., Portland, OR 97220 | Community<br>Engagement | Displaced Impacted<br>by Gun Violence | Four Forces,<br>Prosper Portland |
| Gang Informed<br>Teens and Adults | 3/5/2023 | N/A | Community<br>Engagement | Community Members<br>Informed by Gang Activity | Four Forces,<br>Prosper Portland |
| Albina Vision Trust<br>Community Plan Open House | 3/6/2023<br>5:30pm-7:30pm | Albina Vision Trust, Left Bank Building<br>240 North Broadway Suite 116 Portland, OR 97227 | Community<br>Engagement | AVT Stakeholders | Albina Vision Trust |
| Student Enrichment and<br>Relationship Building | 3/6/2023 | Vernon K-8 School<br>2044 NE Killingsworth St, Portland, OR 97211 | Student<br>Engagement | Vernon<br>School Students | I AM MORE |

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| Staff and Student Interviews Engagement | 3/7/2023 | Ivy Middle School<br>5420 N Interstate Ave, Portland, OR 97217 | Student Engagement | Ivy Middle School Students | I am MORE |
| Student and Parent Interviews and Videos | 3/8/2023 | Soul Restoration Center<br>14 NE Killingsworth St, Portland, OR 97211 | Community Engagement | | I am MORE |
| Clergy Engagement | 3/8/2023<br>11:30am-1:00pm | Life Change Church<br>3635 N Williams Ave, Portland, OR 97227 | Community Engagement | Faith Community | Life Change Church |
| Student Enrichment and Relationship Building | 3/9/2023 | Harriet Tubman Middle School | Student Engagement | Harriet Tubman Students | I am MORE |
| Student Enrichment and Relationship Building | 3/9/2023 | Alliance @ Meek | Student Engagement | Alliance @ Meek Students | I am MORE |
| Student Enrichment and Relationship Building | 3/9/2023 | POIC + RAHS<br>717 N Killingsworth Ct, Portland, OR 97217 | Student Engagement | POIC + RAHS Students | I am MORE |
| Student Enrichment and Relationship Building | 3/9/2023 | Roosevelt High School<br>6941 N Central St, Portland, OR 97203 | Student Engagement | | |
| MLK Black Family Night | 3/9/2023<br>5:15pm-7:00pm | Martin Luther King School<br>4906 NE 6th Ave, Portland, OR 97211 | Community Engagement | K-5 Families | MLK PTA |
| National Panhellenic Council Engagement | 3/10/2023<br>6:00pm-8:00pm | Dr. Matthew Prophet Education Center<br>501 N Dixon Street | Community Engagement | Black Greek Letter Organizations | |
| Dr. Matthew Prophet Education Center Renaming | 3/11/2023<br>12:00pm-2:30pm | Dr. Matthew Prophet Education Center<br>501 N Dixon Street | Community Engagement | Elders and Educators | Oregon Alliance of Black School Educators |
| Kairos Family Council (KFC) | 3/14/2023<br>5:30pm-7:00pm | KairosPDX<br>4915 N Gantenbein Ave, Portland, OR 97217 | Community Engagement | K-5 Families | KairosPDX |
| Harriet Tubman Community Night | 3/15/2023<br>5:30pm-7:00pm | Harriet Tubman Middle School; Cafeteria<br>2231 N Flint Ave, Portland, OR 97227 | Community Engagement | 6-8 Grade Families | |
| Harriet Tubman BSU - Student Engagement | 3/16/2023<br>12:00 - 12:45pm | Harriet Tubman Middle School<br>2231 N Flint Ave, Portland, OR 97227 | Student Engagement | 6-8 Grade Students | I am MORE |
| Guiding Coalition #4 | 3/17/2023<br>5:30 - 8:00pm | 2245 NE 36th Ave, Portland, OR 97212 | Community Engagement | Guiding Coalition | I AM MORE Colloqate MKT Box |

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|---|---|---|---|---|---|
| Guiding Coalition #4 | 3/18/2023<br>9:00am - 4:00pm | 2245 NE 36th Ave, Portland, OR 97212 | Community Engagement | Guiding Coalition | I AM MORE<br>Colloqate<br>MKT Box |
| Declaration of a State of Emergency for Black Children | 3/21/2023<br>6:30pm-8:30pm | Promise Land Community Church<br>5760 NE Cleveland Ave, Portland, OR 97211 | Community Engagement | Clergy | |
| Student Enrichment and Relationship Building | 3/21/2023 | Harriet Tubman Middle School<br>2231 N Flint Ave, Portland, OR 97227 | Community Engagement | Harriet Tubman Students | I AM MORE |
| Jefferson High School Modernization's Design Advisory Group | 3/23/2023<br>5:00pm - 7:00pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave | Community Engagement | Jefferson Community | |
| Kairos Parent Teacher Conferences | 3/23/2023<br>8:00am-5:00pm | Kairos PDX<br>4915 N Gantenbein Ave, Portland, OR 97217 | Community Engagement | K-5 Families | Kairos PDX |
| Kairos Parent Teacher Conferences | 3/24/2023<br>8:00am-5:00pm | Kairos PDX<br>4915 N Gantenbein Ave, Portland, OR 97217 | Community Engagement | K-5 Families | Kairos PDX |
| Black Student Excellence Expo | 3/25/23 (New Date)<br>11:00am-3:00pm | Blazer Boys & Girls Club<br>5250 NE Martin Luther King Jr Blvd, Portland, OR | Student Engagement | All Community | I AM MORE |
| CBSE Student Branding Workshop | 3/29/2023<br>10:00am-12:00pm | Virtual | Student Engagement | | |
| March Community Dinner Series | 3/30/23<br>5:30pm-8:00pm | Ecotrust<br>1140 SE 7th Ave Suite 150,<br>Portland, OR 97214, USA | Community Engagement | Elected Officials, Business Leaders, Higher Education Partners, Center for Black Excellence Steering Committee | |
| Interviews with CBO Leaders | Throughout the Month<br>Varied | Multiple Locations | Community Engagement | Leaders of Community Based Organizations serving Black Students | Colloqate -<br>CDO Mims Rouse |
| Interviews with Students | Throughout the Month<br>Varied | Multiple Locations | Community Engagement | Students and Alumni | Colloqate -<br>Syncier Sevier |

## PHASE IV

### April 2023

| Event | Date & Time | Location | Type | Audience | Partner |
|---|---|---|---|---|---|
| Coalition of Black Men | 4/1/2023<br>10:00-11:30am | Virtual | Student Engagement | Mentors, Educators, Elders | Colloqate -<br>CDO Mims Rouse |

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|---|---|---|---|---|---|
| Black Community of Portland - Youth kick-back | 4/1/2023 3:00pm - 6:00pm | 16126 SE Stark St, Portland, OR 97233 | Student Engagement | Displaced Black youth and families | Colloqate - CDO Yemaya Benton |
| Black Community Of Portland Gathering | 4/2/2023 5:30pm - 7:30pm | 5441 SE Belmont St, Portland, OR 97215 | Community Engagement | Ppen invite to Black community | Colloqate - CDO Yemaya Benton |
| Workstrand Inventory Meetings - Communications | 4/5/2023 3:45pm - 4:30pm | Virtual | Design Research (Students) | | |
| Workstrand Inventory Meetings - Jefferson Modernization Team | 4/6/2023 9:00 – 9:45am | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Middle School Redesign | 4/6/2023 9:45 – 10:30am | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - PK - 5 Mathematics | 4/7/2023 12:00 – 12:45pm | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Facilities | 4/11/2023 3:00 – 3:45pm | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Self-Enhancement, Inc. (SEI) | 4/14/2023 9:00 – 9:45 am | Virtual | Design Research (Staff) | | |
| Black Student Success Summit | 4/15/2023 8:00am - 4:00pm | | Student Engagement | | Hosted by Black Educational Achievement Movement (BEAM) |
| Immigrant/ Refugee Phone Banking | 4/15/2023 4:00pm - 8:00pm | Virtual | Student Engagement | Immigrant and refugee students | Hosted by Imagine Black Futures in collaboration with AYCO and SAMO |
| Workstrand Inventory Meetings - GEAR UP | 4/17/2023 11:15am – 12:00pm | Virtual | Design Research (Staff) | | |
| Reclaiming the Black Educational Experience | 4/17/2023 5:00pm-7:30pm | | Community Engagement | Open invite to Black community including stakeholders from Jefferson and Harriet Tubman. | |
| Workstrand Inventory Meetings - Funded Programs | 4/18/2023 3:00 – 3:45 pm | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Racial Equity and Social Justice (RESJ) | 4/21/2023 9:00 – 9:45 am | Virtual | Design Research (Staff) | | |

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|---|---|---|---|---|---|
| Workstrand Inventory Meetings - Sabin Elementary School | 4/21/2023 3:00 – 3:45 am | Virtual | Design Research (Staff) | | |
| RESJ in person Follow-up Partners Event | 4/24/2023 11:30am-1:00pm | | Community Engagement | RESJ Partners | |
| Workstrand Inventory Meetings - Boise-Eliot Elementary School | 4/24/2023 1:00pm - 1:45pm | Virtual | Design Research (Staff) | | |
| Workstrand Meeting - Dr. Martin Luther King Middle School | 4/25/2023 3:00 – 3:45 pm | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meeting - Sabin Elementary School | 4/26/2023 9:00 – 10:00 am | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - College and Career Readiness | 4/26/2023 11:15am - 12:00pm | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Student Learning | 4/26/2023 12:00 – 12:45 pm | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Office of Teaching and Learning | 4/27/2023 12:00 – 12:45 pm | Virtual | Design Research (Staff) | | |
| Workstrand Meetings - Racial Equity and Social Justice (RESJ) | 4/27/2023 3:00 – 3:45 pm | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Learning Acceleration | 4/28/2023 9:00 – 9:45 am | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Human Resources | 4/28/2023 10:00 – 10:45 am | Virtual | Design Research (Staff) | | |
| Workstrand Inventory Meetings - Government Relations | 4/28/2023 1:30 – 2:15pm | Virtual | Design Research (Staff) | | |

## **May** 2023

| Event | Date & Time | Location | Type | Audience | Partner |
|---|---|---|---|---|---|
| Workstrand Inventory Meetings - Indian Education | 5/1/2023 11:45am – 12:30pm | Virtual | Design Research (Staff) | | |

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|---|---|---|---|
| Workstrand Inventory Meetings - Youth Violence Prevention | 5/1/2023<br>1:00 – 1:45 pm | Virtual | Design Research<br>(Staff) |
| Workstrand Inventory Meetings - Student Learning and Family Engagement | 5/1/2023<br>2:00 – 2:45 pm | Virtual | Design Research<br>(Staff) |
| Jefferson High School Modernization's Design Advisory Group | 5/1/2023<br>5:00pm - 7:00pm | Jefferson High School Cafeteria<br>5210 N Kerby Ave | Community<br>Engagement |
| Workstrand Inventory Meetings - Head Start Black Excellence Classroom | 5/4/2023<br>3:00pm - 4:00pm | Virtual | Design Research<br>(Staff) |

## Key Definitions

### Design Research

A broad term for the process that designers use to better understand the desires, needs, and challenges of those who will be most impacted by new products, services, programs, etc.

### Student & Community Engagement

A series of activities aimed at creating awareness and opportunities for the broad groups of stakeholders to participate in a process. Community engagement often falls on a spectrum.

- **Inform**
  We provide balance and objective information to our community.
- **Consult**
  We seek and obtain feedback from our community on analysis, issues, alternatives and decisions.
- **Involve**
  Work with our community to make sure that their concerns and aspirations are considered and understood.
- **Collaborate & Empower**
  Partner with the community in each aspect of the decision-making.
- **Communicate Powered Action**
  District-decision making as a result of autonomous advocacy from the community.

For the sake of this important body of work, we intend to **Involve and Collaborate and Empower** our community.

### Learning Journey

Learning Journeys are experiences intended to activate all of the participant's senses. They draw participants into introspection while also inciting inspiration. For the sake of the Center for Black Student Excellence project, the Learning Journeys are designed to elevate the work of those who are accelerating Black Excellence whom we may want to learn from as we consider what to include in Portland's CBSE.

# GLOSSARY TERMS

### Black Radical Imagination
The Studio Museum in Harlem defines the 'Black Radical Imagination as a revolutionary process of thinking otherwise using Black diasporic critique to articulate a vision for a different world.'

### Collaborate and Empower
Partner with the community in each aspect of the decision-making.

### Culturally Affirming
Instruction affirms and honors our students and communities of color including their ethnic, racial, and linguistic identities and develops all students' ability to recognize and critique social inequities.

### Educational Equity
Raising the achievement of all students while (1) narrowing the gaps between the lowest and highest performing students and (2) eliminating the racial predictability and disproportionality of which student groups occupy the highest and lowest achievement categories.

### Design Justice
We seek to dismantle the privilege and power structures that use the design professions to maintain systems of injustice in order to envision spaces of radical justice and liberation. It is imperative for the project to center the lived expertise of the communities to which the project serves.

### Differentiation
An approach to teaching that involves offering several different learning experiences and proactively addressing students' varied needs to maximize learning opportunities for each student in the classroom. It requires teachers to be flexible in their approach and adjust the curriculum and presentation of information to learners of different abilities.

### Involve
Work with our community to make sure that their concerns and aspirations are considered and understood.

### Self-Efficacy
Students' belief in their innate ability to set and achieve goals.

### Trauma-Informed Approach
Designed to be a community response to support traumatized students and their families. This includes policies and practices that create safe school environments and professional learning regarding the signs and symptoms of trauma, promote resiliency and wellness among students, their families, and staff, and reduce re-traumatization.

### Racial Equity
Racial equity is the condition that would be achieved if one's racial identity no longer predicted, in a statistical sense, how one fares. When we use the term, we are thinking about racial equity as one part of racial justice, and thus we also include work to address root causes of inequities not just their manifestation. This includes elimination of policies, practices, attitudes and cultural messages that reinforce differential outcomes by race or fail to eliminate them. (Center for Assessment and Policy Development)

## Racial Justice

Racial Justice [is defined] as the proactive reinforcement of policies, practices, attitudes and actions that produce equitable power, access, opportunities, treatment, impacts and outcomes for all. (Catalytic Change: Lessons Learned from the Racial Justice Grantmaking Assessment Report, Philanthropic Initiative for Racial Equity and Applied Research Center, 2009.)

## Social Justice

Those who strive for social justice believe in the triumph of our shared humanity. Social Justice is a process, not an outcome that calls for both personal reflection and social change to ensure that each of us has the right and the opportunity to thrive in our community regardless of our identities. It calls on us to design and continually perfect our education institutions by challenging the roots of oppression and injustice, empowering all people to exercise self-determination and realize their full potential and building social solidarity and community capacity for collaborative action.



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RING OF HONOR JOHN BAIN CLIVE CHARLES JIMMY CONWAY TIMBER JIM MICK HORAN
DAIMLER TRUCK
Modelo
PROVIDENCE PARK
McDaniel High School
PORTLAND




PORTLAND PUBLIC SCHOOLS | INNOVATION STUDIO

**Resolution No. 7167**

Directing the Superintendent to Provide an Analysis of Outdoor School Costs and Options to Preserve a Five-Day Outdoor School Program

## RECITALS

A. Outdoor School provides valuable, hands-on learning experiences that support students' academic growth, social-emotional development, and connection to the natural environment.

B. In Oregon, Outdoor School is a required experiential learning program for middle school students, providing an integral part of the curriculum designed to meet state science learning standards.

C. Outdoor School is, for many students, their only childhood access to immersive, nature-based education and outdoor experiences, making it a critical component of educational equity.

D. Measure 99, passed by Oregon voters in 2016, allocated funding to ensure all Oregon students have access to a full week of Outdoor School.

E. The cost of providing Outdoor School may have increased since the passage of Measure 99, and it is essential to understand these changes in order to ensure the program's sustainability.

F. The Board of Education is committed to preserving a five-day Outdoor School experience for all eligible students.

G. The Board of Education recognizes the efforts made by the Superintendent working with superintendents around the state of Oregon, and with the Superintendent of the Multnomah Education District, to continue this important educational program.

## RESOLVED

Now, therefore, be it resolved that, to the maximum extent permitted under law, the District shall:

1. Provide an analysis of the per-student and total cost of Outdoor School before and after the passage of Measure 99, adjusted for inflation, and identify any major cost drivers contributing to changes over time.

2. Present options to preserve a five-day Outdoor School experience for all eligible students for the 2025–26 school year that do not impact direct student services, including but not limited to:

    a. Identifying opportunities to reduce program costs without reducing services or access.
    b. Leveraging alternative funding sources.

3. Deliver the analysis and recommendations to the Board no later than the October 14, 2025 Regular Board meeting, so the Board may review and take any necessary action during Fall 2025.

**RESOLUTION No. 7164**

Resolution to Adopt a New Lobbying Registration Policy x.xx.xxx-P

**RECITALS**

A. On January 13, 2025, February 26, 2025, April 3, 2025, May 12, 2025, and June 23, 2025, the Board Policy Committee considered a new Lobbying Registration Policy x.xx.xxx-P.

B. On July 22, 2025 the Board presented the first reading of a new Lobbying Registration Policy

C. Pursuant to District policy, the public comment was open for at least 21 days, and there was no public comment received during the comment period.

**RESOLUTION**

The Board hereby adopts a new Lobbying Registration Policy x.xx.xxx-P and instructs the Superintendent to amend any relevant administrative directives to conform to this adopted policy.

# Portland Public School District 1st Reading

## DATE OF FIRST READING: July 22, 2025

## PUBLIC COMMENT FOR
## Lobbying Registration Policy
## x.xx.xxx-P:
## Title of Policy

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The Portland Public School District is providing Notice of Proposed Revised Policy and Public Comment to offer interested parties reasonable opportunity to submit data or comments on the proposed policies noted below.

Public comment may be submitted in writing directly to the district or through the district website noted below. Written comments must be submitted by 5:00pm on the Last Date for Comment listed below.

## Open for Comment until at least:
## August 12, 2025

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**Summary:** **New Lobbying Registration Policy x.xx.xxx-P**

**1st Reading by:** **Director Michelle DePass -** Portland Public School Board, Policy Committee

**Recommended for a 1st Reading by:** Portland Public Schools Board of Education Policy Committee

**Draft Policy Web Site:** http://www.pps.net/draftpolicies

**Contact:** **Rosanne Powell,** Senior Board Manager
**Address:** P.O. Box 3107, Portland, OR 97208-3107
**Telephone:** 503-916-3741
**E-mail:** schoolboard@pps.net

**Draft Policy Comment Form:** https://forms.gle/VqYbmVA36qqADj6n6

| Included in Packet | Page |
| --- | --- |
| Staff Report | 03 |
| Draft Policy | 05 |

**PORTLAND PUBLIC SCHOOLS**
**Office of General Counsel**
501 North Dixon Street / Portland, OR 97227
Telephone: (503) 916-2000
Mailing Address: P. O. Box 3107 / 97208-3107

# STAFF REPORT

**Date:** July 2, 2025

**To:** Board of Education

**CC:** Dr. Kimberlee Armstrong, Superintendent

Sharon Toncray, General Counsel

**From:** Liz Large, Contracted Senior Legal Counsel

**Subject**: Lobbying Registration Policy

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## BACKGROUND & ANALYSIS

In January 2025, the Policy Committee initiated the drafting and consideration of a proposed Lobbying Registration policy, recognizing that the Board and District staff regularly engage with potential vendors or other interested parties, who seek policy, contract, or expenditure decisions and may seek to influence those decisions. Over several meetings, the Policy Committee revised draft language to require an individual or entity to register on the District's website if it is engaging with staff or Board members more than five hours per quarter with the intent to influence a policy or expenditure in which the individual/entity has an economic interest of $100,000 or more.

Excluded from the registration requirement are certain contracts subject to the public procurement process (*e.g.*, Requests for Proposals, Invitations to Bid), collective bargaining agreements, general marketing communications, performance of existing District contracts, or advocacy when there is no direct financial interest.

The Policy Committee's stated purpose of the registration is to create transparency about who is seeking to obtain certain policy, contract, or expenditure decisions. At this time, the policy requires disclosure, but does not contain an enforcement mechanism. This decision was made in recognition of the staff constraints the District is experiencing.

## RELATED POLICIES/BEST PRACTICES

Ethics & Conflict of Interest Policy: 5.10.066-P

## FISCAL IMPACT

Staff time to create a website and other communications regarding registration obligation, staff oversight of the process. No new FTE are expected to be hired.

## COMMUNITY ENGAGEMENT (IF APPLICABLE)

Draft policy was on Policy Committee agenda January 13, February 26, April 3, May 12, and June 23 for public meeting and comment.

## TIMELINE FOR IMPLEMENTATION / EVALUATION

As soon as practicable after formal adoption, likely within 90 days.

# Board Policy x.xx.xxx-P

# Lobbying Registration Policy

## Purpose

Portland Public Schools is committed to conducting contracting and procurement processes with transparency, integrity, and trust, and has comprehensive public contracting and purchasing policies and practices. District staff and members of the Board of Education regularly approve contracts and expenditures. It is important for the District to inform the public about individuals or entities that engage in lobbying with the District for the purpose of influencing policy making or the awarding of high-value contracts and expenditures.

This policy is in addition to any other District requirement or legal obligation related to contracting, conflicts of interests, or ethical implementation of District policies and programs.

## Definitions

A. **Eligible Contracts and Expenditures:** District expense contracts, expenditures, or other economic interests that are expected to exceed $100,000 in a fiscal year, but Eligible Contracts & Expenditures do not include:

- Contracts subject to competitive procurement processes under the PPS Purchasing & Contracting rules, including Request for Proposals (RFP), and Invitations to Bid (ITB). See PPS Purchasing & Contracting Rules.
- Collective bargaining agreements

B. **Engagement:** Includes direct communication such as emails, phone calls, text messages, virtual or in-person meetings, or other direct outreach to District staff or Board members.

## Registration Requirements

When an individual or entity Engages with District staff or Board members for the purpose of influencing policy making or the awarding of an Eligible Contract or Expenditure with the District, the individual and the entity they represent, if applicable, must register with the District if such Engagement with District staff or Board is expected to total or totals more than five (5) hours in a calendar quarter. Performing services under an existing PPS contract does not constitute Engagement under this policy.

## District Registration

The District shall establish a public registration and post the registrations on its website for those required to register under this policy.

- Registration information shall include:
  - Name of the individual(s) and entity/ies they represent
  - General nature of the policy, contract or expenditure that is the subject of the Engagement with District staff or Board members

- Registrations are required to be maintained for at least 90 days after the individual or entity has its final Engagement with District staff or Board members for the purpose of obtaining an Eligible Contract or Expenditure.

**Exceptions**

This policy does not apply to:

- Individuals, groups, or entities that are advocating without compensation for District funding, policies, contracts, expenditures, or other decisions in which there is no direct financial impact to them.
- General marketing communications.
- Performance of an existing contract with the District.

**Compliance with Other State Requirements**

In addition to complying with this policy, individuals and entities engaging with District staff or Board members for the purpose of influencing policy making or the awarding of an Eligible Contract or Expenditure are expected to comply with Oregon ethics statutes (ORS chapter 244) and applicable District policies, as are District staff and Board members.

**Resolution No. 7174**

Resolution to Nominate Director Christy Splitt for the Oregon School Boards Association Legislative Policy Committee

**RECITALS**

Portland Public Schools is a member of the Oregon School Board Association.

**RESOLVED**

Portland Public Schools Board of Education nominates Director Christy Splitt for the Oregon School Boards Association Legislative Policy Committee Position 19.

TOGETHER, WE RISE

WITH **EXCELLENCE.** WITH **PURPOSE.**

# ODE Integrated Guidance Plan for ODE Initiative

## Annual Report for 2024-2025

September 9, 2025

# Content

- Overview of ODE's Integrated Guidance and Grants
- Key Investments
- Annual Report Narrative
- PPS Continuous Improvement



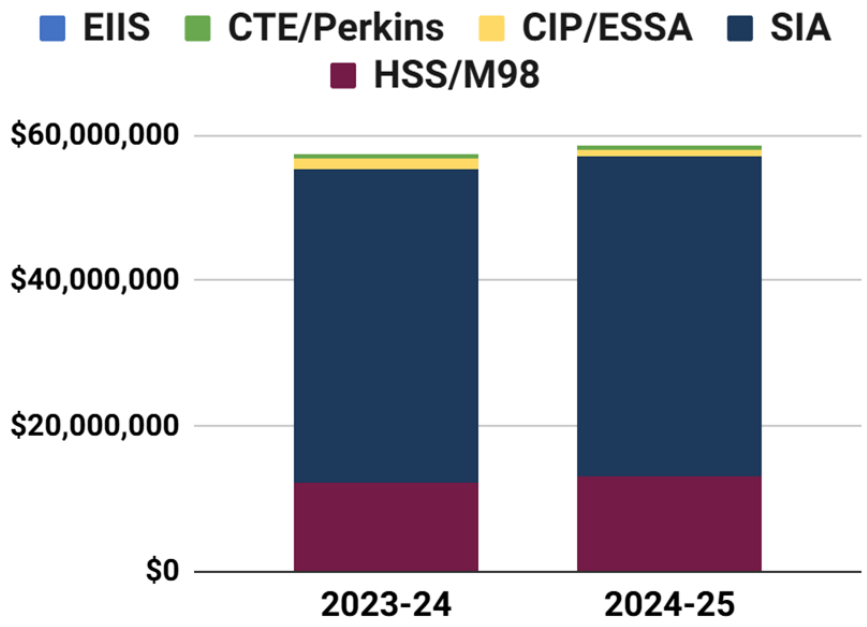



Presentation of 2023-25 Integrated Grants Plan - March 14, 2023

- ODE integrated six programs focused on improving outcomes and learning conditions into a common framework
- The Board approved the 2-year PPS Integrated Plan in March 2023
- Part of the Special Revenue Funds
- Restricted grant dollars
- $57.4M in state and federal funds in 2023-24 and $58.6M in 2024-25 ($115.8M for the biennium)

# ODE Allocation by Program

| Program | 2023-24 | 2024-25 |
|---|---|---|
| High School Success (HSS/Measure 98) | $12,264,031 | $13,038,828 |
| Student Investment Account (SIA) | $43,052,703 | $43,992,406 |
| Continuous Improvement Planning (CIP/ESSA) | $1,507,230 | $928,884 |
| Career Technical Education - Perkins V (CTE) | $471,245 | $470,328 |
| Every Day Matters (EDM)* | $0* | $0* |
| Early Indicators & Intervention Systems (EIIS) | $129,685 | $125,172 |
| **Total Allocation** | **$57,424,894** | **$58,555,618** |



# PPS Integrated Plan Key Investments Priorities

- **Improved classroom experience**
- Stronger **multi-tiered systems of supports**, including wrap-around emotional, mental, and behavioral health services
- **Racial equity and social justice (RESJ) partnerships** with local nonprofit organizations to support Students of Color
- **Professional learning** to implement **core curriculum and instructional framework**
- **Personalized learning**, with differentiated and flexible experiences
- **Career-related programming** to emphasize real-world, hands-on learning
- **Data-driven continuous improvement**
- **Embedded instructional and attendance coaching**

# Longitudinal Performance Growth Targets (LPGTs)

- LPGTs are the 5 metrics in the ODE statewide evaluation framework
- PPS and ODE must work together co-develop targets for:
  - 3rd grade reading proficiency
  - 9th grade on-track rates
  - Regular attendance rates
  - 4 year or on-time graduation
  - 5 year completion rates

"5 Common Metrics"

(*Note: changes are underway to this framework as part of SB141)*

# ODE LPGT Requirements vs PPS Board Goals

## PPS Board Goals For Our Students

- Rigorous targets set with Board direction
- Focus efforts for success on student racial groups most in need of academic acceleration to close predictable and persistent gaps
- Aligned with PPS Strategic Plan and PPS District Continuous Improvement Plan- (DCIP for 2025-26)

## ODE Required Longitudinal Performance Growth Targets (LPGTs)

- Required by the Student Success Act
- Implemented in 2023-2024
- Co-developed with ODE
- Focuses efforts on a super-group of students (“combined focal”)
- Part of a statewide standardized evaluation framework

# 2024-25 ODE Annual Report Narrative

## Question 1: As you review your progress markers/overall reflection responses and reflect on plan implementation, how do you see your progress contributing to the Outcomes and Strategies in your plan and your Longitudinal Performance Growth Targets (LPGT)

### Progress Toward Outcomes & LPGTs

- Anchored in new district continuous improvement planning (DCIP) and academic achievement
- Instruction and interventions aligned to LPGTs
- Leaders engaged in data cycles &coaching
- Stronger PLCs, data use, and MTSS supports
- Preliminary OSAS show modest gains in Reading &Math, but more work remains

At the time of this report, key data to fully report on progress remain embargoed by the state, limiting what we can share publicly

# ODE Annual Report Narrative Response

Question 2. Where have you experienced barriers, challenges, or impediments to progress toward your Outcomes and Strategies in your plan that you could use support with? **Discuss at least one Outcome** where you have seen challenges or barriers to implementation.

## Barriers, Challenges, or Impediments to Progress

- Compressed calendar from November 2023 work stoppage
- Collective bargaining resulted in meaningful gains, but added financial pressures
- Enrollment balancing & facilities planning is important for equity and access but required complex transitions
- Federal funding uncertainty required contingency planning; with particular focus on mitigating impacts on supports for Multilingual Learners

At the time of this report, key data to fully report on progress remain embargoed by the state, limiting what we can share publicly

# ODE Annual Report Narrative Response

Question 3. 2024-25 Only: Review actual metric rates compared to previously created LPGT and share reflection on progress. Describe how activities are supporting progress towards targets and if any shifts in strategy implementation are planned for the future based upon that current progress. Include specific metrics and target types in your reflection.

## Metrics, Reflection & Shifts (2024–25)

- Strongest progress in schools most closely aligned with district priorities
- School leaders increasingly using disaggregated data to target focal student groups
- High-growth schools consistently apply clear learning targets, aligned curriculum, and tiered supports
- Strategic shifts include tighter DCIP/SCIP integration, focused resource deployment, and stronger data fluency
- Moving toward a systemwide culture of evidence-based planning and improvement

At the time of this report, key data to fully report on progress remain embargoed by the state, limiting what we can share publicly

# PPS Annual Report for ODE's Integrated Guidance

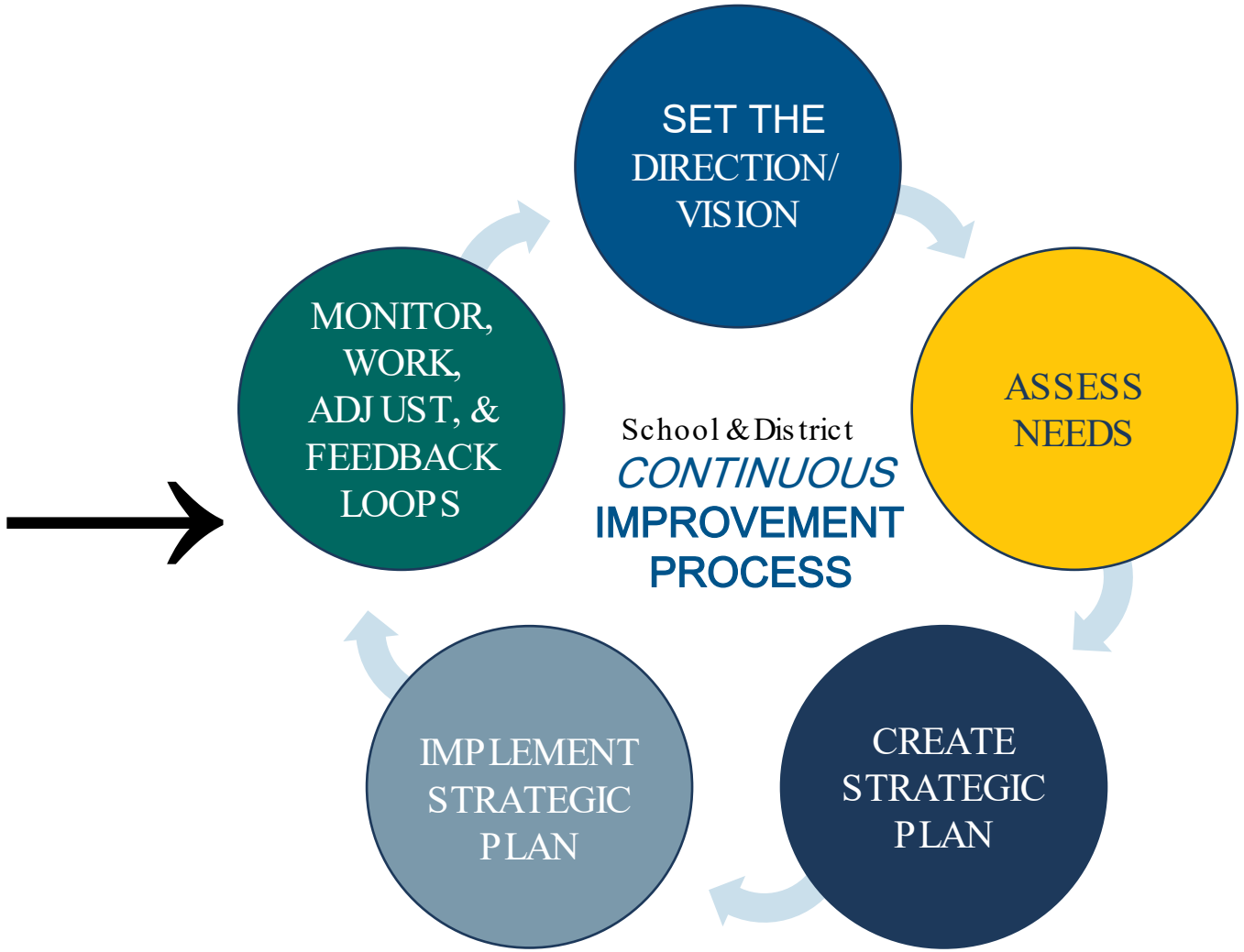
## ODE Integrated Guidance Annual Report Approval Requirements

- ✓ Posted on the PPS website
- ✓ Presented at an open meeting with an opportunity for public comment

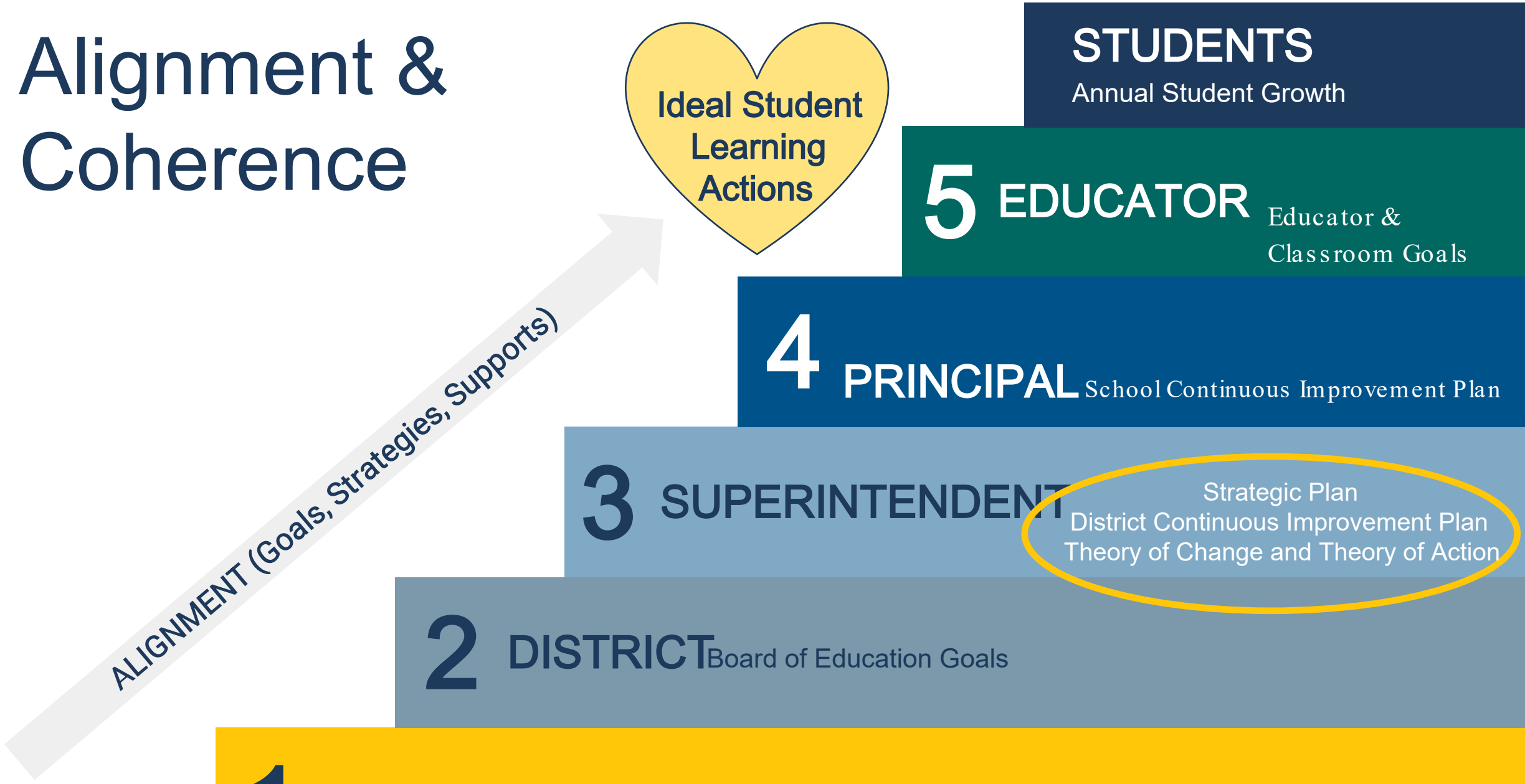
Key annual report links:

- Annual Report on PPS Website
- Annual Report Narrative Response

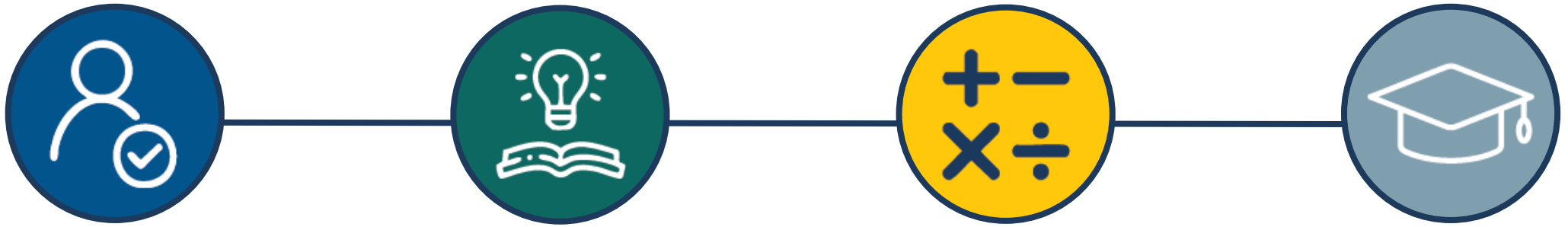
# Continuous Improvement



# Alignment & Coherence



# District Continuous Improvement Plan: Four Goal Areas



# Thank you!




WITH **EXCELLENCE.** WITH **PURPOSE.**

# Annual Report for ODE Integrated Guidance 2024–2025

**About the Report**

- The annual report for 2023-2024 Integrated Guidance is due to ODE on September 30, 2025.
- The outcomes and strategies in our 2023-2024 Integrated Guidance Plan were pulled directly from the priorities in *Forward Together. (2024-25 Integrated Plan w/Strategies + Outcomes)*
- This response was written based on PPS strategies and outcomes overall and not just the Integrated Guidance Plan, which represents about 2-3% of the PPS budget.
- The annual report must be posted on our website and presented at an open Board meeting.
- This aligns with responses in our 2023-2024 Annual Report

## Annual Report Questions

**Annual Report Questions**

**AR1. As you review your progress markers/overall reflection responses and reflect on plan implementation, how do you see your progress contributing to the Outcomes and Strategies in your plan and your Longitudinal Performance Growth Targets (LPGT)/Local Optional Metrics (LOM)?**

Our 2024–25 implementation has been grounded in a deepening commitment to our academic achievement outcomes, especially as we begin to operationalize our new District Continuous Improvement Plan (DCIP). The first two quarters of the year have focused on aligning instructional practices, assessment systems, and intervention strategies with our Longitudinal Performance Growth Targets (LPGTs). Across schools, instructional leaders and central office teams have engaged in data cycles and coaching aligned to the PPS Instructional Framework, high-quality curriculum, and student achievement benchmarks.

What sets this year apart is the formalization of the DCIP process. For the first time, all schools are participating in structured improvement cycles grounded in common strategies and actions beginning in the 25-26 school year. These cycles will not only elevate instructional coherence and student-centered planning, but also help teams measure their impact on focal student groups with greater clarity.

We are also taking deliberate steps to increase data fluency and decision-making at the school level. The combination of school-based PLC structures and centralized support, such as MAP data analysis, MTSS-aligned intervention planning, and coaching protocols, is increasing alignment between daily practice and our LPGTs. Preliminary OSAS results show moderate gains in reading and math overall, with some grade levels showing more profound growth than others.

**AR2. Where have you experienced barriers, challenges, or impediments to progress toward your Outcomes and Strategies in your plan that you could use support with? Discuss at least one Outcome where you have seen challenges or barriers to implementation.**

Several significant system-wide barriers have impacted progress across outcomes this year.

Most notably, the aftermath of the November 2023 work stoppage compressed the instructional calendar and required additional investment in relationship-building, pacing adjustments, and re-engagement efforts. While the resulting collective bargaining agreement included important gains in educator compensation and planning time, it also introduced immediate financial pressure and reduced flexibility across other areas of the system.

Additionally, the evolving demands of enrollment balancing and facilities planning have required significant staff time and public engagement. While these shifts are important for long-term equity and access, they introduce transitional complexity that requires careful coordination and communication.

Finally, the uncertainty around federal funding has caused us to have to be more cautious about funding sources and programs that are funded. This particularly affects academic outcomes for our Multi-lingual Learners.

**AR3. 2024-25 Only: Review actual metric rates compared to previously created LPGT and LOM and share reflection on progress. Describe how activities are supporting progress towards targets and if any shifts in strategy implementation are planned for the future based upon that current progress. Include specific metrics and target types in your reflection**

At the time of this report, essential data for this response update remains under embargo by the state, limiting what we are able to share publicly. A report with specific metrics will be available in November, following the release of the statewide results. In the meantime, PPS continues to strengthen its use of local data to guide instruction and inform student support strategies. Progress on these data-informed practices is outlined below.

Schools demonstrating the strongest progress toward **Longitudinal Performance Growth Targets (LPGTs)** are those most closely aligned with district priorities. These schools consistently implement core curriculum, engage in regular and meaningful **data-driven PLCs**, and maintain a strong focus on **instructional coherence**. Evidence of improvement is seen through the widespread use of **clear learning targets**, **standards-aligned instruction**, and the implementation of **intentional tiered interventions** that address academic gaps.

There is a notable shift in how **school leaders and instructional teams** are leveraging data. Increasingly, principals and leadership teams are using **disaggregated student data** to identify groups not yet on track to meet academic growth targets. This includes **multilingual learners**, **students receiving special education services**, and **Black and Native students**, among other historically underserved groups. In response, teams are making **mid-cycle adjustments** to instruction and interventions to ensure greater alignment with student needs and district outcomes.

While not yet happening systemwide in 24-25, this growing alignment at the school level between **progress monitoring and instructional decision-making** reflects a deeper commitment to equity. Schools with the highest growth are using real-time data to not only track progress but to **intentionally identify and address disparities**, **inform targeted supports**, and **accelerate growth** among student groups who have been historically underserved.

As we move forward, schools showing slower progress are being supported to strengthen the use of **PLC structures**, deepen **curriculum alignment**, and build capacity around **evidence-based tiered supports**. These strategic shifts are designed to ensure all schools are on track to meet their LPGTs, with clear pathways to monitor, adjust, and sustain improvement over time.

Based on our midyear learning, we are making the following strategic shifts:

1. Tighter integration between central and school-level DCIP/SCIP cycles, with clearer routines for progress monitoring and mid-cycle adjustments
2. Refined resource deployment to ensure that interventionists, tutors, and content leads are prioritized for schools with the highest need and clearest improvement focus

3. Deeper investment in building data fluency for school teams, especially around interpreting interim results and designing responsive instruction

The 2024–25 year marks a shift in how we think about improvement, from isolated programmatic change to a systemwide culture of evidence-based planning and action. While gaps persist, our progress to date suggests we are building the conditions for more equitable and sustained improvement over time

PORTLAND PUBLIC SCHOOLS Portland, Oregon
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**ODE's Aligning for Student Success: Integrated Guidance for Six ODE Initiatives (IGG)**

# Overview of ODE's Integrated Guidance

The Oregon Department of Education's (ODE) Aligning for Student Success: Integrated Guidance (ODE's Integrated Guidance) combines nine existing grant programs under a single application and reporting process intended to streamline administrative requirements for districts.

PPS ensures our efforts are closely tied to our district priorities while meeting the significant application and reporting requirements necessary to secure essential federal and state grant funding.

The nine programs included are:

- **Continuous Improvement Planning (CIP):** Centered on ongoing educational improvement efforts.
- **Every Day Matters (EDM):** Focused on addressing chronic absenteeism through increased attention on student engagement, school culture, climate and safety, culturally sustaining pedagogy, and family and community involvement.
- **Career Connected Learning (CCL):** Focuses on linking career awareness, exploration, preparation, and training to industry expectations to close skill gaps, improve student outcomes, and promote equity and inclusion in the workforce.
- **High School Success (HSS):** Focused on improving graduation rates and preparing students for college and careers.
- **Student Investment Account (SIA)**: Aimed at reducing academic disparities while increasing academic achievement and meeting the mental and behavioral health needs of students.
- **Early Indicator and Intervention Systems (EIIS):** Supports the development of systems for early identification and intervention for students needing additional support.
- **Early Literacy Success School District Grants (ELSSDG):** Focuses on improving early literacy outcomes for students in PreK through grade 3.

- **Career and Technical Education (CTE/Perkins):** Supports the development of academic, technical, and employability skills for secondary students.
- **Federal School Improvement (CSI/TSI):** Targets improvement in academic outcomes for specific student groups and subject areas.

The Integrated Guidance process emphasizes planning related to equity, community engagement, well-rounded education, and strengthened systems and capacity.

---

## PPS Plan and Priorities

Please find below the most recent PPS Plan & Application for the Oregon Department of Education's Integrated Guidance.

**ODE's Aligning for Student Success: Integrated Guidance for Six ODE Initiatives**




1 Google Slides

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**Integrated Application Narrative**

**Integrated Application Narrative - Translated Versions**
Narrativa de solicitud integrada de 2025-2027
Bản Thuyết Minh Đơn Xin Tổng Hợp 2025-27
2025-2027年综合申请说明
Sharaxaadda Codsiga Isku-dhafan ee 2025-27
Описание комплексного заявления на 2025–2027 годы

**Integrated Plan & Application - Translated Versions**

Plan y aplicación de las PPS para 2025-2027
Kế Hoạch và Đơn Xin PPS 2025-2027
PPS 2025-2027 年度计划与申请
Qorshaha & Codsiga PPS ee 2025-2027
План и заявление государственных (PPS) на 2025–2027 годы

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**Annual Report for 2023-2024**

ODE Integrated Guidance Plan for Six ODE Initiatives

**Links to the translated**

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Español | Spanish
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**Narrative - Annual Report 2023-24**

Narrative Version of the ODE Integrated Guidance Plan

**Links to the translated**

## Narrative - Annual Report 2023-24

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PORTLAND PUBLIC SCHOOLS

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ADA Coordinator: Jey Buno, jbuno@pps.net, 503-916-3360
Title IX Program Contact: Jeffrey Wiser, jwiser@pps.net, 503-577-8095
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**Portland Public Schools**
**ODE's Aligning for School Success: Integrated Guidance for Six ODE Initiatives (IGG)**
***IGG Investments by PPS Theme, Strategic Outcome, and Goal***

| THEME | PPS Outcome | PPS Strategic Outcome Description | Strategy # | PPS Goal (IGG Plan Strategy) | CSI/TSI | CTE | EIIS | HSS | SIA | ACTIVITIES |
|---|---|---|---|---|---|---|---|---|---|---|
| Racial Equity and Social Justice | Transform Structures for Racial Equity | We are gaining the knowledge and demonstrating the practices that model characteristics of an anti-racist organization, one that eliminates disparities in equitable access to opportunities and outcomes for students of color. | RE-A1 | Disrupt racial inequities by applying the PPS RESJ Lens to analyze and interrogate high-leverage system change opportunities, including policies, processes, and resource allocation. | | | | | | |
| | | | RE-A2 | Every educator can articulate their role and responsibility within the RESJ Framework and Plan and understand how it fits within their work as reflected in their professional goals, published teamwork plans, and quarterly reviews. | | | | | | |
| | | | RE-A3 | In service of board goals, the RESJ Advisory Council supports the implementation of the RESJ Framework and Plan to ensure that the district measures, monitors, evaluates, and acts to track progress toward equitable student outcomes. | | | | | | |
| | Cultivate a Culture of Racial Equity and Care | We are cultivating the conditions for an organizational culture of racial equity and care to collectively bring about meaningful change. | RE-B1 | Develop and implement RESJ professional learning and school site supports aligned to the RESJ PD Framework and the Professional Learning Master Plan. This is done in collaboration with school teams, departments, and external partners so the entire system is engaged in continuous RESJ learning and improvement. | | | | | | |
| | | | RE-B2 | Engage meaningfully with students, families, and community leaders through intentional and inclusive partnership and collaboration with culturally specific, multiracial partners and community, and in coordination with our Community Engagement team. Implement RESJ strategies in every school and department to meet the needs of students and families. | | | | X | X | |
| | Plan the Center for Black Student Excellence | A comprehensive, co-constructed, community plan for the Center for Black Student Excellence. | RE-C1 | A robust and detailed community, student, and stakeholder engagement plan, developed in coordination with our Community Engagement team, is reviewed, vetted, and approved. | | | | | | |
| | | | RE-C2 | Our community- and student-focused engagement process produces a vision and mission, and a comprehensive plan that outlines educational outcomes, partnership needs/development, physical space needs, oversight, and responsibility. | | | | | | |
| | | | RE-C3 | Create and implement a plan to hire, train, and promote educators, and others, who reflect the cultural and racial diversity of our student demographics. | | | | | | |
| | Develop an Integrated Instructional | Our Integrated Instructional Framework guides teaching and learning and integrates respectful consideration of culture, disability, race, gender, and language. It supports inquiry-based, foundational, and interdisciplinary | ID-A1 | Develop the first version of a culturally responsive and culturally sustaining Instructional Framework that identifies learning and teaching practices that support all students in attaining the Graduate Portrait. | | | | | | |
| | | | ID-A2 | Backward map and build out the developmental continuum (PK–12) of the Graduate Portrait. Following this, develop corresponding performance-based assessments to demonstrate mastery, in alignment with the Instructional Framework, for all levels. | | | | X | | |

**Portland Public Schools**
**ODE's Aligning for School Success: Integrated Guidance for Six ODE Initiatives (IGG)**
***IGG Investments by PPS Theme, Strategic Outcome, and Goal***

| THEME | PPS Outcome | PPS Strategic Outcome Description | Strategy # | PPS Goal (IGG Plan Strategy) | CSI/TSI | CTE | EIIS | HSS | SIA | ACTIVITIES |
|---|---|---|---|---|---|---|---|---|---|---|
| Inclusive and Differentiated Learning for Every Child | Framework | foundational, and interdisciplinary learning for students to develop and demonstrate mastery of the Graduate Portrait and learning standards. | ID-A3 | Develop and implement a comprehensive professional learning plan, in alignment with the Professional Learning Master Plan, to support adult learning related to effective implementation of the Instructional Framework. | X | | | X | X | **Outcome Activities on Budget Tabs** |
| | | | ID-A4 | Prototype interdisciplinary teaching and learning practices at a small scale in order to learn about the systems and structures that can be scaled effectively in the next strategic plan. | | | | | | |
| | Design Learning Experiences that Promote Self-Directed, Future-Ready Learning | Every student has access to flexible, personalized, and differentiated learning experiences throughout their PK–12 journey that are centered on their interests and needs, support self-directed learning, are real-world relevant, and provide multiple pathways to graduation or a certificate of completion. | ID-B1 | Develop initial design principles to incorporate student interests and needs into learning experiences. Collaboratively develop the design principles with a diverse group of students and educators in coordination with our Community Engagement team. Include the principles in a "design guide" that is incorporated into the | | | | | | |
| | | | ID-B2 | Support schools at all levels to redesign master schedules centered on learning experiences, and support the implementation of flexible learning experiences K-12. | | | | | | |
| | | | ID-B3 | Provide students opportunities for personalized learning that centers around differentiated and flexible learning experiences that are developmentally appropriate and focused on the personalized interests and needs of each student. | | | | X | X | |
| | | | ID-B4 | Develop a comprehensive plan and prototype external and internal career-related learning with students that emphasizes real-world, hands-on experiences, such as internships and externships, job shadows, and simulations. | | X | | X | | |
| | Implement Multi-Tiered System of Supports (MTSS) | Our strongly aligned system of tiered supports provides progressively targeted and individualized resources for students. The supports are based on student data, decision criteria, and educator collaboration, and use culturally responsive, evidence-based academic, social-emotional, and behavioral interventions to eliminate barriers to learning. | ID-C1 | Fully implement MTSS school-level systems and structures, such as Professional Learning Communities, Student Intervention Teams, School Climate Teams, and Instructional Leadership Teams that monitor student success and development and provide tiered level support and interventions consistently. | X | | | X | X | |
| | | | ID-C2 | All our PK–12 schools implement school-wide Transformative Social Emotional Learning (TSEL) as defined through our partnership with CASEL and expressed in our school guide. District-wide professional learning, aligned with the Professional Learning Master Plan and guided by the PPS RESJ lens, is available and required for the entire workforce. TSEL is integrated in the structures and systems across our departments and units, and a robust continuous improvement process is in place to guide its implementation. | | | | | X | |
| | | | ID-C3 | All of our PK–12 sites have access to Restorative Justice resources, focused on building community, strengthening relationships, and repairing harm, as part of our work to reimagine discipline. These resources include support for classrooms, training for educators, facilitation of interventions, and support for community engagement. | | | | | X | |

**Portland Public Schools**
**ODE's Aligning for School Success: Integrated Guidance for Six ODE Initiatives (IGG)**
***IGG Investments by PPS Theme, Strategic Outcome, and Goal***

| THEME | PPS Outcome | PPS Strategic Outcome Description | Strategy # | PPS Goal (IGG Plan Strategy) | CSI/TSI | CTE | EIIS | HSS | SIA | ACTIVITIES |
|---|---|---|---|---|---|---|---|---|---|---|
| Professional Excellence and Support | Develop a Diverse, High-Quality, Thriving Workforce | We have a diverse, high-quality, thriving workforce that is supported in personal and professional well-being and success. | PE-A1 | Implement inclusive and equitable processes, practices, and accountability systems to decrease racial disproportionality of recruitment, hiring, retention, and promotion, prioritizing the growth and development of educators of color in their careers. | | | | | | |
| | | | PE-A2 | Increase the health and well-being of every educator by implementing social, emotional, and wellness best practices and supports, including identifying culturally affirming supports for educators of color. | | | | | | |
| Embracing Change | Socialize Our Vision and Strategic Plan | We socialize our vision, PPS reImagined, and our strategic plan by providing ongoing opportunities for educators, students, and community stakeholders to engage, understand, and create meaning together. | EC-A1 | Develop and implement a plan to create opportunities for internal and external stakeholders, especially our students, to make meaning of the vision and the strategic plan, and to understand how they can proactively support, lead, and help us collectively achieve our goals. | | | | | | |
| | Establish a System-Wide Project Management Culture and Practice | Our project management practice ensures consistent, sustainable, and synchronized implementation and organizational coherence of all strategic plan efforts. | EC-B1 | Create and implement a shared project management framework with common standards, processes, and tools to monitor and execute the strategic plan. | | | | | | |
| | | | EC-B2 | Establish an Enterprise Project Management Office, based on professional industry practice and the unique needs of our environment. The office provides ongoing organizational leadership and staffing toward a consistent, effective project management experience for all educators. | | | | | | |
| | | | EC-B3 | Support sites and departments to create action plans aligned with the strategic plan, and develop processes for ongoing coordination of implementation efforts. | | | | | | |
| | Embed System-Wide Data-Driven Continuous Improvement Practices | We use data effectively and consistently to drive cycles of continuous improvement that leads to decisions and actions that improve student outcomes. | EC-C1 | Strategic plan priorities are being monitored quarterly and publicly reported annually to ensure progress toward our equitable metrics and indicators. | | | | | | |
| | | | EC-C2 | A shared model of data-driven continuous improvement cycles has been adopted by schools and departments, and supports for effective implementation are in place. | | | X | | | |
| | | | EC-C3 | The Board of Education, the district, central office departments, schools, and grade-level teams will establish regular cycles of review as part of their continuous improvement process. | | | | | | |
| | | | EC-C4 | Strengthen capacity to provide effective instruction that leads to closure of our significant gaps in student outcomes through access to real-time student progress monitoring data, such as formative assessments and other measures. | | | | | | |
| | | | EC-C5 | Develop an integrated data-management infrastructure that is responsive and accurate so that effective data-driven continuous improvement practice is supported throughout the district. | | | | | | |
| **Indirect** | | | | | X | X | X | X | X | |

**PORTLAND PUBLIC SCHOOLS**
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# STAFF MEMO

**Date:** September 2, 2025

**To:** Board of Education

**From:** Dr. Jon Franco, Senior Chief of Operations

**Subject**: 2025 Bond Seismic Program Update for September 9, 2025, Board Meeting

---

## EXECUTIVE SUMMARY

The structural engineer engaged to provide a seismic assessment and prioritization and risk scoring of PPS school buildings has completed their report and delivered it to the Office of School Modernization (OSM). In the report, the engineers describe two approaches to investing in seismic improvements across the district. One approach is by completing full campus seismic retrofits at the 8-10 highest risk campuses. The other approach is to correct the highest risk deficiencies across the whole district. OSM recommends a hybrid of these two approaches. Whole building improvements are eligible for Seismic Rehabilitation Grant Program (SRGP) grants from the state. Addressing the highest risk building parts across the district maximizes the seismic risk reduction across the District. A hybrid approach will maximize grant potential and maximum risk reduction.

## BACKGROUND

In May, 2025, voters approved a general obligation bond to complete capital improvement projects for Portland Public Schools. On May 6, 2025, the Board passed Resolution 7109 - Urgent Need for Seismic Retrofitting of High-Risk School Buildings.

The 2025 Bond planning documents identified $190 million of funding for Deferred Maintenance & Priority Scope. Resolution 7109 directed Staff to establish “a reserve fund necessary for emergency, system end-of-useful life replacement and unplanned projects to respond to imminent or risks to students or PPS personnel, assumed to be in the range of $100 million over the life of the bond.” The resolution also requires that, “Beyond the funds needed for that reserve, there shall be a default presumption that the first and highest use of funds available to address critical repairs and improvements at middle and elementary schools is to mitigate the seismic deficiencies at the 8-10 schools assessed to pose the greatest risk of injury or death in a significant seismic event.”

**CURRENT PHASE – PRIORITIZATION AND PLANNING**

PPS is in the process of updating existing seismic conditions and project prioritization. This process is being accomplished in 3 steps:

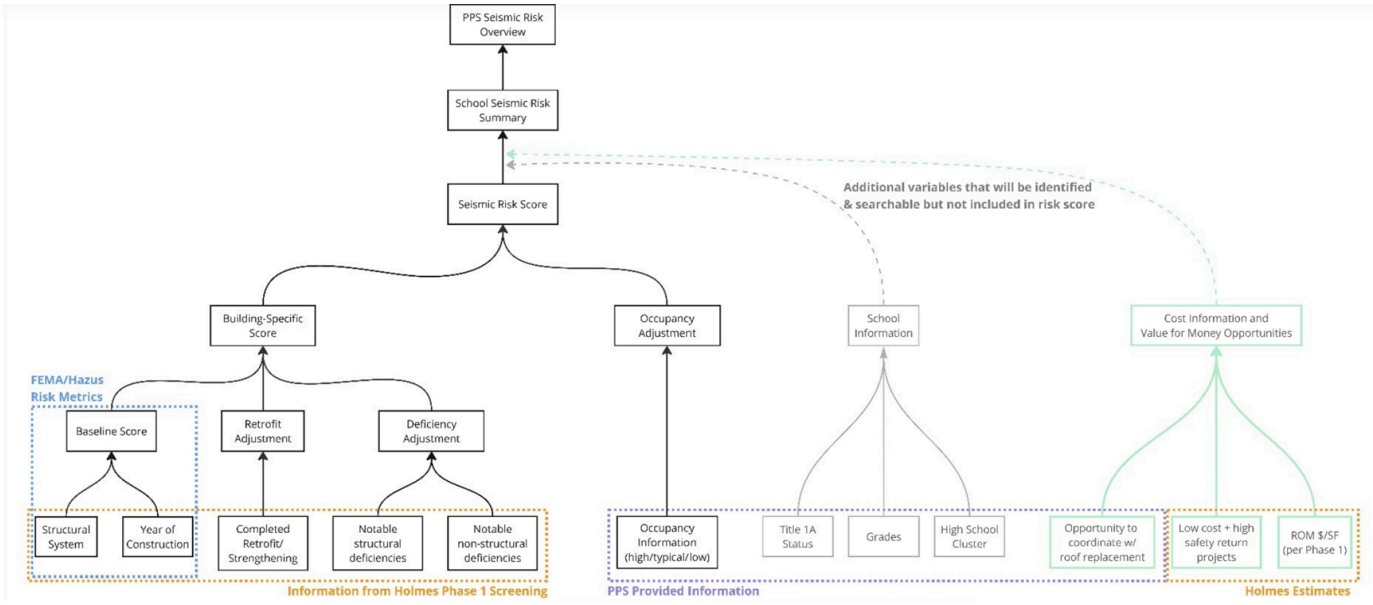
1. Gather detailed seismic deficiency data at all schools - Complete
2. Obtain priority recommendations from structural engineer - Complete
3. Evaluate recommendations Using PPS priority criteria - To Be Completed

*1. Seismic Deficiency Data - Complete*

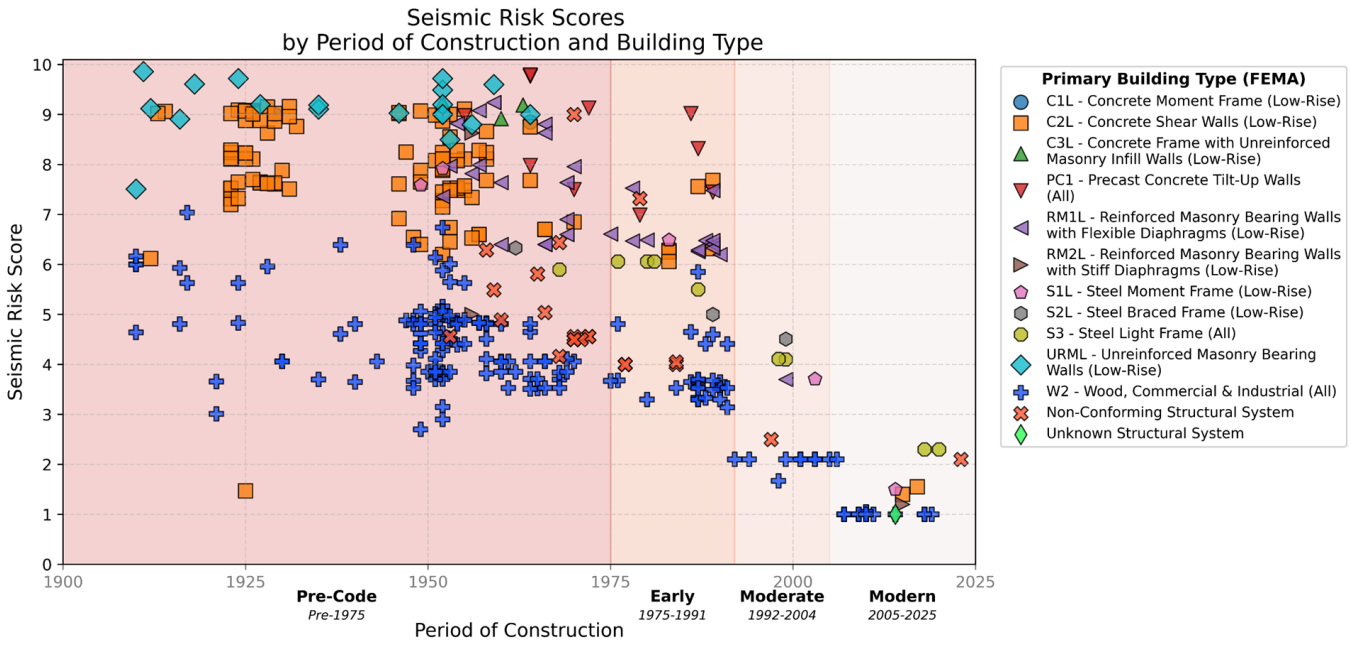
In mid-2024, a structural engineering consultant delivered a high level seismic assessment report for all school buildings. The high level assessment report includes seismic vulnerabilities and rough order of magnitude (ROM) construction costs to correct the vulnerabilities.

*2. Priority and Risk Scoring Recommendations - Complete*

At the end of 2024, a new contract was established with the engineering firm to develop a prioritization and risk scoring of the identified seismic work documented in the 2024 assessment. The prioritization work included collaborating with the District to define the criteria by which the work is prioritized, completing the prioritization, and developing a report. The report is complete. The methodology for scoring the risks for each school building part is described in the report. A visualization of the methodology is below.




The scatter plot below shows the risk score for every school building part assessed in the scope of the report. A “building part” is a part of a school property that has a distinct structural system. Most school properties have multiple building parts, and those building parts may have different risk scores. The different symbols represent different types of structural systems. The X-axis is the year of construction of the building part.




The structural engineer recommends that PPS use the Risk Scores provided in this report as a primary decision-making tool for allocating seismic upgrade funds and that the scores and identified seismic deficiencies be integrated into future discussions regarding district enrollment changes and facility planning. The engineers propose two approaches to investing in seismic improvements across the district.

**Approach A: Campus-by-Campus Implementation**

Under this approach, PPS would prioritize the highest-risk campuses and address all seismic deficiencies comprehensively at each selected site. This method treats each campus as a complete project, similar to the district's high school modernization initiatives, where all buildings and building parts receive full seismic retrofitting or replacement regardless of the risk scores of individual building parts.

Advantages: This approach maximizes construction efficiency by concentrating resources at fewer locations, reducing mobilization costs and project management complexity. It ensures complete seismic compliance for prioritized campuses. Complete projects are also candidates for the State's Seismic Rehabilitation Grant Program (SRGP).

Disadvantages: Funding will be spent on some lower-risk building components within high-risk campuses, and overall district-wide risk reduction will be limited to fewer sites.

**Approach B: Highest-Risk Building Parts**

This approach targets individual *building parts* with the highest risk scores across the district, regardless of campus location. Implementation would focus on the most critical seismic risk building parts first, while also considering cost-effective retrofit opportunities (identified within this report) that provide maximum safety improvement per dollar spent.

Advantages: This method achieves the greatest district-wide risk reduction and protects the largest number of students by addressing the most dangerous conditions first. It provides more immediate safety improvements across multiple schools.

Disadvantages: Higher construction mobilization costs due to projects being distributed across numerous campuses, and increased project management complexity.

**OSM recommends a hybrid of Approaches A and B** that maximizes both grant opportunities by prioritizing some complete campus retrofit AND maximizes the reduction of seismic risk of the district by addressing individual high-risk building parts.

*3. PPS Priority Criteria - To Be Completed*

The final and critical step for PPS will be to review the engineers' recommendations and apply its own priorities and criteria to determine which projects should move forward. While the recommendations from phases one and two will provide a strong data-driven foundation, PPS will need to consider additional factors outside the engineers' scope. These include anticipated impacts of potential school consolidation, the feasibility and consequences of multi-summer construction schedules, and potential disruptions to ongoing programs such as summer school. This internal evaluation will ensure that Project decisions align with both operational realities and district-wide educational goals.

**NEXT PHASE – EXECUTION PHASE**

In the execution phase, OSM will execute the prioritized seismic improvement projects according to its Standard Operating Procedures for bond-funded construction programs. OSM will establish key performance indicators (KPIs) related to the Seismic program. Accountability and transparency will be provided through the following:

- OSM will report the status of the Seismic Upgrade Program bimonthly to the Facility Improvement and Oversight (FIO) Committee in a dashboard style report that communicates the status of the scope, schedule, and budget for each identified project.
- OSM will also report the status of the program to the Bond Accountability Committee.
- A 2025 Bond Seismic Improvements website will provide updates to the public.
- The Seismic Improvements Program will be included in the annual performance audits that will cover the 2025 Bond as a whole.

# PPS Seismic & Seismic Risk Assessments

**Version 2.0**
**August 27, 2025**






Submitted to:

Portland Public Schools

501 N. Dixon Street
Portland, OR 97227

Submitted by:

Holmes US

555 SE MLK Jr. Blvd
Portland, OR 97214

Holmes Project
#U22428.20

## TABLE OF CONTENTS


**Introduction** ..... 1

**Project Overview** ..... 2

Seismic Assessment Description ..... 2

Seismic Risk Assessment Description ..... 4

Results ..... 4

**Next Steps and Recommendations** ..... 5

**Appendix A: ROM Retrofit Budget Summary** ..... A1

Pricing Notes ..... A2

**Appendix B: Risk Assessment Means & Methods** ..... B1

Introduction ..... B2

Baseline Score ..... B2

Building-Specific Score ..... B5

Building Part Seismic Risk Score ..... B6

Building Scores Summary ..... B7

Cost Information and Value for Money Opportunities ..... B8

**Appendix C: School Report Table Definitions** ..... C1

**Appendix D: Seismic Assessment School Reports** ..... D1

**Appendix E: Seismic Risk School Reports** ..... E1

## INTRODUCTION

Holmes was engaged by Portland Public Schools (PPS) in 2023 to update the seismic assessment information for each school campus within the district to aid in planning of future projects and bond funding. This initial assessment is referred to as “Phase 1”. The Phase 1 assessment included 80 total sites and only buildings that have not been the target of an in-progress retrofit/replacement or a recently completed retrofit. Unreinforced Masonry (URM) buildings were broken out due to their relatively high risk in order to be prioritized, which includes 23 sites on the provided URM List and 6 potential additional sites. The data provided by Holmes includes seismic vulnerabilities, estimated construction costs, and incorporating district-provided information such as Title 1 designated schools.

In 2024, Holmes was engaged by Portland Public Schools (PPS) to develop a seismic risk ranking system that will assist the district in planning future projects and bond funding, referred to as “Phase 2”. This project builds upon the district-wide seismic assessment performed by Holmes in 2024 (referred to as Phase 1, which we've incorporated into this report to provide a complete reference document). Phase 1 documented the construction history, identified potential seismic vulnerabilities, and estimated retrofit construction costs for District buildings.

Seismic risk was evaluated at 75 sites across the District. Schools that have undergone recent seismic retrofits or are currently scheduled for retrofit or replacement were excluded from the risk ranking assessment. Each evaluated site had multiple 'Building Parts,' which are different areas of the campus that were identified as being structurally distinct due to differences in their age, structural systems, or because they are physically separate buildings.

Each Building Part was assessed individually and assigned its own risk score ranging from 1 to 10, where a high score indicates that a building type is expected to perform poorly in an earthquake and a low score indicates that a building type is expected to perform well in an earthquake. The scores are based on a multi-criteria assessment approach that utilized well-established risk metrics based on building typologies, as well as building-specific vulnerability information collected in Phase 1 and occupancy data provided by the District. Additional contextual information such as Title 1A designations and roof replacement priorities was also incorporated into the assessment documentation.

This report provides an overview of the risk assessment and includes high-level building information for each campus.

## PROJECT OVERVIEW

### SEISMIC ASSESSMENT DESCRIPTION

The following steps were performed for each school building:

1. Review available existing building documentation.
2. Develop a Building Year Plan based on available drawings and/or historic aerial views. Identify unreinforced masonry (URM) construction on Plan and approximate square footage of URM areas, where occurs.
3. Develop a list of potential deficiencies. The deficiencies list is informed by the ASCE 41 Tier 1 structural checklists for each building type, but are not entirely comprehensive of the Tier 1 methodology.
4. Perform a site walk to confirm building configurations and identify visible deficiencies and site characteristics.
5. Compile information and develop an engineer's rough order of magnitude (ROM) pricing. Pricing is summarized by URM-only retrofit as well as the complete ROM retrofit for all buildings on the campus.

The assessments utilized FEMA Rapid Visual Screening, ASCE 41 Tier 1 checklists, and Holmes' experience with similar building types as a guideline to identify deficiencies. However, these assessments were not a full ASCE 41 Tier 1 assessment, and all deficiencies require further analysis and verification to follow the ASCE 41 methodology. Identification of non-structural deficiencies is outside the scope of this study, however non-structural deficiencies which may pose a high life-safety hazard (i.e. parapets, masonry chimneys, interior unreinforced masonry walls) were noted in our assessments. See Figure 1 for more information on typical levels of seismic assessments compared to the level of assessment completed for this project.

We have assessed and compiled the results for all PPS schools, excluding the following:

- Schools currently under design through Modernization & New Construction
- Schools with complete or near complete recent seismic upgrades
- Schools recently constructed. Individual buildings that comply with the ASCE 41 Chapter 3 design years for Benchmark Buildings are also omitted from the assessment and retrofit costs and are noted as such in the summary.

| Types of Common Seismic Assessments | | | Typical Use |
|---|---|---|---|
| LEVEL OF DETAIL (LOW TO HIGH) | FEMA Rapid Visual Screening | Rapid assessment of global seismic vulnerabilities based on visual inspection; provides single score to inform further analysis; requires further evaluation by a design professional to confirm outcomes. | Early stages of pre-planning and vulnerability analysis. Informs prioritization and investment of more effort. |
| Scope of this Study | ASCE 41 Tier 1 | Building evaluation that focuses on identifying potential deficiencies in existing buildings based on the performance of similar buildings in past earthquakes. The systematic procedure evaluates the entire building in a rigorous manner using checklists and select calculations. | Used to identify primary structural deficiencies and categorize building types. Useful in determining ROM pricing based on retrofits of similar building types. |
| | ASCE 41 Tier 2 | Detailed seismic evaluation procedure that follows a Tier 1 screening. Involves a more in-depth analysis focused on deficiencies targeted in Tier 1. Also used for deficiency-based voluntary seismic retrofits. | Often used for Schematic Retrofit Design, SRGP Applications, or retrofits of simple buildings. |
| | ASCE 41 Tier 3 | Complete structural analysis and retrofit design. Approach required for all building code mandated retrofits. | To be performed during a complete seismic upgrade of a building. |

Figure 1. Seismic Assessment Level

## SEISMIC RISK ASSESSMENT DESCRIPTION

The seismic risk assessment was designed as a systematic approach to compare the relative risk of buildings across the District portfolio. As shown in Figure 2, the process begins with establishing the baseline risk using general, well-established vulnerability information. Individual building scores are then methodically refined by incorporating building-specific information. This approach ensures that the final risk rankings reflect both established risk metrics and the unique characteristics of each building in the portfolio, while maintaining context of other factors that may affect prioritization of retrofits and funding.

A full description of the means and methods used to gather information and determine the risk score is provided in Appendix A. In general, the assessment of each school followed these key steps:

1. Establish a Baseline Score for each building based on its structural system and construction year, using Hazus Earthquake Loss Estimation Methodology[1] developed by the Federal Emergency Management Agency (FEMA).
2. Adjust the Baseline to establish a Building-Specific Score that accounts for building-specific information identified in Phase 1 such as completed retrofits and identified deficiencies.
3. Adjust the Building-Specific Score based on occupancy rates to generate the final Seismic Risk Score for each Building Part.
4. Capture additional contextual information to identify cost-effective retrofit opportunities and inform district-wide planning priorities.

### Schools Excluded from the Assessment

We have assessed and compiled the results for all PPS schools, excluding the following:

- Schools currently under design through Modernization & New Construction
- Schools with complete or near complete recent seismic upgrades
- Schools recently constructed. Individual buildings that comply with the ASCE 41 Chapter 3 design years for Benchmark Buildings are also omitted from the assessment and retrofit costs and are noted as such in the summary.
- Schools that have been decommissioned or are being leased out for other uses.

## RESULTS

The final risk scores as well as the information used for the risk assessment were compiled into a single Excel document. Information provided in the Excel document can be used by the District to create figures and analyses that illustrate the relative risk of buildings in the portfolio and support strategic decision-making. For example, Figure 3 shows the final Seismic Risk Scores of all the evaluated building parts.

The results for each school were also compiled into individual School Seismic Risk Summary pages. The information presented on these summary pages is defined in Appendix B and the results for each school are presented in Appendix C.

[1] See the Hazus Earthquake Model Technical Manual for more information of the Hazus Earthquake Loss Estimation Methodology: https://www.fema.gov/sites/default/files/documents/fema_hazus-earthquake-model-technical-manual-6-1.pdf

## NEXT STEPS AND RECOMMENDATIONS

We recommend that PPS use the Risk Scores provided in this report as a primary decision-making tool for allocating seismic upgrade funds. These scores and identified seismic deficiencies should also be integrated into any future discussions regarding district enrollment changes and facility planning.

### RECOMMENDED IMPLEMENTATION APPROACHES

#### Approach A: Campus-by-Campus Implementation

Under this approach, PPS would prioritize the highest-risk campuses and address all seismic deficiencies comprehensively at each selected site. This method treats each campus as a complete project, similar to the district's high school modernization initiatives, where all buildings and building parts receive full seismic retrofitting or replacement regardless of individual risk scores.

*Advantages:* This approach maximizes construction efficiency by concentrating resources at fewer locations, reducing mobilization costs and project management complexity. It ensures complete seismic compliance for prioritized campuses.

*Disadvantages:* Funding will be spent on some lower-risk building components within high-risk campuses, and overall district-wide risk reduction will be limited to fewer sites.

#### Approach B: Highest-Risk Building Parts

This approach targets individual building parts with the highest risk scores across the district, regardless of campus location. Implementation would focus on the most critical seismic risk building parts first, while also considering cost-effective retrofit opportunities (identified within this report) that provide maximum safety improvement per dollar spent.

*Advantages:* This method achieves the greatest district-wide risk reduction and protects the largest number of students by addressing the most dangerous conditions first. It provides more immediate safety improvements across multiple schools.

*Disadvantages:* Higher construction mobilization costs due to projects being distributed across numerous campuses, and increased project management complexity.

### IMPLEMENTATION CONSIDERATIONS

Regardless of the chosen approach, we recommend that PPS establish clear criteria for project prioritization that balances risk scores with practical factors such as available funding, construction feasibility, and educational continuity requirements.

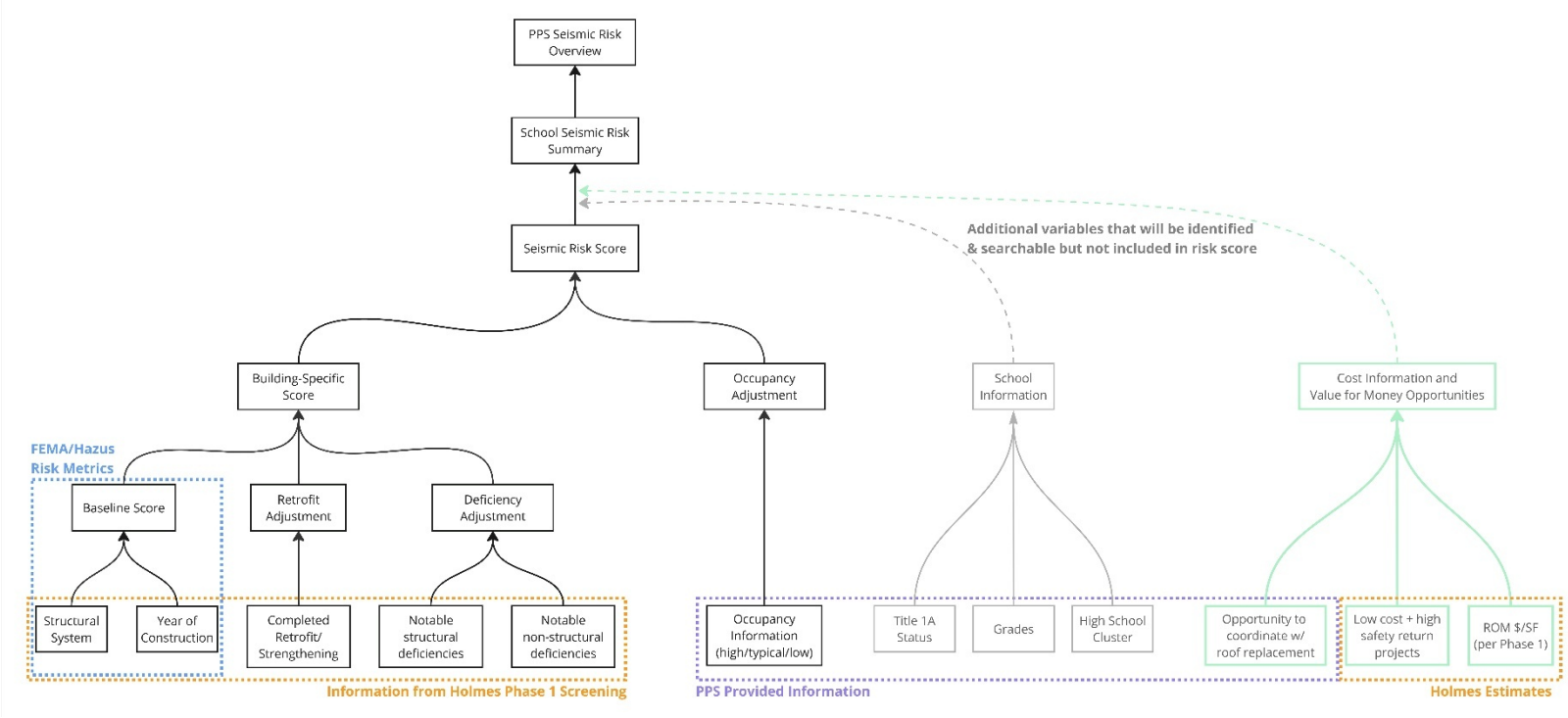



Figure 2. Risk Assessment Overview

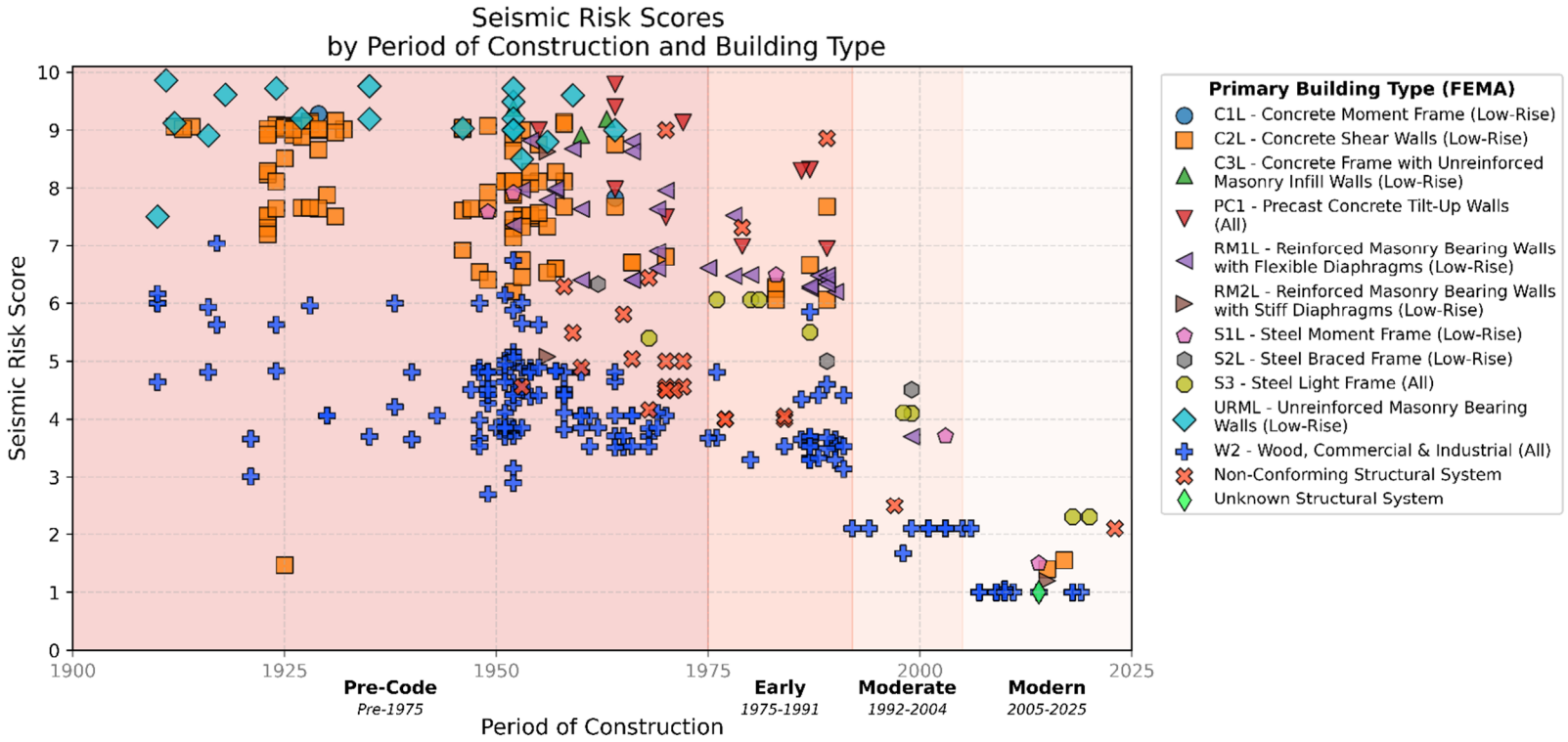



Figure 3. Seismic Risk Scores of all building parts assessed

# APPENDIX A: ROM RETROFIT BUDGET SUMMARY

**Pricing Notes**

Pricing has been calculated using a ROM (rough order of magnitude) $/SF cost for each building part. The costs are an engineer's estimate based on Holmes' experience with similar projects and only intended for initial relative budgeting purposes. All costs should be verified by an experienced cost estimator.

URM-Only pricing provided is intended to give an approximate cost estimate to perform a localized URM-Only retrofit. This price is accompanied by the approximate cost to retrofit all building parts on the campus. The square footage noted is an approximate boundary for each building part to be retrofitted, and has been scaled off existing documentation available.

The cost is reflective of the following:

- Estimates are based on representative cost estimates provided between 2022-2023 (+/-) from schematic design retrofit pricing of similar buildings and/or building parts and is a ROUGH order of magnitude price. Appropriate contingencies and escalation should be applied.
- URM-Only retrofits are for seismic upgrades within the URM area indicated in the Building Year Plan. While the retrofit will be considered partial (localized only) it is intended to mitigate URM deficiencies as well as align with the scope associated with a full seismic upgrade for that building part. For example, in addition to bracing of URM walls in the URM-Area-Only, the cost would include items such as roof-level seismic, secondary gravity support, and foundation strengthening that would otherwise be required as part of a complete seismic upgrade, to avoid remobilization and demolition in the URM area.
- Estimates include consideration of demolition and repair of architectural finishes and MEP as required to complete the structural work, per the representative cost estimates provided. They do not include costs for improvements/upgrades to these items.
- Soft costs such as engineering, construction management, additional non-seismic related upgrades, and relocation are excluded.

**IMPORTANT WARNING:** These figures represent preliminary planning estimates ONLY and should NOT be used for final budgeting or construction decisions. Their primary purpose is to enable **RELATIVE** comparisons between building parts/campuses to inform prioritization decisions. Actual construction costs will vary significantly based on detailed design, market conditions, and site-specific factors not accounted for at this preliminary stage.

# ROM RETROFIT BUDGET SUMMARY
# Holmes 2024 Assessment Summary - URM Schools Only

| School | ROM URM Only Retrofit | ROM Complete Retrofit |
|---|---|---|
| Ainsworth | $7,865,000 | $10,410,000 |
| Beach | $1,350,000 | $14,577,500 |
| Fernwood (Beverly Cleary) | $14,400,000 | $18,700,000 |
| Buckman | $19,750,000 | $21,350,000 |
| Capitol Hill | $3,430,000 | $10,570,000 |
| Creston | $10,970,000 | $14,613,750 |
| George | $11,175,000 | $13,512,500 |
| James John | $1,020,000 | $18,000,000 |
| Kelly | $1,925,000 | $8,745,000 |
| Markham | $2,200,000 | $9,367,500 |
| Mt Tabor | $4,900,000 | $11,707,500 |
| Richmond | $1,720,000 | $13,477,500 |
| Rieke | $4,160,000 | $6,040,000 |
| Rigler | $2,845,000 | $15,322,500 |
| Rose City Park | $20,910,000 | $21,100,000 |
| Sabin | $2,600,000 | $19,320,000 |
| Vernon | $2,450,000 | $15,955,000 |
| Wilcox | $455,000 | $1,782,500 |
| Winterhaven | $810,000 | $8,632,500 |
| Alameda | $350,000 | $7,075,000 |
| Abernethy | $450,000 | $12,367,500 |
| Bridlemile | $25,000 | $11,450,000 |
| Glencoe | $241,000 | $12,774,500 |
| Duniway | $420,000 | $14,610,000 |
| Lee | $1,905,000 | $6,881,125 |
| Woodstock | $255,000 | $8,252,500 |

Note: Highlighted schools are not currently on the URM list. URM is assumed based on existing documentation and/or encountered on site. Further investigation is required to determine the extent of these potential URM bearing walls.

# ROM RETROFIT BUDGET SUMMARY
# Holmes 2024 Assessment Summary - Non-URM Schools

| School | ROM Complete Retrofit |
|---|---|
| ACCESS at Terwilliger | $2,720,000 |
| Applegate | $2,346,500 |
| Arleta | $12,355,000 |
| Astor | $5,060,000 |
| Atkinson | $3,870,000 |
| Beaumont | $19,252,500 |
| Boise-Eliot | $16,885,000 |
| Bridger | $4,930,000 |
| Chapman | $14,320,000 |
| Chavez | $18,499,250 |
| Chief Joseph | $6,610,000 |
| Clarendon | $6,285,000 |
| Davinci | $20,742,500 |
| East Sylvan | $3,220,000 |
| Forest Park | $3,342,500 |
| Gray | $10,187,500 |
| Grout | $18,444,500 |
| Harrison Park | $13,182,500 |
| Holladay Center | $5,610,000 |
| Hollyrood (Beverly Cleary) | $2,465,000 |
| Hosford | $18,620,000 |
| Humboldt | $5,780,000 |
| Irvington | $16,255,000 |
| Jackson | $30,170,000 |
| King | $21,200,000 |

| School | ROM Complete Retrofit |
|---|---|
| Lane | $17,940,000 |
| Laurelhurst | $13,332,500 |
| Llewellyn | $12,867,500 |
| Maplewood | $3,435,000 |
| Marshall | $47,515,000 |
| Marysville | $0 |
| MLC | $19,365,000 |
| Ockley Green | $9,820,000 |
| Peninsula | $6,520,000 |
| Roseway Heights | $15,680,750 |
| Sacajawea | $1,920,000 |
| Scott | $11,520,000 |
| Sellwood | $20,170,000 |
| Sitton | $5,685,000 |
| Skyline | $6,077,500 |
| Stephenson | $7,347,500 |
| Sunnyside | $12,490,000 |
| Tubman | $13,357,500 |
| Vestal | $17,450,000 |
| West Sylvan | $12,602,500 |
| Whitman | $6,755,000 |
| Woodlawn | $15,322,500 |
| Woodmere | $13,690,000 |
| Youngson (Pioneer) | $3,130,000 |

# ROM RETROFIT BUDGET SUMMARY
## Holmes 2024 Assessment Summary - All Schools

| | |
|---|---|
| **TOTAL URM-ONLY ROM* RETROFIT OF URM AREAS:** | **$118,581,000** |
| **TOTAL ROM* FOR FULL RETROFIT OF ALL URM SCHOOLS:** | **$326,594,375** |

| | |
|---|---|
| **TOTAL ROM* RETROFIT OF ALL NON-URM SCHOOLS:** | **$576,346,000** |

| | |
|---|---|
| **TOTAL ROM* OF ALL PPS SCHOOLS:** | **$902,940,375** |

* See Overview for explanation of ROM and URM-Only

# APPENDIX B: RISK ASSESSMENT MEANS & METHODS

## INTRODUCTION

The means and methods used in the seismic risk assessment are described in the following sections. The process was designed as a systematic approach to compare the relative risk of buildings across the District portfolio. The assessment of each school followed these key steps:

1. Establish a **Baseline Score** for each building based on its structural system and construction year, using Hazus Earthquake Loss Estimation Methodology[2] developed by the Federal Emergency Management Agency (FEMA).
2. Adjust the Baseline to establish a **Building-Specific Score** that accounts for building-specific information identified in Phase 1 such as completed retrofits and identified deficiencies.
3. Adjust the Building-Specific Score based on occupancy rates to generate the final **Seismic Risk Score** for each Building Part.
4. Capture additional contextual information to identify cost-effective retrofit opportunities and inform district-wide planning priorities.

This approach ensures that the final risk rankings reflect both established risk metrics and the unique characteristics of each building in the portfolio, while maintaining context of other factors that may affect prioritization of retrofits and funding.

## BASELINE SCORE

The baseline score is an initial score intended to provide a first pass at understanding the relative seismic risk of different building types. The baseline score is informed by the Hazus Earthquake Loss Estimation Methodology which was developed by FEMA and utilizes well established vulnerability and risk metrics for general building typologies.

The Hazus Methodology is not intended to give building specific information, but rather gives probabilistic risk information based on site seismicity and basic building information such as the structural system, number of stories, and year of construction. This Methodology was applied to determine the probability of a building being in a given damage state and the probability of a building damage causing injuries to occupants.

The baseline score was established by taking the weighted averages of the probability of being in a damage state and the probability of being in a casualty state. The weighted averages were combined and normalized between 1 and 9, with a high score indicating that a building type is expected to perform poorly in an earthquake and a low score indicating that a building type is expected to perform well in an earthquake.

[2] See the Hazus Earthquake Model Technical Manual for more information of the Hazus Earthquake Loss Estimation Methodology: https://www.fema.gov/sites/default/files/documents/fema_hazus-earthquake-model-technical-manual-6-1.pdf

Figure 2 shows the baseline scores for the building types in the PPS portfolio for a given period of construction. While the portfolio does not contain every building type for each construction period, all available combinations have been included in the figure to provide a comprehensive view of the data.

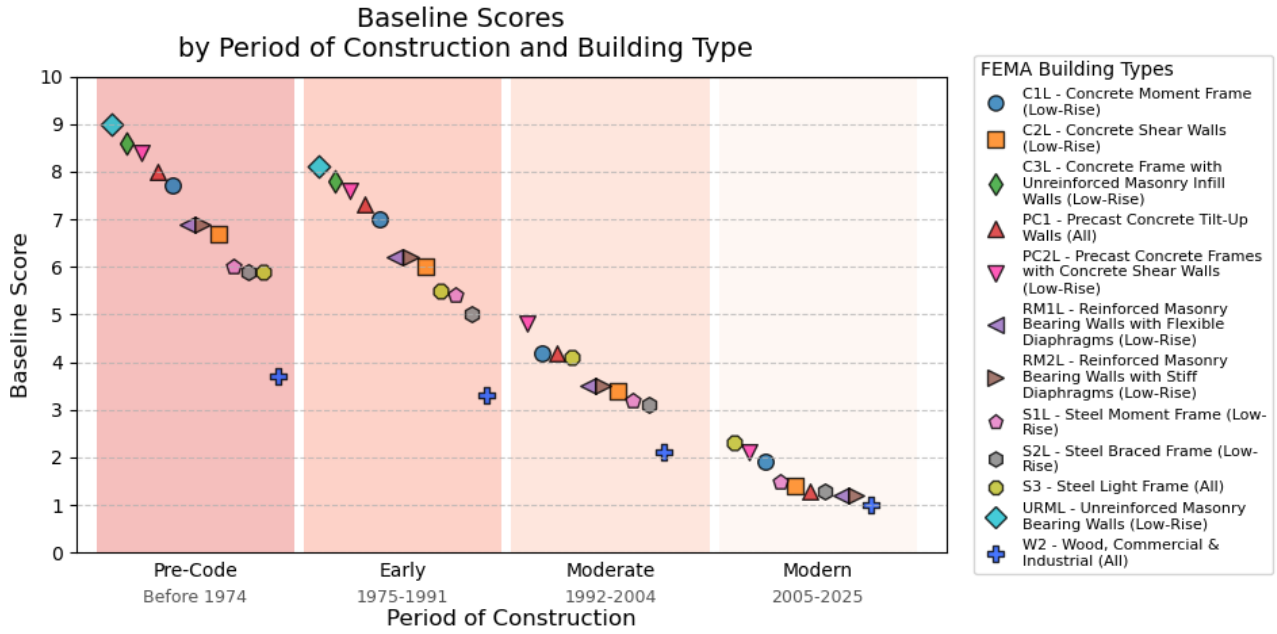



Figure 2. Baseline Scores by Period of Construction and Building Type

## Site Seismicity

For the purposes of establishing the baseline score, all sites were assumed to have the same seismicity, and site-specific geological hazards were not considered. This was considered reasonable because the level of site-specific soil information varied greatly between campuses. Additionally, the variation of spectral acceleration values between sites was less than 5%, assuming Site Soil Class D.

## Period of Construction

The year of construction was used to identify the appropriate seismic design level designation, which is based on the building code that was effective at the time of construction and the seismicity of a location. The seismic design levels for Portland, Oregon were interpreted from information provided in Appendix C of the Hazus Inventory Technical Manual[3] and are summarized in Table 1 below.

[3] Hazus Inventory Technical Manual - Appendix C. Seismic Design Level Assignment Matrices for States included in *Building Codes Save: A Nationwide Study* (FEMA, 2020). https://www.fema.gov/sites/default/files/documents/fema_hazus-6-inventory-technical-manual.pdf

Table 1. Seismic Design Levels

| **Hazus Seismic Design Level** | **Period of Construction** *(Description for Assessment)* | **Years** |
|---|---|---|
| Pre-Code | Pre-Code | Pre-1974 |
| Low | Early | 1975-1991 |
| Moderate | Moderate | 1992-2004 |
| High | Modern | 2005-present |

**Building Type**

The Hazus Methodology includes 36 specific building types, which are based on the number of stories and the classification system described in FEMA 178: NEHRP Handbook for the Seismic Evaluation of Existing Buildings. In most cases, the Hazus Building Type could be directly interpreted from the description of a building's lateral force resisting system that was identified in Phase 1.

There were some instances in which judgement had to be used to choose the most appropriate building type and associated baseline score. Examples of these cases and the decision-making process include the following:

*Case 1: Building has more than one lateral force resisting system*

a) If the lateral force resisting systems were URM and another system, the baseline score was the weighted average of the two systems based on the URM and Non-URM floor areas reported in Phase 1.

b) If two or more non-URM lateral force resisting systems were reported, the baseline for the predominant system was used. If there was no obvious predominant system, the system that would result in the highest baseline was chosen.

*Case 2: Building has a lateral force resisting system that does not align with a Hazus building type description*

a) Cold-Formed Steel (CFS) Light Frame Bearing Wall Construction is not included in the Hazus classifications. Buildings with CFS bearing walls and sheathed shear walls were assigned the same baseline score as Building Type W2 (Wood Frames, Commercial and Industrial). Buildings with CFS bearing walls and strap-braced lateral wall systems were assigned the same baseline score as Building Type S3 (Steel Light Frame)

b) Several of the covered play structures have lateral force resisting systems comprised of cantilevered wood or steel columns, which is not a building type recognized in the Hazus classification system. The baseline score for these structures was therefore assigned manually under the assumption that the building type is expected to perform slightly worse than a wood-framed building of the same era.

## BUILDING-SPECIFIC SCORE

The Building-Specific Score is an intermediate score between the baseline and final risk scores. This score includes modfications to the baseline score based on individual building part characteristics but does not yet include information that reflects the importance of a building part such as occupancy. The Building-Specific score varies between 0 and 10, with 10 representing the highest relative risk (i.e., the worst expected seismic performance). This score was determined by adjusting the baseline score for building-specific strengthening and vulnerability information identified in Phase 1, including completed retrofits and likely deficiencies. The process for applying retrofit and deficiency adjustments is described below.

### Retrofit Adjustment

A retrofit adjustment was applied to buildings in which seismic upgrades had been completed. The adjustment is intended to reflect the improved seismic performance of these buildings. The seismic upgrades were categorized as follows:

- ***Roof-only retrofit (full or partial):*** Improvements such as parapet strengthening, strengthened connections between walls and roofs, reduced chimney height, or other roof-level strengthening. These types of retrofits were typically undertaken as part of an increased scope when the building was undergoing other improvements such as re-roofing.
- ***Non-structural seismic upgrades:*** Improvements that focused on targeted non-structural seismic intervention, such as strengthening elements along exit routes and/or bracing a significant amount of unreinforced masonry walls.
- ***Local or targeted seismic upgrades:*** Improvements that included targeted structural seismic interventions, but not a complete retrofit. Example upgrades include providing new shear walls in only one direction or strengthening only one portion of the building.
- ***Full seismic retrofit:*** Retrofit that complied with ASCE 7 or ASCE 41 standards throughout the building.

In general, adjustments for roof-only and non-structural retrofits were relatively small because these are typically local interventions that, despite providing life-safety performance benefits in moderate earthquakes, are unlikely to significantly reduce overall damage in a large earthquake. Adjustments for local or targeted seismic upgrades varied based on the type and extent of the upgrade and were applied on a case-by-case basis. Buildings that had full seismic strengthening were adjusted so that the baseline would match the building type and code era for the retrofitted system.

### Deficiency Adjustment

Deficiency adjustments were applied to modify the baseline score specifically when buildings exhibited atypical weaknesses. These adjustments reflect the negative impact of seismic deficiencies identified in Phase 1 that deviate from typical baseline conditions. Each atypical deficiency received a severity rating (insignificant, minor, moderate, or severe) based on building type. Buildings were then assigned a cumulative deficiency score calculated from the number and severity of these non-standard deficiencies. This deficiency score was

used to systematically reduce the baseline performance rating using an analytical framework based on the following principles:

- **Progressive Amplification:** As the deficiencies score increases, the seismic performance progressively worsens.
- **Baseline-Dependent Sensitivity:** Buildings with lower baseline scores show some resilience to minor deficiencies but still experience increases when there are severe deficiencies. Buildings with higher baseline scores are sensitive to additional deficiencies, with severe deficiencies pushing scores into some of the highest risk ratings.
- **Graduated Escalation:** The framework creates smooth escalation of scores rather than sharp jumps. Minor deficiencies may have minimal impact, but moderate-to-severe deficiencies create meaningful increases that compound with the baseline score.

## BUILDING PART SEISMIC RISK SCORE

The Building Part Seismic Risk Score is the final, reported score and is intended to reflect the relative risk associated with a building's seismic performance. The score is determined by adjusting the a Building-Specific Score based on occupancy, and varies between 0 and 10, with 10 representing the highest relative risk.

### Occupancy Adjustment

The occupancy adjustment was applied to reflect the higher risk associated with areas of high occupancy and lower risk associated with areas of lower occupancy. Occupancy was generalized into three categories:

- **High Occupancy**: Gym, Cafeteria, Auditorium, Theaters, etc. (assembly areas)
- **Typical Occupancy**: Classrooms, offices, restrooms, locker rooms, etc.
- **Low Occupancy**: Maintenance, utility, kitchen, storage, etc. (back of house areas)

Buildings received a positive occupancy adjustment (risk score increased) based on the amount of building area associated with high occupancy and a negative occupancy adjustment (risk score decreased) based on the amount of building area associated with low occupancy. No adjustment was applied for areas of typical occupancy.

## BUILDING SCORES SUMMARY

Figure A1 shows the range of seismic risk scores for the buildings considered in this assessment. The highest scores were generally associated with pre-code unreinforced masonry and pre-cast concrete tilt up construction. Pre-code concrete shear wall and reinforced masonry also tended to score relatively high. Modern buildngs, particularly those of wood framed construction, typically had the lowest scores.

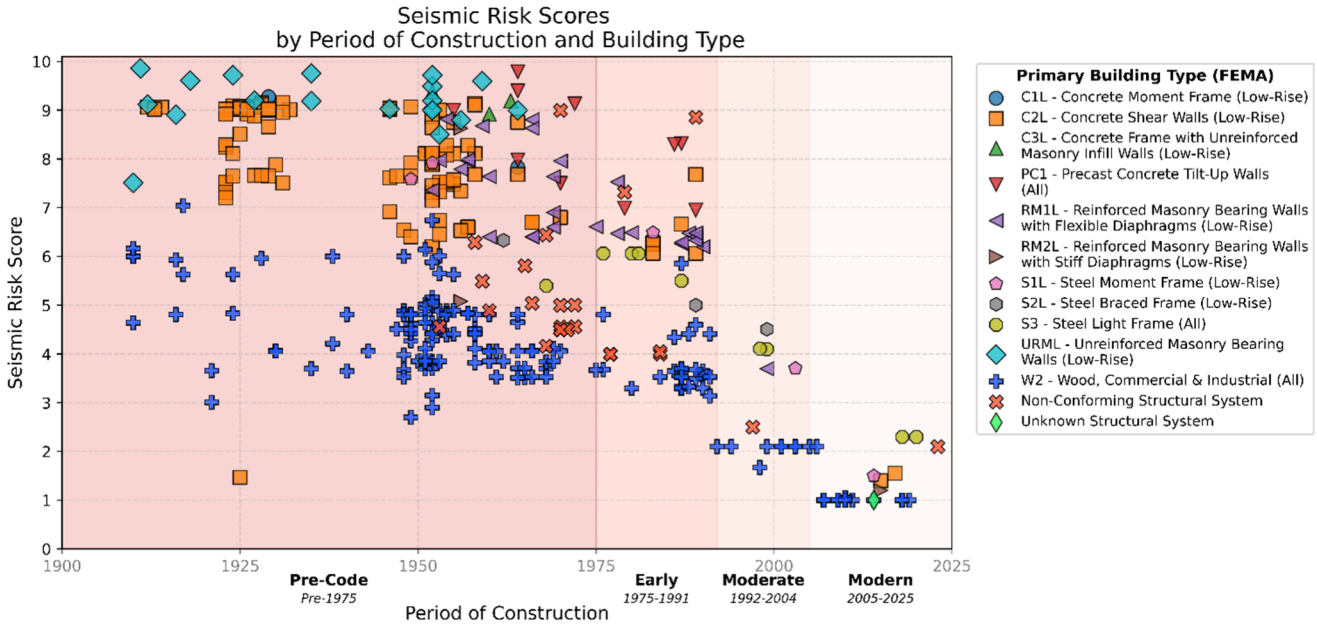



Figure A1. Seismic Risk Scores of all building parts assessed

## COST INFORMATION AND VALUE FOR MONEY OPPORTUNITIES

### Rough Order of Magnitude Retrofit Cost

Pricing was calculated in Phase 1 using a ROM (rough order of magnitude) $/SF cost for each building part, based on similar construction estimates using 2023 dollars.

The costs are an engineer's estimate based on Holmes' experience with similar projects and only intended for initial relative budgeting purposes. All project specific costs should be verified by an experienced cost estimator based on a more in-depth seismic strengthening scheme. URM-Only pricing provided is intended to give an approximate cost estimate to perform a localized URM-Only retrofit. This price is accompanied by the approximate cost to retrofit all building parts on the campus. The square footage noted is an approximate boundary for each building part to be retrofitted and has been scaled off existing documentation available.

Further information about the provided ROM pricing is available in the Phase 1 report.

### Opportunity to coordinate with roof replacement

Coordinating seismic upgrades with roof replacements can significantly reduce construction costs and minimize downtime. PPS provided the 2024 Roof Assessment Report by Professional Roof Consultants, Inc., which presents a detailed evaluation of roof systems across all District buildings and includes a prioritization system for roof replacement (described in Figure 3).

| Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 |
|---|---|---|---|---|
| Existing roof system has generally expired. ***Replace Immediately.*** | Existing roof system is at expiration. ***Replace in 1 – 3 Years.*** | Existing roof system is approaching expiration. ***Replace in 4 – 7 Years.*** | Existing roof system is in fair condition. ***Replace in 8 – 14 Years.*** | Existing roof system is in good condition. ***Replace in 15+ Years.*** |

| Priority 1w | Existing roof is currently under warranty and requires warranty-related repairs. ***Repair Immediately.*** |
|---|---|

Figure 3. 2024 Roof Assessment Priority System

To facilitate coordination between roof work and seismic interventions, roof replacement priorities have been reported for each campus. However, the roof area designations in the Roof Assessment Report do not align with the building part designations used in Phase 1 of this study. Therefore, readers should compare the roof plans provided in the 2024 Roof Assessment Report with the building year plans in this study to identify specific areas where roof replacement and roof-level seismic upgrades can be effectively coordinated.

### Low cost + high safety return projects

Each building was reviewed to identify any retrofit opportunities that would be good value for money. That is, there is a localized and relatively low cost retrofit that would have high safety returns. For example, a high occupancy area such as a gym or cafeteria with one or more URM walls would fit into this category.

# APPENDIX C: SCHOOL REPORT TABLE DEFINITIONS

## 2024 Assessment Summary: School Name (Example)

Holmes

| Select school from pull down menu: | | School Name (Example) |
|---|---|---|
| **URM Database :** | Y/N | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| **TSI / CSI / Title I** | Y/N | Per PPS provided list |
| **TOTAL APPROX. URM-ONLY RETROFIT** | **$X,XXX,XXX** | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| **TOTAL APPROX. COMPLETE RETROFIT** | **$X,XXX,XXX** | See cover page notes for explanation of ROM cost |

| | |
|---|---|
| **Building Year Plan: (see below for deficiencies)** | Overall plan (mapped view) of the campus with hatched Areas to distinguish between construction era and types. |

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Overall plan (mapped view) of the campus with hatched Areas to distinguish between construction era and types. | Building Part (i.e. A1, A2, B, etc.). The campuses are divided by Building Parts as defined by the Building Year Plan. Letter designations are assigned for buildings of similar year and construction type, and the secondary number is used to distinguish between multiple buildings/areas of similar construction type. | Unreinforced Masonry (URM) square footage (SF) within the Area noted in the Building Year Plan. Relates to the general square footage of URM and is not necessarily the total area of the building, but rather the area assumed to be retrofitted should a partial retrofit be undertaken. See also building year plan; approximate URM areas are designated by red highlights. | Total ROM cost of URM only retrofit in these areas. See above for inclusions and exclusions in the ROM estimate. The URM only retrofit is based on the URM (SF) as defined above. | Total ROM cost of retrofit for all buildings on the campus, including URM areas/buildings where occurs. See above for more information on ROM pricing inclusions and exclusions. | Number of occupied stories, does not include roof level. See comments where stories are partial. | Designated as none, full, partial, or crawl space | Above roof penthouse structure noted where occurs | Approximately Complete Existing Drawings: drawings for all or most Building Parts are available and have detailing sufficient to identify primary building materials and typical details. Insufficient Existing Drawings: Drawings are incomplete or lack information critical to the assessment. None: No drawings available. Building information attained from rapid visual observations during the site walk and assessments are primarily made based on buildings of similar year/type. | Describes structural floor and roof elements within the Building Part's roof and suspended floors (where applicable), such as sheathing, slabs, beams, joists, etc. that support gravity loads. | Describes structural elements within the Building Part such as columns and walls that support gravity loads. | ASCE 41 Lateral Force Designation. Each typical designation has a unique deficiency checklist. It is common for older buildings to have multiple designations within a single area. Example: C2a | Description of ASCE 41 designation. Example: C2a refers to Concrete Reinforced Shear Walls w/ Flexible Diaphragms | List of likely seismic deficiencies. See above for additional information on how deficiencies are identified. | Clarification or additional notes on seismic deficiencies. These notes often align with the likely deficiency and should be read from the previous column left-to-right. | Clarification or additional notes on seismic deficiencies. These notes often align with the likely deficiency and should be read from the previous column left-to-right. |

## 2025 Seismic Risk Summary: School Name (Example)

| Select school from pull down menu: | School Name (Example) |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | - | Per PPS provided list |
| 2024-25 High School Cluster | - | |
| 2025-26 Title 1A Status | - | Per PPS provided list |
| Total Floor Area (SF) | - | Est. per PPS provided floor plans |
| Total Cost of URM-Only Retrofit | *Sum of ROM URM Only Retrofit* | Approximate costs per 2024 Assessment[1] |
| Total Cost of Complete Retrofit | *Sum of ROM Total Retrofit* | |
| 2024 Roof Assessment Priorities | *Per the PPS provided 2024 Roof Assessment Report* | |

**Overall plan (mapped view) of the campus with hatched areas to identify the different 'building parts'.**

*'Building Parts' are areas identified as being structurally distinct due to being physically separate or because of differences in age and/or structural systems*

**Graph showing the seismic risk score, primary lateral force resisting system (per FEMA), and the period of construction for each building part.**

Holmes

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM $/SF | ROM URM Only Retrofit | Total Floor Plate (SF) | Non URM Total ROM ($/SF) | ROM Total Retrofit | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Building Part (i.e. A1, A2, B, etc.). The campuses are divided by Building Parts as defined by the Building Year Plan. Letter designations are assigned for buildings of similar year and construction type, and the secondary number is used to distinguish between multiple buildings/areas of similar construction type. | Score that describes the seismic risk of the building part relative to other buildings in the PPS portfolio. The score is based on building type, period of construction, retrofit history, likely seismic deficiencies, and occupancy information. | Approximate year per existing drawings. Building year estimates were attained from historic aerial views where drawings are not available. | Number of occupied stories (does not include roof level or basements). | Description of lateral force resisting system(s) identified in Phase 1. | Indicates whether a building part has a high occupancy area where crowds are likely to gather (e.g., Gym, Cafeteria, Auditorium, Theaters, etc.). The percentage indicates the amount of floor area that is high occupancy. For example 'yes – 60%' indicates that the building part has an assembly area that occupies approximately 60% of the floor area. The other 40% of floor area is typical or low occupancy. | Indicates whether a building part has had any previous seismic upgrades. *See Additional Notes for a description of the upgrades.* | Unreinforced Masonry (URM) square footage (SF) within the Building Part. Relates to the area assumed to be retrofitted should a partial retrofit be undertaken. *See also building year plan; approx. URM areas are designated by red highlights.* | Rough Order of Magnitude (ROM) pricing in dollars per square foot of a URM only retrofit in the specified building part. *See Note 1.* | Total ROM cost of URM only retrofit for Building Part. The URM only retrofit is based on the URM (SF) and the URM ROM ($/SF). *See Note 1 .* | Total square footage (SF) of the Building Part | ROM pricing cost in dollars per square foot of floor area for seismically retrofitting areas that are not designated as URM. *See Note 1.* | Total ROM cost of retrofit for the whole building, including both non-URM and URM areas where they occur. *See Note 1.* | Targeted retrofit opportunities that would be good value for money. That is, there is a localized and relatively low cost retrofit that would have high safety returns. | To note any seismic strengthening information, unique items, unclear existing conditions, or identify localized URM. Example: URM in Boiler Room only |

Notes:
1. See Appendix A for more information on ROM pricing inclusions and exclusions.

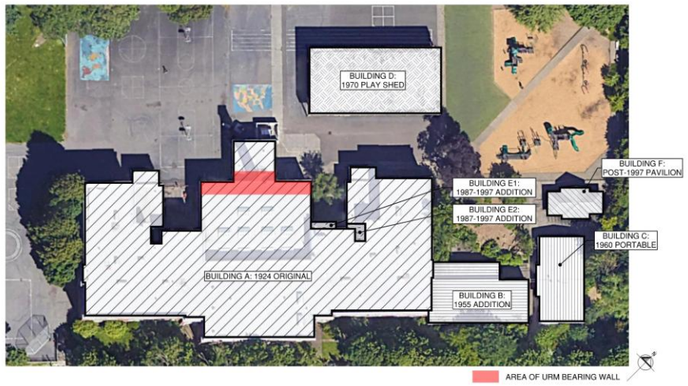
# APPENDIX D: SEISMIC ASSESSMENT SCHOOL REPORTS

## 2024 Assessment Summary: Abernethy

Holmes

| Select school from pull down menu: | | Abernethy |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $450,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,367,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1924 | 1800 | $450,000 | $11,525,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams, Wood Trusses | Conc. CIP Walls, Concrete Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>URM Chimneys<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings<br>URM Bearing Wall Likely | End of wings soft<br>HCT walls<br><br><br><br><br><br><br><br><br><br>Rear wall of gym, End of wing walls | recommend monitoring possible settlement at SW corner<br>recommend further investigation of cracking/damage observed in 1st floor central corridor & adjacent rooms<br>recommend verifying construction of rear (NW) wall of gym |
| Bldg. B | 1955 | 0 | $0 | $360,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Conc. CIP Walls, Steel Columns | C2a | Concrete Shear Walls (Flexible Diaphragms) | Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Concrete Parapets exceed 2.5:1<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Deflection Compatibility<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Porch roof lateral support<br>Adjacent & untied to Bldg. A | recommend monitoring possible settlement at NE classroom |
| Bldg. C | 1960 | 0 | $0 | $142,500 | 1 | None | No | None | Wood Plywood/OSB, Steel Truss, Steel Beams | CFS Walls | CFS1 | Sheathed Shear Wall System | Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity | | Unit appears to be built directly on SOG |
| Bldg. D | 1970 | 0 | $0 | $250,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Trusses, Wood Beams | Timber Frame | Non-compliant | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | - |
| Bldg. E | 1987 | 0 | $0 | $15,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Wood Ledgers loaded across grain | | - |
| Bldg. F | 1997 | 0 | $0 | $75,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Trusses, Wood Beams | Timber Frame | Non-compliant | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | - |

## 2024 Assessment Summary: ACCESS at Terwilliger

Holmes

| Select school from pull down menu: | | ACCESS at Terwilliger |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $2,720,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1916 | 0 | $0 | $1,550,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Brick veneer | - |
| Bldg. A2 | 1928 | 0 | $0 | $1,100,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Brick veneer | - |
| Bldg. B | 1949 | 0 | $0 | $70,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft) | | 2022 Partial seismic retrofit included new interior shear walls and footings in the short direction, plus diaphragm strengthening. The exterior shearwall were not improved (or attached to the foundation). |
| Bldg. C | 2001 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark Building |

## 2024 Assessment Summary: Ainsworth

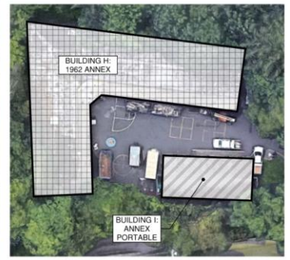
Holmes

| Select school from pull down menu: | | Ainsworth |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $7,865,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $10,410,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



MAIN CAMPUS AT 2425 SW VISTA AVE.



ANNEX SITE AT 2535 SW VISTA AVE.

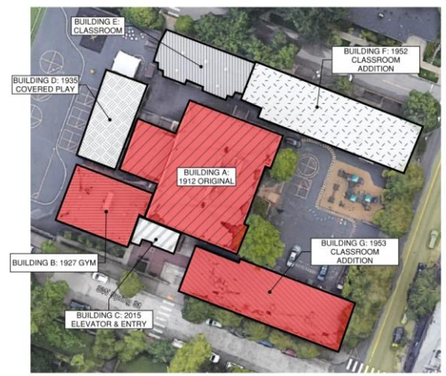
| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1912 | 26000 | $6,500,000 | $6,500,000 | 2 | Full | No | Insufficient Original Documents | Concrete Pan-Joists | Unreinforced Brick Walls | URMa | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Reentrant Corners<br>Inadequate In-Plane Shear<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>No Diaphragm-Wall Connection<br>Masonry Partition Walls | At bottom of URM<br>Some locations improved in 2004<br><br>In N/S direction<br>2004 Retrofit of E/W direction only added concrete wall piers<br>Retrofit at the roof 2015, not at second floor | 2004 Retrofit - In plane strengthinging of E/W direction only - added concrete wall piers<br>2015 roof-only retrofit (no strengthening at second floor) |
| Bldg. B | 1927 | 3150 | $945,000 | $945,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Steel Beams | Unreinforced Brick Walls | URM | Unreinforced Brick Walls | Inadequate Foundation Ties<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear | At bottom of URM<br>Parapets and roof to wall connections retrofit 2004 | 2004 roof-only retrofit - parapets and roof to wall connections |
| Bldg. C | 2015 | 0 | $0 | $0 | 2 | None | No | Approximately Complete Original Documents | Steel Beams | Reinforced CMU Walls, Steel Columns | RM2 | Reinforced Masonry Bearing Walls (Stiff Diaphragms) | | Benchmark building | - |
| Bldg. D | 1935 +/- | 0 | $0 | $135,000 | 1 | None | No | None | Wood Trusses | Timber Frame | W2 | Timber Frame | | Poles likely to have deterioration at or below grade | - |
| Bldg. E | 1950 | 0 | $0 | $345,000 | 1 | None | No | None | Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Diagonal Sheathing (4:1, 40') | Wall sheathing unknown | - |
| Bldg. F | 1952 | 0 | $0 | $810,000 | 1 | None | No | Partial Set of Original Documents | Wood Beams | Timber Frame, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Diagonal Sheathing (4:1, 40') | Interior is let-in bracing | - |
| Bldg. G | 1953 | 2800 | $420,000 | $710,000 | 1 | None | No | Partial Set of Original Documents | Wood Beams | Timber Frame, Wood Framed Walls, Unreinforced Brick Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Beams, Girders, or Trusses bear on URM wall/pilaster | | 2015 roof-only retrofit - parapet bracing and wall anchorage. URM located on east and south walls. |

## 2024 Assessment Summary: Ainsworth

Holmes

| Select school from pull down menu: | | Ainsworth |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $7,865,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $10,410,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



MAIN CAMPUS AT 2425 SW VISTA AVE.



ANNEX SITE AT 2535 SW VISTA AVE.

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. H | 1962 | 0 | $0 | $830,000 | 1 | Crawlspace | No | None | Wood Truss-Joists, Wood Joists | Wood Framed Walls, Steel Columns | W2, S2a | Wood frame over steel braced frame | Sloping Site (full story difference across site)<br>Misc. Moderate Vertical Irregularity<br>Inadequate In-Plane Shear<br>Inadequate Brace Capacity<br>Non-compact Braces<br>Slender Braces<br>Inadequate brace connections | Shear wall system atop braced frame<br>Wall sheathing unknown | Single story wood framed building on top of full height unoccupied crawlspace with steel tube columns and single angle diagonal braces. |
| Bldg. I | 1962 | 0 | $0 | $135,000 | 1 | Crawlspace | No | None | Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear | Unknown sheathing | - |

## 2024 Assessment Summary: Alameda

Holmes

| Select school from pull down menu: | | Alameda |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $350,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $7,075,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1921 | 0 | $0 | $3,340,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Battens, Wood Joists, Wood Beams, Wood Straight/Diag Sheathing | Wood Framed Walls, Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Inadequate In-Plane Shear<br>Large Unbraced Openings<br>No Wood Post-Foundation Connections<br>No Girder-Column Connections<br>Roof Chord Discontinuity | <br>Verify scope of retrofit sufficient<br><br>Verify scope of retrofit sufficient<br><br><br><br>Verify scope of retrofit sufficient | Constructed in 1921 & 1925<br>Partial SRGP retrofit in 2013 - Scope included strengthening the roof diaphraphm with new plywood sheathing on top of the existing sheathing, stregthening the roof diaphragm connections at select walls, adding coil straps at roof to act as drag struts and strengthen diaphragm chords, and strengthening select walls with plywood to act as shear walls |
| Bldg. B | 1925 | 7000 | $350,000 | $350,000 | 1 | Partial | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Joists, Wood Trusses, Wood Straight/Diag Sheathing, Concrete 1-way Slab, Concrete Beams | Concrete Columns, Unreinforced Brick Walls, Timber Frame | URM, C2a | Unreinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | Inadequate Foundation Ties | Further analysis required to confirm if adequate | Partial seismic retrofit in 2013 included new shotcrete walls to face of existing HCT walls, new connections between the roof and the shotcrete wall, new connections for existing CMU walls, and diaphragm strengthening. |
| Bldg. C1 | 1930 | 0 | $0 | $135,000 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, Wood Trusses, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Reentrant Corners<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |
| Bldg. C2 | 1930 | 0 | $0 | $67,500 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, Wood Trusses, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |

## 2024 Assessment Summary: Alameda

| Select school from pull down menu: | | Alameda |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $350,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $7,075,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



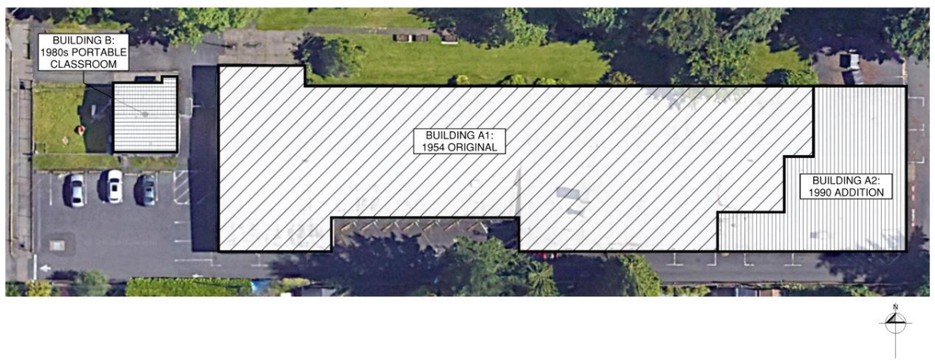

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1951 | 0 | $0 | $50,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Inadequate ties to parts A, B | - |
| Bldg. E | 1921 | 0 | $0 | $350,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Battens, Wood Joists, Wood Beams, Wood Straight/Diag Sheathing | Wood Framed Walls, Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Inadequate In-Plane Shear<br>Large Unbraced Openings<br>No Wood Post-Foundation Connections<br>No Girder-Column Connections<br>Roof Chord Discontinuity | <br>Verify scope of retrofit sufficient<br>Verify scope of retrofit sufficient<br><br><br><br><br>Verify scope of retrofit sufficient | 1955 - playroom/cafetria portion of orginal 1921 building infilled with classrooms<br>2013 - partial roof only seismic upgrade |
| Bldg. F | 1953 | 0 | $0 | $1,950,000 | 3 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Concrete Beams | Concrete Columns, Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings | <br>Further analysis required to confirm if adequate<br>Open ground floor<br>Verify scope of retrofit sufficient<br>Adjacent to part A<br><br><br><br>Thin slabs | 1987 - first floor infill appears to not have been constructed<br>2013 - Partial seismic retrofit included rebuilding the south stairs, which improved a severe torsional and vertical irregularity |
| Bldg. G | 1990 | 0 | $0 | $832,500 | 2 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Truss-Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Sloping Site (full story difference across site)<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Unblocked Diaphragms (4:1, 40') | <br><br>Adjacent to part A | - |

## 2024 Assessment Summary: Applegate

Holmes

| Select school from pull down menu: | | Applegate |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $2,346,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1954 | 0 | $0 | $1,871,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | URM Chimneys<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | 1" sheathing | Original structure. |
| Bldg. A2 | 1990 | 0 | $0 | $402,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Truss-Joists, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Roof Chord Discontinuity | | Addition on east end of building |
| Bldg. B | 1980s | 0 | $0 | $73,500 | 1 | Crawlspace | No | None | Unknown | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Portable building added in the 1980s. No drawings available. Wood frame assumed. |

## 2024 Assessment Summary: Arleta

Holmes

| Select school from pull down menu: | | Arleta |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,355,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1929 | 0 | $0 | $11,025,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams, Steel Truss | Conc. CIP Walls, Concrete Columns, Unreinforced Brick Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Reentrant Corners<br>Masonry Partition Walls<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>URM bearing walls | <br><br>Partially braced in 2001 and 2014<br><br><br><br><br>Thin slabs<br>Only roof upgraded in 2014<br><br><br>At West oriels/frmr conservatories | 2001 - partial non-structural bracing of walls along egress path<br>2014 - roof-only upgrades |
| Bldg. B | 1953 | 0 | $0 | $315,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Steel Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Heavy Cladding System<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection | Incl. glass block | 2014 - roof-only seismic upgrades |
| Bldg. C | 1953 | 0 | $0 | $945,000 | 1 | None | Yes | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft) | <br><br><br><br><br><br><br>Only roof upgraded in 2014 | 2014 - roof-only seismic upgrades |
| Bldg. D | 1953 | 0 | $0 | $70,000 | 1 | None | Yes | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Steel Columns | Non-compliant | Cantilevered Steel Posts | Seismic Separation (< 1%)<br>Inadequate base connection<br>Inadequate foundation | Inadequate tie-back | 2014 - added seismic joint |

## 2024 Assessment Summary: Astor

Holmes

| Select school from pull down menu: | | Astor |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $5,060,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1949 | 0 | $0 | $1,570,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults)<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>URM Appendages over Exitway<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | brick at entry | 2002 - upgraded roof-wall anchorage |
| Bldg. B1 | 1957 | 0 | $0 | $537,500 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Keyway Only | 2002 partial roof-only seismic upgrades - improved roof-wall anchorage (not re-sheathed) |
| Bldg. B2 | 1957 | 0 | $0 | $562,500 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag SheathingWood JoistsWood Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Keyway Only | 2002 partial roof-only seismic upgrades - improved roof-wall anchorage (not re-sheathed) |
| Bldg. C1 | 1957 | 0 | $0 | $1,690,000 | 1 | None | Yes | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults)<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |

## 2024 Assessment Summary: Astor

Holmes

| Select school from pull down menu: | | Astor |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $5,060,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



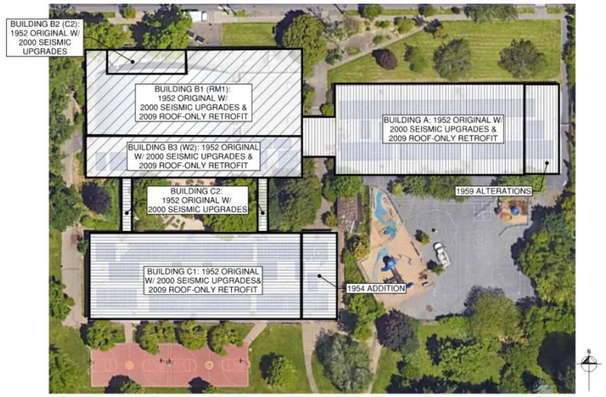

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. C2 | 1957 | 0 | $0 | $450,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag SheathingWood JoistsWood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults)<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |
| Bldg. D | 1977 | 0 | $0 | $250,000 | 1 | None | No | None | Wood Straight/Diag Sheathing, Wood Truss-Joists | Timber Frame | Non-compliant | Cantilevered Wood Posts | Near-fault location (250ft, DOGAMI Active Faults)<br>Post Capacity<br>Foundation Capacity | | - |
| Bldg. E1 | 2003 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults) | | Benchmark building |
| Bldg. E2 | 2003 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Straight/Diag SheathingWood JoistsWood Beams | Conc. CIP Walls | C2a | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults) | | Benchmark building |

## 2024 Assessment Summary: Atkinson

Holmes

| Select school from pull down menu: | | Atkinson |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $3,870,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



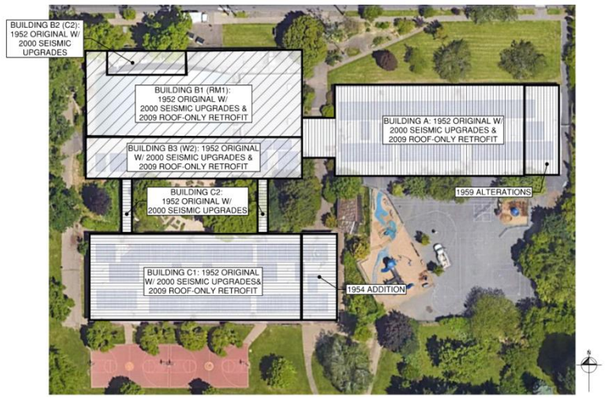

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1952 | 0 | $0 | $735,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood T+G Plank, Wood Joists, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear | Deflection incompatibility with walkway to Building B<br>No gap to Sector B<br>T&G sheathing for walls typical | Alteration in 1959 to enclose covered play area on east end to make classrooms (generally matches original construction). Structural upgrades in 2000 include seismic bracing work at roof eve overhangs and new shear walls in N/S corridors w/ new collectors. Also 2009 Roof-only retrofit. |
| Bldg. B1 | 1952 | 0 | $0 | $1,440,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Trusses, Wood Joists, Wood Beams | Reinforced Brick Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Under-Reinforced Walls<br>No Wall-Foundation Connection | Strongbacks installed at east and west wall exterior in 2000, however no other walls retrofitted<br>Roof has split levels @ gym & cafeteria<br>Concrete roof (Bldg. B2) is immediately adjacent to the flexible diaphragm<br>No gap to walkway to Building A<br>Brick veneer<br>#5@15" o.c. in 12.5" walls = 0.0016 < 0.002<br>Dowels do not appear to extend fully into foundation | Structural upgrades in 2000 include strong backs @ east and west exterior walls, new shear walls at the ends of the gym roof trusses, and new roof/beam connections. The truss over the gym was strengthened in 2002. 2009 reroof included adding (N) plywood on top of (E) T&G and strengthening in-plane shear transfer between gym roof diaphragm and masonry walls. |
| Bldg. B2 | 1952 | 0 | $0 | $500,000 | 1 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Misc. Plan Irregularity<br>Masonry Partition Walls<br>Heavy Cladding System<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Concrete roof adjacent to wood T&G roof<br>CMU wall (likely unreinforced) @ toilet near boiler.<br>Brick veneer<br>Unclear from section J-J and schedules on S-4 if roof slab is adequately dowelled to walls<br>Dowels do not appear to extend fully into foundation<br>With adjacent timber framed portion | The 2000 structural upgrades in this area appears to focus on tying in the adjacent flexible diaphragm into the concrete walls. |
| Bldg. B3 | 1952 | 0 | $0 | $320,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood T+G Plank, Wood Joists, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear | No gap to walkways to Building A or Building C<br>Brick veneer<br>T&G sheathing for walls on southern side | Structural upgrades in 2000 include seismic bracing work at roof eve overhangs. Also 2009 Roof-only retrofit. |
| Bldg. C1 | 1952 | 0 | $0 | $850,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood T+G Plank, Wood Joists, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Inadequate In-Plane Shear | No gap to walkways to Sector B<br>T&G sheathing for walls typical | 1954 addition of two classrooms on east end (matches original construction). Structural upgrades in 2000 include seismic bracing work at roof eve overhangs and new shear walls in N/S corridors w/ new collectors. Also 2009 Roof-only retrofit. |

## 2024 Assessment Summary: Atkinson

Holmes

| Select school from pull down menu: | | Atkinson |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $3,870,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. C2 | 1952 | 0 | $0 | $25,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Timber Frame | W2, S3 | Wood Frames (Commercial and Industrial Buildings), Metal Building Frames | Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Inadequate Moment-Resisting Connections (non-ductile) | No gap to buildings to north & south<br>Relies on adjacent buildings in long direction.<br><br><br>Unknown connection detailing | Covered Walkways<br>Structural upgrades in 2000 included construction of external steel moment frames. |

## 2024 Assessment Summary: Beach

Holmes

| Select school from pull down menu: | | Beach |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,350,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $14,577,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1928 | 3000 | $1,350,000 | $12,975,000 | 2 | Partial | No | Approximately Complete Original Documents | Concrete Pan-Joists, Wood Joists | Reinforced Concrete Walls, Unreinforced Brick Walls | C2, URM | Concrete Shear Walls (Stiff Diaphragms), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Deflection Compatibility<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>No Diaphragm-Wall Connection<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>URM Chimneys<br>Heavy Cladding System<br>Other observed nonstructural falling hazard | 8-13 ft (slopes parallel to Humbolt St)<br>HCT/Brick wall stair hall 3 and 4 level 1-2<br>Diaphragm step at boiler room<br>Each side of gymnasium<br>HCT/URM walls at classroom, restroom, hall<br><br><br>Dowels Present but likely insufficient<br>Recommend reviewing column detailing in greater detail<br><br><br>Likely Prior Retrofit<br><br>URM Local Exterior Cladding Wall | Details for URM sections appear in section X-X on sheet 5, section A-A on sheet 9 and sheet 4 & 5. Details indicate lack of proper lap resistance. |
| Bldg. B | 1951 | 0 | $0 | $680,000 | 1 | None | No | None, Approximately Complete Original Documents | Wood T+G Plank, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Torsional Irregularity<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Large Unbraced Openings<br>Diagonal Sheathing (4:1, 40')<br>Unblocked Diaphragms (4:1, 40') | | 1951 Classroom Building |
| Bldg. C | 1953 | 0 | $0 | $600,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Torsional Irregularity<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Large Unbraced Openings<br>Straight Sheathing (2:1, 24')<br>Diagonal Sheathing (4:1, 40') | | 1953 Classroom Building Addition |
| Bldg. D1/D2 | 1970 | 0 | $0 | $180,000 | 1 | None, Crawlspace | No | None | CFS Joists, Wood Plywood/OSB | Unknown, Wood Framed Walls, CFS Walls | W2, CFS2 | Wood Frames (Commercial and Industrial Buildings), Sheathed Shear Wall System | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Sill-Foundation Connections (6 ft)<br>Diaphragm discontinuity between units | | - |

## 2024 Assessment Summary: Beach

| Select school from pull down menu: | | Beach |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,350,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $14,577,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



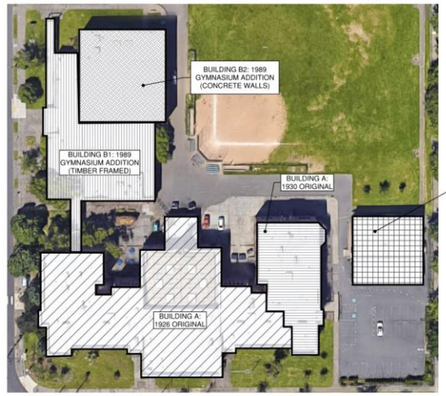

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. E | 1986 (Relocated) | 0 | $0 | $82,500 | 1 | None | No | Approximately Complete Original Documents | Steel Joists | Wood Framed Walls, CFS Walls, Wood Framed Walls, CFS Walls, Unknown | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Sill-Foundation Connections (6 ft)<br>Diaphragm discontinuity between units | | - |
| Bldg. F | 1990 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Seismic Separation (< 1%) | | 1990 Classroom Building Addition. Benchmarked building. |
| Bldg. G | 1987 | 0 | $0 | $60,000 | 1 | None, Crawlspace | No | None | CFS Joists, Wood Plywood/OSB | Wood Framed Walls, CFS Walls, Wood Framed Walls, CFS Walls, Unknown | W2, CFS1 | Wood Frames (Commercial and Industrial Buildings), Sheathed Shear Wall System | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Sill-Foundation Connections (6 ft)<br>Diaphragm discontinuity between units | | - |

## 2024 Assessment Summary: Beaumont

Holmes

| Select school from pull down menu: | | Beaumont |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $19,252,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1926 & 1930 (two stage construction) | 0 | $0 | $16,350,000 | 2 | Partial | No | Approximately Complete Original Documents | Concrete Beams, Concrete 1-way Slab | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>URM Chimneys<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings | <br><br><br>Various adjacent structures added<br><br>Tall chimney<br>Brick cladding | Original School Building |
| Bldg. B1 | 1989 | 0 | $0 | $1,170,000 | 1 | None | No | Insufficient Original Documents | Steel Joists, Wood Beams | Wood Framed Walls, CFS Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Split Levels<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>No Floor-to-Floor Connections (Shear and OT)<br>Other Diaphragms | Connection to primary building<br>Connection to primary building<br>Double height at gym<br>Mixed systems<br><br>Brick cladding<br>Connection back to primary structure<br><br>Unknown condition<br>Wood construction unknown | Cafeteria, office and covered walkways |
| Bldg. B2 | 1989 | 0 | $0 | $1,350,000 | 1 | None | No | Insufficient Original Documents | Steel Joists, Wood Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Split Levels<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | Connection to primary building<br>Connection to primary building<br>Double height at gym<br>Mixed systems<br><br>Brick cladding<br>Connection back to primary structure | High Gymnasium |
| Bldg. C | 1951 | 0 | $0 | $382,500 | 1 | None | No | None | Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Portable. Assumed Timber construction |

## 2024 Assessment Summary: Benson

Holmes

| Select school from pull down menu: | | Benson |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Boise-Eliot

Holmes

| Select school from pull down menu: | | Boise-Eliot |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $16,885,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1928 | 0 | $0 | $16,400,000 | 2 | Crawlspace | No | Insufficient Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Steel Truss | Concrete ColumnsConc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>URM Chimneys<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings | | - |
| Bldg. B | 1930 | 0 | $0 | $175,000 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, Wood Joists, Concrete Pan-Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>URM Parapets exceed 1.5:1<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Inadequate tie to part A | Wall construction assumed to be similar to part A in absence of structural drawings |
| Bldg. C | 1960 | 0 | $0 | $52,500 | 1 | Crawlspace | No | None | Steel Sheet Deck, Steel Joists | Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Seismic Separation (< 1%)<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties | Inadequate tie to part A | Wall construction assumed based on type of construction in absence of structural drawings |
| Bldg. D | 1980 | 0 | $0 | $190,000 | 1 | None | No | None | Steel Sheet Deck, CFS Joists, Steel Beams | Steel Columns | S3 | Metal Building Frames | Misc. Plan Irregularity<br>Inadequate Frame Moment Capacity<br>Inadequate Brace Axial Capacity<br>No Beam Bottom Flange Bracing<br>No Bracing of Beam-Column Joints<br>Inadequate Diaphragm-Frame Connection<br>Inadequate Column-Foundation Connection<br>Inadequate Connection Moment Capacity<br>No Attachment of Roof Diaphragm Panels | No cross bracing in long. Direction | - |

## 2024 Assessment Summary: Boise-Eliot

Holmes

| Select school from pull down menu: | | Boise-Eliot |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $16,885,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. E | 1990 | 0 | $0 | $67,500 | 1 | None | No | None | Wood T+G Plank, Wood Beams | Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Under-Reinforced Walls<br>Discontinuous Cross Ties | | - |

## 2024 Assessment Summary: Bridger

Holmes

| Select school from pull down menu: | | Bridger |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $4,930,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1951 | 0 | $0 | $1,530,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Straight Sheathing (2:1, 24') | To library.<br>No gap to 1958 structures<br>Brick veneer<br>East and west wall library | Original structure circa 1951. Addition to boiler room in 1958 w/ similar construction materials. Seismic upgrades in 2002 included (1) reducing the height of the URM chimney, (2) adding blocking & connections between the tops of stud walls and the roof diaphragm at the exterior perimeter walls, and (3) improving connections from the tops of 8 interior transverse walls to the roof diaphragm. |
| Bldg. A2 | 1958 | 0 | $0 | $1,470,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Wood Framed Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Misc. Plan Irregularity<br>Masonry Partition Walls<br>No Diaphragm-Wall In-Plane Connection<br>Inadequate Wall-Foundation Connection<br>Diagonal Sheathing (4:1, 40') | Check OOP wall to diaphragm connection at lockers to exterior concrete walls<br>At roof - May have been addressed in 2002 upgrades. Check adequacy.<br>Stiffness of concrete walls around gym and cafeteria may be incompatible with the timber walls at the Classrooms<br>Concrete block and glazed tile partitions in locker rooms<br>Check wall to diaphragm connection at lockers to exterior concrete walls<br>Reinforcing dowels do not appear to extend into the foundation base<br>Some blocking added in 2002. Original diagonal sheathing retained. Check adequacy. | Western portion of 1958 additions - Gym & multipurpose room. Seismic upgrades in 2002 included (1) improving the connection from the top of the concrete walls to the roof diaphragm at the gym and cafeteria; and (2) improving connections from the abutting lower roof diaphragms to the sides of the concrete walls at the gym and cafeteria. |
| Bldg. A3 | 1958 | 0 | $0 | $1,360,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Diagonal Sheathing (4:1, 40') | At roof - May have been addressed in 2002 upgrades. Check adequacy.<br>stiffness of concrete walls around gym and cafeteria may be incompatible with the timber walls at the classrooms<br>no gap to original portion<br>check east classrooms in N/S direction | Western portion of 1958 additions - classrooms. Seismic upgrades in 2002 included (1) adding blocking & connections between the tops of stud walls and the roof diaphragm at the exterior perimeter walls; and (2) improving connections from the abutting lower roof diaphragms to the sides of the concrete walls at the gym and cafeteria. |
| Bldg. A4 | 1958 | 0 | $0 | $420,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Diagonal Sheathing (4:1, 40') | No gap to existing, though also wood framed<br>Brick veneer<br>Check<br>5/8" di bolts @ 8'-0" o.c. per section A/19<br>Check connection between rafters and corridor wall | Seismic upgrades in 2002 included adding blocking & connections between the tops of stud walls and the roof diaphragm at the exterior perimeter walls |

## 2024 Assessment Summary: Bridger

| Select school from pull down menu: | | Bridger |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $4,930,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B | 1966 | 0 | $0 | $150,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Unknown connection<br>Unknown connection<br>Unknown connection<br>Unknown sheathing type | Wood framed portable classroom building constructed circa 1966. Original structural drawings were not provided. Alterations (non-structural) undertaken in 1973 & 2007. |
| Bldg. C | 2007 | 0 | $0 | $0 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building - IBC 2003 |
| Bldg. D | 2018 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Wood Trusses | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building - constructed circa 2018. No construction documents. Thought to be W2 but may be CFS system. |

## 2024 Assessment Summary: Bridlemile

Holmes

| Select school from pull down menu: | | Bridlemile |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $25,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $11,450,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



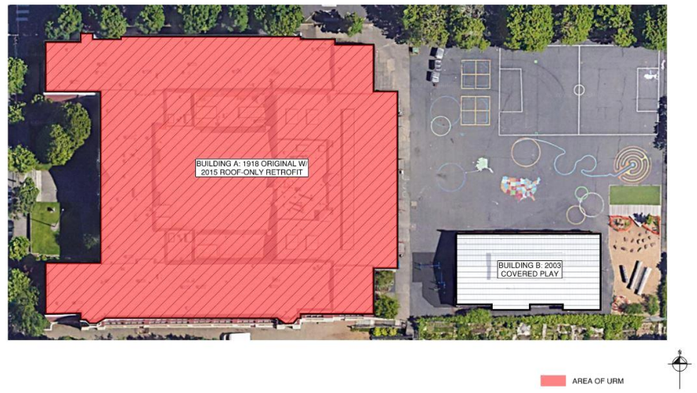

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1957 | 100 | $25,000 | $11,125,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood T+G Plank, Steel Joists, Steel Beams, Wood Beams, Concrete 1-way Slab, Concrete Beams | Wood Framed Walls, Steel Columns, Reinforced Brick Walls, Unreinforced Brick Walls, Concrete Columns, Conc. CIP Walls | RM1, W2, C2a, URM | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Misc. Plan Irregularity<br>Non-redundant (< 2 bays in < 2 lines)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate Composite Behavior<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Under-Reinforced Walls | incompatible \|\| systems<br><br><br><br><br><br><br><br><br><br><br><br>partial retrofit in 2001<br>partial retrofit in 2001<br><br><br><br>transformer vault | Former play area - infill not documented, construction appears similar.<br>Partial Seismic Upgrade in 2001 included upgrading select wall-roof and column anchorage<br>Corridor walls area masonry-concrete layers, Classroom walls are wood sheathing.<br>Extent of unreinforced masonry bearing wall appears to be limited to the transformer vault. |
| Bldg. B | 1960 | 0 | $0 | $75,000 | 1 | Crawlspace | No | None | Wood Plywood/OSB, CFS Joists, Wood Joists | Wood Framed Walls | w2 | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |
| Bldg. C | 1970 | 0 | $0 | $250,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Truss-Joists, Wood Beams | Timber Frame | Non-compliant | Cantilevered Wood Posts | Near-fault location (250ft, DOGAMI Active Faults)<br>Post Capacity<br>Foundation Capacity | | - |

## 2024 Assessment Summary: Buckman

Holmes

| Select school from pull down menu: | | Buckman |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $19,750,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $21,350,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1918 | 79000 | $19,750,000 | $21,100,000 | 2 | Crawlspace, Daylight | No | Insufficient Original Documents | Wood Trusses, Wood Joists, Concrete Pan-Joists | Unreinforced Brick Walls, Reinforced Concrete Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Large Diaphragm Openings Adj. Walls (25%, 8' at Ext.)<br>Straight Sheathing (2:1, 24')<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>URM Appendages over Exit way | Clear story at main hallway<br>Unknown from insufficient drawings and unable to determine on site<br>1995 Seismic Improvement, 2015 reroof likely to have resolved<br><br><br><br>Upper level walls are thin<br>Large skylights at low roofs<br>2015 Reroof likely to have resolved (drawings not available)<br><br><br>Hollow Clay Tile walls, 150 sf of discontinuous CMU walls in basement<br>1995 Seismic Improvement, 2015 reroof likely to have resolved<br>Large cornices, window appendages | Solid URM walls throughout (all levels). Concrete framing and Concrete walls at daylight basement. 2015 roof level seismic upgrade included bracing URM parapets, anchoring coping to top of parapet, strengthening existing diaphragm, adding cross ties and collectors to future shear walls, adding in-plane and out-of-plane connections from the roof diaphragm to the URM walls. 2015 drawings referenced a prior retrofit that potentially included the addition of floor/roof diaphragm to wall ties and classroom crosswalls being extended to the roof diaphragm. Drawings were not available for this work. |
| Bldg. B | 2003 | 0 | $0 | $250,000 | 1 | None | No | None | Steel Beams | Steel Columns | S1 | Steel Moment Frames (Stiff Diaphragm) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate System Capacity<br>Non-Compact Frame Members<br>Large Diaphragm Openings Next To Frame (25%)<br>Other Diaphragms | Discontinuous weak axis load path<br>Unknown from insufficient drawings and unable to determine on site<br>lack of lines in east-west direction<br>Weak axis deficient<br>Unknown from insufficient drawings and unable to determine on site<br>Diaphragm is discontinuous at raised roof opening<br>Standing seam roof | - |

## 2024 Assessment Summary: Capitol Hill

Holmes

| Select school from pull down menu: | | Capitol Hill |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $3,430,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $10,570,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1916 | 7000 | $2,800,000 | $2,800,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Batten, Wood T+G Plank, Wood Trusses, Wood Beams | Wood Framed Walls, Unreinforced Brick Walls | URM, W2 | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Unbraced Gable Walls<br>No Diaphragm-Wall Connection<br>Heavy Cladding System | Interior walls not continuous<br>Exterior all windows<br>HCT & Brick Foundation Walls<br>Likely insufficient | Wood framed building on URM foundation (Brick and HCT) |
| Bldg. B1 | 1948 | 0 | $0 | $612,500 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Battens, Wood Trusses, Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms<br>Heavy Cladding System | Interior walls not continuous<br>Likely insufficient | - |
| Bldg. B2 | 1948 | 0 | $0 | $612,500 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Battens, Wood Trusses, Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms<br>Heavy Cladding System | Interior walls not continuous<br>Likely insufficient | - |

## 2024 Assessment Summary: Capitol Hill

| Select school from pull down menu: | | Capitol Hill |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $3,430,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $10,570,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. C | 1952 | 0 | $0 | $175,000 | 1 | None | No | Approximately Complete Original Documents | Conc. Lath, CFS Joists, Concrete Beams | Concrete Columns | C2a | Concrete Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Deflection Compatibility<br>Discontinuous Cross Ties<br>Other Diaphragms | Inadequate tie to existing building<br>Wood ledger loaded in tension<br><br><br><br><br><br><br><br>Conc. on metal lath roof diaphragm | - |
| Bldg. D | 1952 | 200 | $30,000 | $1,550,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Wood Beams | Wood Framed Walls, Unreinforced Brick Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Wood Ledgers loaded across grain<br>Masonry Partition Walls<br>Heavy Cladding System | Likely insufficient<br><br><br><br><br><br><br>at NE entry | URM entry at NE presumed to be bearing based on other building details |
| Bldg. E | 1952 | 2400 | $600,000 | $600,000 | 1 | None | No | Insufficient Original Documents | Wood Shingles, Wood Trusses | Unreinforced Brick Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Unbraced Gable Walls<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Masonry Partition Walls | <br><br><br><br><br><br><br><br><br><br>HCT walls | - |

## 2024 Assessment Summary: Capitol Hill

Holmes

| Select school from pull down menu: | | Capitol Hill |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $3,430,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $10,570,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



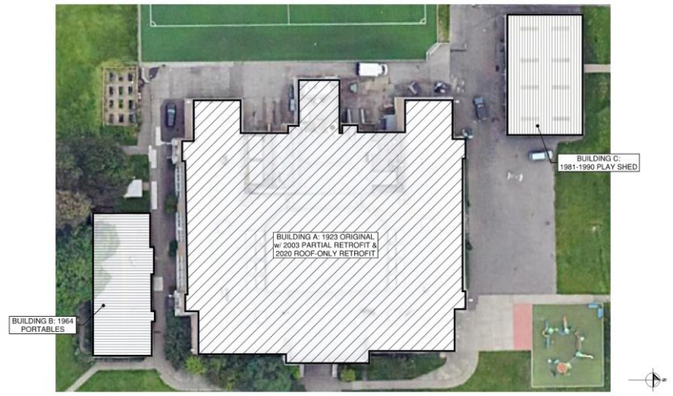

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. F | 1952 | 0 | $0 | $3,795,000 | 2 | None | No | Insufficient Original Documents | Wood Shingles, Wood Trusses, Concrete Pan-Joists, Concrete Beams | Wood Framed Walls | C3a | Concrete Frames with Infill Masonry Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Torsional Irregularity<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Thin Walls (>1:9)<br>Cavity Wall Construction<br>Under-Reinforced Flat Slabs<br>Inadequate In-Plane Shear<br>No diaphragm-wall connection<br>Deflection Compatibility<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Masonry Partition Walls<br>Masonry ceiling | No wood roof - concrete beam connection specified<br><br>3-sided boxes<br>single longitudinal. line<br><br><br><br><br><br><br>roof only<br><br>Only second floor braced<br>CMU SIPF in second floor | 1998 - Braced Brick and HCT walls w/ new metal stud walls (only at second floor) |
| Bldg. G | 1968 | 0 | $0 | $75,000 | 1 | Crawlspace, None | No | None | Wood Plywood/OSB, CFS Joists | Wood Framed Walls | CFS1 | Sheathed Shear Wall System | Overturning<br>Inadequate In-Plane Shear<br>No Floor-to-Floor Connections (Shear and OT)<br>Diaphragm discontinuity between units | <br><br>likely insufficient | - |
| Bldg. H | 1970 | 0 | $0 | $250,000 | 1 | None | No | None | Wood T+G Plank, Wood Joists | Timber Frame | Non-Compliant | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | - |
| Bldg. J | 1988 | 0 | $0 | $100,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |

## 2024 Assessment Summary: Chapman

Holmes

| Select school from pull down menu: | | Chapman |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $14,320,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1923 | 0 | $0 | $13,905,000 | 2 | Partial, Daylight | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Concrete Beams, Concrete Pan-Joists, Concrete 1-way Slab, Wood Trusses | Concrete Columns, Conc. CIP Walls | C2, C2a, C3 | Concrete Shear Walls & Concrete Frames with Infill Masonry Shear Walls (Both Diaphragms) | High Landslide Susceptibility (DOGAMI State Overview)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Severe Vertical Element Size Discontinuity (<50%)<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Masonry ceiling<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear (conc. Walls)<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Thin HCT Walls (>1:9)<br>Inadequate In-Plane Shear (HCT walls) | Infilled frames not continuous to fnd<br>roof level steps<br>Local areas braced in 2003, 2020<br>thin slabs<br>Local areas reinforced in 2003 | 2 stories over partial daylight basement. Large lightwells have been infilled (drawings not available)<br>2003 - partial seismic upgrades included HCT walls removed or braced at exit routes, improved load paths at concrete walls around stairwells, braced chimney, braced or removed URM parapets, brace 2nd floor ceiling in some locations. Though several items were still noted as not being upgraded.<br>2020 - roof-only seismic upgrade |
| Bldg. B | 1964 | 0 | $0 | $225,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | High Landslide Susceptibility (DOGAMI State Overview)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Misc. Plan Irregularity<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Wood Post-Foundation Connections | Discontinuous diaphragm | 2020 - roof-only seismic upgrade |
| Bldg. C | 1976 | 0 | $0 | $190,000 | 1 | None | No | None | Steel Sheet Deck, CFS Joists, Steel Beams | Steel Columns | S3 | Metal Building Frames | Near-fault location (250ft, DOGAMI Active Faults)<br>Misc. Plan Irregularity<br>Inadequate Frame Moment Capacity<br>Inadequate Brace Axial Capacity<br>No Beam Bottom Flange Bracing<br>No Bracing of Beam-Column Joints<br>Inadequate Diaphragm-Frame Connection<br>Inadequate Column-Foundation Connection<br>Inadequate Connection Moment Capacity<br>No Attachment of Roof Diaphragm Panels | No cross bracing in long. Direction | - |

## 2024 Assessment Summary: Chavez

Holmes

| Select school from pull down menu: | | Chavez |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $18,499,250 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1926 | 0 | $0 | $16,152,500 | 2 | Partial | No | Approximately Complete Original Documents | Concrete Beams, Concrete 1-way Slab, Concrete Pan-Joists, Steel Truss | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings | <br><br>Gymnasium double height<br>Various adjacent structures added<br><br>Brick cladding | Original School Building, 2022 local roof-only retrofit (re-roof) consisting of parapet bracing at low roofs |
| Bldg. A2 | 1955 | 0 | $0 | $213,750 | 1 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams, Concrete Waffle Slab | Conc. CIP Walls | C2 | Concrete Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Non-orthogonal System<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | Connection to primary building<br>Connection to primary building<br>Relies upon primary building for lateral<br><br><br>Brick cladding<br><br><br>Connection back to primary structure | 2022 roof-only retrofit (re-roof) consisting of new metal roof diaphagm and connections |
| Bldg. A3 | 1970 | 0 | $0 | $1,053,000 | 2 | Partial | No | None | 0 | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | | | Unknown additions to the north face of the building. 2022 local roof-only retrofit (re-roof), consisting of parapet bracing. |
| Bldg. A4 | 1987 | 0 | $0 | $1,080,000 | 2 | Partial | No | Approximately Complete Original Documents | Concrete 1-way Slab | Concrete Columns, Conc. CIP Walls, CFS Walls | C2 | Concrete Shear Walls (Stiff Diaphragms), Steel Moment Frames, CFS Shear Walls | Misc. Load Path Issue<br>Seismic Separation (< 1%)<br>Masonry Partition Walls | Supported by original building<br>Connected to original building | Main floor is steel moment frames in one direction, CFS shear walls in the other with flexible metal deck roof diaphragm. Level below is concrete walls with concrete diaphragm. 2022 roof-only retrofit (re-roof) |
| Bldg. A5 | 2017 | 0 | $0 | $0 | 2 | None | No | None | 0 | 0 | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>Heavy Cladding System | Connected to building A1 & A4<br>Brick cladding | Concrete over metal deck at L1/L2, untopped metal deck at roof. |
| Bldg. B | 2019 | 0 | $0 | $0 | 1 | None | No | None | 0 | 0 | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Portable classroom |

## 2024 Assessment Summary: Chief Joseph

Holmes

| Select school from pull down menu: | | Chief Joseph |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,610,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1949 | 0 | $0 | $1,770,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Beams, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Split Levels<br>Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | The east edge of the 1949 building should be anchored to the west wall of the 1954 addition<br>(identified per the 2014 improvement project)<br>To library<br>Likely at library walls<br>No gap to 1956 addition<br><br>Spacing of connections was not specified in drawings, needs investigation | 1949 Original Structure. Addition of two classroom on east side in 1954 using similar materials and construction detailing. Addition to boiler room in 1966, also using similar materials. In 2014, the height of the brick chimney was reduced as part of an improvement project. |
| Bldg. A2 | 1956 | 0 | $0 | $1,780,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Beams, Wood Joists | Conc. CIP Walls | RM1, C2a, C2 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Split Levels<br>Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | OOP connection over multi-purpose room, kitchen, & locker room still require upgrade<br><br>Glazed tile walls in locker rooms<br><br>In-plane connection over multi-purpose room, kitchen, & locker room still require upgrade<br>Dowels appear to extend from wall to foundation stem, but not continue to foundation base per details on S4<br>Multi-purpose room, kitchen, & locker room still require upgrade | 1956 addition to east side of original structure - multi-purpose room, kitchen, & locker room. No structural work previously completed at this portion (lower roof) |
| Bldg. A3 | 1956 | 0 | $0 | $2,200,000 | 2 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Beams, Wood Joists, Concrete Pan-Joists | Conc. CIP Walls, Reinforced CMU Walls | RM1, C2, C2a | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Split Levels<br>Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | No gap to existing building<br>Typ. CMU vert reinforcement is 4-#5 bars per detail A/S4. Typ wall length is ~32 ft. Therefore, spacing > 48"<br>No positive connection from CMU wall to foundation, just key, per detail A/S4<br>Dowels appear to extend from wall to foundation stem, but not continue to foundation base per details on S4 | 1956 addition to east side of original structure. - 2 story classroom portion. RC walls on first story and CMU walls on section story. Partial re-roof circa 2014 - structural upgrades for upper roof diaphragm & connections. |

## 2024 Assessment Summary: Chief Joseph

Holmes

| Select school from pull down menu: | | Chief Joseph |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,610,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



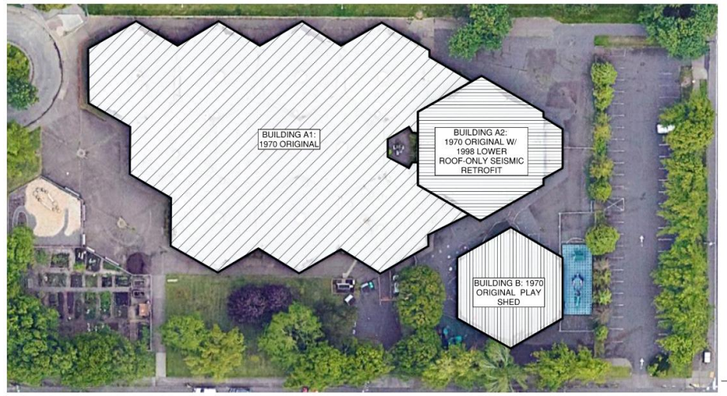

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A4 | 1956 | 0 | $0 | $860,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Beams, Wood Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Split Levels<br>Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | Dowels appear to extend from wall to foundation stem, but not continue to foundation base per details on S4 | 1956 addition to east side of original structure. Partial re-roof circa 2014 - structural upgrades for upper roof diaphragm & connections (gym, fan room & classroom wing). No structural work previously completed at lower roof (multi-purpose room, kitchen, & locker room) |
| Bldg. B | 1991 | 0 | $0 | $0 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Split Levels<br>Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | | Modular classroom installed circa 1991. No architectural or structural information provided. Assume benchmark. |

## 2024 Assessment Summary: Clarendon

Holmes

| Select school from pull down menu: | | Clarendon |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,285,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1970 | 0 | $0 | $5,055,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Concrete Columns, Wood Framed Walls | PC2, W2 | Precast Concrete Frames with Gypsum Shear Walls | Misc. Load Path Issue<br>Split Levels<br>Non-orthogonal System<br>Reentrant Corners<br>Misc. Plan Irregularity<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate In-Plane Shear Plaster or Gypsum Shear Walls<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Deflection incompatibility | Possible collapse hazard. LFRS relies on gypsum shear walls. If/when they fail, precast column connections have limited capacity to resist lateral loads.<br>At roof to gym<br>Hexagonal grid<br>Gym will be stiffer than classroom sections<br>Brick veneer<br>Gypsum shear walls w/ relatively large areas & heavy conc. elements<br>Roof material is just described as 'sheathing'<br>Precast columns & connections are unlikely to have adequate capacity to resist seismic loads if/when gypsum shear walls fail | 1970 Original Building. Building is constructed on a grid of hexagons. At the center of each hexagon is a concrete column in the shape of a tree. The column is comprised of a cast in place core and 6 precast concrete elements that form at trunk & branch. Glulam beams span from these branches to precast columns located at each point of the hexagonal grid. Walls are typically wood-framed with gyp sheathing and appear to be the primary LFRS. The project folder shows re-roof circa 2006 and roof replacement circa 2012. The seismic scope of these projects (if any) is unknown as drawings were not available. |
| Bldg. A2 | 1970 | 0 | $0 | $1,020,000 | 1 | None | No | Approximately Complete Original Documents | Tectum, Wood Joists, Wood Beams | Concrete Columns, Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Non-orthogonal System<br>Masonry Partition Walls<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Discontinuous Cross Ties<br>Other Diaphragms | Wall anchorage was partially was updated in 1998. Check adequacy for OOP & whether further upgrades were made in 2006 or 2012<br>At roof<br>Hexagonal shape<br>Check around dressing rooms & toilets<br>Brick veneer<br>12" thick wall is under reinforced per note 6 page S3<br>Tectum diaphragm per original plans. Check whether it was updated in 2006 or 2012 | 1970 Original gym portion. Has CMU walls around perimeter typ in a generally hexagonal shape. 1998 seismic upgrades including partial upgrade of CMU wall roof anchorage (typically at lower roof/ceiling). Full extent of retrofit is unknown as not all structural drawings were provided. The project folder also shows re-roof circa 2006 and roof replacement circa 2012. The seismic scope of these projects (if any) is unknown as drawings were not available. |
| Bldg. B | 1970 | 0 | $0 | $210,000 | 1 | None | No | Approximately Complete Original Documents | Tectum, Wood Beams | Concrete Columns | N/C | Cantilevered Concrete Columns | Non-orthogonal System<br>Foundation capacity<br>Inadequate precast connection capacity<br>Other Diaphragms | Hexagonal shape<br>Foundation does not appear to be designed to resist moments<br>Connection between precast exterior columns and the steel pipe supporting the glulam beam connection is Unclear<br>tectum diaphragm per original plans. Check whether it was updated in 2006 or 2012 | 1970 Original covered play structure. The project folder shows a re-roof circa 2006 and roof replacement circa 2012. The seismic scope of these projects for the covered play (if any) is unknown as drawings were not available. |

## 2024 Assessment Summary: Cleveland

Holmes

| Select school from pull down menu: | | Cleveland |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Replacement, Retrofit, or Relocation in Progress

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Creative Science / Clark

Holmes

| Select school from pull down menu: | | Creative Science / Clark |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

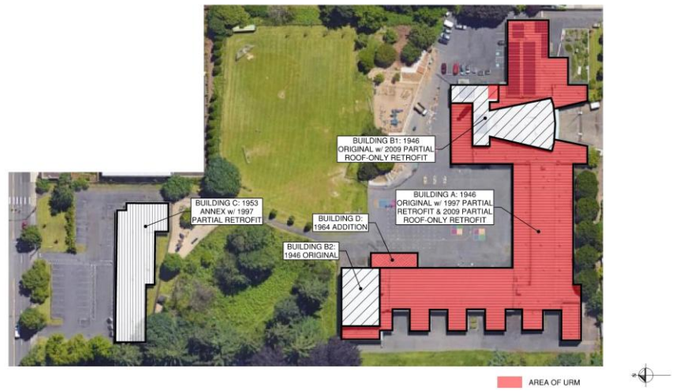
| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Creston

Holmes

| Select school from pull down menu: | | Creston |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $10,970,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $14,613,750 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



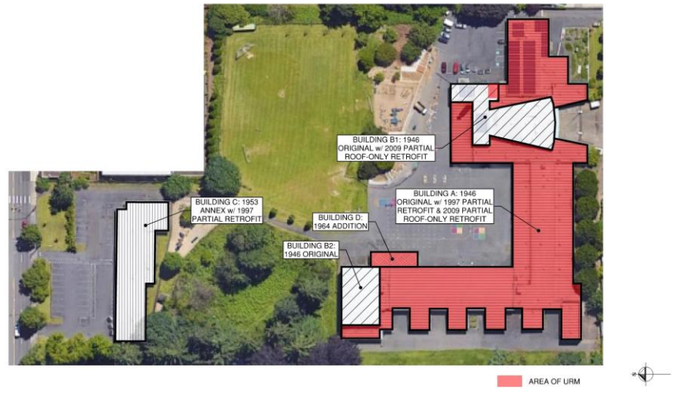

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1946 | 53600 | $10,720,000 | $10,720,000 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Joists, Wood Trusses, Wood Beams | Wood Framed Walls, Steel Columns, Structural Glazed Tile Walls | W2, URM | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear (URM)<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>No Girder-Column Connections<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate In-Plane Shear (Wood)<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Masonry Partition Walls | Corridor ceiling braced by SGT walls<br><br><br>Few exterior shear walls<br>1997 work was not comprehensive<br>Cafeteria<br><br><br><br><br><br><br><br><br><br><br><br><br>1997 work was not comprehensive | 1997 - secondary suppport of select URM bearing walls was added<br>2009 - Roof-only retrofit in eastern portion only<br>2014 - Additional secondary support of most URM bearing walls. Roof-only retrofit in Western portion.<br>No secondary support apparent at URM bearing walls in mechanical room. |
| Bldg. B1 | 1946 | 250 | $62,500 | $1,687,500 | 1 | Full | No | Insufficient Original Documents | Wood T+G Plank, Wood Joists, Steel Truss, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Reentrant Corners<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>HCT supported mezzanine<br>Masonry Partition Walls<br>URM Chimneys | <br><br><br><br><br><br><br><br><br>Height reduced in 2009 | 2009 - Roof-only seismic retrofit |
| Bldg. B2 | 1946 | 250 | $37,500 | $1,006,250 | 1 | Full | No | Insufficient Original Documents | Wood T+G Plank, Wood Joists, Steel Truss, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Similar to B1 | | 2014 - Additional secondary support of most URM bearing walls. Roof-only retrofit included strengthening of roof truss connections at gym. |
| Bldg. C | 1953 | 0 | $0 | $1,050,000 | 1 | None | No | 0 | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | High Landslide Susceptibility (DOGAMI State Overview)<br>Reentrant Corners<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | | 1997 - new bracing for exterior cladding (non-structural)<br>2014 - Roof-only retrofit |

## 2024 Assessment Summary: Creston

Holmes

| Select school from pull down menu: | | Creston |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $10,970,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $14,613,750 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1964 | 600 | $150,000 | $150,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | CFS Walls, Unreinforced CMU Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties<br>Unblocked Diaphragms (4:1, 40') | Inadequate tie to existing bldg. | 2014 - Roof-only retrofit in Western portion.<br>No secondary support apparent at URM exterior bearing walls |

## 2024 Assessment Summary: Davinci

Holmes

| Select school from pull down menu: | | Davinci |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $20,742,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1916 | 0 | $0 | $200,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |
| Bldg. B | 1927 | 0 | $0 | $20,175,000 | 3 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Concrete Beams, Steel Truss | Concrete Columns, Conc. CIP Walls, Unreinforced Brick Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Reentrant Corners<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>URM Chimneys<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Diaphragm Reinforcement at Openings | Some exitways appear to be braced<br>thin slabs | 1997 - Seismic upgrade included mitigating URM walls by bracing with strongbacks or removal and other non-structural upgrades (parapet bracing, etc) |
| Bldg. C | 1940 | 0 | $0 | $150,000 | 1 | Crawlspace | No | None | Wood Joists, Wood Plywood/OSB, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | | 1990 Seismic upgrades included bracing the crawlspace level and strengthening the walls |
| Bldg. D | 1940 | 0 | $0 | $150,000 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |

## 2024 Assessment Summary: Davinci

Holmes

| Select school from pull down menu: | | Davinci |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $20,742,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. E | 1965 | 0 | $0 | $67,500 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, CFS Joists | CFS Walls | CFS1 | Sheathed Shear Wall System | Inadequate Foundation Ties<br>Inadequate In-Plane Shear<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Long, Non-Wood Structural Panel Diaphragms (24') | | - |
| Bldg. F | 2007 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building |

## 2024 Assessment Summary: Duniway

| Select school from pull down menu: | | Duniway |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $420,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $14,610,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1926 | 0 | $0 | $11,700,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Concrete Beams, Steel Truss | Concrete Columns, Conc. CIP Walls, Unreinforced Brick Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings<br>URM bearing walls | End of N wing soft<br><br><br><br><br><br><br>Thin slabs<br><br><br><br>Wall b/w cafeteria addition | 2023 - partial roof-only retrofit at north portion |
| Bldg. B | 1947 | 0 | $0 | $1,110,000 | 1 | None | Yes | Approximately Complete Original Documents | Wood T+G Plank, Concrete 1-way Slab, Steel Joists, Wood Joists | Conc. CIP Walls | C2, C2a | Concrete Shear Walls (Stiff & Flexible Diaphragms) | Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Wood Ledgers loaded across grain<br>Attached to parts A & C | 2023 - partial roof-only retrofit |
| Bldg. C | 1947 | 0 | $0 | $840,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Attached to part B | 2023 - partial roof-only retrofit |

## 2024 Assessment Summary: Duniway

| Select school from pull down menu: | | Duniway |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $420,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $14,610,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1953 | 1400 | $420,000 | $960,000 | 2 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Steel Joists | Conc. CIP Walls, Unreinforced Brick Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Diaphragm Reinforcement at Openings<br>URM bearing walls | Attached to part A<br><br><br><br><br><br>Expansion joint at slab<br><br><br>SGT wall b/w classrooms 17 & 18 | 2023 - partial roof-only retrofit |

## 2024 Assessment Summary: East Sylvan

Holmes

| Select school from pull down menu: | East Sylvan |
|---|---|
| URM Database : NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I : NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT : None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT : $3,220,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1910 | 0 | $0 | $350,000 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Joists, Wood Beams, Wood Trusses | Timber Frame, Conc. CIP Walls | W2, C2a | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear (concrete walls)<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate In-Plane Shear (Wood Walls)<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity | | Building year unknown. Wood framed building on concrete crawlspace walls.<br>2003 - resheathed roof (unblocked) and attached bell-cote<br>Building poorly documented, exploratory demo required to enable further assessment. |
| Bldg. A2 | 1910 | 0 | $0 | $462,500 | 1 | Daylight | No | None | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Joists, Wood Beams, Wood Trusses | Timber Frame, Conc. CIP Walls | W2, C2a | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear (concrete walls)<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate In-Plane Shear (Wood Walls)<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity | | Building year unknown. Wood framed building on daylight concrete basement walls.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |

## 2024 Assessment Summary: East Sylvan

Holmes

| Select school from pull down menu: | East Sylvan |
|---|---|
| URM Database : NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I : NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT : None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT : $3,220,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A3 | 1910 | 0 | $0 | $930,000 | 1 | Daylight | No | None | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Joists, Wood Beams, Wood Trusses | Timber Frame, Conc. CIP Walls | W2, C2a | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear (concrete walls)<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate In-Plane Shear (Wood Walls)<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity | | Building year unknown. Wood framed building on daylight concrete basement walls.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |
| Bldg. A4 | 1946 | 0 | $0 | $1,437,500 | 2 | Daylight, Crawlspace | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Joists, Wood Beams, Wood Trusses | Timber Frame, Conc. CIP Walls | W2, C2a | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear (concrete walls)<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate In-Plane Shear (Wood Walls)<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity | | Wood framed building on daylight concrete basement walls and concrete first floor framing.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |

## 2024 Assessment Summary: East Sylvan

Holmes

| Select school from pull down menu: | East Sylvan |
|---|---|
| URM Database : NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I : NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT : None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT : $3,220,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A5 | 1946 | 0 | $0 | $40,000 | 2 | None | No | None | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Joists, Wood Beams, Wood Trusses | Timber Frame, Conc. CIP Walls | W2, C2a | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Foundation Ties<br>Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear (concrete walls)<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate In-Plane Shear (Wood Walls)<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity | | Wood framed building on daylight concrete basement walls.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |

## 2024 Assessment Summary: Faubion

| Select school from pull down menu: | | Faubion |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

Holmes

# Replaced

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Fernwood (Beverly Cleary)

Holmes

| Select school from pull down menu: | | Fernwood (Beverly Cleary) |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $14,400,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $18,700,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1911-1924 | 44000 | $13,200,000 | $13,200,000 | 2 | Daylight | No | Approximately Complete Original Documents | Concrete Pan-Joists, Concrete Beams | Unreinforced Brick Walls, Concrete Columns | URMa | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Masonry ceiling<br>URM Appendages over Exitway<br>Beams, Girders, or Trusses bear on URM wall/pilaster | <br><br><br>Tall slender URM (brick) piers<br>no gap to Al, potentially insufficient gap to C1<br>HCT in basement<br>HCT infill of pan joists | 2018 roof level upgrade consisting of URM parapet bracing |
| Bldg. A2 | 1924 | 4000 | $1,200,000 | $1,200,000 | 1 | None | No | Approximately Complete Original Documents | Concrete Beams, Concrete 1-way Slab, Steel Truss | Unreinforced Brick Walls, Concrete Columns | URMa | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall Connection<br>Diaphragm Reinforcement at Openings<br>Beams, Girders, or Trusses bear on URM wall/pilaster | <br><br>No Seismic Gap to A1 or B<br><br>N-S direction | 2018 minor improvements with joist to wall connections at longitudinal walls. |
| Bldg. B | 1952 | 0 | $0 | $225,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists, Wood Plywood/OSB | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Other Diaphragms<br>Incomplete gravity frame | No Seismic Gap to A2<br>HCT Interior Walls<br>Brick Veneer<br>Reinforcement unknown<br><br><br><br>Bridging only | - |
| Bldg. C1 | 1978 | 0 | $0 | $2,775,000 | 2 | None | No | Approximately Complete Original Documents | Wood Beams, Wood Plywood/OSB, Hollow-Core Floor, Concrete Beams | Reinforced CMU Walls, Concrete Columns | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Overturning<br>Reinforcement Provided at Wall Openings<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>No Topping Slab-Wall Connection<br>Other Diaphragms<br>Deep Spandrels/Narrow Piers | No Seismic Gap to A2<br>HCT Interior Walls<br>Brick Veneer<br>Reinforcement unknown<br><br><br><br>Bridging only | 2018 Complete roof retrofit with load path for future shear walls and anchorage of CMU walls |
| Bldg. C2 | 1978 | 0 | $0 | $1,300,000 | 1 | None | No | Approximately Complete Original Documents | Wood Beams, Wood Plywood/OSB | Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Reinforcement Provided at Wall Openings<br>Proportions (h/t < 30)<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain | <br>Double height space | 2018 Complete roof retrofit with load path for future shear walls and anchorage of CMU walls |

## 2024 Assessment Summary: Forest Park

Holmes

| Select school from pull down menu: | | Forest Park |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $3,342,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1999 | 0 | $0 | $2,887,500 | 2 | None | No | Approximately Complete Original Documents | Steel Sheet Deck, Concrete 1-way Slab, Steel Joists, Steel Beams, Steel Truss | Steel Columns | S2, S2a | Steel Braced Frames (Stiff & Flexible Diaphragms) | High Landslide Susceptibility (DOGAMI State Overview)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Inadequate Column Capacity<br>Non-compact Braces<br>Chevron/V-Braces - Inadequate Beam<br>Eccentrically Braced Frames<br>Inadequate brace connections<br>Diaphragm Reinforcement at Openings | Requires in-depth geotech analysis<br><br><br><br>Attached to adj. structures<br>Columns lighter than braces<br><br><br>Grid J, east<br>Braced framed detailing pre-dates current code | Braces are shown as tube steel |
| Bldg. A2 | 1999 | 0 | $0 | $225,000 | 1 | None | No | Approximately Complete Original Documents | Steel Sheet Deck, Steel Joists | Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Discontinuous Cross Ties | Verify chord at exp. Joints | - |
| Bldg. A3 | 1999 | 0 | $0 | $175,000 | 1 | None | No | Approximately Complete Original Documents | Steel Sheet Deck, Steel Joists, Steel Beams | Steel Columns, Concrete Columns | S2a | Steel Braced Frames (Flexible Diaphragms) | Inadequate Foundation Ties<br>Slender Braces<br>Inadequate brace connections | Tension rod braces<br>New codes include big det. updates | Braces are shown as tension-only rods |
| Bldg. B | 2001 | 0 | $0 | $55,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Unbraced Cripple Walls<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | Wood fnd, not embeded in soil | Foundations are shown as P.T. wood. We recommend investigating for possible deterioration. |
| Bldg. C1 & C2 | 2005 | 0 | $0 | $0 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark Building |
| Bldg. D1 & D2 | 2006 | 0 | $0 | $0 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark Building |

## 2024 Assessment Summary: Franklin

Holmes

| Select school from pull down menu: | | Franklin |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: George

| Select school from pull down menu: | | George |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $11,175,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,512,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



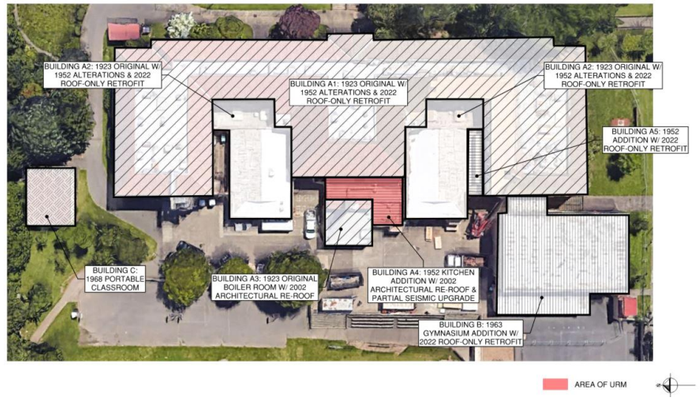

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1952 | 55000 | $11,000,000 | $11,000,000 | 1 | Partial | No | Approximately Complete Original Documents | Wood Joists, Wood Beams, Steel Truss | Unreinforced Brick Walls, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Reentrant Corners<br>Torsional Irregularity<br>In-Plane Stress<br>Inadequate Post-Foundation Connection<br>Straight Sheathed Diaphragms<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Cavity Wall Construction<br>Other Diaphragms<br>Masonry Partition Walls<br>Heavy Cladding System | Glass block clerestory at roof of corridor wing offsets<br>No connection shown at URM<br><br>Center of mass offset from center of rigidity<br>Sheathing is unknown from drawings and site visit<br>Unknown, no connection shown<br>Shiplap sheathing, T&G sheathing<br><br>URM<br><br>Shiplap sheathing, T&G sheathing<br>Hollow clay tile walls in locker room extents<br>Brick veneer on wood framed walls | URM present at exterior corridor wing walls, boiler room, and double height auditorium. |
| Bldg. A2 | 1952 | 1500 | $175,000 | $1,350,000 | 1 | None | No | Approximately Complete Original Documents | Steel Beams | Unreinforced Brick Walls, Steel Columns | S1a | Steel Moment Frames (Flexible Diaphragm) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate System Capacity<br>Inadequate Moment-Resisting Connections (non-ductile)<br>Inadequate Panel Zones<br>Non-Compact Frame Members<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Cavity Wall Construction<br>No Diaphragm-Wall Connection<br>Other Diaphragms<br>Masonry Partition Walls | Glass block clerestory at gymnasium, tectum<br>No connection shown at URM<br><br><br><br><br><br><br>Clerestory at URM<br><br><br><br>Tectum<br>Hollow clay tile walls in locker room extents | URM present in the gymnasium (double height). infilling between the steel moment frames. (non-load bearing). At either end of the gymnasium beyond the steel frames, the URM is load bearing. Tectum is present in the gym. |
| Bldg. B1, B2, B3, B4, B5 | 1987 | 0 | $0 | $1,162,500 | 1 | None | No | Insufficient Original Documents | Wood Joists, Wood Beams | Wood Framed Walls, Reinforced Brick Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Seismic Separation (< 1%)<br>Under-Reinforced Walls | Likely insufficient OOP strength at brick walls<br>Buildings Interconnected<br>Brick Walls | - |

## 2024 Assessment Summary: Glencoe

Holmes

| Select school from pull down menu: | | Glencoe |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $241,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,774,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



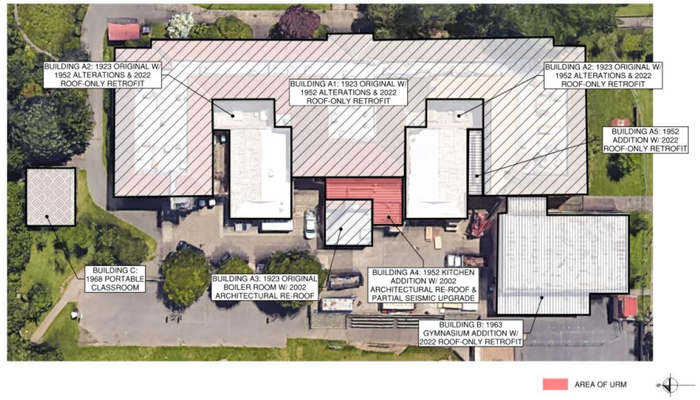

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1923 | 0 | $0 | $10,923,750 | 2 | Partial, Crawlspace | No | Approximately Complete Original Documents | Concrete Beams, Concrete 1-way Slab, Wood Trusses, Steel Truss | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Double height auditorium space with offset roof height from main building<br>re-entrant corners at wings<br>Buildings Interconnected<br>Hollow tile partition walls<br><br><br><br>Interconnected buildings | 1923 original W/ 1952 alterations & 2022 roof-only retrofit (re-roof). Addition of plywood shear-walls below wood framed roof, local concrete parapet bracing at low roofs. |
| Bldg. A2 | 1923 | 0 | $0 | $662,000 | 1 | Partial, Crawlspace | No | Approximately Complete Original Documents | Concrete Beams, Concrete 1-way Slab, Wood Trusses, Steel Truss | Conc. CIP Walls | C2 | Concrete Shear Walls (Flexible Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Double height auditorium space with offset roof height from main building<br>re-entrant corners at wings<br>Buildings Interconnected<br>Hollow tile partition walls<br><br><br><br>Interconnected buildings | 1923 original W/ 1952 alterations & 2022 roof-only retrofit (re-roof). T&G decking with ply overlay over steel roof trusses, flexible diaphragm at 1-story building. |
| Bldg. A3 | 1923 | 0 | $0 | $303,500 | 1 | None | No | Approximately Complete Original Documents | Concrete 2-way Slab | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Buildings Interconnected<br>Brick coping at top of existing chimney<br><br><br><br><br>Interconnected buildings | 1923 original boiler room W/ 2002 architectural re-roof & 2022 local roof only retrofit (re-roof) and demo of existing chimney. |
| Bldg. A4 | 1952 | 1205 | $241,000 | $241,000 | 1 | Daylight | No | Insufficient Original Documents | Concrete 2-way Slab | Unreinforced CMU Walls | C2 | Concrete Shear Walls (Flexible Diaphragms) | Seismic Separation (< 1%)<br>Heavy Cladding System<br>Incomplete gravity frame<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Deflection Compatibility | Buildings Interconnected<br>Brick veneer<br><br><br><br><br>interconnected buildings | Kitchen addition W/ 2002 roof-only retrofit (re-roof). CMU walls, connected to buildings A1 & A3. |
| Bldg. A5 | 1952 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood Joists | Conc. CIP Walls | C2 | Concrete Shear Walls (Flexible Diaphragms) | Seismic Separation (< 1%) | Buildings Interconnected | 2022 roof-only retrofit (re-roof), bracing added at clerestory windows. |

## 2024 Assessment Summary: Glencoe

Holmes

| Select school from pull down menu: | | Glencoe |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $241,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,774,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B | 1963 | 0 | $0 | $570,000 | 1 | Partial | No | Approximately Complete Original Documents | Steel Truss | Concrete Columns, Reinforced CMU Walls | C3a | Concrete Frames with Infill Masonry Shear Walls (Flexible Diaphragms) | Split Levels<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Cavity Wall Construction<br>Inadequate In-Plane Shear Deflection Compatibility | Locker rooms split level<br>Buildings Interconnected<br>Brick veneer<br><br>Limited reinforcing in masonry walls<br>Interconnected buildings | 1963 gymnasium addition. 2022 roof only retrofit (re-roof). Concrete frame with Reinforced CMU infill |
| Bldg. C | 1968 | 0 | $0 | $74,250 | 1 | None | No | Insufficient Original Documents | Wood Joists | Timber Frame | S3 | Steel Light Frame (Flexible Diaphragms) | Inadequate Foundation Ties<br>Straight Sheathing (2:1, 24') | Connection to foundation unknown<br>Diaphragm construction unknown | No structural framing plans. Steel pre-fab modular building. 2022 roof-only retrofit (re-roof), and local foundation retrofit in 2022 due to damage. Connection to foundation is visible at corners. |

## 2024 Assessment Summary: Grant

Holmes

| Select school from pull down menu: | | Grant |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Gray

| Select school from pull down menu: | | Gray |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $10,187,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1/A2 | 1951 | 0 | $0 | $4,140,000 | 1 | Daylight | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Concrete Pan-Joists, Concrete Beams | Wood Framed Walls, Wood Framed Walls, Steel Columns, Conc. CIP Walls | W2, C2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>High Landslide Susceptibility (DOGAMI)<br>Unbraced Mezzanine<br>Non-redundant (< 2 bays in < 2 lines)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40')<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | <br><br>CMU mezzanine in boiler room<br>Open front basement, few ext. wd walls<br>CMU walls in basement<br>Brick Façade<br><br><br><br><br><br><br><br>thin slabs<br>hooked bars not shown<br>unreinforced footings | Wood framed building over daylight concrete basement walls and concrete first floor framing<br>1984 interior improvements |
| Bldg. B1/B2 | 1951 | 0 | $0 | $5,687,500 | 1 | Partial, Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | High Landslide Susceptibility (DOGAMI)<br>Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40')<br>Bowstring Truss | <br><br>Building has few exterior walls<br>adjacent to part A<br>Brick façade<br><br><br>Large windows at gym/café<br><br><br><br><br>Gymnasium | No basement portion |
| Bldg. C | 1984 | 0 | $0 | $190,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Joists, Wood Beams | Timber Frame | Non-compliant | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | - |
| Bldg. D | 1984 | 0 | $0 | $170,000 | 1 | None | No | None | 0 | 0 | Non-compliant | Cantilevered Steel Posts | High Landslide Susceptibility (DOGAMI)<br>Seismic Separation (< 1%)<br>Inadequate base connection<br>Inadequate foundation | <br>poorly attached to parts A & B | - |

## 2024 Assessment Summary: Grout

| Select school from pull down menu: | | Grout |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $18,444,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



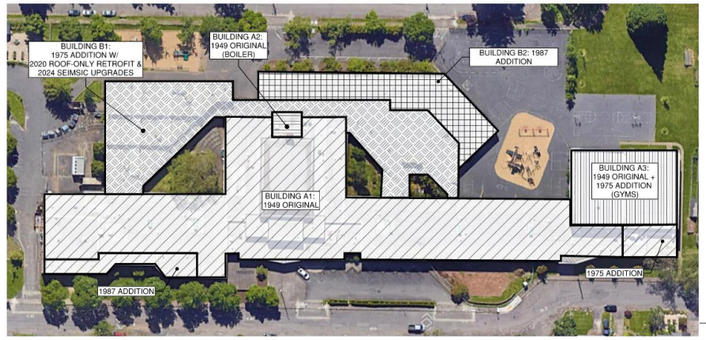

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1927 | 0 | $0 | $18,292,500 | 2 | Daylight, Partial | No | Approximately Complete Original Documents | Steel Truss, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls, Concrete Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Large Diaphragm Openings Adj. Walls (25%) | <br><br><br><br>Brick & tile partition walls<br>Brick cladding<br>Floor slab reinforcing not continuous<br><br><br><br><br>Auditorium opening | 1927 original school building with partial daylight basement. 2014 partial seismic retrofit braced interior non-load bearing hollow clay tile partition walls mainly along egress routes. |
| Bldg. A2 | 1970's | 0 | $0 | $152,000 | 1 | None | No | None | Wood Truss-Joists | Timber Frame | N/A | Cantilevered timber columns | | | Covered play area |

## 2024 Assessment Summary: Harrison Park

Holmes

| Select school from pull down menu: | | Harrison Park |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,182,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



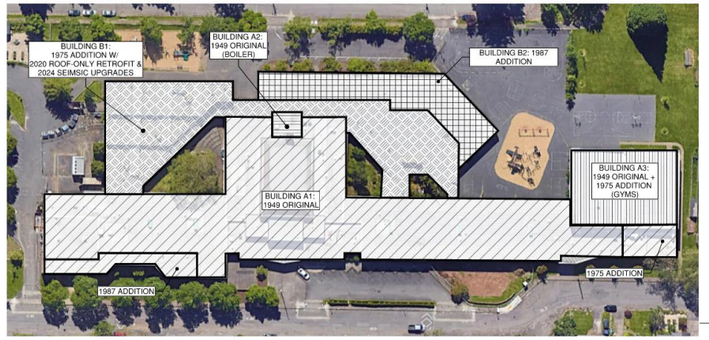

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1949 | 0 | $0 | $7,712,500 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams, Wood Trusses | Wood Framed Walls, Steel Columns | W2, URMa | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40')<br>Unblocked Wood Panel Diaphragms (4:1, 40')<br>No Diaphragm-Wall Connection | Needs investigation<br>Potential deficiency of diaphragm-wood wall connections<br><br><br>1" gap @ GL 11 & 20<br>Brick veneer<br>Some new shear walls added in 2024, not full retrofit<br><br>Bolts @ 8'-0" o.c. per section 1-1 on A1-8<br>Unclear from section 3-3 on A1-8<br><br>At assembly hall<br><br>Check IP and OOP connection of URM walls - detail not found in review | Original school building consists of light framed wood over a suspended concrete slab and spread footing foundation system. Also includes low roof portion of 1975 addition to north end & 1987 addition to east side. There are 8" brick walls (firewalls & loadbearing) w / a 1" expansion joint at gridlines 11 & 20. In 2024, (N) Ply shear walls were added locally in response to remodel. |
| Bldg. A2 | 1949 | 0 | $0 | $300,000 | 1 | None | No | Approximately Complete Original Documents | Concrete Pan-Joists | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | <br><br>No gap to original portion or additions<br><br><br><br>Reinforcement does not continue to foundation base | Original Boiler room |
| Bldg. A3 | 1949/1975 | 0 | $0 | $1,925,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Steel Beams, Wood Plywood/OSB, Wood Beams | Wood Framed Walls, Steel Columns, Concrete Columns | W2, S1a | Wood Frames (Commercial and Industrial Buildings), Steel Moment Frames (Flexible Diaphragm) | Split Levels<br>Torsional Irregularity<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40')<br>Inadequate System Capacity<br>No Diaphragm-Frame Connection<br>Inadequate Moment-Resisting Connections (non-ductile)<br>Inadequate Panel Zones<br>Non-Compact Frame Members | <br><br>CMU may be inadequate for OOP<br><br>Assume 8'-0" o.c. as in A1<br><br><br>Check portal frame capacity<br>Load path not quantifiable per Section 3R on A3-8<br>Check - provided drawings did not include A3-7 Section Thru Gym (w/ details)<br>Recommend detailed check<br>Recommend detailed check | Original structure is wood-framed wall w/ steel portal frame spanning in N/S direction. Roof is diagonal ship lap supported on wood joists and steel beams. 1975 Addition appears to be reliant on original structure for gravity & LFRS. Roof is 3/8" Ply over 1 7/8" decking supported by glulam beams. The roof is supported by concrete columns and the original steel columns. There are partial height CMU walls on the north and west exterior walls. In 2024, (N) Ply shear walls were added locally in response to remodel. In-plane continuity was also provided locally at one of the partial height CMU walls in response to remodel. |

## 2024 Assessment Summary: Harrison Park

Holmes

| Select school from pull down menu: | | Harrison Park |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,182,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B1 | 1975 | 0 | $0 | $2,690,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Reinforced CMU Walls, Conc. CIP Walls | RM1, W2 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Split Levels<br>Non-orthogonal System<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties | There is no continuous load path from roof diaphragm to CMU shear walls in South & West wall of south section and south skewed wall and clerestories of north section<br>Updated in 2020 typ. Exception noted in 'misc. load path issue'<br>No gap to original structure<br>North section may still not meet ASCE 41 load levels<br>Updated in 2020 typ. Exception noted in 'misc. load path issue'<br>Roof chord is discontinuous at steps in roof | 1975 classroom addition to west side of the original building. Mostly single story, with a mezzanine at the southwest end. Roof-only retrofit in 2020. Any seismic upgrades in 2024 were primarily in response to remodel scope & aren't necessarily expected to improve overall seismic performance significantly. Upgrades/changes include (N) ply shear walls added to the south section plus new shear walls at roof steps. In the north section, (N) CMU walls added and (E) CMU walls strengthened (vertical bars added each end). |
| Bldg. B2 | 1987 | 0 | $0 | $555,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Truss-Joists, Wood Joists | Reinforced CMU Walls, Wood Framed Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Non-orthogonal System<br>No Diaphragm-Wall Connection | | Addition to east side west side of 1975 addition (north end) |

## 2024 Assessment Summary: Hayhurst

| Select school from pull down menu: | | Hayhurst |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

Holmes

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Holladay Center

Holmes

| Select school from pull down menu: | | Holladay Center |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $5,610,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1972 | 0 | $0 | $5,355,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Concrete Columns, Concrete Tilt-up Walls | PC1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | Inadequate Foundation Ties<br>Unbraced Mezzanine<br>Split Levels<br>Walls Spaced Far Apart<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate wall chord detailing<br>No opening reinforcement | Mezzanine not torsionally braced<br>Mezzanine | Extent of 2018 roof only retorifit at this campus unknown |
| Bldg. B | 1972 | 0 | $0 | $210,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Concrete Columns | Non-compliant | Cantilevered concrete columns | High Landslide Susceptibility (DOGAMI State Overview)<br>Seismic Separation (< 1%)<br>Inadequate Column Shear Capacity<br>Inadequate Column-Foundation Fastening<br>Inadequate Column-Bar Splices (35db, tied)<br>Inadequate Column Ties (d/4, 8db at hinges) | | Extent of 2018 roof only retorifit at this campus unknown |
| Bldg. C | 1972 | 0 | $0 | $45,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Steel Columns | Non-compliant | Cantilevered Steel Columns | Seismic Separation (< 1%)<br>Inadequate base connection<br>Inadequate foundation | | Laterally supported by part A in longitudinal direction and cant'd tube steel colums in transverse.<br>Extent of 2018 roof only retorifit at this campus unknown |

## 2024 Assessment Summary: Hollyrood (Beverly Cleary)

Holmes

| Select school from pull down menu: | | Hollyrood (Beverly Cleary) |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $2,465,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



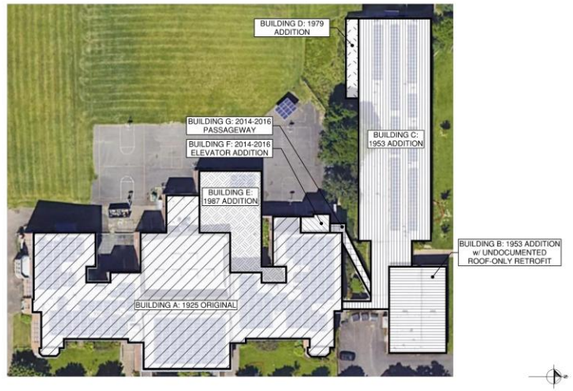

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1958 | 0 | $0 | $2,310,000 | 1 | Partial | No | Approximately Complete Original Documents | Tectum, Steel Truss | Steel Columns, CFS Walls | CFS2 | Strap-Braced Wall System | URM Chimneys<br>Inadequate axial capacity in braces<br>No Diaphragm-Frame Connection<br>No Diaphragm-Roof Framing Connection<br>Strap Brace Axial Capacity<br>Non-wood panel Diaphragms (2:1, 24')<br>Other Diaphragms | Check - 5/8" rod X-bracing<br>Unquantifiable load path from diaphragm to frame<br>Connection between tectum panels and roof bulbs unknown<br>StrapU braces are typ approx 32' long<br>Tectum diaphragm | Original 1958 structure, plus 1964 modifications to enclose the covered play area to make addition classrooms (matches original construction LFRS & materials). LFRS is strap bracing in transverse direction and rod X bracing in longitudinal direction. Roof is comprised of tectum substrate between bulb-tee purlins supported by steel roof trusses. |
| Bldg. B | 1998 | 0 | $0 | $155,000 | 1 | None | No | Approximately Complete Original Documents | Steel Sheet, Steel Joists, Steel Beams | Steel Columns | S3 | Metal Building Frames | Inadequate Foundation Ties<br>Misc. Plan Irregularity<br>Inadequate Moment-Resisting Connections (non-ductile)<br>Non-Compact Frame Members | Check. No information on foundations was provided.<br>Possible stiffness incompatibility - moment frames will be significantly stiffer than cantilevered columns<br>check<br>Metal frame building likely to have compact frame members | Covered play constructed circa 1998. Steel moment frame in transverse (east/west) direction. Cantilevered columns in longitudinal (north/south direction). |

## 2024 Assessment Summary: Hosford

Holmes

| Select school from pull down menu: | | Hosford |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $18,620,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**



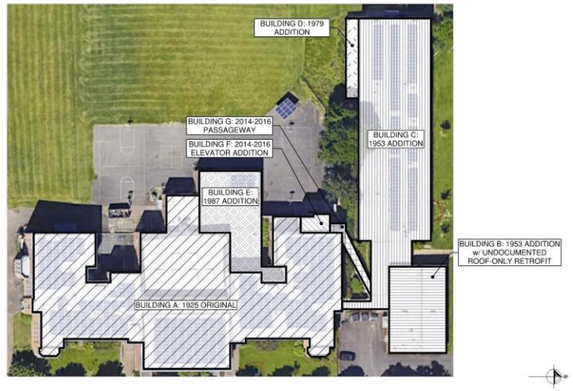

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1925 | 0 | $0 | $14,850,000 | 2 | Crawlspace | No | Insufficient Original Documents | Concrete 1-way Slab, Concrete Beams, Wood Trusses, Steel Truss | Conc. CIP Walls, Concrete Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Reentrant Corners<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | | Drawing scan of extremely poor quality and very difficult to read<br>Gym Truss added in 1987<br>2015 - non-structural bracing of parapets & partial diaphragm strengthening at gym/cafeteria |
| Bldg. B | 1953 | 0 | $0 | $645,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams, Concrete Beams | Reinforced Brick Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Non-redundant (< 2 bays in < 2 lines)<br>Walls Spaced Far Apart<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>No Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Shear key only | 2015 - Upgraded roof-wall anchorage, roof sheathing, and shear wall strengthening |
| Bldg. C | 1953 | 0 | $0 | $2,580,000 | 1 | Partial, Daylight | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams, Concrete 2-way Slab | Timber Frame, Concrete Columns, Conc. CIP Walls | W2, C2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Very High Liquefaction Potential (DOGAMI)<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Under-Reinforced Walls<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings | West End<br><br>Large cantilever at walkout basement<br>Inadequate attachment to parts A & B<br><br><br><br><br><br><br><br><br>Large opening added in 2011 | W2 at first floor, C2 at partial daylight basement<br>Recommend monitoring possible settlement at south end<br>2015 - roof-only retrofit |
| Bldg. D | 1979 | 0 | $0 | $75,000 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, CFS Joists | CFS Walls | CFS2 | Strap-Braced Wall System | Basic Deficiencies<br>Very High Liquefaction Potential (DOGAMI)<br>Misc. Plan Irregularity<br>No Post-Foundation Connections<br>No Floor-to-Floor Connections (Shear and OT)<br>Strap Brace Axial Capacity<br>Strap Brace Chord Axial Capacity | Local areas, recommend geotechnical investigation<br>Not laterally supported at bldg joint | - |

## 2024 Assessment Summary: Hosford

Holmes

| Select school from pull down menu: | | Hosford |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $18,620,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**



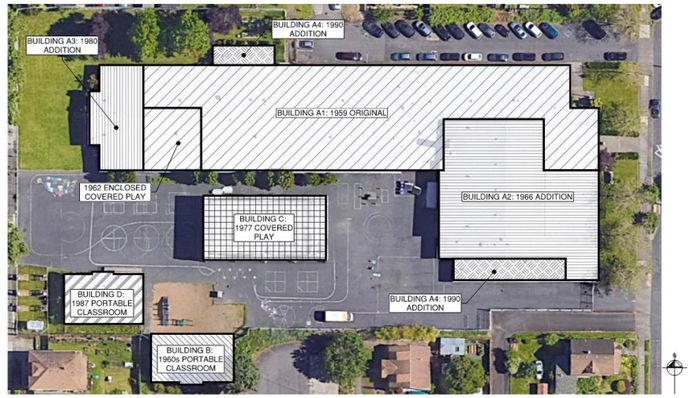

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. E | 1987 | 0 | $0 | $470,000 | 1 | None | No | Approximately Complete Original Documents | Steel Sheet Deck, Steel Joists, Concrete Beams | Reinforced CMU Walls, Reinforced Brick Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Seismic Separation (< 1%)<br>Heavy Cladding System<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Discontinuous Cross Ties | Attached to part A | - |
| Bldg. F | 2014 | 0 | $0 | $0 | 2 | None | No | None | Steel Sheet Deck, Steel Beams | Steel Columns, Conc. CIP Walls | C2, C2a | Concrete Shear Walls (Stiff and Flexible Diaphragms) | | | Benchmark building |
| Bldg. G | 2014 | 0 | $0 | $0 | 1 | None | No | None | Steel Sheet Deck, Steel Beams | Steel Columns | S1a | Steel Moment Frames (Flexible Diaphragm) | | | Benchmark building |

## 2024 Assessment Summary: Humboldt

Holmes

| Select school from pull down menu: | | Humboldt |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $5,780,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



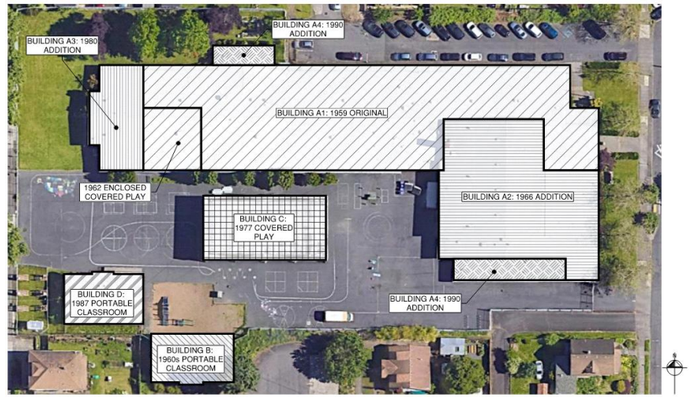

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1959 | 0 | $0 | $3,540,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Reinforced CMU Walls, Timber Frame | RM1, C2a | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>URM Chimneys<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>No Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | To multipurpose room<br>East wall (entry) and west wall (to 1980 addition) are 4" conc. block + veneer<br>Minimal vert. reinf. Horiz. Is trussed web wall reinf every 2nd course<br>Detail H/S-4 shows cross grain bending of Glulam for in-plane<br>Likely inadequate<br>Dowels continue to foundation (E/S-6) but minimal reinforcement | 1959 Original Building. Very lightly reinforced CMU walls, typ. Conc walls where an addition was planned (future multipurpose room). |
| Bldg. A2 | 1966 | 0 | $0 | $1,650,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Beams, Wood Joists | Unreinforced CMU Walls, Timber Frame | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>No Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Unblocked Diaphragms (4:1, 40') | Check adequacy<br>6" CMU in locker room area may be unreinforced<br>Brick veneer<br>Vertical wall anchorage seems to only at columns<br>Isolated location. See section D/8<br>Check adequacy<br>Walls dowelled into foundation stem but not base | 1966 Addition to south east end of building. Multipurpose room, lockers, library & special ed. |
| Bldg. A3 | 1966/1980 | 0 | $0 | $280,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams, Wood Plywood/OSB, Wood Joists | Reinforced CMU Walls, Steel Columns | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Non-redundant (< 2 bays in < 2 lines)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Connection between (N) corridor walls and (E) walls is unclear<br>East wall (URM) doesn't appear to be adequately tied to diaphragm to act as a shear wall<br>East wall to original portion is 4" conc block & brick<br>8" thick w/ #4 @ 48" o.c. H&V, p=0.0005<br>Glulam beam | Originally a covered play area constructed in 1966. Enclosed as classrooms in 1980 w/ addition of toilets to west end. |
| Bldg. A4 | 1990 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Beams, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | 1990 Additions - Wood-framed. Benchmark. |
| Bldg. B | 1960s | 0 | $0 | $142,500 | 1 | Crawlspace | No | None | Unknown | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>No Girder-Column Connections<br>Roof Chord Discontinuity | Requires check<br>Requires check<br>Requires check | Portable classroom installed in the 1960s. No drawings were available. Assume issues typical of portable buildings of this era. |
| Bldg. C | 1977 | 0 | $0 | $25,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Beams, Wood Truss | Timber Frame | N/C | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | Play structure constructed circa 1977. No drawings available. |

## 2024 Assessment Summary: Humboldt

Holmes

| Select school from pull down menu: | | Humboldt |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $5,780,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1987 | 0 | $0 | $142,500 | 1 | Crawlspace | No | Insufficient Original Documents | Unknown | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Portable classroom building moved to Humboldt circa 1987. Drawings for foundation only. No drawings for superstructure. |

## 2024 Assessment Summary: Ida B Wells

Holmes

| Select school from pull down menu: | | Ida B Wells |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Replacement, Retrofit, or Relocation in Progress

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Irvington

Holmes

| Select school from pull down menu: | | Irvington |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $16,255,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1932 | 0 | $0 | $15,225,000 | 2 | Partial, Daylight | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Steel Beams, Steel Truss | Concrete Columns, Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Masonry ceiling<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings | some improved in 2002<br><br><br><br><br><br><br><br>thin slabs | 1986 - Auditorium floor raised<br>2002 - Partial non-structural seismic bracing upgrade |
| Bldg. B1 | 1951 | 0 | $0 | $345,000 | 2 | None | No | Approximately Complete Original Documents | Concrete Pan-Joists | Conc. CIP Walls, Steel Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | Inadequate tie to part A<br><br><br>thin slab | - |
| Bldg. B2 | 1952 | 0 | $0 | $345,000 | 2 | None | No | Approximately Complete Original Documents | Concrete Pan-Joists | Conc. CIP Walls, Steel Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | Inadequate tie to part A<br><br><br>thin slab | Recommend further investigation of sagging second floor in NW addition |
| Bldg. C1 | 1966 | 0 | $0 | $45,000 | 1 | None | No | Insufficient Original Documents | Steel Sheet Deck, Steel Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Seismic Separation (< 1%) | Inadequate tie to part A | Full supported by part A |
| Bldg. C2 | 1966 | 0 | $0 | $45,000 | 1 | None | No | Insufficient Original Documents | Steel Sheet Deck, Steel Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Seismic Separation (< 1%) | Inadequate tie to part A | Full supported by part A<br>Construction assumed to match C1 in lieu of structural drawings or further exploration |
| Bldg. D | 1970 | 0 | $0 | $250,000 | 1 | 0 | 0 | None | Wood Plywood/OSB, Wood Truss-Joists, Wood Beams | Timber Frame | Non-compliant | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | - |

## 2024 Assessment Summary: Jackson

Holmes

| Select school from pull down menu: | | Jackson |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $30,170,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1964 | 0 | $0 | $14,220,000 | 2 | Partial | No | Approximately Complete Original Documents | Concrete Waffle Slab, Concrete Pan-Joists, Concrete Beams, Precast/stressed Concrete 1-way Slab | Concrete Columns, Conc. CIP Walls, Concrete Tilt-up Walls | PC1a | Precast or Tilt-up Concrete Shear Walls (Stiff Diaphragm) | Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Thin Walls (>1:40, 4 in)<br>No Diaphragm-Wall Connection<br>Inadequate Girder-Wall/Pilaster Connections<br>No Wall-Foundation Connection<br>Deflection Compatibility at rigid diaphragms<br>Diaphragm Reinforcement at Openings<br>Inadequate wall chord detailing | | It appears SW portions were never constructed<br>Walls are poorly documented - an investigative program will be required prior to retrofit |
| Bldg. B | 1964 | 0 | $0 | $14,385,000 | 3 | Partial | No | Approximately Complete Original Documents | Steel Sheet Deck, Steel Beams, Concrete Waffle Slab, Concrete Pan-Joists, Concrete Beams | Steel Columns, Concrete Columns, Conc. CIP Walls, Concrete Tilt-up Walls | PC1, PC1a | Precast or Tilt-up Concrete Shear Walls (Stiff & Flexible Diaphragm) | Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Masonry Partition Walls<br>URM Chimneys<br>Other observed nonstructural falling hazard<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Thin Walls (>1:40, 4 in)<br>No Diaphragm-Wall Connection<br>Inadequate Girder-Wall/Pilaster Connections<br>No Wall-Foundation Connection<br>Deflection Compatibility at rigid diaphragms<br>Diaphragm Reinforcement at Openings<br>Discontinuous Cross Ties<br>Inadequate wall chord detailing | Floor steps, diaphragm is cantilevered North of Auditorium<br>gym bleachers | Walls are poorly documented - an investigative program will be required prior to retrofit |
| Bldg. C | 1964 | 0 | $0 | $1,250,000 | 1 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams | Concrete Columns | C1 | Concrete Moment Frames | Non-orthogonal System<br>Seismic Separation (< 1%)<br>Inadequate Column Capacity<br>Inadequate Column Shear Capacity<br>Strong Column - Weak Beam Issue<br>Inadequate Column-Foundation Fastening<br>Inadequate Column-Bar Splices (35db, tied)<br>Inadequate Column Ties (d/4, 8db at hinges)<br>Discontinuous Beam Bars<br>Inadequate Beam-Bar Splices (none in l/4)<br>Inadequate Beam Stirrups (d/2, 8db at hinges)<br>Inadequate Joint Ties (8db)<br>Inadequate floor panel attachment | adjacent to parts A & B | Walls are poorly documented - an investigative program will be required prior to retrofit |

## 2024 Assessment Summary: Jackson

Holmes

| Select school from pull down menu: | | Jackson |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $30,170,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**



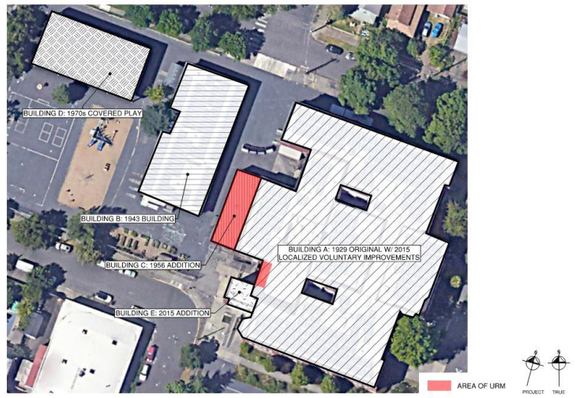

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1970 | 0 | $0 | $315,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Wood Beams | Concrete Tilt-up Walls | PC1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | No Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Inadequate wall chord detailing | | 2009 - retrofit work appears to not have been built<br>2019 - upgraded roof sheathing and roof-wall anchorage<br>Walls are poorly documented - an investigative program will be required prior to retrofit |

## 2024 Assessment Summary: James John

Holmes

| Select school from pull down menu: | | James John |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,020,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $18,000,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1929 | 100 | $60,000 | $16,135,000 | 2 | Crawlspace, Partial | No | Approximately Complete Original Documents | Concrete Pan-Joists, Concrete Beams, Steel Trusses | Unreinforced Brick Walls, Reinforced Concrete Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Reentrant Corners<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>Heavy Cladding System<br>Other observed nonstructural falling hazard | Reinforcing not adequate throughout<br>Concrete deck to walls<br><br>Lack of continuous full-height concrete wall sections in N-S direction<br><br>Wire mesh reinforcement only<br>Concrete walls to foundations unknown from drawings and site visit.<br><br>Large openings, retrofit 2014<br>HCT partition walls throughout, HCT cavity walls<br>parapets were braced during 2014 seismic retrofit<br>Brick veneer<br>Large concrete cornices | 2015 retrofit included strengthening URM walls at cateteria w/ strongbacks and bracing URM and concret parapets in select locations.<br>It appears there is still URM present at west entry-way. Unable to confirm presence of this URM on site.<br>Tectum is present in the gym, structural diaphragm is deficient concrete pan joists. |
| Bldg. B | 1943 | 0 | $0 | $680,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Joists, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Unblocked Diaphragms (4:1, 40') | <br><br><br><br><br><br>T&G decking | - |
| Bldg. C | 1956 | 1600 | $960,000 | $960,000 | 1 | None | No | Approximately Complete Original Documents | Steel Truss | Unreinforced CMU Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Seismic Separation (< 1%)<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall Connection<br>Masonry Partition Walls | Concrete Blocks not tied to foundation<br>Seismic gap dimension is unknown<br><br>Large exterior openings | A 2015 seismic retrofit addressed URM in the adjacent cafeteria. Unreinforced concrete block bearing walls potentially still present on exterior south cafeteria wall. Further exploratory investigation required. |
| Bldg. D | 1970 | 0 | $0 | $225,000 | 1 | None | No | None | Steel Truss, Wood Trusses | Wood Posts | W2 | Cantilever Wood Posts | Post Capacity<br>Foundation Capacity | | - |
| Bldg. E | 2015 | 0 | $0 | $0 | 2 | None | No | Approximately Complete Original Documents | Steel Beams | Steel Columns, Reinforced Concrete Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | N/A | | - |

## 2024 Assessment Summary: Jefferson

| Select school from pull down menu: | | Jefferson |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

Holmes

# Replacement, Retrofit, or Relocation in Progress

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Kellogg

Holmes

| Select school from pull down menu: | | Kellogg |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Replaced

**Building Year Plan:**
**(see below for deficiencies)**

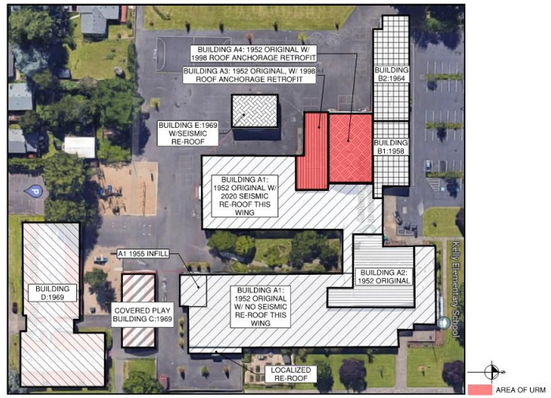
| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Kelly

Holmes

| Select school from pull down menu: | | Kelly |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,925,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $8,745,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



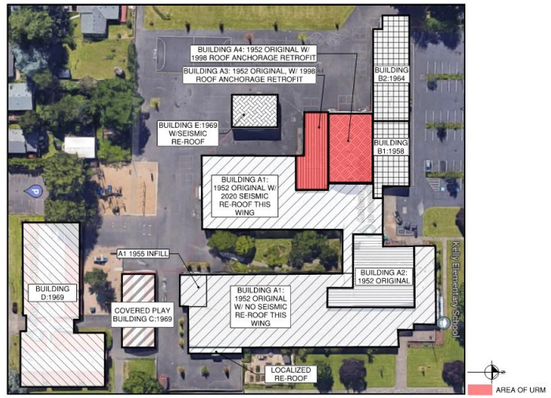

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1952 | 0 | $0 | $2,812,500 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Shtg, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT) | Steps in roof<br><br><br><br>None<br>Roman brick veneer, attachment unknown<br>Walls have dapped in wood bracing only | 2020 - Seismic upgrades included plywood diaphragm added to the west wing (no chords/collectors) and attachment of heavy cladding at egress |
| Bldg. A2 | 1952 | 0 | $0 | $912,500 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Shtg, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>URM Chimneys<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT) | Clerestory windows<br><br>Concrete walls at boiler room<br>None<br>Above boiler room<br>Wall glazing not isolated for story drift<br>Walls have dapped in wood bracing only | - |
| Bldg. A3 | 1952 | 2500 | $625,000 | $625,000 | 1 | None | No | Approximately Complete Original Documents | Plywood/OSB Sheathing, Wood Joists, Wood Beams | Unreinforced Brick Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Vertical LRFS elements are offset<br>Misc. Plan Irregularity<br>Masonry Partition Walls<br>Heavy Cladding System<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Cavity Wall Construction | Wood walls on roof arch are offset from brick walls (b) | 1998 - roof only retrofit included anchoring masonry walls for in-plane and out-of-plane forces |
| Bldg. A4 | 1952 | 5200 | $1,300,000 | $1,300,000 | 1 | None | No | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Large Diaphragm Openings Adj. Walls (25%, 8' at Ext.) | Unreinforced Brick Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Vertical LRFS elements are offset<br>Heavy Cladding System<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Thin Walls (9 top, 15 first, 13 other/single) | | 1998 - roof only retrofit included anchoring masonry walls for in-plane and out-of-plane forces |
| Bldg. B1 | 1958 | 0 | $0 | $410,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Heavy Cladding System<br>Inadequate In-Plane Shear | | - |

## 2024 Assessment Summary: Kelly

Holmes

| Select school from pull down menu: | | Kelly |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,925,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $8,745,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B2 | 1964 | 0 | $0 | $410,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Heavy Cladding System<br>Inadequate In-Plane Shear | | - |
| Bldg. C | 1969 | 0 | $0 | $180,000 | 1 | None | No | Approximately Complete Original Documents | Plywood/OSB Sheathing, Wood Trusses, Wood Beams | Conc. CIP Walls, Reinforced Brick Walls, Steel Columns | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Overturning<br>Deep Spandrels/Narrow Piers<br>Walls Spaced Far Apart<br>Under-Reinforced Walls<br>Unblocked Diaphragms (4:1, 40')<br>Under-Reinforced Walls | Slender piers on three sides<br><br>40' span, 30' between walls | Reinforced masonry wall piers |
| Bldg. D | 1969 | 0 | $0 | $1,875,000 | 1 | None | No | Approximately Complete Original Documents | Plywood/OSB Sheathing, Wood Trusses | Wood Framed Walls, Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Wall Anchorage<br>Reentrant Corners<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Inadequate Wood Sill-Foundation Conn. (6 ft) | OT only<br><br>Brick wing walls at egress<br>E/W walls<br><br>E/W walls | - |
| Bldg. E | 1969 | 0 | $0 | $220,000 | 1 | None | No | Approximately Complete Original Documents | Plywood/OSB Sheathing, Wood T+G Plank, Steel Joists | Reinforced CMU Walls, Conc. CIP Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Reinforcement Provided at Wall Openings<br>Under-Reinforced Walls | Bond beams are offset from walls below<br>Roof trusses anchorage to exterior walls likely inadequate for building drift | 2020 Seismic upgrades included new plywood diaphragm over existing 1x decking. |

## 2024 Assessment Summary: Kenton

| Select school from pull down menu: | | Kenton |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | N/A | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Decommissioned

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: King

Holmes

| Select school from pull down menu: | | King |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $21,200,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1925 | 0 | $0 | $16,375,000 | 2 | Partial, Crawlspace | No | Approximately Complete Original Documents | Concrete Pan-Joists, Steel Truss, Concrete 1-way Slab | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | <br><br>No gap<br><br>Locations not over exit doors only<br>All locations<br>Brick veneer<br>Unbraced suspended plaster ceilings<br>Analysis required<br><br><br><br><br>Beam reinforcement not well confined with stirrups | 1925 Original Structure by Jones. Classroom wings are 2-stories and 'H'-shaped. Double-height single story portions fill in the top and bottom of the 'H' - auditorium to the north and gym to the south. Partial seismic upgrade was undertaken in 2002 to protect egress paths, included (1) bracing hollow clay tiles corridor walls, (2) bracing URM parapets over exit doors, and (2) bracing the URM chimney. |
| Bldg. B | 1952 | 0 | $0 | $3,585,000 | 2 | Crawlspace | No | Insufficient Original Documents | Concrete Pan-Joists, Steel Sheet, Steel Joists | Conc. CIP Walls | C2, C2a | Concrete Shear Walls (Stiff Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>No Diaphragm-Wall In-Plane Connection | Check cafetorium roof<br><br><br>No gap to 1974 structure<br>Brick veneer<br>Check - south wall of cafeteria is highly perforated<br>Check - connection detailing for wall to pan-joist system is unknown<br>Reinforcing steel does not extend into foundation base<br>Check - columns have widely spaced ties<br>Check - steel joists are pocketed into concrete wall | Addition to south constructed in 1952. Only Architectural and S1 (foundation plan) available. Building height varies. Western classroom portion is 2 stories w/concrete pan joist floors & roof. Cafeteria is single story w/ nearly double height walls & a roof of metal deck on long span steel joists. Northern corridor & eastern kitchen area are single story w/ concrete pan joist roof. |
| Bldg. C | 1952 | 0 | $0 | $290,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | Foundation doesn't have positive connection between stem and base<br><br>Adjacent structure is RC. May have deflection compatibility issues.<br>no gap to 1974 structure<br>Brick veneer<br><br>Check - roof detailing is unknown<br>Check - roof detailing is unknown, but spans >40' | Kindergarten classrooms (which are located in the southeast wing of the 1952 addition) are timber framed. Only Architectural and S1 (foundation plan) available. |
| Bldg. D | 1976 | 0 | $0 | $950,000 | 1 | None | 0 | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | At roof<br><br>No gap to existing structure<br>Brick veneer | Community center constructed in 1976 |

## 2024 Assessment Summary: Lane

Holmes

| Select school from pull down menu: | | Lane |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $17,940,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1926 | 0 | $0 | $12,400,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Steel Truss, Concrete Beams | Concrete Columns, Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Torsional Irregularity<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Footings req'd below '01 shear walls<br>No shear walls at north end<br>Local areas braced in '01 & '09<br><br><br><br><br><br><br>Thin slabs | 1988 - Local areas renovated<br>2001 -Partial Seismic Retrofit included new RC shear wall in E/W direction (foundations at E/W shear walls still require upgrades), improved wall/diaphragm connections at local areas, and fibrewrap clay tile wall in one stairwell.<br>2014 - Partial non-strucutral seismic upgrades included HCT bracing in local areas. (HCT still remain in other areas) |
| Bldg. B | 1948 | 0 | $0 | $460,000 | 1 | None | Yes | Insufficient Original Documents | Wood Plywood/OSB, Wood T+G Plank, Steel Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | | 2001 - seismic upgrades included adding a connection to tie the 1948 south wing roof to the 1926 original building 2nd floor<br>2009 - partial roof-only seismic upgrade Doesn't appear to be in 2014 HCT wall bracing scope |
| Bldg. C | 1948 | 0 | $0 | $870,000 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Battens, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity | | 2009 - partial roof-only seismic upgrade |
| Bldg. D | 1955 | 0 | $0 | $880,000 | 1 | None | No | Approximately Complete Original Documents | Concrete on Metal Deck, Concrete 1-way Slab, Steel Truss, Steel Beams | Concrete Tilt-up Walls, Reinforced Brick Walls | PC1a, RM2 | Precast or Tilt-up Concrete Shear Walls & Reinforced Masonry Bearing Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>Heavy Cladding System<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>No Wall-Foundation Connection<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>No Wall-Foundation Connection<br>Inadequate wall chord detailing | Adjacent to part A<br><br><br><br><br><br>Only keys | Concrete exterior walls, Structural Clay Brick (SCR) brick interior walls<br>2009 - partial roof-only seismic upgrade |

## 2024 Assessment Summary: Lane

| Select school from pull down menu: | | Lane |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $17,940,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**



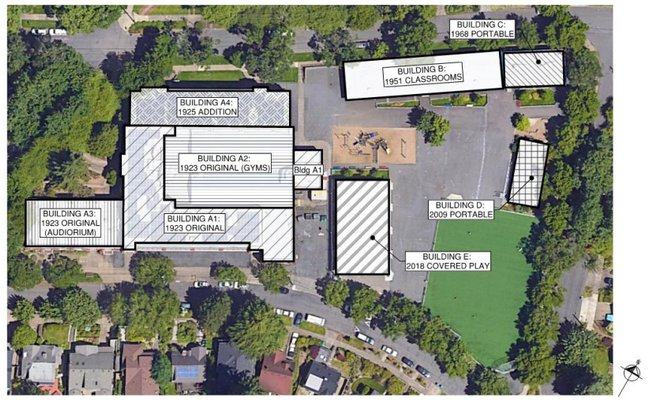

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. E | 1988 | 0 | $0 | $3,330,000 | 1 | None | No | Approximately Complete Original Documents | Steel Sheet Deck, Steel Joists, Steel Beams | Reinforced CMU Walls, Concrete Columns | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Discontinuous Cross Ties | Adjacent to A, C, D | - |

## 2024 Assessment Summary: Laurelhurst

Holmes

| Select school from pull down menu: | | Laurelhurst |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,332,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



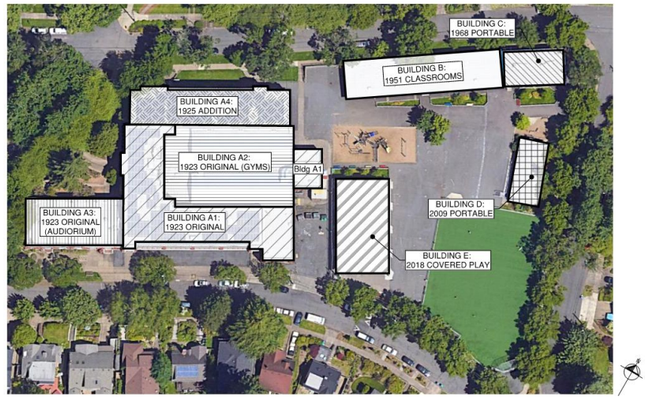

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1923 | 0 | $0 | $5,375,000 | 2 | None | No | Approximately Complete Original Documents | Concrete Pan-Joists, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>URM Chimneys<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Appears chimney height has been reduced. Unknown time/scope of work<br>brick veneer<br>Cast stone coping typ<br>Check | 1923 classrooms + boiler room. |
| Bldg. A2 | 1923 | 0 | $0 | $3,000,000 | 1 | Partial | No | Approximately Complete Original Documents | Wood T+G Plank, Steel Truss, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2, C2a | Concrete Shear Walls (Stiff Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Masonry Partition Walls<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Straight Sheathing (2:1, 24') | Trusses may be supported on corbel w/ 2-3/4" anchor bolts per drawings<br>Brick veneer<br>Cast stone coping typ<br>Columns are reinforced bur walls appear to be unreinforced typ<br>Columns are dowelled<br>2x6 T&G sheathing per plan | 1923 Original gym portion +adjacent single story portion. Gym roof has steel trusses and roofing appears to have been replaced in 2013 - it now has metal sheathing. Drawings were not available so seismic scope (if any) is unknown. Single-story portion has concrete beams with concrete slab. |
| Bldg. A3 | 1923 | 0 | $0 | $1,200,000 | 1 | Partial | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Trusses, Wood Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall In-Plane Connection<br>Inadequate Wall-Foundation Connection<br>Straight Sheathing (2:1, 24') | Joists and trusses are anchored. Likely inadequate<br>Brick veneer<br>Cast stone coping typ<br>Walls appear unreinforced, typ. Motion picture booth 1/2" @ 12" o.c.<br>Stage floor<br>Walls appear to be unreinforced, typ.<br>2x6 'v' joint ceiling | 1923 Original - Assembly room. |

## 2024 Assessment Summary: Laurelhurst

Holmes

| Select school from pull down menu: | | Laurelhurst |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,332,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



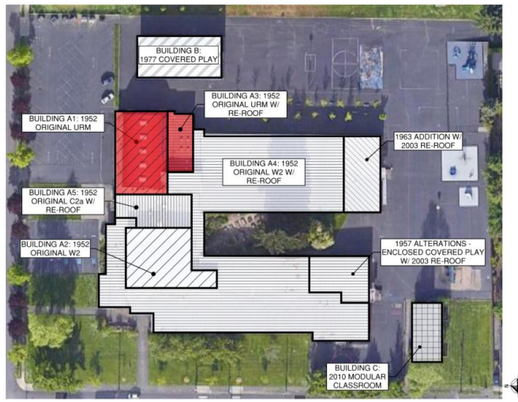

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A4 | 1925 | 0 | $0 | $3,075,000 | 2 | None | No | Insufficient Original Documents | Concrete Pan-Joists, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Masonry Partition Walls<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Brick veneer<br>Cast stone coping typ | 1925 Addition to north side of building. Construction of south wall to playshed is unclear. 1923/1937 drawings indicate that the original 1923 wall was designed to accommodate an addition. However, the 1925 drawings for the addition suggest that the wall part adjacent to the playshed was reconstructed. The provided 1925 set did not include structural drawings or a section of this area. |
| Bldg. B | 1951 | 0 | $0 | $540,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Wall Anchorage<br>Heavy Cladding System<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Check roof-wall connection. Drawings not available<br>Brick veneer on east & west walls only<br>Check - drawings not available | 1951 Classroom Building. Northeast of original building. Provided drawings were incomplete and did not include sections detailing wall/roof connections |
| Bldg. C | 1968 | 0 | $0 | $142,500 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB | Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Wall Anchorage<br>Roof Chord Discontinuity | Check roof-wall connection. Drawings not available<br>Requires check | 1968 portable classroom unit. Located east of 1951 classroom building. Appears to be two units adjacent to one another. Minimal information available - Roof repair in 2004 showed some details of roof framing. |
| Bldg. D | 2009 | 0 | $0 | $0 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | 2009 Portable Classrooms. Benchmark building. |
| Bldg. E | 2018 | 0 | $0 | $0 | 1 | None | No | None | Steel Sheet, Steel Beams | Steel Columns | S3 | Metal Building Frames | | | Covered play circa 2018. Benchmark building |

## 2024 Assessment Summary: Lee

Holmes

| Select school from pull down menu: | | Lee |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,905,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,881,125 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1952 | 5700 | $1,430,000 | $1,430,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Unreinforced Brick Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Vertical LRFS elements are offset<br>Heavy Cladding System<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Cavity Wall Construction<br>No Diaphragm-Wall Connection<br>Straight Sheathing (2:1, 24') | Doesn't appear to be a positive connection between fdn base and stem<br>2003 upgrade did not include OOP connection @ gym walls<br>Wood walls on roof arch are offset from brick walls<br><br>Rafters for hallway to west bear on URM<br>Perimeter walls only<br><br>b=8", h=10.583', h/b=15.9>13<br>Exterior walls appear to have cavity w/ ties only at the top<br>Non-quantifiable load paths - no nailing info | Gym. Walls are unreinforced brick masonry (double leaf w/ cavity). Roof is comprised of large glulam arch. NOT part of 2003 re-roof/seismic strengthening project. |
| Bldg. A2 | 1952 | 0 | $0 | $830,000 | 1 | None | Yes | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Unbraced Mezzanine<br>Split Levels<br>Misc. Plan Irregularity<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | West wall does not extent to diaphragm<br>Doesn't appear to be a positive connection between fdn base and stem<br>Mezz near stage & fan rooms<br>Cafeteria roof & fan room floor/roof (Bldg A4)<br>Possible stiffness incompatibility with conc. walls @ boiler room<br>Walls have dapped in wood bracing only | Cafeteria w/ stage & area with fan room (penthouse). NOT part of 2003 re-roof/seismic strengthening project. |
| Bldg. A3 | 1952 | 1900 | $475,000 | $475,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Structural Glazed Tile Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Misc. Plan Irregularity<br>Masonry Partition Walls<br>Heavy Cladding System<br>Thin Walls (9 top, 15 first, 13 other/single)<br>No Diaphragm-Wall Connection<br>Diagonal Sheathing (4:1, 40') | Doesn't appear to be a positive connection between foundation base and stem<br><br>Stiffness incompatibility with timber framed portion of structure<br>6" glazed tile walls typ<br>brick veneer<br>b=6", h=10.583', h/b=21.2>13<br>Re-roof in 2003 - confirm adequate | Locker rooms. Glazed tile walls typ. Area was part of 2003 re-roof. However, there does not appear to have been a seismic scope in this area. |
| Bldg. A4 | 1952 | 0 | $0 | $3,139,875 | 1 | Partial | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity | No positive connection between foundation base and stem<br>Cafeteria roof<br><br>Stiffness incompatibility with boiler room area (conc. walls)<br>Brick veneer<br>Walls have dapped in wood bracing only | Basement storage area under kindergarten classroom (see section A/10). 1957 alterations include enclosing covered play w/ same details and materials as original construction. 1963 Addition was a two classroom extension added to the south end of the east classroom wing. Also matched materials and detailing of original design. 2003 re-roof and partial lateral upgrade, which included upgrades at reentrant corners as well as new in-plane connections at select locations |

## 2024 Assessment Summary: Lee

Holmes

| Select school from pull down menu: | | Lee |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,905,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,881,125 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A5 | 1952 | 0 | $0 | $717,500 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Misc. Plan Irregularity<br>URM Chimneys<br>Heavy Cladding System<br>Under-Reinforced Walls<br>No Diaphragm-Wall In-Plane Connection<br>Discontinuous Cross Ties | OOP wall anchorage not upgraded in 2003 re-roof<br>possible stiffness incompatibility w/ surrounding timber frame structure<br><br>Brick veneer<br>8" thick wall, 1/2" di @ 16" o.c. e.w., p=0.0015<br>part of 2003 re-roof, check adequacy<br>part of 2003 re-roof, check adequacy | see section A/11 for wall reinforcement. Included in 2003 re-roof, but the seismic scope is generally limited to bracing the chimney at the lower roof level |
| Bldg. B | 1977 | 0 | $0 | $288,750 | 1 | None | No | None | Wood Plywood/OSB, Wood Beams, Wood Truss | Timber Frame | N/C | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | Play structure constructed circa 1977. Roof is timber truss with steel tubes used for webs. |
| Bldg. C | 2010 | 0 | $0 | $0 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark Building. |

## 2024 Assessment Summary: Lent

| Select school from pull down menu: | | Lent |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

Holmes

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Lewis

Holmes

| Select school from pull down menu: | | Lewis |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Lincoln

Holmes

| Select school from pull down menu: | | Lincoln |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Replaced

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Llewellyn

Holmes

| Select school from pull down menu: | | Llewellyn |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,867,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



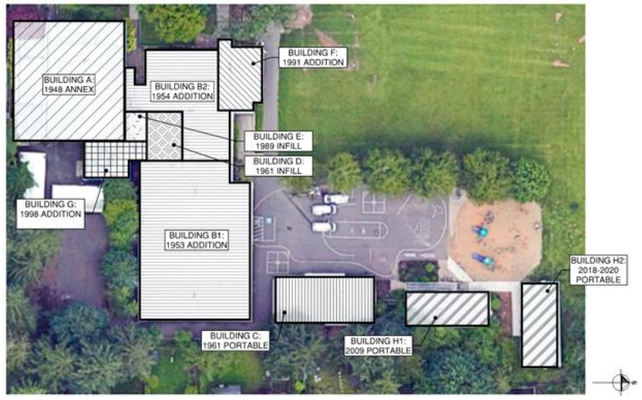

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1928 | 0 | $0 | $12,550,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Steel Beams, Steel Truss | Concrete Columns, Conc. CIP Walls, Steel Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Reentrant Corners<br>Concrete Parapets exceed 2.5:1<br>URM Chimneys<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Diaphragm Reinforcement at Openings | Thin slab | 1977 - cafeteria floor raised<br>2015 - seismic upgrades included bracing of select URM walls |
| Bldg. B | 1960 | 0 | $0 | $67,500 | 1 | Crawlspace | No | None | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Unbraced Cripple Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |
| Bldg. C | 1970 | 0 | $0 | $250,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Truss-Joists, Wood Beams | Timber Frame | Non-compliant | Cantilevered Wood Posts | Misc. Plan Irregularity<br>Post Capacity<br>Foundation Capacity | Discontinuous diaphragm | - |
| Bldg. D | 2011 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Assumed to be a benchmark building based on year of construction, drawings were unavailable at time of report. |

## 2024 Assessment Summary: Maplewood

Holmes

| Select school from pull down menu: | | Maplewood |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $3,435,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



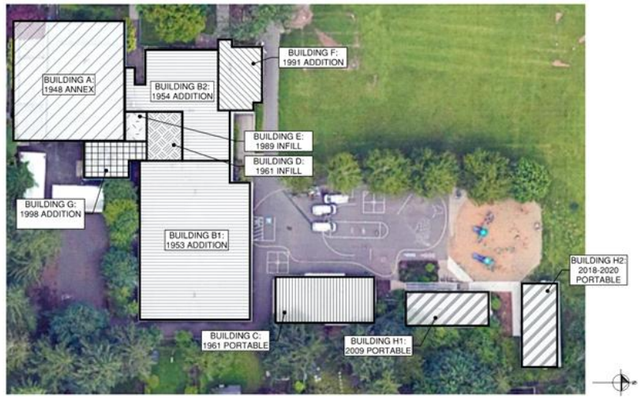

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1948 | 0 | $0 | $1,440,000 | 1 | Daylight | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses, Wood Beams, Steel Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>URM Chimneys<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | <br><br><br><br><br><br><br><br><br><br><br>Roof strengthened in 2014 | 2015 roof-only seismic upgrades |
| Bldg. B1 | 1953 | 0 | $0 | $1,010,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Steel Beams | Steel Columns, Conc. CIP Walls | C2a, W2 | Concrete Shear Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Misc. Plan Irregularity<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity | <br>incompatible parallel LFRS systems<br><br><br>glass block<br><br><br><br><br><br><br> | It appears that the northern portion shown on the drawings was never constructed<br>Concrete exterior and fire walls, wood interior walls<br>2015 roof-only seismic upgrades |
| Bldg. B2 | 1954 | 0 | $0 | $500,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Steel Beams | Steel Columns, Conc. CIP Walls | C2a, W2 | Concrete Shear Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Misc. Plan Irregularity<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity | <br>incompatible parallel LFRS systems<br><br><br>glass block<br><br><br><br><br><br><br> | Concrete exterior and fire walls, wood interior walls<br>2015 roof-only seismic upgrades |

## 2024 Assessment Summary: Maplewood

Holmes

| Select school from pull down menu: | | Maplewood |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $3,435,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. C | 1961 | 0 | $0 | $25,000 | 1 | 0 | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Timber Frame, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Severe Vertical Element Size Discontinuity (<50%)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | interior walls not continuous to fnd | - |
| Bldg. D | 1961 | 0 | $0 | $110,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity | | 2015 roof-only seismic upgrades |
| Bldg. E | 1989 | 0 | $0 | $120,000 | 2 | None | Yes | Approximately Complete Original Documents | 0 | 0 | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity | Inadequate tie-back | 2015 roof-only seismic upgrades |
| Bldg. F | 1991 | 0 | $0 | $200,000 | 1 | Daylight | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Truss-Joists, Wood Beams | Steel Columns, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity | Inadequate tie-back | 2015 roof-only seismic upgrades |
| Bldg. G | 1998 | 0 | $0 | $30,000 | 2 | None | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Inadequate In-Plane Shear | Inadequate tie-back | Structure not visible on site and no drawings available<br>2015 roof-only seismic upgrades |
| Bldg. H1 | 2009 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Steel Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building |
| Bldg. H2 | 2018 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Steel Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building |

## 2024 Assessment Summary: Markham

Holmes

| Select school from pull down menu: | | Markham |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $2,200,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $9,367,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



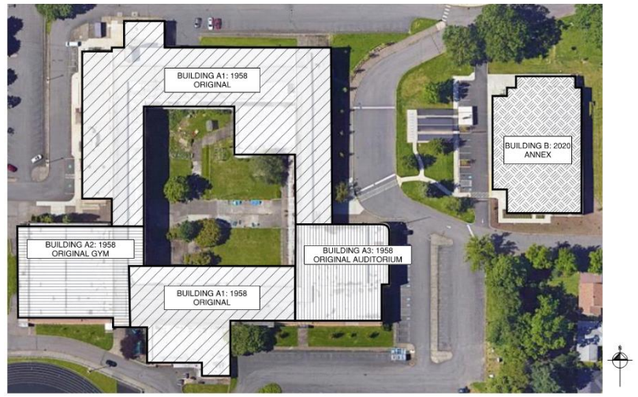

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1951 | 11000 | $2,200,000 | $6,410,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses w/ straight sheathing | Wood Framed Bearing Walls | W2, URM | Wood and URM shear walls | Misc. Load Path Issue<br>Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Diagonal Sheathing (4:1, 40')<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Discontinuous Cross Ties<br>Heavy Cladding System | Indirect connection of roof to walls<br><br>No holddowns at shear walls<br>Buildings Interconnected<br>Likely at larger spaces like theAditorium and Lunch Room<br>URM bearing walls only at 4 locations within the central portion of the building<br><br>Perpendicular to truss spans<br>Brick Veneer | Localized load-bearing URM walls as indicated in plan. |
| Bldg. A2 | 1951 | 0 | $0 | $1,830,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses w/ straight sheathing, Wood Trusses w/ straight sheathing & plywood overlay | Wood Framed Bearing Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Overturning<br>Seismic Separation (< 1%)<br>Heavy Cladding System | No holddowns at shear walls<br>Buildings Interconnected<br>Brick Veneer | 2023 roof level retrofit |
| Bldg. A3 | 1965 | 0 | $0 | $265,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses w/ straight sheathing | Wood Framed Bearing Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Overturning<br>Heavy Cladding System | No holddowns at shear walls<br>Brick Veneer | 2023 roof level retrofit |
| Bldg. B | 1979 | 0 | $0 | $862,500 | 1 | None | No | Approximately Complete Original Documents | Wood Joists, Wood Beams | Concrete Tilt-up Walls | PC1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | No Wall-Foundation Connection | Walls connected to slab only | 2023 roof level retrofit |

## 2024 Assessment Summary: Marshall

Holmes

| Select school from pull down menu: | | Marshall |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | N/A | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $47,515,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



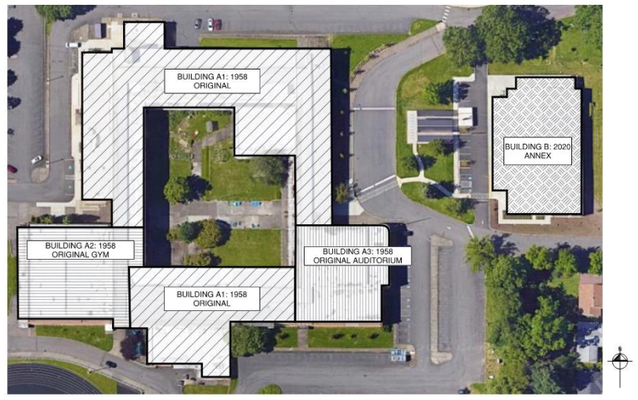

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1958 | 0 | $0 | $35,800,000 | 3 | Partial | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams, Concrete over Metal Deck, Steel Joists | Concrete Columns, Conc. CIP Walls | C1, C2 | Concrete Moment Frames, Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate Column Capacity<br>Inadequate Column Shear Capacity<br>Strong Column - Weak Beam Issue<br>Shear Controlled Frame Members<br>Inadequate Column-Bar Splices (35db, tied)<br>Inadequate Column Ties (d/4, 8db at hinges)<br>Discontinuous Beam Bars<br>Inadequate Beam-Bar Splices (none in l/4)<br>Inadequate Beam Stirrups (d/2, 8db at hinges)<br>Inadequate Joint Ties (8db)<br>Deflection Incompatibility | <br>Dowels do no continue to foundation base<br>Concrete walls on west end of building start at the first floor<br><br>Shear walls not regularly spaced, e.g. in sector A<br>2" expansion joints typical<br><br>structural support added in 1997. Check adequacy.<br>Brick veneer.<br>Check required<br>Check required. Tie spacing is roughly the depth of the column<br>Check required<br>Check required<br><br><br><br>Check required | Original Classroom portions (sectors A,C,D,&E per plans). Up to three stories tall. Non-ductile concrete detailing. Floors & roof are typically concrete slab supported by concrete beams. Reading room, shop classes & kitchen area are single story portions with concrete over metal deck roof supported on long span steel trusses. |
| Bldg. A2 | 1958 | 0 | $0 | $7,620,000 | 3 | Full | No | Approximately Complete Original Documents | Poured gypsum deck, Tectum, Steel Beams, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls, Concrete Columns | C2a, C2 | Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Severe Vertical Element Size Discontinuity (<50%)<br>Split Levels<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall In-Plane Connection<br>Inadequate Wall-Foundation Connection<br>Other Diaphragms<br>Deflection Compatibility | Corridor slabs are a possible collapse hazard<br><br>Walls spanning north/south start on the first floor<br><br>2" expansion joint between building sectors<br><br>Brick veneer.<br>Check N/S direction<br>See A/S-29. Check adequacy.<br>Dowels do no continue to foundation base<br>Poured gypsum deck | 1958 Original Gym (Sector F per plans). Possible collapse hazard above lobby & in corridors - slab is supported by a corbel in the concrete wall with approximately 4" of seating (See Section A-S28). Gym ceiling is a poured gypsum deck on acoustical foam board supported by steel framing. Lobby/classroom floors/roof are concrete slab supported by concrete beams. |
| Bldg. A3 | 1958 | 0 | $0 | $4,095,000 | 3 | Full | No | Approximately Complete Original Documents | Steel Sheet, Steel Joists, Concrete 1-way Slab, Concrete Beams, Concrete Pan-Joists | Conc. CIP Walls, Concrete Columns | C2a, C2 | Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Wall Anchorage<br>Split Levels<br>Non-orthogonal System<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall In-Plane Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Other Diaphragms | <br><br><br>Walls at west end of auditorium<br>2" expansion joint<br><br>Brick veneer.<br><br><br>Dowels do no continue to foundation base<br><br>Roof is Tufcor (metal deck) w/ 3" Vermiculite Concrete (non-structural product?) | 1958 Original Auditorium plus adjacent classrooms (Sector B per plans). Roof is metal deck with Vermiculite concrete topping. |

## 2024 Assessment Summary: Marshall

Holmes

| Select school from pull down menu: | | Marshall |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | N/A | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $47,515,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B | 2020 | 0 | $0 | $0 | 1 | None | No | None | Unknown | Unknown | Unknown | | | | 2020 Annex Building. No structural or architectural information was provided, but it is assume to be a pre-engineered metal building (and a benchmark building). |

## 2024 Assessment Summary: Marysville

Holmes

| Select school from pull down menu: | | Marysville |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# SRGP Retrofit in Progress (except covered play)

**Building Year Plan: (see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Covered Play | 2010 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood Beams, Wood Plywood/OSB | Steel Columns | Non-Compliant | Steel Columns | Misc. Load Path Issue | | Covered play structure, Assumed to be benchmark |

## 2024 Assessment Summary: McDaniel

Holmes

| Select school from pull down menu: | | McDaniel |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Meek

| Select school from pull down menu: | | Meek |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

Holmes

# Decommissioned

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: MLC

Holmes

| Select school from pull down menu: | | MLC |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $19,365,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**



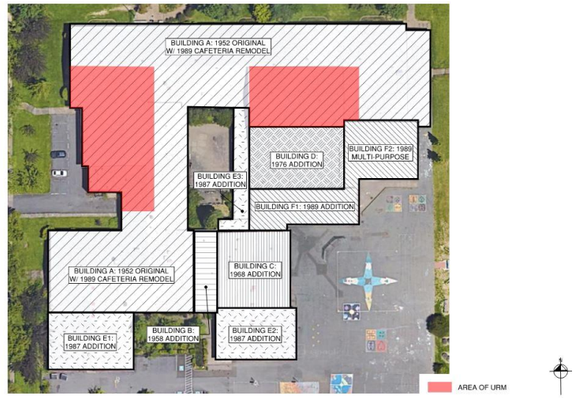

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1914 | 0 | $0 | $18,645,000 | 2 | Daylight | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Concrete Beams | Concrete Columns, Conc. CIP Walls, Unreinforced Brick Walls | C2, C3 | Concrete Shear Walls (Stiff Diaphragms), Concrete Frames with Infill Masonry Shear Walls (Stiff Diaphragms) | Split Levels<br>Misc. Moderate Vertical Irregularity<br>Reentrant Corners<br>Large Diaphragm Openings (50%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection (Conc.)<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings<br>Thin Walls (>1:9)<br>Inadequate In-Plane Shear<br>No diaphragm-wall connection (URM) | Diaphragm steps at auditorium<br>Conc. Walls over infilled frames<br>Large skylights<br>Brick façade<br>Thin slabs<br>HCT | Original includes hollow clay tile infill and partition walls.<br>1999 CMU elevator shaft<br>2021 partial roof-only seismic upgrades |
| Bldg. B | 1955 | 0 | $0 | $720,000 | 1 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams, Steel Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Split Levels<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection (Conc.)<br>Inadequate Wall-Foundation Connection<br>Diaphragm Reinforcement at Openings | Entryway steps<br>Attached lobby between part A | 2021 partial roof-only seismic upgrades |

## 2024 Assessment Summary: Mt Tabor

Holmes

| Select school from pull down menu: | | Mt Tabor |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $4,900,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $11,707,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1952 | 14000 | $4,900,000 | $8,500,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists, Wood Trusses | Unreinforced Brick Walls, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Vertical LRFS elements are offset<br>Reentrant Corners<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>In-Plane Stress<br>Gypsum Wall board or Plaster Shear walls<br>Inadequate Diaphragm-Wall Connection<br>Other Diaphragms<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Cavity Wall Construction<br>Heavy Cladding System | URM walls not adequately tied to foundation<br><br><br><br>Narrow piers<br>Unknown from drawings and unable to determine on site<br><br>Tectum at Gymnasium<br><br>Narrow piers at gym URM walls<br>Applicable to URM walls<br><br>Brick veneer, glass block | URM double height bordering walls of gymnasium and cafeteria. |
| Bldg. B | 1958 | 0 | $0 | $220,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>In-Plane Stress<br>Gypsum Wall board or Plaster Shear walls<br>Inadequate Diaphragm-Wall Connection<br>Diagonally Sheathed/Unblocked Diaphragms > 40' or 1:4<br>Heavy Cladding System | Buildings interconnected<br><br><br>Inadequate connection to tie to adjacent structures for lateral<br>Diagonal sheathing<br>Brick veneer | - |
| Bldg. C | 1968 | 0 | $0 | $510,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses, Steel Column | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | In-Plane Stress<br>Gypsum Wall board or Plaster Shear walls<br>Heavy Cladding System | <br><br>Brick veneer | - |
| Bldg. D | 1976 | 0 | $0 | $490,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses, Steel Column | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Inadequate Sill-Foundation Connection<br>Heavy Cladding System | Buildings interconnected<br><br>Brick veneer | - |
| Bldg. E1 + E2 + E3 | 1987 | 0 | $0 | $1,010,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Heavy Cladding System | Buildings interconnected<br>Brick Veneer | - |
| Bldg. F1 | 1989 | 0 | $0 | $490,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Seismic Separation (< 1%)<br>Inadequate Sill-Foundation Connection<br>Heavy Cladding System | <br><br>Brick Veneer | - |
| Bldg. F2 | 1989 | 0 | $0 | $487,500 | 1 | None | No | Approximately Complete Original Documents | Wood Beams | Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Seismic Separation (< 1%)<br>Under-Reinforced Walls<br>No Topping Slab-Wall Connection | <br><br>Slab not tied into wall footing | - |

## 2024 Assessment Summary: Ockley Green

Holmes

| Select school from pull down menu: | | Ockley Green |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $9,820,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1925 | 0 | $0 | $8,000,000 | 2 | Partial, Crawlspace | No | Approximately Complete Original Documents | Concrete Pan-Joists, Concrete Beams, Steel Joists, Steel Truss | Conc. CIP Walls, Concrete Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Moderate Vertical Element Size Discontinuity (50-75%)<br>Split Levels<br>Reentrant Corners<br>Masonry Diaphragm<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Masonry ceiling<br>URM Parapets exceed 1.5:1<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Check anchorage of steel trusses and "I"-joists<br>East wall of classroom 205 and 217 do not continue to foundation<br><br>Section D-D and E-E on pg 16 indicate tile used in ceiling<br>No gap<br><br>Section D-D and E-E on pg 16 indicate tile used in ceiling<br>Parapet bracing over stairs #2 & #3 exits only (circa 2001) & bracing around boiler room added in 2020<br>Brick veneer<br>E.g., cast stone parapets & Plaster ceilings hung from trusses<br>Few continuous walls around classrooms<br>Walls appear to be typically unreinforced<br><br>Check adequacy of connections to slabs & steel members<br>Walls appear to be typically unreinforced | 1925 Original Structure - Jones School. Two-story structure with classrooms, auditorium and gyms (boys & girls). Roof and floors typically pan joist system with topping slab. Auditorium and gyms have 2" conc. slab supported by steel I-joists and steel trusses. Some seismic upgrades in 2001 - mostly along egress routes, included installation of strong backs along stairways and parapet bracing over stairs #2 & #3 exits. Also, strong backs installed at masonry wall adjacent to 1953 addition and chimney height was reduced. Further parapet and chimney bracing added in 2020 |
| Bldg. A2 | 1953 | 0 | $0 | $277,500 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood T+G Plank, Steel Truss, Wood Joists | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear | In kitchen. Also hollow tile @ east wall<br>Brick veneer<br>Check North/South direction | 1953 Addition. Concrete walls, typ. T&G diaphragm supported by steel joists over cafeteria timber joists over kitchen. Roof-only retrofit in 2001. New ties @ south wall, central wall and east wall. Another roof-only retrofit in 2020 including a plywood overlay and new diaphragm-wall connections & anchorage |
| Bldg. B | 1980 | 0 | $0 | $1,340,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Truss-Joists | Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Split Levels<br>Seismic Separation (< 1%)<br>Under-Reinforced Walls | At roof<br>No gap to original building<br>Typical reinforcing is deficient per structural notes on page BS2 | 1980 Addition of industrial arts, gym & lockers. Roof-only retrofit in 2001 and 2020. |
| Bldg. C | 1984 | 0 | $0 | $67,500 | 1 | Crawlspace | No | Insufficient Original Documents | Unknown | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>No Girder-Column Connections<br>Roof Chord Discontinuity | Analysis required<br>Analysis required<br>Analysis required | 1984 Portable. Moved from West Sylvan, so age of superstructure is unknown. Only foundation drawings available. Assumed to be wood framed with no significant seismic upgrades |
| Bldg. D | 1991 | 0 | $0 | $135,000 | 1 | Crawlspace | No | Insufficient Original Documents | Unknown | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>No Girder-Column Connections<br>Roof Chord Discontinuity | Analysis required<br>Analysis required<br>Analysis required | 1991 Portable. Only site information available - nothing architectural or structural. Assumed to be wood framed with no significant seismic upgrades. Benchmark building. |

## 2024 Assessment Summary: Peninsula

Holmes

| Select school from pull down menu: | | Peninsula |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,520,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1952, 1960 | 0 | $0 | $5,250,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Beams, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | At gym & boiler room<br>U-shaped building<br>Deformation incompatibility concrete walls of boiler room & adjacent structure<br>No gap between building portions<br>Brick veneer<br><br>Check walls between classrooms (See detail 46) | Original Structure - U-shaped building. Classrooms are timber framed with trussed rafter roof. Cafeteria is timber framed with glum-lam beam roof. Alterations to the west end of the north wing include enclosing the covered play to make 3 new classrooms in 1953 and adding toilets and two new classrooms in 1960. Construction materials and detailing matches original construction. |
| Bldg. A2 | 1952 | 0 | $0 | $950,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Trusses, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Split Levels<br>Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Check gym truss detailing - not in drawings<br><br>Deformation incompatibility concrete walls of boiler room & adjacent structure<br>No gap between building portions<br>Glazed tile walls around locker room showers<br>Brick veneer<br><br>Typically non-quantifiable connections between roof trusses and walls | Original Structure - Gym is timber framed with ring-connected bow string trusses. The trusses were repaired (for gravity loads) in 2017. |
| Bldg. A3 | 1952 | 0 | $0 | $320,000 | 1 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>URM Chimneys<br>Heavy Cladding System<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | There are no hooked dowels connecting the concrete walls to the topping slab.<br><br>Deformation incompatibility concrete walls of boiler room & adjacent structure<br>No gap between building portions<br>Unreinforced CMU around janitors office<br>Height has bee reduced, but still above roof line.<br>Brick veneer<br>There are no hooked dowels connecting the concrete walls to the topping slab.<br>Dowels appear to be straight to foundation (i.e., not hooked) | Original Structure - Boiler room area has CIP concrete walls with concrete slab roof. |

## 2024 Assessment Summary: Rice

| Select school from pull down menu: | | Rice |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

Holmes

# Decommissioned

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Richmond

Holmes

| Select school from pull down menu: | | Richmond |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $1,720,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,477,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1910 | 8000 | $1,600,000 | $4,000,000 | 2 | Daylight | No | None | Wood Plywood/OSB, Plaster & Lathe, Wood Joists, Steel Truss, Steel Beams | Wood Framed Walls, Conc. CIP Walls, Concrete Columns, Unreinforced Brick Walls | URM, W2 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear (URM)<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>No Girder-Column Connections<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate In-Plane Shear (Wood)<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Masonry Partition Walls | | 2 story wood building on occupied brick daylight basement.<br>Original construction: Center wing in 1912, North wing in 1914, gym in 1914 or 1927<br>1999 - seismic upgrades included new connections between basement URM walls and 1st floor and new connections between this wing (south) and central wing at 3rd floor and roof |
| Bldg. B | 1912 | 0 | $0 | $8,452,500 | 2 | Daylight | No | Insufficient Original Documents | Wood Plywood/OSB, Plaster & Lathe, Wood Joists, Steel Truss, Concrete Pan-Joists, Steel Beams | Wood Framed Walls, Conc. CIP Walls, Concrete Columns | C2, C2a | Concrete Shear Walls (Stiff & Flexible Diaphragms) | Reentrant Corners<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Other Diaphragms<br>Masonry Partition Walls<br>Heavy Cladding System | Slender basement columns<br>at West Side<br>plaster and lathe at B1 | wood/steel roofs over 2 stories concrete construction on occupied daylight concrete basement.<br>Documents available:<br>Central Portion: none<br>North Wing: partial<br>East Gym: the 1914 drawings include this area and generally match field observations. However, 1999 drawings indicate this region was constructed in 1927. |
| Bldg. C | 1953 | 800 | $120,000 | $1,020,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams, Wood Plywood/OSB, Wood Joists | Timber Frame, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Possible URM bearing wall below stage<br>Heavy Cladding System | cafeteria, kitchen, entry level varies<br><br><br>transverse walls at kitchen<br>plan west wall<br><br><br><br>Based on construction era | The only potential URM identified was the stage support |
| Bldg. D | 1999 | 0 | $0 | $5,000 | 2 | Daylight | No | No | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate tie-backs | | - |

## 2024 Assessment Summary: Rieke

Holmes

| Select school from pull down menu: | | Rieke |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $4,160,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,040,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1959 | 20800 | $4,160,000 | $4,160,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Tectum, Steel Truss, Wood Plywood/OSB | Steel Columns, Unreinforced CMU Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | High Landslide Susceptibility (DOGAMI State Overview)<br>Inadequate Foundation Ties<br>Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>Unbraced Gable Walls<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties<br>URM Chimneys<br>Heavy Cladding System | Roof Diaphragm split at East end<br>Exterior Windows<br>No longitudinal ties shown | Recommend investigating crawlspace for potential joist deterioration (gravity concern)<br>2000 - upgraded connections at egress paths (non-structural bracing)<br>2023 - roof-only seismic upgrade |
| Bldg. B | 1968 | 0 | $0 | $837,500 | 1 | None | No | Insufficient Original Documents | Steel Sheet, Steel Truss, Steel Joists | Steel Columns, Reinforced CMU Walls, Conc. CIP Walls | RM1, C1a, Non-Compliant | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms), Steel Sheet Shear walls | Sloping Site (full story difference across site)<br>Misc. Load Path Issue<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Discontinuous Cross Ties<br>Uncommon metal sheathed shear walls at west side | Walls not cont. to roof, stiff east side | Most of structure is corregated steel diaphragm and corregated steel walls with tube steel columns. At Eastern/mezzanine end: reinforced masonry interior wall and concrete exterior walls. |
| Bldg. C | 1969 | 0 | $0 | $387,500 | 1 | None | No | Approximately Complete Original Documents | Steel Sheet, Steel Beams, Steel Joists | Reinforced Brick Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>No Girder-Column Connections<br>Discontinuous Cross Ties | adjacent to Building B<br>none ID'd | - |
| Bldg. D | 1970 | 0 | $0 | $250,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Wood Truss-Joists | Timber Frame | N/C | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | - |
| Bldg. E1 | 2007 | 0 | $0 | $135,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Unbraced Cripple Walls<br>No Wood Post-Foundation Connections<br>Diaphragm discontinuity between units | E1 only | - |
| Bldg. E2 | 2009 | 0 | $0 | $135,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | No Wood Post-Foundation Connections | | - |
| Bldg. E3 | 2010 | 0 | $0 | $135,000 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | No Wood Post-Foundation Connections | | - |

## 2024 Assessment Summary: Rigler

Holmes

| Select school from pull down menu: | | Rigler |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $2,845,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,322,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1931 | 7700 | $2,695,000 | $13,870,000 | 2 | Partial | Yes | Approximately Complete Original Documents | Wood Joists, Concrete Pan-Joists | Concrete Columns, Reinforced Concrete Walls, Unreinforced Brick Walls | C2, URMa | Unreinforced Masonry Bearing Walls (Stiff Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | High Landslide Susceptibility (DOGAMI State Overview)<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Moderate Vertical Element Size Discontinuity (50-75%)<br>Misc. Moderate Vertical Irregularity<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Cavity Wall Construction<br>101<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System | High, per dogami, lvl site otherwise<br>URM North Restrooms, Gym, and Corridors<br>URM North Restrooms, Gym, and Corridors<br>Conc Walls at Lvl 2, not lvl 1 and B (library, conservatory, projector room)<br>Conc Walls at Lvl 2, not lvl 1 and B (library, conservatory, projector room)<br>Gym and Auditorium Wing<br>1955 Addition flexible but tied to Orig.<br>1955 Addition flexible but tied to Orig.<br>Building A and B Interconnected<br>At Gymnasium<br>Likely insufficient<br>Likely insufficient<br>(Check conc column detailing)<br>Likely at Gymnasium<br>Gymnasium<br>Likely at URM walls<br>Lvl 1 Restrooms<br>Gym, North Restrooms Sheet 11<br>HCT Partitions in plan and on site<br>Longitudinal section A-A at Gym<br>Longitudinal section A-A at Gym<br>Brick veneer | NW Gym is URM along with distributed, localized URM walls as indicated. Remainder of building is a concrete shear wall building. 2001 Seismic upgrade included single new concrete shear wall in the SE portion of the main building from foundation to L1. |
| Bldg. B | 1955 | 1000 | $150,000 | $910,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists, Wood Beams, Wood Plywood/OSB | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | High Landslide Susceptibility (DOGAMI State Overview)<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Straight Sheathing (2:1, 24')<br>Other Diaphragms<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>URM Appendages over Exit way | High, per dogami, lvl site otherwise<br>Corridor shared with Orig. Bldg. A, wood frame likely inadequate<br>Corridor shared with Orig. Bldg. A, wood frame likely inadequate<br>Addition creates new corner with Orig. Bldg. A<br>1955 Addition flexible but tied to Orig. Bldg. A<br>1955 Addition flexible but tied to Orig. Bldg. A<br>Building A and B Interconnected<br>Likely Insufficient<br>Likely Insufficient<br>Unknown, likely straight/diagonal<br>Conc. Diaphragm shown (likely over corridor)<br>Corridor shared with A<br>At Restroom Corridor near Orig. Bldg. A<br>Likely at Restroom Corridor near Orig. Bldg. A | 1955 Classroom Addition on north side of cafeteria. Wood framed |
| Bldg. C | 1951 | 0 | $0 | $262,500 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Inadequate In-Plane Shear<br>Inadequate Sill-Foundation Connections (6 ft) | No shear connection to foundation<br>Likely Insufficient<br>Likely Insufficient<br>Uplift only clips to foundation<br>Uplift only clips to foundation | - |

## 2024 Assessment Summary: Rigler

| Select school from pull down menu: | | Rigler |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $2,845,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,322,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1971 | 0 | $0 | $280,000 | 1 | None | No | Approximately Complete Original Documents | Wood Truss-Joists, Wood Joists, Wood Plywood/OSB | Timber Frame | Non-Compliant | Cantilevered Wood Posts | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate In-Plane Shear<br>Post Capacity<br>Foundation Capacity<br>Unblocked Diaphragms (4:1, 40') | No shear connection to foundation<br>Likely Insufficient<br>Wood Posts without knee braces | Wood Pole Barn Play Structure |
| Bldg. E | 2010 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Inadequate In-Plane Shear<br>Inadequate Sill-Foundation Connections (6 ft) | No shear connection to foundation<br>Likely Insufficient<br>Likely Insufficient<br>Uplift only clips to foundation<br>Uplift only clips to foundation | Benchmark building |
| Bldg. F | 2010 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Inadequate In-Plane Shear<br>Inadequate Sill-Foundation Connections (6 ft) | No shear connection to foundation<br>Likely Insufficient<br>Likely Insufficient<br>Uplift only clips to foundation<br>Uplift only clips to foundation | Benchmark building |

## 2024 Assessment Summary: Roosevelt

Holmes

| Select school from pull down menu: | | Roosevelt |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Retrofitted

**Building Year Plan:**
**(see below for deficiencies)**

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Rosa Parks

Holmes

| Select school from pull down menu: | | Rosa Parks |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Replaced

**Building Year Plan:**
**(see below for deficiencies)**

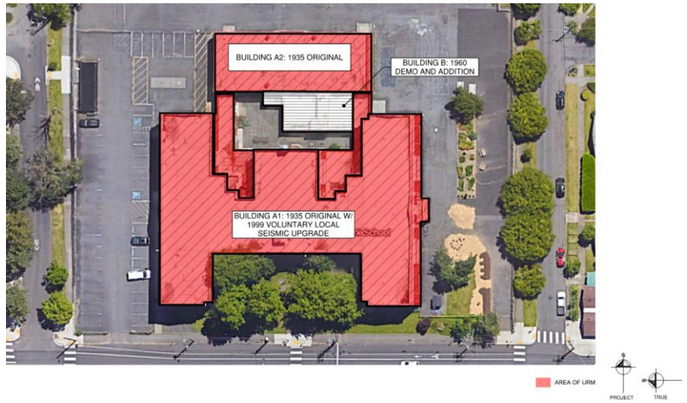
| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Rose City Park

Holmes

| Select school from pull down menu: | | Rose City Park |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $20,910,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $21,100,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



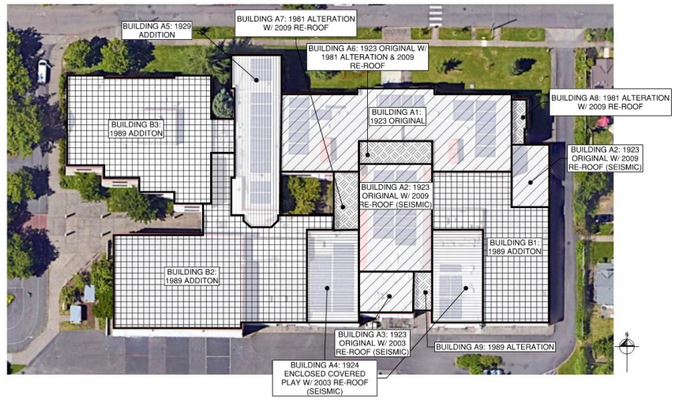

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1935 | 63300 | $18,990,000 | $18,990,000 | 2 | Crawlspace, Partial | No | Insufficient Original Documents | Concrete 1-way Slab, Concrete Beams, Steel Truss | Unreinforced Brick Walls | URMa | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Vertical LRFS elements are offset<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall Connection<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>URM Appendages over Exit way<br>Other observed nonstructural falling hazard | Step in roof diaphragm in passages<br>Not documented or seen on site<br>Not documented or seen on site<br><br>Center vs Wings Split<br><br>Buildings Interconnected<br>At Level 2<br>Assembly Hall<br><br>at URM at<br>Not Documented or seen on site<br>HCT<br>At Exterior URM Walls<br>Brick Arch Above Main Entrance<br>Brick Arch Above Main Entrance,Plaster Cornice Above Entry | 1999 Strengthening was largely concentrated in the south wing. New concrete shear wall overlays at south stair, E & W Walls of South Wing, South Wall of South Wing. Roof and Floor diaphragm connections between north cental and south wings upgraded Remaining load bearing URM walls require strengthening. |
| Bldg. A2 | 1935 | 6400 | $1,920,000 | $1,920,000 | 1 | None | No | Insufficient Original Documents | Steel Beams | Unreinforced Brick Walls | URM | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>No Diaphragm-Wall Connection<br>URM Parapets exceed 1.5:1 | Not documented or seen on site<br>Not documented or seen on site<br>Buildings Interconnected<br><br><br><br><br>Not Documented or seen on site | 1999 - partial parapet strengthening in this area |
| Bldg. B | 1960 | 0 | $0 | $190,000 | 1 | None | No | None | Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Other Diaphragms | At Gym Wall | - |

## 2024 Assessment Summary: Roseway Heights

Holmes

| Select school from pull down menu: | | Roseway Heights |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,680,750 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**

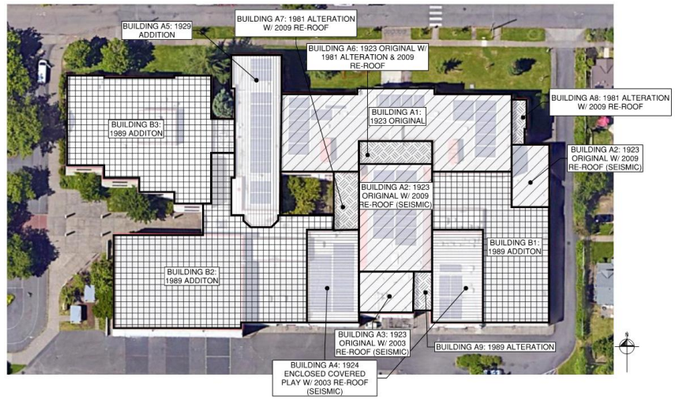



| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1923 | 0 | $0 | $5,467,500 | 2 | None | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Beams, Concrete Pan-Joists, Wood Plywood/OSB, Wood Trusses, Wood Beams | Conc. CIP Walls, Concrete Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>URM Appendages over Exitway<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | Minimal reinforcing dowels from concrete diaphragms to walls<br>To Auditorium<br><br>No separation to adjacent building portions<br>Clay tile partitions between classrooms & clay tile furring on interior walls<br>Parapets are ~5' tall and likely unreinforced<br>Brick veneer at entrance<br>Brick veneer at north entrance extends to parapet)<br>Wall reinforcing unknown (if any). | Original structure - non-ductile concrete. Includes classrooms (RC slab roof, pan joist 2nd level), assembly hall w/ stage (wood trusses), & boiler room (wood beam). Classrooms, 2009 reroof w/ no seismic upgrades. |
| Bldg. A2 | 1923 | 0 | $0 | $364,500 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Steel Sheet, Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses | Conc. CIP Walls, Reinforced CMU Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall In-Plane Connection<br>Inadequate Wall-Foundation Connection<br>Straight Sheathing (2:1, 24')<br>Unblocked Diaphragms (4:1, 40') | Trusses may not adequately transfer lateral loads<br>East and west walls<br><br>No gap<br><br>Wall reinforcing unknown (if any)<br>East and west walls<br><br>Metal roof over shiplap not part of 2009 roof seismic upgrades<br>New plywood installed over existing shiplap in 2009 | Original structure - non-ductile concrete. Auditorium + stage & classroom 117. 2003 work removed hollow clay tile walls at stage area. 2009 re-roof included new ply over existing sheathing + new IP & OOP connections (excludes Auditorium east and west walls) |
| Bldg. A3 | 1923 | 0 | $0 | $243,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Concrete Parapets exceed 2.5:1<br>Under-Reinforced Walls<br>No Diaphragm-Wall In-Plane Connection<br>Inadequate Wall-Foundation Connection | Upgraded in 2003 reroof - check adequacy<br>At roof, plus boiler below grade.<br>No gap<br><br><br>Upgraded in 2003 reroof - check adequacy | Original structure - non-ductile concrete. Boiler room. 1981 Alterations included the removal of skylights, (N) stud partitions to form janitorial offices, stair relocation, & remodel of fan room to a class room. 2003 reroof included removal of masonry chimney down to the concrete level and roof upgrades - (N) ply over (E) sheathing and updated the roof diaphragm boundary connections |
| Bldg. A4 | 1924 | 0 | $0 | $1,395,000 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Joists, Steel Beams | Conc. CIP Walls, Concrete Columns | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Concrete Parapets exceed 2.5:1<br>Under-Reinforced Walls<br>No Diaphragm-Wall In-Plane Connection<br>Inadequate Wall-Foundation Connection | Upgraded in 2003 reroof - check adequacy<br>At roof<br>No gap<br><br><br>Upgraded in 2003 reroof - check adequacy | Originally enclosed covered play. Now small gym & industrial arts. 1989 remodel changed east play room to industrial arts room. 2003 reroof included (N) ply over (E) sheathing and updated the roof diaphragm boundary connections |

## 2024 Assessment Summary: Roseway Heights

| Select school from pull down menu: | | Roseway Heights |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,680,750 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



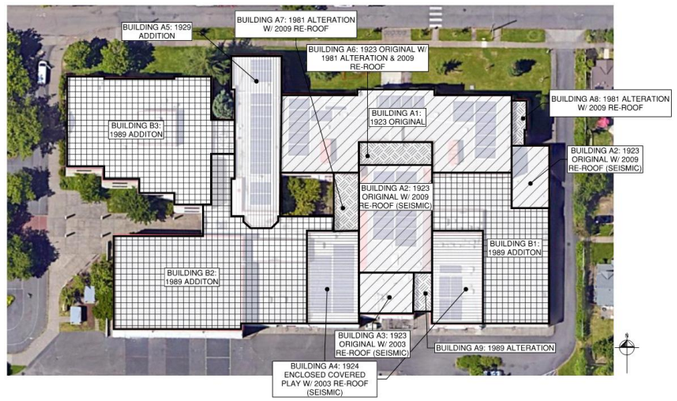

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A5 | 1929 | 0 | $0 | $3,275,000 | 2 | Partial | No | Approximately Complete Original Documents | Concrete Pan-Joists | Conc. CIP Walls, Concrete Columns | C1, C2 | Concrete Moment Frames, Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Inadequate Column Shear Capacity<br>Interfering Concrete and Masonry Walls<br>Inadequate Column-Bar Splices (35db, tied)<br>Inadequate Column Ties (d/4, 8db at hinges)<br>Discontinuous Beam Bars<br>Inadequate Beam-Bar Splices (none in l/4)<br>Inadequate Beam Stirrups (d/2, 8db at hinges)<br>Inadequate Joint Ties (8db) | Minimal reinforcing dowels from concrete diaphragms to walls<br>ap 1" @ 2nd floor & roof (1989 drawings, details 1/S10 & 18/S8)<br>Several clay tile walls appear to have been removed, uncertain if all have been.<br>Clay tile furring @ wall interior<br>Widely spaced ties (8" o.c. typ)<br>Possibly clay tile partition infill<br>Widely spaced ties (8" o.c. typ), lap splice length unknown<br>Widely spaced ties (8" o.c. typ)<br>Top bars bend - not continuous<br>Splices @ columns | 1929 Original Structure. Appears to be C1 in short direction (E/W) and RC shear walls in long direction (N/S). Central staircase removed in 1989 Addition/remodel - (N) floor is metal deck w/ concrete topping. |
| Bldg. A6-A9 | 1923 / 1981 & 1989 | 0 | $0 | $345,750 | 1-2 | None | No | Approximately Complete Original Documents | Steel Sheet, Steel Beams | Conc. CIP Walls, Reinforced CMU Walls | RM1, C2a | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%) | Check adequacy of connections.<br>At roof<br>No gaps - additions rely on original structure | Various locations with metal deck diaphragms installed in 1981 or 1989. LFRS relies on existing adjacent walls and is either original concrete walls, CMU walls installed in the 1980's or some combination of the two. 2009 re-roof included checking the welds and button punch joints |
| Bldg. B1 | 1989 | 0 | $0 | $389,500 | 1 | None | Yes | Approximately Complete Original Documents | Steel Sheet, Steel Beams | Conc. CIP Walls, Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Split Levels<br>Seismic Separation (< 1%) | At roof<br>No gap - relies on original structure | 1989 addition on the southeast corner of the building. Includes a mechanical penthouse. Metal deck diaphragm with steel framing supported on (E) concrete walls and (N) exterior reinforced CMU walls. 2009 re-roof was non-structural |
| Bldg. B2 | 1989 | 0 | $0 | $797,000 | 1 | None | Yes | Approximately Complete Original Documents | Steel Sheet, Steel Beams | Conc. CIP Walls, Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Walls Spaced Far Apart | Diaphragm positively attached to CMU walls, capacity to be confirmed<br>At roof<br>1-2" clear btwn buildings w/ sliding joints per 16/S9 & 9/S8 | 1989 addition of gym and locker rooms on the southwest corner of the building. Includes mechanical penthouse. Metal deck diaphragm with steel framing supported on (E) concrete walls and (N) exterior reinforced CMU walls. 2009 re-roof was non-structural. |

## 2024 Assessment Summary: Roseway Heights

Holmes

| Select school from pull down menu: | | Roseway Heights |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,680,750 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B3 | 1989 | 0 | $0 | $3,403,500 | 2 | None | Yes | Approximately Complete Original Documents | Steel Sheet, Steel Beams, Hollow-Core Floor, Pre-Cast Concrete Beams | Conc. CIP Walls, Reinforced CMU Walls, Pre-Cast Concrete Columns | PC2, RM1, S2a | Precast Concrete Frames with Shear Walls, Reinforced Masonry Bearing Walls (Flexible Diaphragms), Steel Braced Frames (Flexible Diaphragms) | Inadequate Wall Anchorage<br>Split Levels<br>Seismic Separation (< 1%)<br>Walls Spaced Far Apart<br>No Girder-Column Connections<br>Inadequate precast connection capacity<br>Deflection incompatibility<br>Eccentrically Braced Frames<br>Inadequate brace connections | Diaphragm positively attached to CMU walls, connection capacity to be confirmed<br>At roof<br>1" gap @ 2nd floor & roof (1989 drawings, details 1/S10 & 18/S8)<br><br>Connection capacity should be checked<br>Check deformation compatibility between precast elements and of stairs<br>One side of X-brace does not align with a column. Check beam capacity. | 1989 addition of classrooms on the northwest corner of the building. First floor is precast concrete frames with CMU shear walls and hollow core flooring. 2nd floor is steel framing with CMU shear walls and metal deck roofing. Penthouse is steel framing with braced frames and metal deck roofing. |

## 2024 Assessment Summary: Sabin

Holmes

| Select school from pull down menu: | | Sabin |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $2,600,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $19,320,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



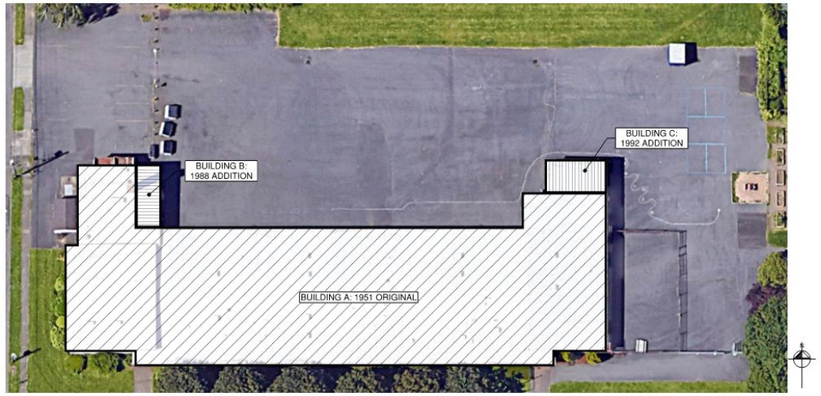

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1927 | 6500 | $2,600,000 | $17,500,000 | 2 | Daylight, Partial | No | Approximately Complete Original Documents | Concrete Pan-Joists, Steel Truss, Steel Beams | Reinforced Concrete Walls, Unreinforced Brick Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Mass Discontinuity<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>URM Appendages over Exit way | U-shaped level 2<br><br><br><br><br><br>Hollow clay tile walls throughout<br><br>Brick veneer | URM at gym and north exterior walls at entries. Slender steel gravity columns in URM at gym, but likely deficient for gravity loads alone. |
| Bldg. B | 1952 | 0 | $0 | $500,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists | Reinforced Concrete Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Deflection Compatibility<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1 | Hollow Clay Tile bearing walls<br><br><br>Light frame wood w/ concrete<br>Hollow Clay Tile partitions | - |
| Bldg. C | 1956 | 0 | $0 | $700,000 | 1 | None | No | Approximately Complete Original Documents | Concrete Pan-Joists | Reinforced Concrete Walls, Reinforced CMU Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System | Unknown from insufficient drawings and unable to determine on site<br>Concrete pan joists to CMU<br>Buildings Interconnected<br>CMU walls insufficient<br>Wire mesh only<br>Concrete and lightly reinforced CMU parapets exceed<br>Brick Veneer | Mix of concrete and lightly reinforced masonry walls. |
| Bldg. D | 1969 | 0 | $0 | $225,000 | 1 | None | No | None | Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate In-Plane Shear<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft) | | It is likely this structure is wood framed and these deficiencies are applicable. |
| Bldg. E | 1970 | 0 | $0 | $230,000 | 1 | None | No | None | Wood Trusses | Wood Posts | W2 | Cantilevered Wood Posts | Misc. Load Path Issue<br>Post Capacity<br>Foundation Capacity | | - |
| Bldg. F | 1987 | 0 | $0 | $165,000 | 1 | None | No | Approximately Complete Original Documents | Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | N/A | N/A | - |

## 2024 Assessment Summary: Sacajawea

Holmes

| Select school from pull down menu: | | Sacajawea |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $1,920,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



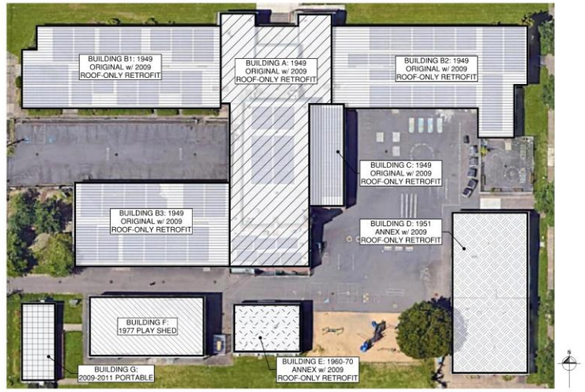

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1951 | 0 | $0 | $1,840,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Reentrant Corners<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | At roof only<br><br><br>Appears to have some strengthening but extent is unknown.<br>Brick veneer.<br><br><br>Shiplap sheathing | Original Structure. Chimney appears to have been strengthened, but date and extent of strenthening is unknown |
| Bldg. B | 1988 | 0 | $0 | $30,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Straight Sheathing (2:1, 24') | 28'-0" span | 1988 storage addition. Encloses original outdoor corridor. Original roof structure. |
| Bldg. C | 1992 | 0 | $0 | $50,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Truss-Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Roof Chord Discontinuity | Unquantifiable load paths btwn joists & walls. Also @ connection to original building<br>@ connection to original | 1992 Addition to northeast end. Original end wall was removed. Connections between addition and existing structure @ walls and roof diaphragm are generally unquantifiable. |

## 2024 Assessment Summary: Scott

Holmes

| Select school from pull down menu: | | Scott |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $11,520,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



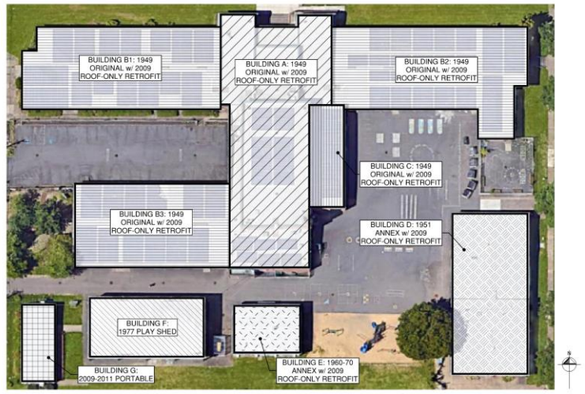

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1949 | 0 | $0 | $3,200,000 | 1 | Daylight | No | Insufficient Original Documents | Wood T+G Plank, Steel Joists, Wood Plywood/OSB, Wood Joists, Concrete Pan-Joists, Concrete Beams, Concrete 1-way Slab | Conc. CIP Walls | C2, C2a | Concrete Shear Walls (Stiff & Flexible Diaphragms) | Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>URM Chimneys<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Discontinuous Cross Ties | Thin slabs | 2009 - partial roof-only seismic upgrade |
| Bldg. B1 | 1949 | 0 | $0 | $2,310,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls, Steel Columns | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft) | Adjacent to parts A | 2009 - partial roof-only seismic upgrade |
| Bldg. B2 | 1949 | 0 | $0 | $2,310,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls, Steel Columns | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft) | Adjacent to parts A & C | 2009 - partial roof-only seismic upgrade |
| Bldg. B3 | 1949 | 0 | $0 | $2,310,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls, Steel Columns | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft) | Adjacent to parts A | 2009 - partial roof-only seismic upgrade |
| Bldg. C | 1949 | 0 | $0 | $250,000 | 1 | None | No | Insufficient Original Documents | Wood Plywood/OSB, Wood T+G Plank, Steel Joists, Steel Beam | Conc. CIP Walls, Steel Columns | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Torsional Irregularity<br>Masonry Partition Walls<br>URM Bearing walls | Asphalt slab<br>Open-fronted structure | 2009 - partial roof-only seismic upgrade |

## 2024 Assessment Summary: Scott

Holmes

| Select school from pull down menu: | | Scott |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $11,520,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1951 | 0 | $0 | $615,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | 2009 - partial roof-only seismic upgrade |
| Bldg. E | 1960 | 0 | $0 | $275,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams, Wood Plywood/OSB, Concrete Beams | Concrete Columns | C3a | Concrete Frames with Infill Masonry Shear Walls (Flexible Diaphragms) | Masonry Partition Walls<br>Heavy Cladding System<br>Thin Walls (>1:9)<br>Inadequate In-Plane Shear<br>Masonry not in contact with frame<br>No diaphragm-wall connection<br>Inadequate Concrete Column-Foundation Connection<br>Deflection Compatibility | | Concrete frame with varying height<br>CMU wall infill<br>2009 - partial roof-only seismic upgrade |
| Bldg. F | 1977 | 0 | $0 | $250,000 | 1 | None | No | None | Wood Straight/Diag Sheathing, Wood Truss-Joists | Timber Frame | Non-compliant | Cantilevered Wood Posts | Post Capacity<br>Foundation Capacity | | - |
| Bldg. G | 2009 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building |

## 2024 Assessment Summary: Sellwood

Holmes

| Select school from pull down menu: | | Sellwood |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $20,170,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1913 & 1925 | 0 | $0 | $16,550,000 | 3 | Partial, Crawlspace | No | Approximately Complete Original Documents | Steel Truss, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Deflection Compatibility | <br><br><br>Buildings Interconnected<br>Original tile portion walls shown on plan<br>Floor slab reinforcing not continuous<br><br><br>Interconnected buildings | Built in stages, first stage in 1913 and second stage in 1925. Various architectural upgrades completed. Interconnected with building A2. 2016 partial roof-only seismic upgrade. |
| Bldg. A2 | 1960 | 0 | $0 | $700,000 | 1 | None | No | Insufficient Original Documents | Unknown | Unknown | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragm), assumed. | Seismic Separation (< 1%)<br>Deflection Compatibility | Buildings Interconnected<br>Interconnected buildings | Built in 1960. Interconnected to building A1 & B2. Insufficient documentation of this building has been provided, so it has been assumed to be of Reinforced Masonry Construction with a flexible roof diaphragm. This assumption is based on exterior observations and similar construction of this era. 2016 partial roof-only seismic upgrade. |
| Bldg. B1 | 1987 | 0 | $0 | $1,000,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists, Steel Truss | Steel Columns, Timber Frame | W2, PC1 | Concrete Precast Shear Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Split Levels<br>Non-orthogonal System<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>No Wall-Foundation Connection<br>Inadequate In-Plane Shear<br>Unblocked Diaphragms (4:1, 40') | <br>Out of plane anchorage of walls<br><br><br><br>Buildings Interconnected<br><br><br> | The north wall of building B1 is connected to building B2 and shares a common plywood shearwall. Contains the gymnasium (double height) space. 2016 partial roof-only seismic upgrade. |
| Bldg. B2 | 1987 | 0 | $0 | $1,920,000 | 1 | None | No | Approximately Complete Original Documents | Wood Joists, Steel Truss | Steel Columns, Concrete Tilt-up Walls, Timber Frame | W2, PC1 | Wood Frames (Commercial and Industrial Buildings), Concrete Precast Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Split Levels<br>Non-orthogonal System<br>Torsional Irregularity<br>Seismic Separation (< 1%)<br>No Wall-Foundation Connection<br>Inadequate In-Plane Shear<br>Unblocked Diaphragms (4:1, 40') | <br>Out of plane anchorage of walls<br><br><br><br>Buildings Interconnected<br><br><br> | The south-west corner of building B2 is laterally supported by precast concrete shear walls. Building B2 is interconnected with building B1 on its south and south-west edges. Attached to building A2. 2016 partial roof-only upgrade. |

## 2024 Assessment Summary: Sitton

Holmes

| Select school from pull down menu: | | Sitton |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $5,685,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1949 | 0 | $0 | $1,490,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults)<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Diagonal Sheathing (4:1, 40') | | 2020 - roof sheathing upgraded |
| Bldg. B | 1955 | 0 | $0 | $1,605,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Wood Joists, Wood Trusses, Concrete Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Wall Anchorage<br>Reentrant Corners<br>Masonry Partition Walls<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Wood Bowstring Truss | Wood Ledgers | 2001 - partial roof-only seismic upgrade (anchorage upgraded, but not re-sheathed)<br>2020 - sheathing upgraded |
| Bldg. C | 1964 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Conc. CIP Walls, Steel Columns, Wood Walls | C2a, S2a, W2 | Concrete Shear Walls, Steel Braced Frames (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Wall Anchorage<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate Column Capacity<br>Inadequate Brace Capacity<br>Slender Braces<br>Inadequate brace connections<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Unbraced concrete walls<br>Inadequate attachment of chevron to wood wall<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft) | No braces at North Elevation attached to part B | Tension rod chevron frames over concrete shear walls (north, south, west elevations) or wood let-in bracing (East elevation)<br>2001 partial roof-only seismic upgrade (anchorage upgraded, but not re-sheathed)<br>2020 - roof sheathing upgraded |

## 2024 Assessment Summary: Sitton

| Select school from pull down menu: | | Sitton |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $5,685,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1964 | 0 | $0 | $0 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Conc. CIP Walls, Steel Columns | C2a | Concrete Shear Walls (Flexible Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | attached to part B | - |
| Bldg. E | 1964 | 0 | $0 | $2,590,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Trusses, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Near-fault location (250ft, DOGAMI Active Faults)<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | Adjacent to parts B & C | - |
| Bldg. F | 2014 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building |

## 2024 Assessment Summary: Skyline

| Select school from pull down menu: | | Skyline |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,077,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1938 | 0 | $0 | $2,925,000 | 1 | Daylight | No | Insufficient Original Documents | Wood Battens, Wood Joists, Concrete 1-way Slab, Concrete Beams | Wood Framed Walls, Conc. CIP Walls | W2, C2a, C2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible and Stiff Diaphragms) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Skip sheathing | Constructed in 1938 and 1942<br>Wood framed building over daylight concrete basement<br>concrete floor framing over boiler room<br>2023 - partial roof-only seismic retrofit |
| Bldg. B | 1948 | 0 | $0 | $775,000 | 1 | Daylight | No | None | Wood Straight/Diag Sheathing, Wood Trusses, Wood Joists | Wood Framed Walls, Conc. CIP Walls | W2, C2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | High Landslide Susceptibility (DOGAMI State Overview)<br>Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Diaphragm Reinforcement at Openings | | 1956 second floor & furnace room added<br>wood building on daylight concrete basement and concrete boiler room<br>2023 - roof-only seismic retrofit |

## 2024 Assessment Summary: Skyline

| Select school from pull down menu: | | Skyline |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,077,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. C | 1938 | 0 | $0 | $187,500 | 1 | None | No | None | Wood Battens, Wood Trusses | Wood Framed Walls, Conc. CIP Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms | Skip sheathing | 2023 - roof-only seismic retrofit |
| Bldg. D | 1949 | 0 | $0 | $1,890,000 | 1 | Full | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Joists, Wood Trusses, Concrete 2-way Slab, Concrete Beams | Wood Framed Walls | W2, C2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40')<br>wood barrel vault<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Diaphragm Reinforcement at Openings | | 2023 - roof-only seismic retrofit, including partial strengthening of barrel truss |
| Bldg. E | 1981 | 0 | $0 | $300,000 | 1 | None | No | None | CFS Joists, Steel Beams | Steel Columns | S3 | Metal Building Frames | Misc. Plan Irregularity<br>Inadequate Frame Moment Capacity<br>Inadequate Brace Axial Capacity<br>No Beam Bottom Flange Bracing<br>No Bracing of Beam-Column Joints<br>Inadequate Diaphragm-Frame Connection<br>Inadequate Column-Foundation Connection<br>Inadequate Connection Moment Capacity<br>No Attachment of Roof Diaphragm Panels | | - |

## 2024 Assessment Summary: Smith

Holmes

| Select school from pull down menu: | | Smith |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Decommissioned

**Building Year Plan:**
**(see below for deficiencies)**

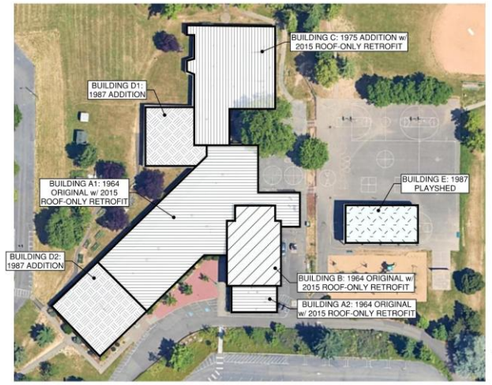
| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Stephenson

Holmes

| Select school from pull down menu: | | Stephenson |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $7,347,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



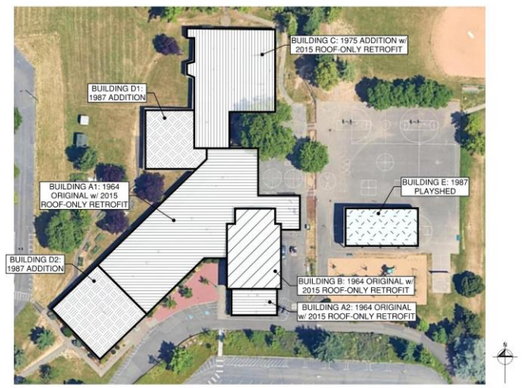

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1964 | 0 | $0 | $1,660,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Reentrant Corners<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft) | S.O.G. in some areas | 2015 - partial roof-only seismic upgrade |
| Bldg. A2 | 1964 | 0 | $0 | $140,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Reentrant Corners<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft) | S.O.G. in some areas | 2015 - partial roof-only seismic upgrade |
| Bldg. B | 1964 | 0 | $0 | $4,020,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Concrete Beams | Concrete Columns, Concrete Tilt-up Walls | PC1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | Inadequate Foundation Ties<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>URM Chimneys<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Inadequate Girder-Wall/Pilaster Connections<br>No Wall-Foundation Connection | Attached to concrete construction | 2015 - partial roof-only seismic upgrade |
| Bldg. C | 1975 | 0 | $0 | $772,500 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Truss-Joists, Wood Beams | Wood Framed Walls, Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls<br>Large Unbraced Openings | | Includes a wood framed mezzanine<br>2015 - partial roof-only seismic upgrade |
| Bldg. D1 | 1987 | 0 | $0 | $277,500 | 1 | None | No | None | Wood Plywood/OSB, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | | - |
| Bldg. D2 | 1987 | 0 | $0 | $390,000 | 1 | None | No | None | Wood Plywood/OSB, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | | - |

## 2024 Assessment Summary: Stephenson

Holmes

| Select school from pull down menu: | | Stephenson |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $7,347,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



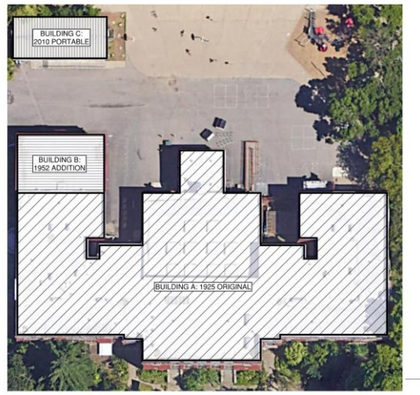

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. E | 1987 | 0 | $0 | $87,500 | 1 | None | No | None | Steel Sheet Deck, CFS Joists, Steel Beams | Steel Columns | S3 | Metal Building Frames | Inadequate Foundation Ties<br>Inadequate Frame Moment Capacity<br>Inadequate Brace Axial Capacity<br>No Beam Bottom Flange Bracing<br>No Bracing of Beam-Column Joints<br>Inadequate Diaphragm-Frame Connection<br>Inadequate Column-Foundation Connection<br>Inadequate Connection Moment Capacity<br>No Attachment of Roof Diaphragm Panels | Braces appear too short to be effective | - |

## 2024 Assessment Summary: Sunnyside

Holmes

| Select school from pull down menu: | | Sunnyside |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,490,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1925 | 0 | $0 | $11,950,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Steel Truss, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Reentrant Corners<br>Misc. Plan Irregularity<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Soft end of wings | 1977 - cafeteria floor elevated |
| Bldg. B | 1952 | 0 | $0 | $540,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete Pan-Joists, Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls, Steel Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection | Fastening to part A not identified<br><br><br><br><br>Thin slabs | - |
| Bldg. C | 2010 | 0 | $0 | $0 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | | | Benchmark building |

## 2024 Assessment Summary: Trillium at Edwards

Holmes

| Select school from pull down menu: | | Trillium at Edwards |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | N/A | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | None | See cover page notes for explanation of ROM cost |

# Leased Property

**Building Year Plan: (see below for deficiencies)**

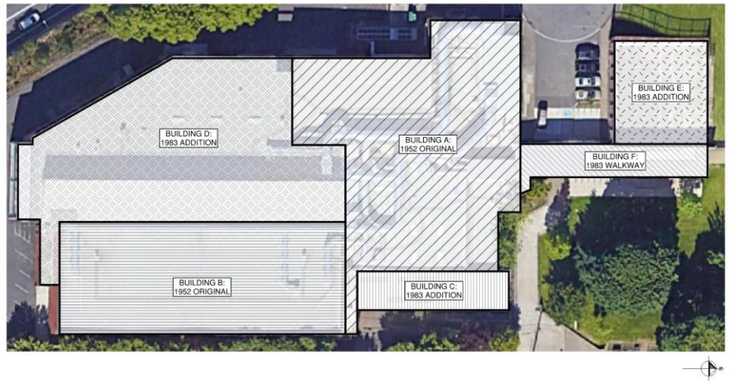
| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | |

## 2024 Assessment Summary: Tubman

Holmes

| Select school from pull down menu: | | Tubman |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,357,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



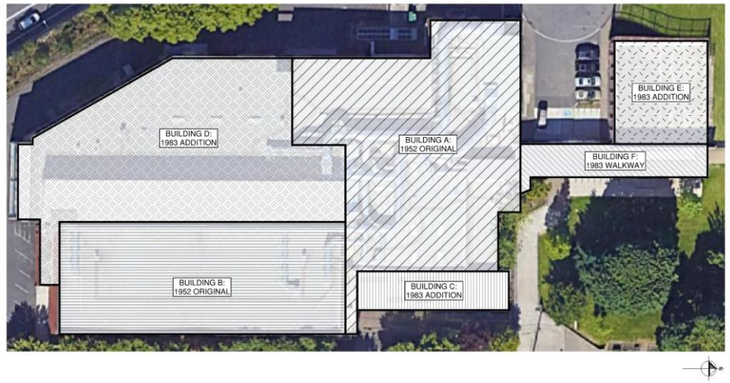

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1952 | 0 | $0 | $2,955,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Conc. CIP Walls, Steel Columns | C2a | Concrete Shear Walls (Flexible Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Wall Anchorage<br>Reentrant Corners<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Diagonal Sheathing (4:1, 40') | Wood ledgers<br>Brick | - |
| Bldg. B | 1952 | 0 | $0 | $5,440,000 | 2 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Joists, Concrete Beams, Concrete Pan-Joists | Wood Framed Walls, Conc. CIP Walls, Concrete Columns | C2a, C2 | Concrete Shear Walls (Flexible and Stiff Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Heavy Cladding System<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility<br>Discontinuous Cross Ties<br>Diagonal Sheathing (4:1, 40') | Brick<br>Thin slabs | 1983 - added reinforced CMU mezzanine in library |
| Bldg. C | 1983 | 0 | $0 | $312,500 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Steel Columns, Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Heavy Cladding System<br>Straight Sheathing (2:1, 24')<br>Inadequate tie-backs | Concrete panels | Appears to be laterally supported by part A |
| Bldg. D | 1983 | 0 | $0 | $3,630,000 | 2 | None | No | Approximately Complete Original Documents | Steel Sheet Deck, Concrete 1-way Slab | Steel Columns, Reinforced CMU Walls, Conc. CIP Walls | S1, S1a, RM2, S2a | Steel Moment Frames (Flexible and Stiff Diaphragms), Reinforced Masonry Bearing Walls (Stiff Diaphragms) | Near-fault location (250ft, DOGAMI Active Faults)<br>Misc. Plan Irregularity<br>Heavy Cladding System<br>Inadequate System Capacity<br>Inadequate Moment-Resisting Connections (non-ductile)<br>Inadequate Panel Zones<br>Interfering Concrete and Masonry Walls<br>Strong Column - Weak Beam Issue<br>Walls Spaced Far Apart<br>Under-Reinforced Walls<br>Inadequate Column Capacity<br>Inadequate Brace Capacity<br>Slender Braces<br>Inadequate brace connections | MF locations not legible<br>Concrete panels | Pile Foundations<br>Main Structure appears to be steel moment frames<br>Clerestory includes steel rod braced frames<br>Mezzanines appear to be reinforced CMU |

## 2024 Assessment Summary: Tubman

Holmes

| Select school from pull down menu: | | Tubman |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,357,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. E | 1983 | 0 | $0 | $645,000 | 1 | None | No | Approximately Complete Original Documents | Hollow-Core Floor, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Near-fault location (250ft, DOGAMI Active Faults)<br>Inadequate Wall Anchorage<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs | | - |
| Bldg. F | 1983 | 0 | $0 | $375,000 | 1 | None | No | Approximately Complete Original Documents | Steel Truss | Concrete Columns | C2a | Concrete Shear Walls (Flexible Diaphragms) | Seismic Separation (< 1%)<br>Inadequate cross-braces | Inadequate tieback to parts A, E | Space frame system noted as C2 as it is laterally supported by building parts A & E |

## 2024 Assessment Summary: Vernon

Holmes

| Select school from pull down menu: | | Vernon |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $2,450,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,955,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1931 | 0 | $0 | $8,660,000 | 2 | Daylight | No | Approximately Complete Original Documents | Concrete Beams, Steel Beams, Concrete Pan-Joists, Steel Truss | Reinforced Concrete Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Misc. Load Path Issue<br>Reentrant Corners<br>Exterior beams do not align with columns<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Masonry Partition Walls<br>Heavy Cladding System | Slope at front of school<br><br>Concrete pan-joists have thin diaphragms<br><br><br>Shotcrete overlays provided in 2000 to mitigate this<br><br>Reinf at concrete walls continue to wall footings but are not developed<br>Hollow Clay Tile (some cavity walls) assumed to be mostly removed in 2000<br>Brick veneer | 2000 upgrades include shotcrete walls at north and south walls and wall between gym and corridor. Drag struts for new shear walls. HCT walls braced or removed. |
| Bldg. A2 | 1931 | 7000 | $2,450,000 | $6,020,000 | 2 | Daylight | No | Approximately Complete Original Documents | Concrete Beams, Steel Beams, Concrete Pan-Joists, Steel Truss | Unreinforced Brick Walls, Reinforced Concrete Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Sloping Site (full story difference across site)<br>Inadequate Foundation Ties<br>Misc. Load Path Issue<br>Reentrant Corners<br>Torsional Irregularity<br>Exterior beams do not align with columns<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Masonry Partition Walls<br>Heavy Cladding System | Slope at front of school<br><br>Concrete pan-joists have thin diaphragms<br><br>URM exterior wall east, RC west<br><br><br><br>Reinf at concrete walls continue to wall footings but are not developed<br>Hollow Clay Tile (some cavity walls) throughout, mostly removed in 2000<br>Brick veneer | 2000 upgrades appear to be mostly bracing HCT walls in these area. Also parapet bracing and improved connection between high roofs (gym and multi-purpose rooms) and north and south walls. New Shotcrete wall between gym and adjacent coordior (of building A1). 2023 roof only seismic retrofit: (parapet bracing on A2 including attachment of URM walls to roof and diaphragm strengthening at B&D) |
| Bldg. B | 1948 | 0 | $0 | $135,000 | 1 | None | No | Insufficient Original Documents | Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft) | | 2023 roof only seismic retrofit |

## 2024 Assessment Summary: Vernon

| Select school from pull down menu: | | Vernon |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $2,450,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,955,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



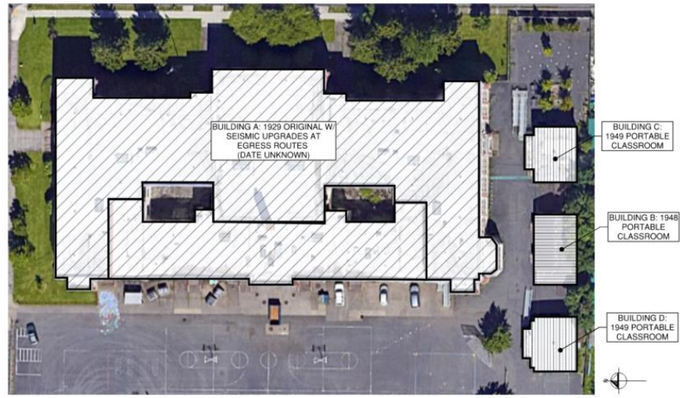

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. C | 1953 | 0 | $0 | $1,040,000 | 2 | None | No | Insufficient Original Documents | Steel Joists | Reinforced Concrete Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Severe Vertical Element Size Discontinuity (<50%)<br>Seismic Separation (< 1%)<br>NS: Heavy Cladding System<br>In-Plane Stress<br>Gypsum Wall board or Plaster Shear walls<br>Inadequate Diaphragm-Wall Connection<br>Inadequate Floor-to-Floor Connections<br>Crawlspace Cripple Walls<br>Straight Sheathed Diaphragms | Interior walls not continuous to foundation<br>Buildings Interconnected<br>Brick veneer | - |
| Bldg. D | 1968 | 0 | $0 | $100,000 | 1 | None | No | None | Steel Beams | Steel Columns, Wood Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft) | | 2023 roof only seismic retrofit |

## 2024 Assessment Summary: Vestal

Holmes

| Select school from pull down menu: | | Vestal |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $17,450,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1929 | 0 | $0 | $17,150,000 | 2 | Crawlspace | No | Approximately Complete Original Documents | Concrete 1-way Slab, Concrete Pan-Joists, Concrete Beams, Steel Joists, Steel Truss | Conc. CIP Walls, Concrete Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Misc. Load Path Issue<br>Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>URM Parapets exceed 1.5:1<br>Concrete Parapets exceed 2.5:1<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Mild steel truss with rivets. Check connections. Also cut concrete beam seen in basement may cause local instability.<br>minimal anchorage between walls and diaphragm<br>At roof<br>2nd story<br>Hollow clay tile between many classrooms. West walls of kitchen & play room are brick. Also the exterior walls of the second floor North and south corridor is two layers of hollow clay tile plus veneer per 1929 drawings plans.<br>Exterior walls at second floor N & S corridors brick URM per 1929 drawings<br>Appears to have some strengthening but extent is unknown.<br>Brick veneer<br>Check. Exterior walls heavily perforated.<br>Only wall piers appear to be reinforced per sheet 21<br>Minimal anchorage between walls and diaphragm<br>Beam and column reinforcement is not well confined - widely spaced ties | 1929 Original two story building. Appears to have had seismic upgrades which included restraining the chimney and providing strongbacks along exit routes. The time and extent of the seismic upgrades is unknown as drawings for this intervention were not provided. Note that a beam which frames into the south wall of the basement storage room was observed to have been cut to fit a switchboard. The time of this intervention is unknown, but the switchboard appears to have been in place before the 1998 FIT IT Infrastructure Improvement Drawings were made. |
| Bldg. B | 1948 | 0 | $0 | $97,500 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Load Path Issue<br>Split Levels<br>Inadequate In-Plane Shear<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Drawings don't show positive conn. between floor framing and foundations<br>At roof<br>Drawings do not detail a connection<br>Straight sheathing assumed | Center portable classroom unit. Classroom was moved to site in 1948. Available drawings show the foundation. No drawings for the superstructure were provided. |
| Bldg. C | 1949 | 0 | $0 | $105,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Inadequate In-Plane Shear<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Straight Sheathing (2:1, 24') | To toilet area<br>Detail doesn't show positive connection between post & foundation<br>Metal straps set in concrete @ 8'-0" o.c. Connection to floor framing unknown.<br>Assumed straight sheathing | Eastern portable classroom unit. Identical to Building D. Classroom was moved to site in 1949. Available drawings show the foundation. No drawings for the superstructure were provided. |
| Bldg. D | 1949 | 0 | $0 | $97,500 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Inadequate In-Plane Shear<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Straight Sheathing (2:1, 24') | To toilet area<br>Detail doesn't show positive connection between post & foundation<br>Metal straps set in concrete @ 8'-0" o.c. Connection to floor framing unknown.<br>Assumed straight sheathing | Western portable classroom unit. Identical to Building C. Classroom was moved to site in 1949. Available drawings show the foundation. No drawings for the superstructure were provided. |

## 2024 Assessment Summary: West Sylvan

Holmes

| Select school from pull down menu: | | West Sylvan |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,602,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1953 | 0 | $0 | $2,440,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Wood Beams, Wood Trusses | Wood Framed Walls, Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | King post trusses in gym<br>2023 - roof-only seismic retrofit |
| Bldg. B1 | 1958 | 0 | $0 | $2,050,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Wood Beams | Wood Framed Walls, Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Brick piers by egress doors | Constructed in 1958, 1960, 1963<br>2023 - roof-only seismic retrofit |
| Bldg. B2 | 1958 | 0 | $0 | $290,000 | 1 | None | No | Insufficient Original Documents | Wood T+G Plank, Wood Beams | Wood Framed Walls, Timber Frame | W2 | Wood Frames (Commercial and Industrial Buildings) | Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | 2023 - roof-only seismic retrofit |
| Bldg. C | 1986 | 0 | $0 | $1,275,000 | 1 | None | No | Approximately Complete Original Documents | Tectum, Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls, Concrete Tilt-up Walls | PC1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Unbraced Mezzanine<br>Non-redundant (< 2 bays in < 2 lines)<br>Walls Spaced Far Apart<br>Under-Reinforced Walls<br>No Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Unblocked Diaphragms (4:1, 40')<br>Other Diaphragms | Wood East Wall<br><br><br><br><br><br><br><br>Tectum | 2023 - roof-only seismic retrofit |

## 2024 Assessment Summary: West Sylvan

| Select school from pull down menu: | | West Sylvan |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $12,602,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. D | 1986 | 0 | $0 | $3,462,500 | 1 | None | No | Approximately Complete Original Documents | Tectum, Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Split Levels<br>Reentrant Corners<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40')<br>Other Diaphragms | Tectum | 2023 - Partial roof-only seismic retrofit |
| Bldg. E | 1989 | 0 | $0 | $2,500,000 | 1 | Daylight | No | Approximately Complete Original Documents | Steel Sheet Deck | Concrete Columns | S2, S2a, C2 | Steel Braced Frames (Flexible & Stiff Diaphragms) & Concrete Shear Walls (Stiff Diaphragms) | Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate Column Capacity<br>Inadequate Brace Capacity<br>Slender Braces<br>Inadequate brace connections | | Metal deck roof on flat bar braced frames.<br>Composite deck floor on daylight concrete wall basement |
| Bldg. F | 1989 | 0 | $0 | $525,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Concrete Tilt-up Walls | PC1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Walls Spaced Far Apart<br>No Wall-Foundation Connection<br>Unblocked Diaphragms (4:1, 40') | | 2023 - roof-only seismic retrofit |
| Bldg. G | 1989 | 0 | $0 | $60,000 | 2 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Steel Sheet Deck | CFS Walls, Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%) | Inadequate ties between buildings | 2023 - roof-only seismic retrofit |

## 2024 Assessment Summary: Whitman

Holmes

| Select school from pull down menu: | | Whitman |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $6,755,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1954 | 0 | $0 | $1,605,000 | 1 | Partial | Yes | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams, Concrete Pan-Joists, Concrete 1-way Slab, Concrete Beams | Reinforced Brick Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Masonry Partition Walls<br>URM Chimneys<br>Walls Spaced Far Apart<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Wood Ledgers loaded across grain<br>No Diaphragm-Wall Connection<br>No Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24')<br>Inadequate Composite Behavior | HCT observed in bathrooms<br><br><br><br><br><br><br><br><br>Inadequate reinforcing | - |
| Bldg. B | 1954 | 0 | $0 | $5,150,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Wood Beams | Wood Framed Walls, Steel Columns | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | <br><br><br>Adjacent to part A<br>Tile in bathrooms & brick at south classroom<br><br><br><br><br><br><br> | 1955 - South playshed infilled in-kind |

## 2024 Assessment Summary: Wilcox

Holmes

| Select school from pull down menu: | | Wilcox |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $455,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $1,782,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



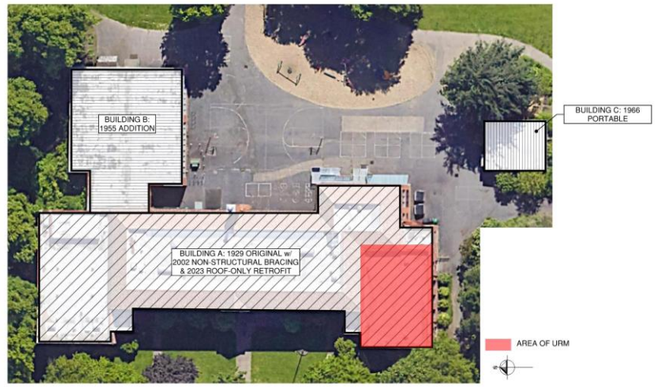

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1959 | 1300 | $455,000 | $1,632,500 | 1 | None | No | Approximately Complete Original Documents | Steel Truss Joists, Steel Sheet Deck | Unreinforced Brick Walls, Steel Columns, CFS Walls | S2b | Strap-Braced Wall System | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Inadequate Brace Capacity<br>Narrow Strap-Braced Walls<br>No Diaphragm-Frame Connection<br>Strap Brace Axial Capacity<br>Heavy Cladding System | Modifications during 1998, but most wall elements otherwise not tied to fdn<br><br><br><br>Unknown from insufficient drawings and unable to determine on site<br><br>Brick veneer | URM present at unreinforced CMU boiler room exterior wall and west interior fireblock wall. Further exploratory recommended for unreinforced CMU. URM present at chimney stack.<br>1998 Retrofit of metal stud braces and selective URM walls. |
| Bldg. B | 1966 | 0 | $0 | $150,000 | 1 | None | No | Approximately Complete Original Documents | Steel Truss Joists, Steel Sheet Deck | Steel Columns, CFS Walls | S2b | Strap-Braced Wall System | Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Inadequate Brace Capacity<br>Narrow Strap-Braced Walls<br>No Diaphragm-Frame Connection<br>Strap Brace Axial Capacity<br>Heavy Cladding System | Building connected<br><br><br><br>Unknown from insufficient drawings and unable to determine on site<br><br>Brick veneer | 1998 Retrofit of metal stud braces and selective URM walls. |
| Bldg. C | 2023 | 0 | $0 | $0 | 1 | None | No | None | Steel Truss Joists, Steel Sheet Deck | Steel Columns, CFS Walls | S2b | Strap-Braced Wall System | Seismic Separation (< 1%) | Unknown from insufficient drawings and unable to determine on site | Structure enclosed an exterior area. Intrusions from vegetation present, monitor for potential upheaval of slab/foundations elements. |

## 2024 Assessment Summary: Winterhaven

Holmes

| Select school from pull down menu: | | Winterhaven |
|---|---|---|
| URM Database : | YES | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $810,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $8,632,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1929 | 2700 | $810,000 | $7,807,500 | 2 | Crawlspace, Partial | No | Approximately Complete Original Documents | Concrete 1-way Slab, Steel Truss, Concrete Pan-Joists, Concrete Beams | Concrete Columns, Conc. CIP Walls, Unreinforced Brick Walls | C2, URMa | Concrete Shear Walls (Stiff Diaphragms), Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Reentrant Corners<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Deflection Compatibility<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Walls Spaced Far Apart<br>Deep Spandrels/Narrow Piers (50%, interfering walls)<br>Inadequate In-Plane Shear<br>Thin Walls (9 top, 15 first, 13 other/single)<br>No Diaphragm-Wall Connection<br>Masonry Partition Walls<br>Masonry ceiling<br>URM Parapets exceed 1.5:1<br>Heavy Cladding System | Likely insufficient<br><br><br><br><br><br><br><br><br><br>Corridor walls braced in 2002<br>Tile SIP forms in drawings<br>Exit ways braced in 2002 | 2002 - partial non-structural bracing<br>2023 - non-structural parapet bracing at gym and chimney reduction |
| Bldg. B | 1955 | 0 | $0 | $750,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood T+G Plank, Wood Joists, Wood Beams | Wood Framed Walls, Steel Columns | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Moderate Vertical Element Size Discontinuity (50-75%)<br>Reentrant Corners<br>Seismic Separation (< 1%)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Narrow Wood Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24')<br>Heavy Cladding System | Interior transverse walls not cont.<br><br><br><br><br>North/South Window Walls | 2023 - roof-only seismic retrofit |
| Bldg. C | 1966 | 0 | $0 | $75,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Plywood/OSB, Wood Joists, Wood Beams | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Plan Irregularity<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity | Diaphragm discontinuity between units | - |

## 2024 Assessment Summary: Woodlawn

Holmes

| Select school from pull down menu: | | Woodlawn |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,322,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1926 | 0 | $0 | $14,425,000 | 2 | Partial, Crawlspace | No | Approximately Complete Original Documents | Concrete Pan-Joists, Concrete Beams, Steel Joists, Steel Truss | Conc. CIP Walls, Concrete Columns | C2 | Concrete Shear Walls (Stiff Diaphragms) | Inadequate Wall Anchorage<br>Setback: vertical LRFS inboard of story below<br>Split Levels<br>Reentrant Corners<br>Masonry Partition Walls<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>No Diaphragm-Wall Connection<br>Inadequate Wall-Foundation Connection<br>Deflection Compatibility | Check anchorage of steel trusses and "I"-joists<br>At single story portions<br>At roof<br><br>Some have been removed, but several still outstanding<br>Brick veneer<br>Requires check<br><br><br>Check adequacy of connections to slabs & steel members<br>Walls appear to be typically unreinforced | 1926 Original Structure - Jones school. Two-story structure with classrooms, auditorium and gyms (boys & girls). Roof and floors typically pan joist system with topping slab. Auditorium and gyms have 3.5" conc. slab supported by steel I-joists and steel trusses. Seismic upgrades in 2000, 2014, and 2020. 2000 upgrades include tying the building together through the expansion joint at the center wing and strengthening URM walls in some areas. 2014 upgrades include reducing the height of the chimney, replacing a URM wall with a CMU shear wall, and bracing URM walls along egress routes on the south side of the building. 2020 Seismic upgrades included parapet bracing at lower roofs. |
| Bldg. A2 | 1952 | 0 | $0 | $30,000 | 1 | None | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood T+G Plank | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Split Levels<br>Heavy Cladding System<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection | East may not wall be dowelled into (e) wall (dwg shows dowels for N wall only)<br><br>Brick veneer<br>9" thick w/ 3/8" di bars @ 18" o.c., p=0.00068 | 1952 Addition to northside of boiler room. Removed north wall of storage room on first floor to create a larger room. Seismic re-roof in 2020 included providing a 1/2" plywood overlay with sheet metal strap blocking with staples at each panel edge above plywood. Also new wall-diaphragm connections. |
| Bldg. A3 | 1956 | 0 | $0 | $390,000 | 2 | None | No | Approximately Complete Original Documents | Concrete Pan-Joists, Concrete Beams | Conc. CIP Walls | C3, RM2 | Concrete Frames with Infill Masonry Shear Walls (Stiff Diaphragms), Reinforced Masonry Bearing Walls (Stiff Diaphragms) | Heavy Cladding System<br>Masonry not in contact with frame | Brick veneer | 1956 classroom addition to east end of south wing. The original structural system appears to primarily be concrete frame with masonry infill. The seismic retrofit in 2014 included replacing the URM west walls (which are shared with the original 1926 building) with new CMU shear walls and laterally bracing URM walls & parapets. No structural upgrades were made in the east-west (short) direction. |

## 2024 Assessment Summary: Woodlawn

Holmes

| Select school from pull down menu: | | Woodlawn |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $15,322,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



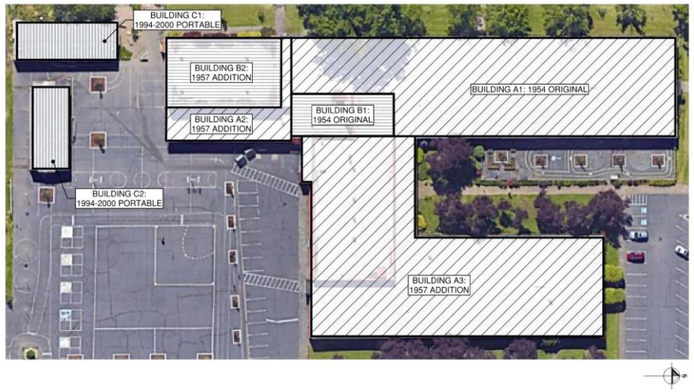

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A4 | 1966 | 0 | $0 | $97,500 | 1 | None | No | Approximately Complete Original Documents | Steel Sheet, Steel Joists | Reinforced CMU Walls, Conc. CIP Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Heavy Cladding System<br>Under-Reinforced Walls<br>No Wall-Foundation Connection | Brick veneer<br>Horiz reinf appears to only be at bond beam<br>Wall is dowelled into footing stem but not base | 1966 addition of locker rooms to north and south of gyms. 2020 Roof only retrofit. |
| Bldg. B | 1965 | 0 | $0 | $50,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Narrow Wood Shear Walls | West wall only has ~2ft of wall either side of windows<br>Minimal shear walls in N/S direction.<br>West wall only has ~2ft of wall either side of windows | 1965 Portable Classroom. 2020 Seismic Re-roof. Minimal shear wall area on west wall. |
| Bldg. C | 1966 | 0 | $0 | $100,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate In-Plane Shear | Check - let-in braces typ | 1965 Portable Classroom. Original plans missing some details. 2020 Seismic Re-roof. |
| Bldg. D | 1966 | 0 | $0 | $230,000 | 1 | Crawlspace | No | Approximately Complete Original Documents | Wood Plywood/OSB, Wood T+G Plank, Steel Joists | Reinforced CMU Pilasters, Reinforced CMU Walls | RM1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Misc. Load Path Issue<br>Masonry Partition Walls<br>Under-Reinforced Walls<br>No Wall-Foundation Connection | Per details 9&10/S2-502 (2020 drawings) CMU offset from lintel beam<br>Reinforcement for interior walls is unknown<br><br>Vertical wall reinforcement doesn't appear to continue into fdn | 1966 Industrial Arts classroom. 2020 seismic reroof. Walls are CMU pilasters with CMU infill. Load path to CMU walls is unclear given the available documentation as the CMU walls between pilasters don't appear to align with the lintel beam and there doesn't appear to be continuous reinforcement between the two elements. Also unclear if CMU walls reinforcement continues to foundations. |

## 2024 Assessment Summary: Woodmere

Holmes

| Select school from pull down menu: | | Woodmere |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,690,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**



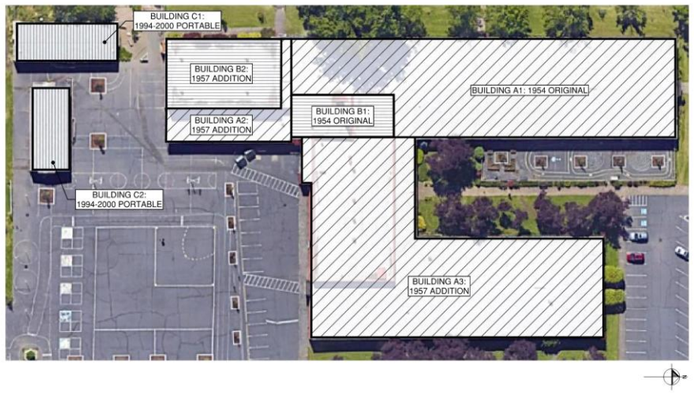

| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1954 | 0 | $0 | $4,090,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Timber Frame, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Brick pilasters near exit doors | No structural drawings |
| Bldg. A2 | 1957 | 0 | $0 | $4,090,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Timber Frame, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Brick pilasters near exit doors | - |
| Bldg. A3 | 1957 | 0 | $0 | $4,090,000 | 1 | None | No | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Timber Frame, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Non-redundant (< 2 bays in < 2 lines)<br>Heavy Cladding System<br>Other observed nonstructural falling hazard<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | Brick pilasters near exit doors | - |
| Bldg. B1 | 1954 | 0 | $0 | $675,000 | 1 | None | Yes | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>URM Chimneys<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Wood Ledgers loaded across grain adj. to parts A | No structural drawings |

## 2024 Assessment Summary: Woodmere

Holmes

| Select school from pull down menu: | | Woodmere |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | YES | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $13,690,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan:**
**(see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B2 | 1957 | 0 | $0 | $645,000 | 1 | None | Yes | Insufficient Original Documents | Wood Straight/Diag Sheathing, Wood Joists, Wood Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Masonry Partition Walls<br>URM Chimneys<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Wood Ledgers loaded across grain adj. to parts A | - |
| Bldg. C | 1994 | 0 | $0 | $100,000 | 1 | Crawlspace | No | None | Wood Plywood/OSB, Wood Joists | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Misc. Plan Irregularity<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40') | Discontinuous diaphragm | - |

## 2024 Assessment Summary: Woodstock

Holmes

| Select school from pull down menu: | | Woodstock |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $255,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $8,252,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | 1910 | 0 | $0 | $1,140,000 | 1 | Crawlspace | No | None | Wood Battens, Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses | Timber Frame, Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>Roof Chord Discontinuity<br>Unblocked Diaphragms (4:1, 40')<br>Bowstring truss | Interior walls not continuous to foundation | 1917 - current structure relocated to new foundation<br>1981 - second floor burned/removed & roof level constructed |
| Bldg. B1 | 1917 | 1700 | $255,000 | $2,630,000 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Battens, Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses | Timber Frame, Wood Framed Walls | W2, URM | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Severe Vertical Element Size Discontinuity (<50%)<br>Split Levels<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms<br>Bowstring truss<br>Beams, Girders, or Trusses bear on URM wall/pilaster<br>Thin Walls (9 top, 15 first, 13 other/single)<br>No Diaphragm-Wall Connection<br>No Girder-Column Connections<br>Discontinuous Cross Ties<br>Other Diaphragms | Interior walls not continuous to foundation<br>Boiler Room, Cafetorium windows<br>Battens<br>North Wall of Gym | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |

## 2024 Assessment Summary: Woodstock

Holmes

| Select school from pull down menu: | | Woodstock |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $255,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $8,252,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. B2 | 1917 | 0 | $0 | $512,500 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Battens, Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms | Interior walls not continuous to foundation<br><br><br>Boiler Room, Cafetorium windows<br><br><br><br><br><br><br><br>Battens | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |
| Bldg. B3 | 1924 | 0 | $0 | $787,500 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Battens, Wood Straight/Diag Sheathing, Wood Joists, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms | interior walls not cont. to fnd<br><br><br>Boiler Room, Cafetorium windows<br><br><br><br><br><br><br><br>Battens | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |
| Bldg. B4 | 1924 | 0 | $0 | $1,062,500 | 1 | Crawlspace | No | Insufficient Original Documents | Wood Straight/Diag SheathingWood JoistsWood Beams, Conc. CIP Walls | Conc. CIP Walls | C2a | Wood Frames (Commercial and Industrial Buildings) | Inadequate Foundation Ties<br>Severe Vertical Element Size Discontinuity (<50%)<br>Reentrant Corners<br>Non-redundant (< 2 bays in < 2 lines)<br>Masonry Partition Walls<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Unbraced Cripple Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>No Wood Post-Foundation Connections<br>Inadequate Wood Sill-Foundation Connections (6 ft)<br>No Girder-Column Connections<br>Roof Chord Discontinuity<br>Other Diaphragms | Interior walls not continuous to foundation<br><br><br>Boiler Room, Cafetorium windows<br><br><br><br><br><br><br><br>Battens | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |

## 2024 Assessment Summary: Woodstock

| Select school from pull down menu: | | Woodstock |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | $255,000 | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $8,252,500 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. C | 1924 | 0 | $0 | $180,000 | 1 | Daylight | No | Insufficient Original Documents | Concrete 1-way Slab, Concrete Beams | Conc. CIP Walls | C2 | Concrete Shear Walls (Stiff Diaphragms) | Seismic Separation (< 1%)<br>URM Chimneys<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Under-Reinforced Flat Slabs<br>Inadequate Wall-Foundation Connection<br>Diaphragm Reinforcement at Openings | Adjacent to wood framed portion | - |
| Bldg. D | 1954 | 0 | $0 | $660,000 | 1 | None | No | Approximately Complete Original Documents | Wood T+G Plank, Concrete Beams | Conc. CIP Walls | C2a | Concrete Shear Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Seismic Separation (< 1%)<br>Concrete Parapets exceed 2.5:1<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Under-Reinforced Walls<br>Inadequate Wall-Foundation Connection<br>Discontinuous Cross Ties<br>Straight Sheathing (2:1, 24') | Wood Ledgers loaded across grain<br>Adjacent to wood framed portions<br>Glass block windows<br>Shear key only | - |
| Bldg. E | 1954 | 0 | $0 | $1,280,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Trusses | Wood Framed Walls | W2 | Wood Frames (Commercial and Industrial Buildings) | Non-redundant (< 2 bays in < 2 lines)<br>Inadequate In-Plane Shear<br>Plaster or Gypsum Shear Walls<br>Large Unbraced Openings<br>No Floor-to-Floor Connections (Shear and OT)<br>Roof Chord Discontinuity<br>Straight Sheathing (2:1, 24') | | - |

## 2024 Assessment Summary: Youngson (Pioneer)

Holmes

| Select school from pull down menu: | | Youngson (Pioneer) |
|---|---|---|
| URM Database : | NO | Note that is from the the PPS list provided in 2023 and may not reflect recent modifications. See Building Year Plan and Table below for appoximate/assumed URM extents (where occurs). |
| TSI / CSI / Title I | NO | Per PPS provided list |
| TOTAL APPROX. URM-ONLY RETROFIT | None | See cover page notes for explanation of ROM cost and URM Only Retrofit |
| TOTAL APPROX. COMPLETE RETROFIT | $3,130,000 | See cover page notes for explanation of ROM cost |

**Building Year Plan: (see below for deficiencies)**




| Building Part (See Diagram Above) | Year Built | URM (SF) | ROM URM Only Retrofit | ROM Total Retrofit | No. of Stories | Basement | Penthouse | Drawings Referenced | Structural Horizontal Gravity System(s) | Structural Vertical Gravity System(s) | Lateral System (ASCE Designation) | Lateral System (Description) | Likely Deficiencies | Deficiency Notes | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | 1955 | 0 | $0 | $1,730,000 | 1 | None | No | Approximately Complete Original Documents | Wood Straight/Diag Sheathing, Wood Trusses, Concrete 2-way Slab | Timber Frame, Conc. CIP Walls | W2, C2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | Inadequate Foundation Ties<br>Split Levels<br>Reentrant Corners<br>Misc. Plan Irregularity<br>Seismic Separation (< 1%)<br>URM Chimneys<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>No Girder-Column Connections<br>Straight Sheathing (2:1, 24')<br>Inadequate Wall-Foundation Connection | Some stem walls don't appear to have positive connections<br>At roof and attic<br>Stiffness incompatibility between concrete and timber walls at transformer vault<br>No gap to walkway to Holladay center<br><br>Brick veneer<br>Very few structural walls in E/W direction<br>Connection detail for post for Truss A not found<br>Limited information on roof sheathing. Described as roof boards.<br>Section J/5 does not show wall-foundation connection | Original structure. Typically wood framed structure with brick veneer. RC walls at the transformer vault. Air floor units under kindergarten classrooms. Truss repair in 1989. Metal roof installed circa 1995 (no drawings) |
| Bldg. A2 | 1957 | 0 | $0 | $1,400,000 | 1 | None | Yes | Approximately Complete Original Documents | Wood Plywood/OSB | Timber Frame, Reinforced CMU Walls | W2, RM1 | Wood Frames (Commercial and Industrial Buildings), Reinforced Masonry Bearing Walls (Flexible Diaphragms) | Inadequate Foundation Ties<br>Inadequate Wall Anchorage<br>Split Levels<br>Reentrant Corners<br>Heavy Cladding System<br>Inadequate In-Plane Shear<br>Roof Chord Discontinuity<br>Under-Reinforced Walls<br>No Wall-Foundation Connection | Some stem walls don't appear to have positive connections<br>Check adequacy of OOP connections<br>At roof to fan room<br><br>Brick veneer<br>Per detail F/4, no vert reinforcement in interior walls<br><br>CMU wall-foundations details don't show positive connection between wall and foundation<br>No information in general notes on pg 2 | Additions to east (classrooms) and south (cafeteria, etc.). Typically wood framed, with reinforced masonry walls at the cafetorium. Risk score reflects the Cafetorium structural system. Truss repairs were undertaken in 1988-1989. Ceiling around opening above stage appeared to be slightly bowed. Cafeteria walls appear to have some post-installed thru-bolts - time of installation and purpose is unknown. |

# APPENDIX E: SEISMIC RISK SCHOOL REPORTS

## 2025 Seismic Risk Summary: Abernethy

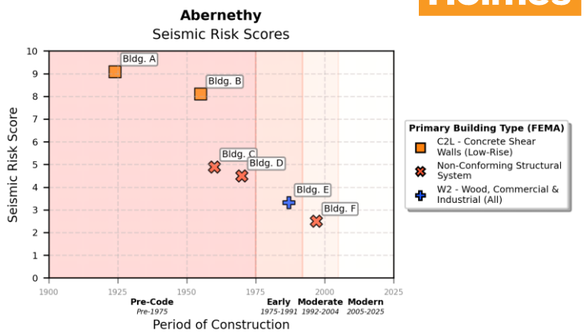
Holmes

| Select school from pull down menu: | Abernethy | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 56,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $450,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $12,370,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

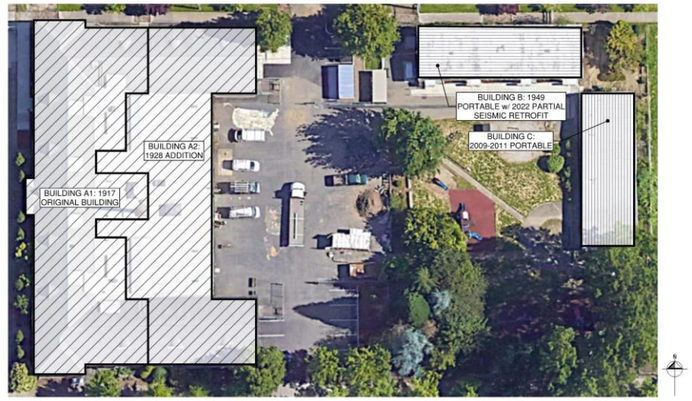
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.1** | 1924 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 20% | no | 1,800 | $250 | $450,000 | 46,100 | $250 | $11,525,000 | Confirm construction and/or brace rear masonry wall of gym | recommend monitoring possible settlement at SW corner<br>recommend further investigation of cracking/damage observed in 1st floor central corridor & adjacent rooms<br>recommend verifying construction of rear (NW) wall of gym |
| Bldg. B | **8.1** | 1955 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 2,400 | $150 | $360,000 | | recommend monitoring possible settlement at NE classroom |
| Bldg. C | **4.9** | 1960 | 1 | Sheathed Shear Wall System | no | no | 0 | $0 | $0 | 1,900 | $75 | $142,500 | | Unit appears to be built directly on SOG |
| Bldg. D | **4.5** | 1970 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |
| Bldg. E | **3.3** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 300 | $50 | $15,000 | | - |
| Bldg. F | **2.5** | 1997 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 1,000 | $75 | $75,000 | | - |

## 2025 Seismic Risk Summary: ACCESS at Terwilliger

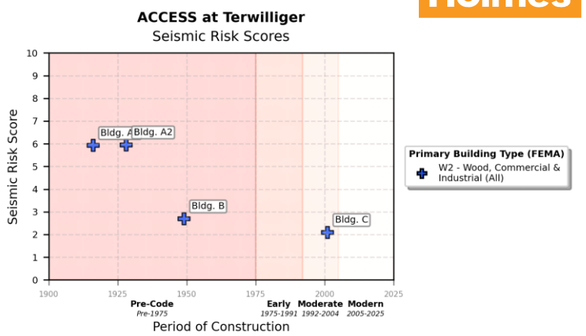
Holmes

| Select school from pull down menu: | ACCESS at Terwilliger | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | Special Program | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 26,400 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $2,720,000 | |
| 2024 Roof Assessment Priorities | Priority 2 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

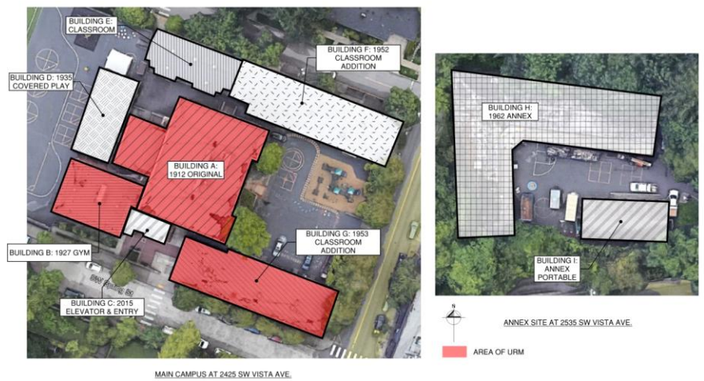
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **5.9** | 1916 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 20% | no | 0 | $0 | $0 | 12,400 | $125 | $1,550,000 | | - |
| Bldg. A2 | **6.0** | 1928 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 45% | no | 0 | $0 | $0 | 8,800 | $125 | $1,100,000 | | - |
| Bldg. B | **2.7** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 2,800 | $25 | $70,000 | | 2022 Partial seismic retrofit included new interior shear walls and footings in the short direction, plus diaphragm strengthening. The exterior shearwall were not improved (or attached to the foundation). |
| Bldg. C | **2.1** | 2001 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 2,400 | $0 | $0 | | Benchmark Building |

## 2025 Seismic Risk Summary: Ainsworth

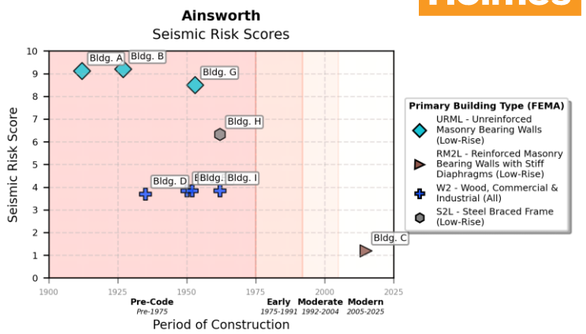
Holmes

| Select school from pull down menu: | Ainsworth | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Lincoln | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 57,100 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $7,865,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $10,410,000 | |
| 2024 Roof Assessment Priorities | Priorities 1 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.1** | 1912 | 2 | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | yes - 20% | yes | 26,000 | $250 | $6,500,000 | 26,000 | $0 | $6,500,000 | | 2004 Retrofit - In plane strengthinging of E/W direction only - added concrete wall piers 2015 roof-only retrofit (no strengthening at second floor) |
| Bldg. B | **9.2** | 1927 | 1 | Unreinforced Brick Walls | yes - 100% | yes | 3,150 | $300 | $945,000 | 3,150 | $0 | $945,000 | | 2004 roof-only retrofit - parapets and roof to wall connections |
| Bldg. C | **1.2** | 2015 | 2 | Reinforced Masonry Bearing Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 1,794 | $0 | $0 | | - |
| Bldg. D | **3.7** | 1935 +/- | 1 | Timber Frame | no | no | 0 | $0 | $0 | 2,700 | $50 | $135,000 | | - |
| Bldg. E | **3.9** | 1950 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 2,300 | $150 | $345,000 | | - |
| Bldg. F | **3.9** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 5,400 | $150 | $810,000 | | - |
| Bldg. G | **8.5** | 1953 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | no | yes | 2,800 | $150 | $420,000 | 5,700 | $100 | $710,000 | | 2015 roof-only retrofit - parapet bracing and wall anchorage. URM located on east and south walls. |
| Bldg. H | **6.3** | 1962 | 1 | Wood frame over steel braced frame | no | no | 0 | $0 | $0 | 8,300 | $100 | $830,000 | | Single story wood framed building on top of full height unoccupied crawlspace with steel tube columns and single angle diagonal braces. |
| Bldg. I | **3.9** | 1962 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $75 | $135,000 | | - |

## 2025 Seismic Risk Summary: Alameda

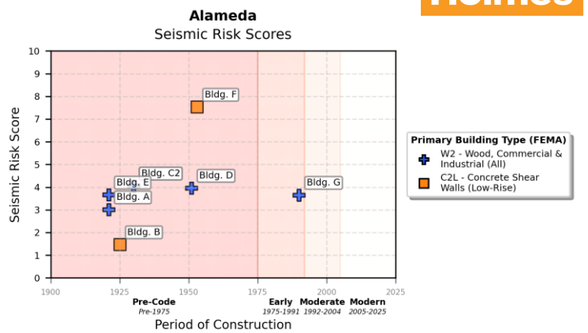
Holmes

| Select school from pull down menu: | Alameda | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 73,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $350,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $7,080,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

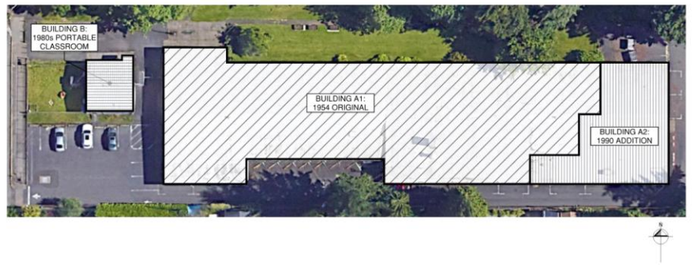
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **3.0** | 1921 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 10% | Yes | 0 | $0 | $0 | 33,400 | $100 | $3,340,000 | | Constructed in 1921 & 1925<br>Partial SRGP retrofit in 2013 - Scope included strengthening the roof diaphraphm with new plywood sheathing on top of the existing sheathing, stregthening the roof diaphragm connections at select walls, adding coil straps at roof to act as drag struts and strengthen diaphragm chords, and strengthening select walls with plywood to act as shear walls |
| Bldg. B | **1.5** | 1925 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | yes - 70% | Yes | 7,000 | $50 | $350,000 | 7,000 | $0 | $350,000 | | Partial seismic retrofit in 2013 included new shotcrete walls to face of existing HCT walls, new connections between the roof and the shotcrete wall, new connections for existing CMU walls, and diaphragm strengthening. |
| Bldg. C1 | **4.1** | 1930 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,800 | $75 | $135,000 | | - |
| Bldg. C2 | **4.1** | 1930 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 900 | $75 | $67,500 | | - |
| Bldg. D | **4.0** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 500 | $100 | $50,000 | | - |
| Bldg. E | **3.7** | 1921 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 3,500 | $100 | $350,000 | | 1955 - playroom/cafetria portion of orginal 1921 building infilled with classrooms<br>2013 - partial roof only seismic upgrade |
| Bldg. F | **7.5** | 1953 | 3 | Concrete Shear Walls (Stiff Diaphragms) | no | Yes | 0 | $0 | $0 | 15,600 | $125 | $1,950,000 | | 1987 - first floor infill appears to not have been constructed<br>2013 - Partial seismic retrofit included rebuilding the south stairs, which improved a severe torsional and vertical irregularity |
| Bldg. G | **3.7** | 1990 | 2 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 11,100 | $75 | $832,500 | | - |

# 2025 Seismic Risk Summary: Applegate

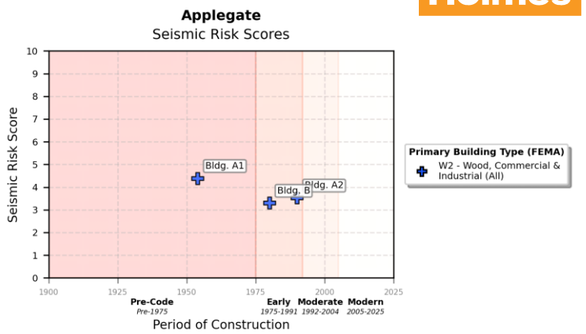
Holmes

| Select school from pull down menu: | Applegate | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | Pre-K | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 23,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $2,350,000 | |
| 2024 Roof Assessment Priorities | Priorities 1 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **4.4** | 1954 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 10% | no | 0 | $0 | $0 | 18,710 | $100 | $1,871,000 | URM Chimney | Original structure. |
| Bldg. A2 | **3.5** | 1990 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,020 | $100 | $402,000 | | Addition on east end of building |
| Bldg. B | **3.3** | 1980s | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 980 | $75 | $73,500 | | Portable building added in the 1980s. No drawings available. Wood frame assumed. |

## 2025 Seismic Risk Summary: Arleta

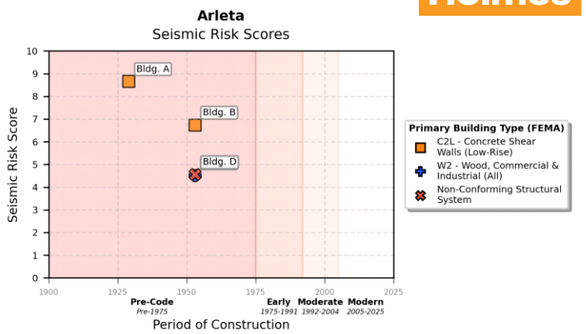
Holmes

| Select school from pull down menu: | Arleta | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 67,200 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $12,360,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **8.7** | 1929 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 10% | Yes | 0 | $0 | $0 | 49,000 | $225 | $11,025,000 | | 2001 - partial non-structural bracing of walls along egress path<br>2014 - roof-only upgrades |
| Bldg. B | **6.7** | 1953 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 100% | Yes | 0 | $0 | $0 | 4,200 | $75 | $315,000 | | 2014 - roof-only seismic upgrades |
| Bldg. C | **4.5** | 1953 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 12,600 | $75 | $945,000 | | 2014 - roof-only seismic upgrades |
| Bldg. D | **4.6** | 1953 | 1 | Cantilevered Steel Posts | no | Yes | 0 | $0 | $0 | 1,400 | $50 | $70,000 | | 2014 - added seismic joint |

## 2025 Seismic Risk Summary: Astor

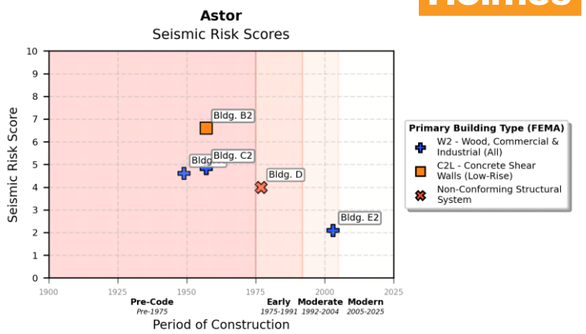
Holmes

| Select school from pull down menu: | Astor | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 54,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $5,060,000 | |
| 2024 Roof Assessment Priorities | Priorities 2, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

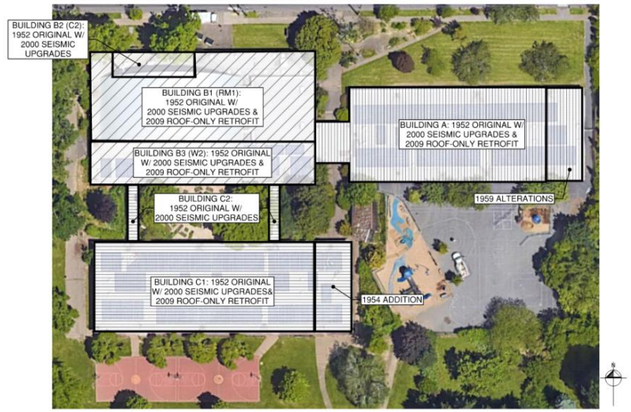
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **4.6** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 10% | Yes | 0 | $0 | $0 | 15,700 | $100 | $1,570,000 | | 2002 - upgraded roof-wall anchorage |
| Bldg. B1 | **6.6** | 1957 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 100% | Yes | 0 | $0 | $0 | 4,300 | $125 | $537,500 | | 2002 partial roof-only seismic upgrades - improved roof-wall anchorage (not re-sheathed) |
| Bldg. B2 | **6.6** | 1957 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 100% | Yes | 0 | $0 | $0 | 4,500 | $125 | $562,500 | | 2002 partial roof-only seismic upgrades - improved roof-wall anchorage (not re-sheathed) |
| Bldg. C1 | **4.8** | 1957 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 16,900 | $100 | $1,690,000 | | - |
| Bldg. C2 | **4.8** | 1957 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 4,500 | $100 | $450,000 | | - |
| Bldg. D | **4.0** | 1977 | 1 | Cantilevered Wood Posts | no | No | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |
| Bldg. E1 | **2.1** | 2003 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark building |
| Bldg. E2 | **2.1** | 2003 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark building |

## 2025 Seismic Risk Summary: Atkinson

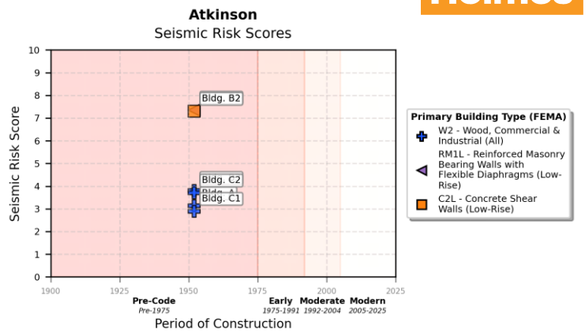
Holmes

| Select school from pull down menu: | Atkinson | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 55,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $3,870,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **3.2** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 60% | yes | 0 | $0 | $0 | 14,700 | $50 | $735,000 | | Alteration in 1959 to enclose covered play area on east end to make classrooms (generally matches original construction). Structural upgrades in 2000 include seismic bracing work at roof eve overhangs and new shear walls in N/S corridors w/ new collectors. Also 2009 Roof-only retrofit. |
| Bldg. B1 | **7.4** | 1952 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 14,400 | $100 | $1,440,000 | | Structural upgrades in 2000 include strong backs @ east and west exterior walls, new shear walls at the ends of the gym roof trusses, and new roof/beam connections. The truss over the gym was strengthened in 2002. 2009 reroof included adding (N) plywood on top of (E) T&G and strengthening in-plane shear transfer between gym roof diaphragm and masonry walls. |
| Bldg. B2 | **7.3** | 1952 | 1 | Concrete Shear Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 2,000 | $250 | $500,000 | | The 2000 structural upgrades in this area appears to focus on tying in the adjacent flexible diaphragm into the concrete walls. |
| Bldg. B3 | **3.8** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 6,400 | $50 | $320,000 | | Structural upgrades in 2000 include seismic bracing work at roof eve overhangs. Also 2009 Roof-only retrofit. |
| Bldg. C1 | **2.9** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 17,000 | $50 | $850,000 | | 1954 addition of two classrooms on east end (matches original construction). Structural upgrades in 2000 include seismic bracing work at roof eve overhangs and new shear walls in N/S corridors w/ new collectors. Also 2009 Roof-only retrofit. |
| Bldg. C2 | **3.7** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings), Metal Building Frames | no | yes | 0 | $0 | $0 | 1,000 | $25 | $25,000 | | Covered Walkways<br>Structural upgrades in 2000 included construction of external steel moment frames. |

## 2025 Seismic Risk Summary: Beach

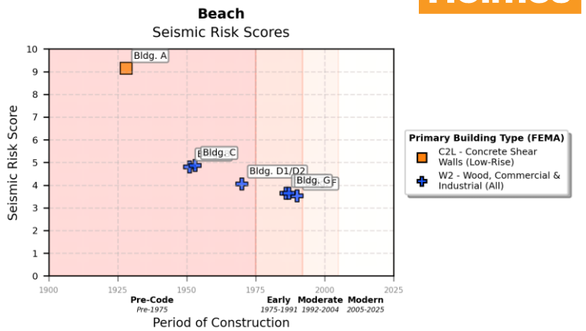
Holmes

| Select school from pull down menu: | Beach | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 70,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $1,350,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $14,580,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 3 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.2** | 1928 | 2 | Concrete Shear Walls (Stiff Diaphragms), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 15% | No | 3,000 | $450 | $1,350,000 | 49,500 | $250 | $12,975,000 | Retrofit URM at north exterior walls (stair, music room, conservatory) | Details for URM sections appear in section X-X on sheet 5, section A-A on sheet 9 and sheet 4 & 5. Details indicate lack of proper lap resistance. |
| Bldg. B | **4.8** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 6,800 | $100 | $680,000 | | 1951 Classroom Building |
| Bldg. C | **4.9** | 1953 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 6,000 | $100 | $600,000 | | 1953 Classroom Building Addition |
| Bldg. D1/D2 | **4.1** | 1970 | 1 | Wood Frames (Commercial and Industrial Buildings), Sheathed Shear Wall System | no | No | 0 | $0 | $0 | 2,400 | $75 | $180,000 | | - |
| Bldg. E | **3.7** | 1986 (Relocated) | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,100 | $75 | $82,500 | | - |
| Bldg. F | **3.5** | 1990 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 4,000 | $0 | $0 | | 1990 Classroom Building Addition. Benchmarked building. |
| Bldg. G | **3.7** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings), Sheathed Shear Wall System | no | No | 0 | $0 | $0 | 800 | $75 | $60,000 | | - |

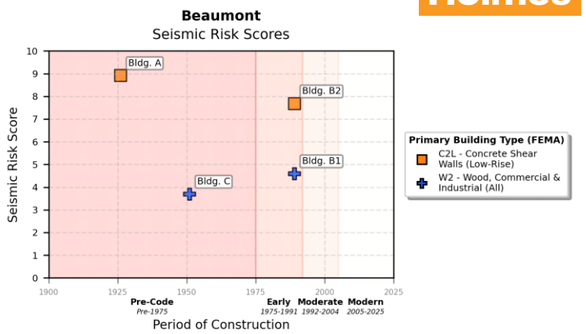
## 2025 Seismic Risk Summary: Beaumont

| Select school from pull down menu: | Beaumont | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 91,200 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $19,250,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **8.9** | 1926 & 1930 (two stage construction) | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 65,400 | $250 | $16,350,000 | Remove tall brick chimney | Original School Building |
| Bldg. B1 | **4.6** | 1989 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 90% | no | 0 | $0 | $0 | 11,700 | $100 | $1,170,000 | | Cafeteria, office and covered walkways |
| Bldg. B2 | **7.7** | 1989 | 1 | Concrete Shear Walls (Stiff Diaphragms) | yes - 100% | no | 0 | $0 | $0 | 9,000 | $150 | $1,350,000 | | High Gymnasium |
| Bldg. C | **3.7** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 5,100 | $75 | $382,500 | | Portable. Assumed Timber construction |

## 2025 Seismic Risk Summary: Benson

| Select school from pull down menu: | Benson |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | N/A | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Retrofitted

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

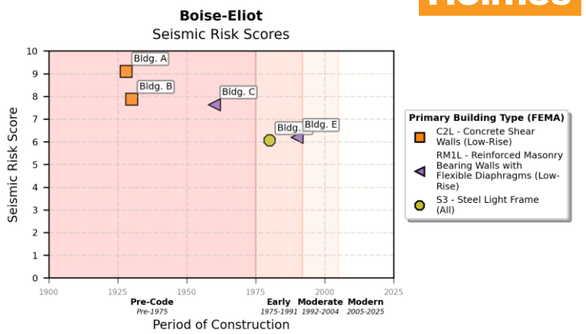
# 2025 Seismic Risk Summary: Boise-Eliot

| Select school from pull down menu: | Boise-Eliot | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 71,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $16,890,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.1** | 1928 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 20% | No | 0 | $0 | $0 | 65,600 | $250 | $16,400,000 | | - |
| Bldg. B | **7.9** | 1930 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 700 | $250 | $175,000 | | Wall construction assumed to be similar to part A in absence of structural drawings |
| Bldg. C | **7.6** | 1960 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 700 | $75 | $52,500 | | Wall construction assumed based on type of construction in absence of structural drawings |
| Bldg. D | **6.1** | 1980 | 1 | Metal Building Frames | no | No | 0 | $0 | $0 | 3,800 | $50 | $190,000 | Provide lateral system in longitudinal direction | - |
| Bldg. E | **6.2** | 1990 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 900 | $75 | $67,500 | | - |

## 2025 Seismic Risk Summary: Bridger

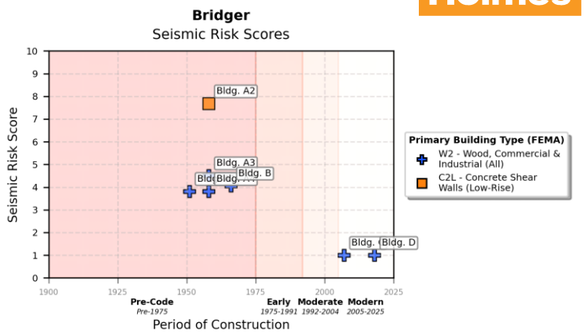
Holmes

| Select school from pull down menu: | Bridger | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 48,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $4,930,000 | |
| 2024 Roof Assessment Priorities | Priorities 1 & 3 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **3.8** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 15,300 | $100 | $1,530,000 | | Original structure circa 1951. Addition to boiler room in 1958 w/ similar construction materials. Seismic upgrades in 2002 included (1) reducing the height of the URM chimney, (2) adding blocking & connections between the tops of stud walls and the roof diaphragm at the exterior perimeter walls, and (3) improving connections from the tops of 8 interior transverse walls to the roof diaphragm. |
| Bldg. A2 | **7.7** | 1958 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 95% | yes | 0 | $0 | $0 | 9,800 | $150 | $1,470,000 | | Western portion of 1958 additions - Gym & multipurpose room. Seismic upgrades in 2002 included (1) improving the connection from the top of the concrete walls to the roof diaphragm at the gym and cafeteria; and (2) improving connections from the abutting lower roof diaphragms to the sides of the concrete walls at the gym and cafeteria. |
| Bldg. A3 | **4.5** | 1958 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 13,600 | $100 | $1,360,000 | | Western portion of 1958 additions - classrooms. Seismic upgrades in 2002 included (1) adding blocking & connections between the tops of stud walls and the roof diaphragm at the exterior perimeter walls; and (2) improving connections from the abutting lower roof diaphragms to the sides of the concrete walls at the gym and cafeteria. |
| Bldg. A4 | **3.8** | 1958 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 4,200 | $100 | $420,000 | | Seismic upgrades in 2002 included adding blocking & connections between the tops of stud walls and the roof diaphragm at the exterior perimeter walls |
| Bldg. B | **4.1** | 1966 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 2,000 | $75 | $150,000 | | Wood framed portable classroom building constructed circa 1966. Original structural drawings were not provided. Alterations (non-structural) undertaken in 1973 & 2007. |
| Bldg. C | **1.0** | 2007 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark building - IBC 2003 |
| Bldg. D | **1.0** | 2018 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark building - constructed circa 2018. No construction documents. Thought to be W2 but may be CFS system. |

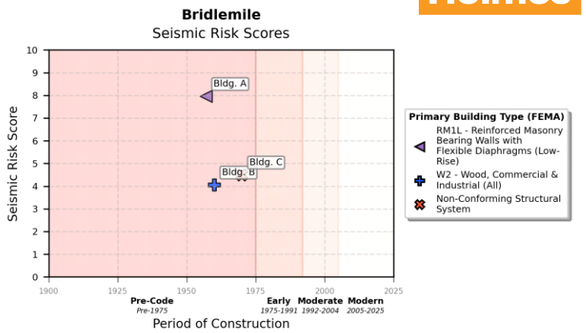
## 2025 Seismic Risk Summary: Bridlemile

| Select school from pull down menu: | Bridlemile | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Lincoln | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 61,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $25,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $11,450,000 | |
| 2024 Roof Assessment Priorities | Priority 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

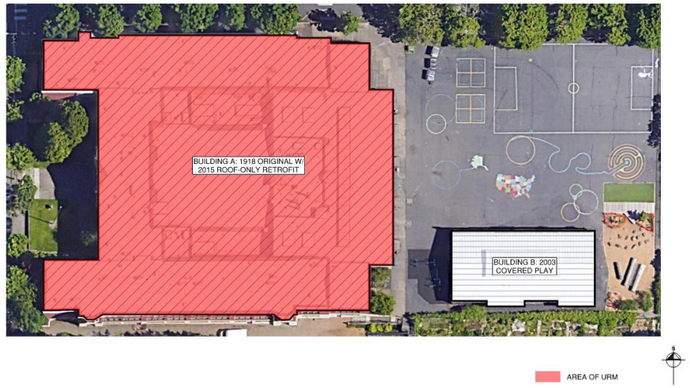
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **8.0** | 1957 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 15% | Yes | 100 | $250 | $25,000 | 55,600 | $200 | $11,125,000 | brace URM walls at transformer vault | Former play area - infill not documented, construction appears similar. Partial Seismic Upgrade in 2001 included upgrading select wall-roof and column anchorage Corridor walls area masonry-concrete layers, Classroom walls are wood sheathing. Extent of unreinforced masonry bearing wall appears to be limited to the transformer vault. |
| Bldg. B | **4.1** | 1960 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,000 | $75 | $75,000 | | - |
| Bldg. C | **4.5** | 1970 | 1 | Cantilevered Wood Posts | no | No | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |

## 2025 Seismic Risk Summary: Buckman

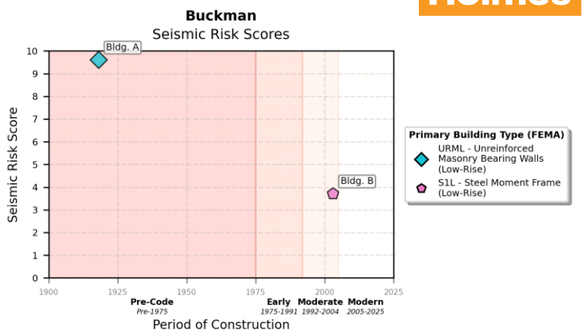
Holmes

| Select school from pull down menu: | Buckman | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 93,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $19,750,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $21,350,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.6** | 1918 | 2 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 15% | yes | 79,000 | $250 | $19,750,000 | 88,000 | $150 | $21,100,000 | | Solid URM walls throughout (all levels). Concrete framing and Concrete walls at daylight basement. 2015 roof level seismic upgrade included bracing URM parapets, anchoring coping to top of parapet, strengthening existing diaphragm, adding cross ties and collectors to future shear walls, adding in-plane and out-of-plane connections from the roof diaphragm to the URM walls. 2015 drawings referenced a prior retrofit that potentially included the addition of floor/roof diaphragm to wall ties and classroom crosswalls being extended to the roof diaphragm. Drawings were not available for this work. |
| Bldg. B | **3.7** | 2003 | 1 | Steel Moment Frames (Stiff Diaphragm) | no | No | 0 | $380 | $0 | 5,000 | $50 | $250,000 | | - |

## 2025 Seismic Risk Summary: Capitol Hill

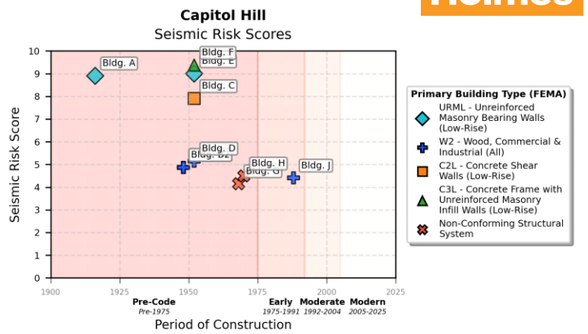
Holmes

| Select school from pull down menu: | Capitol Hill | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 56,100 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $3,430,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $10,570,000 | |
| 2024 Roof Assessment Priorities | Priority 1 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

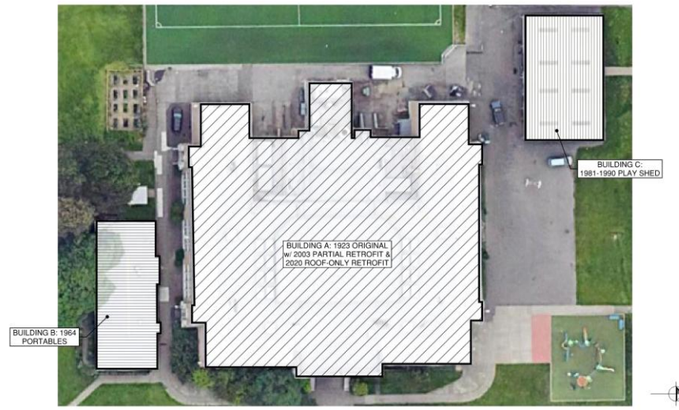
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **8.9** | 1916 | 1 | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | no | No | 7,000 | $400 | $2,800,000 | 7,000 | $0 | $2,800,000 | Strengthen/replace URM foundations under wood framed building. | Wood framed building on URM foundation (Brick and HCT) |
| Bldg. B1 | **4.9** | 1948 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,900 | $125 | $612,500 | | - |
| Bldg. B2 | **4.9** | 1948 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,900 | $125 | $612,500 | | - |
| Bldg. C | **7.9** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 700 | $250 | $175,000 | | - |
| Bldg. D | **5.2** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 75% | No | 200 | $150 | $30,000 | 15,400 | $100 | $1,550,000 | Address URM at entry | URM entry at NE presumed to be bearing based on other building details |
| Bldg. E | **9.0** | 1952 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | no | No | 2,400 | $250 | $600,000 | 2,400 | $0 | $600,000 | | - |
| Bldg. F | **9.4** | 1952 | 2 | Concrete Frames with Infill Masonry Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 13,800 | $275 | $3,795,000 | | 1998 - Braced Brick and HCT walls w/ new metal stud walls (only at second floor) |
| Bldg. G | **4.2** | 1968 | 1 | Sheathed Shear Wall System | no | No | 0 | $0 | $0 | 1,000 | $75 | $75,000 | | - |
| Bldg. H | **4.5** | 1970 | 1 | Cantilevered Wood Posts | no | No | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |
| Bldg. J | **4.4** | 1988 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,000 | $100 | $100,000 | | - |

## 2025 Seismic Risk Summary: Chapman

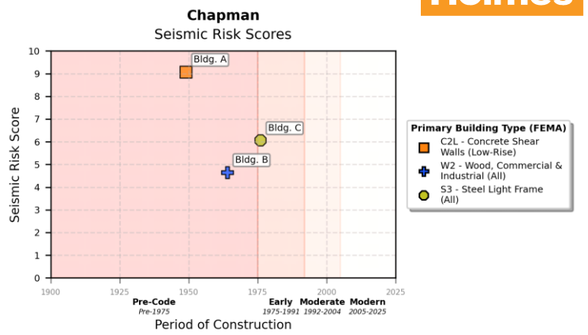
Holmes

| Select school from pull down menu: | Chapman | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Lincoln | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 68,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $14,320,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.1** | 1923 | 2 | Concrete Shear Walls & Concrete Frames with Infill Masonry Shear Walls (Both Diaphragms) | yes - 15% | Yes | 0 | $0 | $0 | 61,800 | $225 | $13,905,000 | | 2 stories over partial daylight basement. Large lightwells have been infilled (drawings not available) 2003 - partial seismic upgrades included HCT walls removed or braced at exit routes, improved load paths at concrete walls around stairwells, braced chimney, braced or removed URM parapets, brace 2nd floor ceiling in some locations. Though several items were still noted as not being upgraded. 2020 - roof-only seismic upgrade |
| Bldg. B | **4.7** | 1964 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 3,000 | $75 | $225,000 | | 2020 - roof-only seismic upgrade |
| Bldg. C | **6.1** | 1976 | 1 | Metal Building Frames | no | No | 0 | $0 | $0 | 3,800 | $50 | $190,000 | Provide lateral system in longitudinal direction | - |

## 2025 Seismic Risk Summary: Chavez

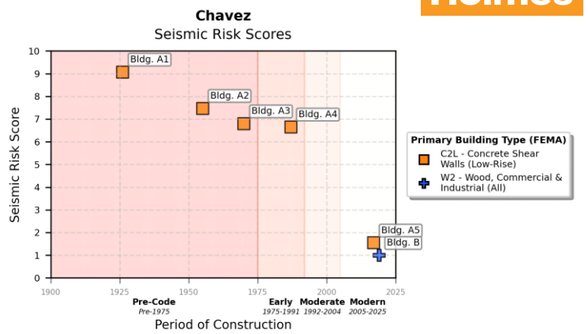
Holmes

| Select school from pull down menu: | Chavez | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 83,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $18,500,000 | |
| 2024 Roof Assessment Priorities | Priorities 1, 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.1** | 1926 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | yes | 0 | $0 | $0 | 64,610 | $250 | $16,152,500 | | Original School Building, 2022 local roof-only retrofit (re-roof) consisting of parapet bracing at low roofs |
| Bldg. A2 | **7.5** | 1955 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 950 | $225 | $213,750 | | 2022 roof-only retrofit (re-roof) consisting of new metal roof diaphagm and connections |
| Bldg. A3 | **6.8** | 1970 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 4,680 | $225 | $1,053,000 | | Unknown additions to the north face of the building. 2022 local roof-only retrofit (re-roof), consisting of parapet bracing. |
| Bldg. A4 | **6.7** | 1987 | 2 | Concrete Shear Walls (Stiff Diaphragms), Steel Moment Frames, CFS Shear Walls | yes - 45% | yes | 0 | $0 | $0 | 10,800 | $100 | $1,080,000 | | Main floor is steel moment frames in one direction, CFS shear walls in the other with flexible metal deck roof diaphragm. Level below is concrete walls with concrete diaphragm. 2022 roof-only retrofit (re-roof) |
| Bldg. A5 | **1.6** | 2017 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 1,000 | $0 | $0 | | Concrete over metal deck at L1/L2, untopped metal deck at roof. |
| Bldg. B | **1.0** | 2019 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,770 | $0 | $0 | | Portable classroom |

## 2025 Seismic Risk Summary: Chief Joseph

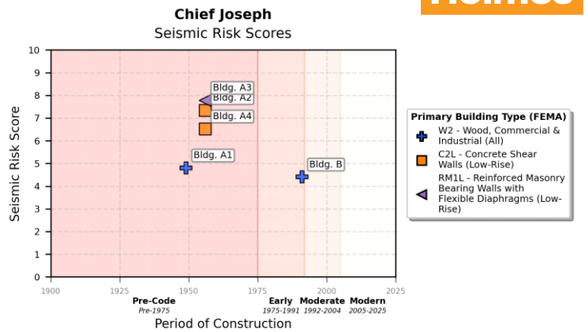
Holmes

| Select school from pull down menu: | Chief Joseph | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 43,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $6,610,000 | |
| 2024 Roof Assessment Priorities | Priority 2 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

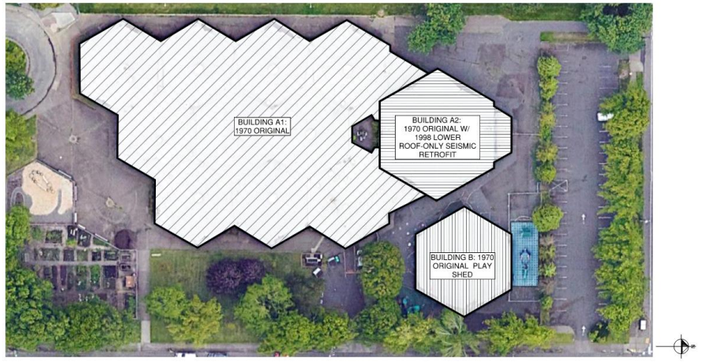
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **4.8** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 17,700 | $100 | $1,770,000 | | 1949 Original Structure. Addition of two classroom on east side in 1954 using similar materials and construction detailing. Addition to boiler room in 1966, also using similar materials. In 2014, the height of the brick chimney was reduced as part of an improvement project. |
| Bldg. A2 | **7.3** | 1956 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | yes - 40% | no | 0 | $0 | $0 | 8,900 | $200 | $1,780,000 | | 1956 addition to east side of original structure - multi-purpose room, kitchen, & locker room. No structural work previously completed at this portion (lower roof) |
| Bldg. A3 | **7.8** | 1956 | 2 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 11,000 | $200 | $2,200,000 | | 1956 addition to east side of original structure. - 2 story classroom portion. RC walls on first story and CMU walls on section story. Partial re-roof circa 2014 - structural upgrades for upper roof diaphragm & connections. |
| Bldg. A4 | **6.5** | 1956 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 100% | yes | 0 | $0 | $0 | 4,300 | $200 | $860,000 | | 1956 addition to east side of original structure. Partial re-roof circa 2014 - structural upgrades for upper roof diaphragm & connections (gym, fan room & classroom wing). No structural work previously completed at lower roof (multi-purpose room, kitchen, & locker room) |
| Bldg. B | **4.4** | 1991 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $0 | $0 | | Modular classroom installed circa 1991. No architectural or structural information provided. Assume benchmark. |

## 2025 Seismic Risk Summary: Clarendon

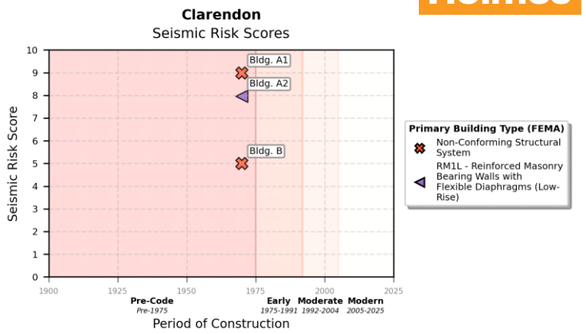
Holmes

| Select school from pull down menu: | Clarendon | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | Pre-K | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 44,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $6,290,000 | |
| 2024 Roof Assessment Priorities | Priority 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.0** | 1970 | 1 | Precast Concrete Frames with Gypsum Shear Walls | no | Unknown | 0 | $0 | $0 | 33,700 | $150 | $5,055,000 | | 1970 Original Building. Building is constructed on a grid of hexagons. At the center of each hexagon is a concrete column in the shape of a tree. The column is comprised of a cast in place core and 6 precast concrete elements that form at trunk & branch. Glulam beams span from these branches to precast columns located at each point of the hexagonal grid. Walls are typically wood-framed with gyp sheathing and appear to be the primary LFRS. The project folder shows re-roof circa 2006 and roof replacement circa 2012. The seismic scope of these projects (if any) is unknown as drawings were not available. |
| Bldg. A2 | **8.0** | 1970 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 65% | Yes | 0 | $0 | $0 | 6,800 | $150 | $1,020,000 | | 1970 Original gym portion. Has CMU walls around perimeter typ in a generally hexagonal shape. 1998 seismic upgrades including partial upgrade of CMU wall roof anchorage (typically at lower roof/ceiling). Full extent of retrofit is unknown as not all structural drawings were provided. The project folder also shows re-roof circa 2006 and roof replacement circa 2012. The seismic scope of these projects (if any) is unknown as drawings were not available. |
| Bldg. B | **5.0** | 1970 | 1 | Cantilevered Concrete Columns | no | Unknown | 0 | $0 | $0 | 4,200 | $50 | $210,000 | | 1970 Original covered play structure. The project folder shows a re-roof circa 2006 and roof replacement circa 2012. The seismic scope of these projects for the covered play (if any) is unknown as drawings were not available. |

## 2025 Seismic Risk Summary: Cleveland

| Select school from pull down menu: | Cleveland |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

**Replacement, Retrofit, or Relocation in Progress**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Creative Science / Clark

| Select school from pull down menu: | Creative Science / Clark | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

**Retrofitted**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

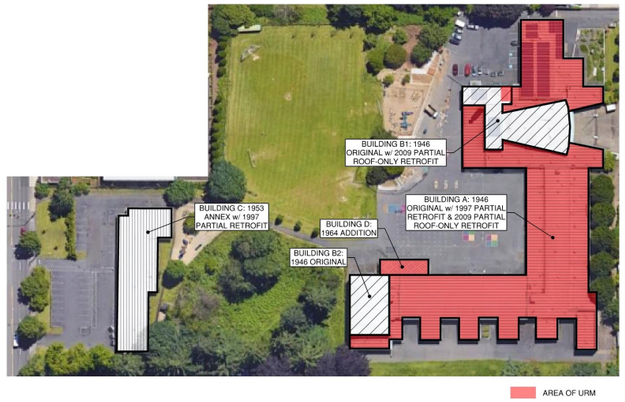
**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

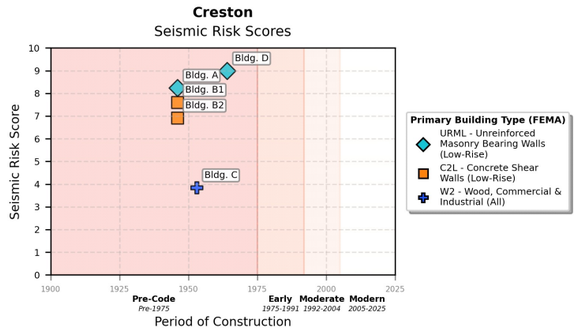
## 2025 Seismic Risk Summary: Creston

| Select school from pull down menu: | Creston | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | Pre-K, K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 89,200 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $10,970,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $14,610,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **8.2** | 1946 | 1 | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 5% | yes | 53,600 | $200 | $10,720,000 | 53,600 | $0 | $10,720,000 | | 1997 - secondary suppport of select URM bearing walls was added<br>2009 - Roof-only retrofit in eastern portion only<br>2014 - Additional secondary support of most URM bearing walls. Roof-only retrofit in Western portion.<br>No secondary support apparent at URM bearing walls in mechanical room. |
| Bldg. B1 | **7.6** | 1946 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 30% | yes | 250 | $250 | $62,500 | 16,500 | $100 | $1,687,500 | | 2009 - Roof-only seismic retrofit |
| Bldg. B2 | **6.9** | 1946 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 50% | no | 250 | $150 | $37,500 | 8,000 | $125 | $1,006,250 | | 2014 - Additional secondary support of most URM bearing walls. Roof-only retrofit included strengthening of roof truss connections at gym. |
| Bldg. C | **3.9** | 1953 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 10,500 | $100 | $1,050,000 | | 1997 - new bracing for exterior cladding (non-structural)<br>2014 - Roof-only retrofit |
| Bldg. D | **9.0** | 1964 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | no | no | 600 | $250 | $150,000 | 600 | $0 | $150,000 | | 2014 - Roof-only retrofit in Western portion.<br>No secondary support apparent at URM exterior bearing walls |

## 2025 Seismic Risk Summary: Davinci

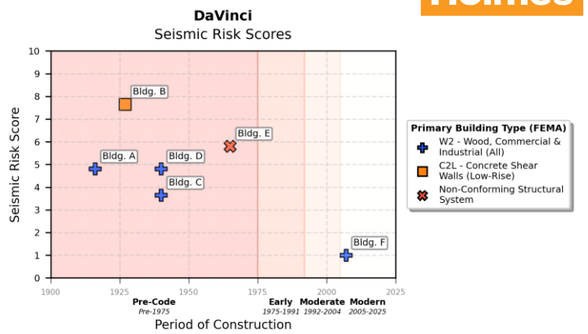
Holmes

| Select school from pull down menu: | Davinci | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 88,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $20,740,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **4.8** | 1916 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 2,000 | $100 | $200,000 | | - |
| Bldg. B | **7.7** | 1927 | 3 | Concrete Shear Walls (Stiff Diaphragms) | yes - 20% | Yes | 0 | $0 | $0 | 80,700 | $250 | $20,175,000 | | 1997 - Seismic upgrade included mitigating URM walls by bracing with strongbacks or removal and other non-structural upgrades (parapet bracing, etc) |
| Bldg. C | **3.7** | 1940 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 2,000 | $75 | $150,000 | | 1990 Seismic upgrades included bracing the crawlspace level and strengthening the walls |
| Bldg. D | **4.8** | 1940 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,500 | $100 | $150,000 | | - |
| Bldg. E | **5.8** | 1965 | 1 | Sheathed Shear Wall System | no | No | 0 | $0 | $0 | 900 | $75 | $67,500 | | - |
| Bldg. F | **1.0** | 2007 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,400 | $0 | $0 | | Benchmark building |

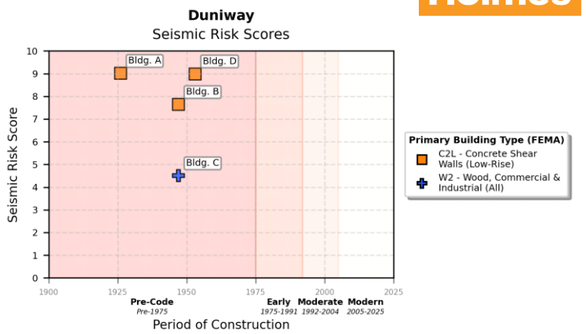
## 2025 Seismic Risk Summary: Duniway

| Select school from pull down menu: | Duniway | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 67,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $420,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $14,610,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1926 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 25% | Yes | 0 | $0 | $0 | 46,800 | $250 | $11,700,000 | | 2023 - partial roof-only retrofit at north portion |
| Bldg. B | **7.7** | 1947 | 1 | Concrete Shear Walls (Stiff & Flexible Diaphragms) | yes - 65% | Yes | 0 | $0 | $0 | 7,400 | $150 | $1,110,000 | | 2023 - partial roof-only retrofit |
| Bldg. C | **4.5** | 1947 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 8,400 | $100 | $840,000 | | 2023 - partial roof-only retrofit |
| Bldg. D | **9.0** | 1953 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | Yes | 1,400 | $300 | $420,000 | 5,000 | $150 | $960,000 | Brace/replace localized load bearing URM walls | 2023 - partial roof-only retrofit |

## 2025 Seismic Risk Summary: East Sylvan

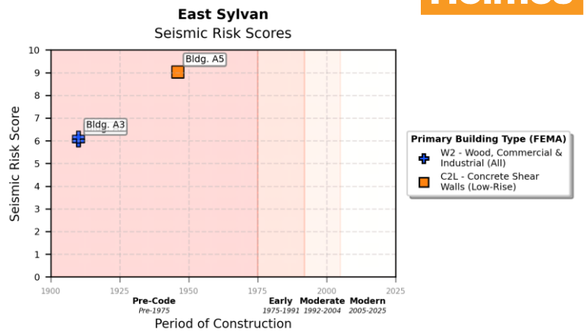
Holmes

| Select school from pull down menu: | East Sylvan | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 25,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $3,220,000 | |
| 2024 Roof Assessment Priorities | Priority 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **6.0** | 1910 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 2,800 | $125 | $350,000 | | Building year unknown. Wood framed building on concrete crawlspace walls.<br>2003 - resheathed roof (unblocked) and attached bell-cote<br>Building poorly documented, exploratory demo required to enable further assessment. |
| Bldg. A2 | **6.0** | 1910 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 3,700 | $125 | $462,500 | | Building year unknown. Wood framed building on daylight concrete basement walls.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |
| Bldg. A3 | **6.2** | 1910 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | yes - 55% | yes | 0 | $0 | $0 | 6,200 | $150 | $930,000 | | Building year unknown. Wood framed building on daylight concrete basement walls.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |
| Bldg. A4 | **9.0** | 1946 | 2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | yes - 25% | yes | 0 | $0 | $0 | 11,500 | $125 | $1,437,500 | | Wood framed building on daylight concrete basement walls and concrete first floor framing.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |
| Bldg. A5 | **9.0** | 1946 | 2 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible Diaphragms) | yes - 50% | Yes | 0 | $0 | $0 | 800 | $50 | $40,000 | | Wood framed building on daylight concrete basement walls.<br>2003 - resheathed roof (unblocked)<br>Building poorly documented, exploratory demo required to enable further assessment. |

## 2025 Seismic Risk Summary: Faubion

Holmes

| Select school from pull down menu: | Faubion |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | K-8 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

**Replaced**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Fernwood (Beverly Cleary)

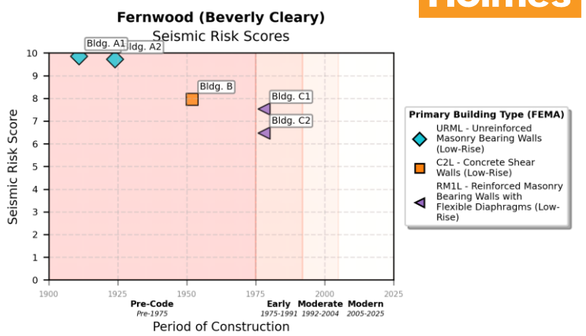
Holmes

| Select school from pull down menu: | Fernwood (Beverly Cleary) | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 83,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $14,400,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $18,700,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.9** | 1911-1924 | 2 | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | no | yes | 44,000 | $300 | $13,200,000 | 46,000 | $0 | $13,200,000 | | 2018 roof level upgrade consisting of URM parapet bracing |
| Bldg. A2 | **9.7** | 1924 | 1 | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | yes - 100% | yes | 4,000 | $300 | $1,200,000 | 4,000 | $0 | $1,200,000 | | 2018 minor improvements with joist to wall connections at longitudinal walls. |
| Bldg. B | **8.0** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 1,500 | $150 | $225,000 | | - |
| Bldg. C1 | **7.5** | 1978 | 2 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 18,500 | $150 | $2,775,000 | Anchor CMU walls to L2 floor | 2018 Complete roof retrofit with load path for future shear walls and anchorage of CMU walls |
| Bldg. C2 | **6.5** | 1978 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 95% | yes | 0 | $0 | $0 | 13,000 | $100 | $1,300,000 | | 2018 Complete roof retrofit with load path for future shear walls and anchorage of CMU walls |

## 2025 Seismic Risk Summary: Forest Park

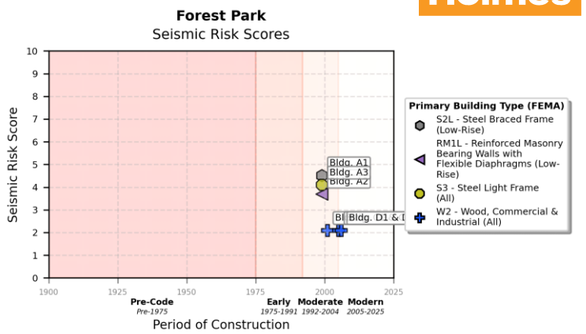
Holmes

| Select school from pull down menu: | Forest Park | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Lincoln | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 57,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $3,340,000 | |
| 2024 Roof Assessment Priorities | Priorities 3, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **4.5** | 1999 | 2 | Steel Braced Frames (Stiff & Flexible Diaphragms) | yes - 5% | No | 0 | $0 | $0 | 38,500 | $75 | $2,887,500 | | Braces are shown as tube steel |
| Bldg. A2 | **3.7** | 1999 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 100% | No | 0 | $0 | $0 | 4,500 | $50 | $225,000 | | - |
| Bldg. A3 | **4.1** | 1999 | 1 | Steel Braced Frames (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 3,500 | $50 | $175,000 | | Braces are shown as tension-only rods |
| Bldg. B | **2.1** | 2001 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 2,200 | $25 | $55,000 | | Foundations are shown as P.T. wood. We recommend investigating for possible deterioration. |
| Bldg. C1 & C2 | **2.1** | 2005 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 4,400 | $0 | $0 | | Benchmark Building |
| Bldg. D1 & D2 | **2.1** | 2006 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 4,400 | $0 | $0 | | Benchmark Building |

## 2025 Seismic Risk Summary: Franklin

| Select school from pull down menu: | Franklin |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priorities 1, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Retrofitted

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: George

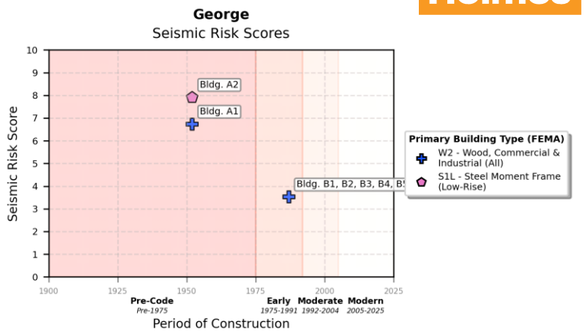
Holmes

| Select school from pull down menu: | George | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 75,900 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $11,175,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $13,510,000 | |
| 2024 Roof Assessment Priorities | Priorities 1 & 3 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

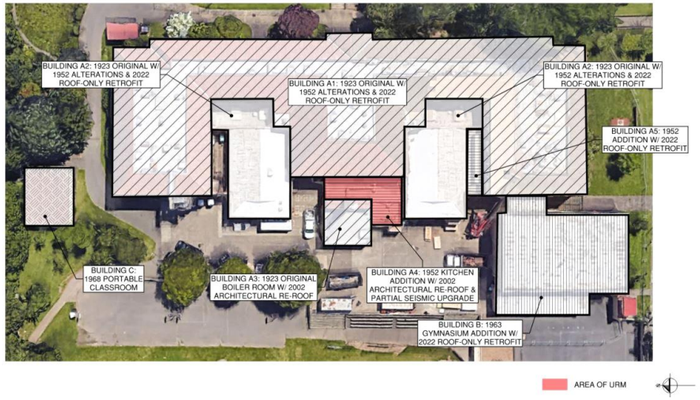
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **6.7** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 15% | no | 55,000 | $200 | $11,000,000 | 55,000 | $0 | $11,000,000 | Retrofit localized load bearing walls | URM present at exterior corridor wing walls, boiler room, and double height auditorium. |
| Bldg. A2 | **7.9** | 1952 | 1 | Steel Moment Frames (Flexible Diaphragm) | yes - 100% | no | 1,500 | $250 | $175,000 | 5,400 | $250 | $1,350,000 | Retrofit localized load bearing walls | URM present in the gymnasium (double height). infilling between the steel moment frames. (non-load bearing). At either end of the gymnasium beyond the steel frames, the URM is load bearing. Tectum is present in the gym. |
| Bldg. B1, B2, B3, B4, B5 | **3.5** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 15,500 | $75 | $1,162,500 | | - |

## 2025 Seismic Risk Summary: Glencoe

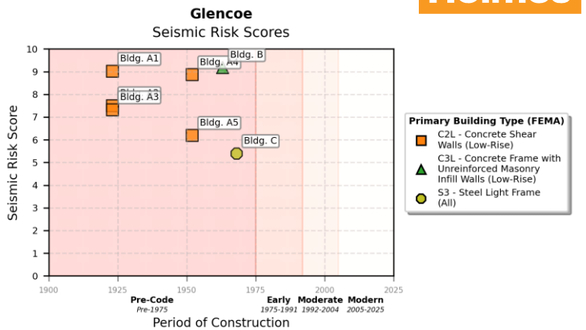
Holmes

| Select school from pull down menu: | Glencoe | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 64,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $241,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $12,770,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.0** | 1923 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 10% | yes | 0 | $0 | $0 | 48,550 | $225 | $10,923,750 | | 1923 original W/ 1952 alterations & 2022 roof-only retrofit (re-roof). Addition of plywood shear-walls below wood framed roof, local concrete parapet bracing at low roofs. |
| Bldg. A2 | **7.5** | 1923 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 6,620 | $100 | $662,000 | | 1923 original W/ 1952 alterations & 2022 roof-only retrofit (re-roof). T&G decking with ply overlay over steel roof trusses, flexible diaphragm at 1-story building. |
| Bldg. A3 | **7.3** | 1923 | 1 | Concrete Shear Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 1,214 | $250 | $303,500 | | 1923 original boiler room W/ 2002 architectural re-roof & 2022 local roof only retrofit (re-roof) and demo of existing chimney. |
| Bldg. A4 | **8.9** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 1,205 | $200 | $241,000 | 1,205 | $0 | $241,000 | Retrofit load-bearing URM walls | Kitchen addition W/ 2002 roof-only retrofit (re-roof). CMU walls, connected to buildings A1 & A3. |
| Bldg. A5 | **6.2** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 550 | $0 | $0 | | 2022 roof-only retrofit (re-roof), bracing added at clerestory windows. |
| Bldg. B | **9.2** | 1963 | 1 | Concrete Frames with Infill Masonry Shear Walls (Flexible Diaphragms) | yes - 75% | yes | 0 | $0 | $0 | 5,700 | $100 | $570,000 | | 1963 gymnasium addition. 2022 roof only retrofit (re-roof). Concrete frame with Reinforced CMU infill |
| Bldg. C | **5.4** | 1968 | 1 | Steel Light Frame (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 990 | $75 | $74,250 | | No structural framing plans. Steel pre-fab modular building. 2022 roof-only retrofit (re-roof), and local foundation retrofit in 2022 due to damage. Connection to foundation is visible at corners. |

## 2025 Seismic Risk Summary: Grant

| Select school from pull down menu: | Grant |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Retrofitted

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Gray

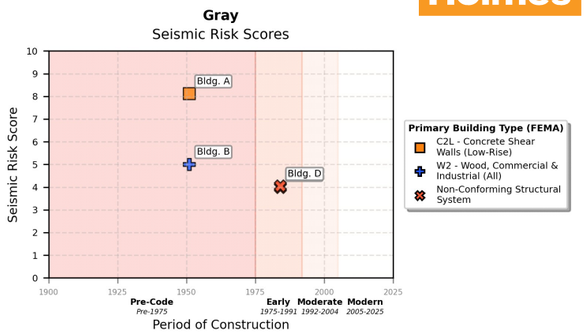
Holmes

| Select school from pull down menu: | Gray | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 80,300 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $10,190,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1/A2 | **8.1** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 27,600 | $150 | $4,140,000 | | Wood framed building over daylight concrete basement walls and concrete first floor framing<br>1984 interior improvements |
| Bldg. B1/B2 | **5.0** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 20% | no | 0 | $0 | $0 | 45,500 | $125 | $5,687,500 | Reinforce/confirm single bolted barrel truss for redundancy | No basement portion |
| Bldg. C | **4.0** | 1984 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 3,800 | $50 | $190,000 | | - |
| Bldg. D | **4.1** | 1984 | 1 | Cantilevered Steel Posts | no | no | 0 | $0 | $0 | 3,400 | $50 | $170,000 | Provide seismic joints to main structure and/or strengthen connection | - |

## 2025 Seismic Risk Summary: Grout

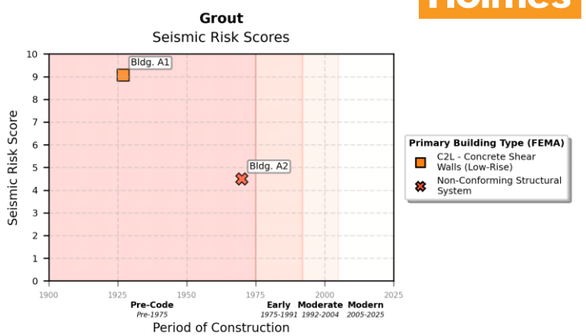
Holmes

| Select school from pull down menu: | Grout | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 76,200 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $18,440,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.1** | 1927 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 20% | yes | 0 | $0 | $0 | 73,170 | $250 | $18,292,500 | | 1927 original school building with partial daylight basement. 2014 partial seismic retrofit braced interior non-load bearing hollow clay tile partition walls mainly along egress routes. |
| Bldg. A2 | **4.5** | 1970's | 1 | Cantilevered timber columns | no | no | 0 | $0 | $0 | 3,040 | $50 | $152,000 | | Covered play area |

# 2025 Seismic Risk Summary: Harrison Park

Holmes

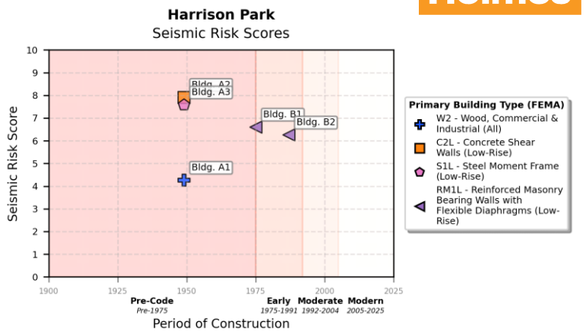
| Select school from pull down menu: | Harrison Park | |
|---|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | K-8 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 111,900 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $13,180,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **4.3** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | yes - 15% | yes | 0 | $0 | $0 | 61,700 | $125 | $7,712,500 | Loadbearing URM walls at gridlines 11 and 20 | Original school building consists of light framed wood over a suspended concrete slab and spread footing foundation system. Also includes low roof portion of 1975 addition to north end & 1987 addition to east side. There are 8" brick walls (firewalls & loadbearing) w / a 1" expansion joint at gridlines 11 & 20. In 2024, (N) Ply shear walls were added locally in response to remodel. |
| Bldg. A2 | **7.9** | 1949 | 1 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 1,200 | $250 | $300,000 | | Original Boiler room |
| Bldg. A3 | **7.6** | 1949/1975 | 1 | Wood Frames (Commercial and Industrial Buildings), Steel Moment Frames (Flexible Diaphragm) | yes - 100% | no | 0 | $0 | $0 | 11,000 | $175 | $1,925,000 | | Original structure is wood-framed wall w/ steel portal frame spanning in N/S direction. Roof is diagonal ship lap supported on wood joists and steel beams. 1975 Addition appears to be reliant on original structure for gravity & LFRS. Roof is 3/8" Ply over 1 7/8" decking supported by glulam beams. The roof is supported by concrete columns and the original steel columns. There are partial height CMU walls on the north and west exterior walls. In 2024, (N) Ply shear walls were added locally in response to remodel. In-plane continuity was also provided locally at one of the partial height CMU walls in response to remodel. |
| Bldg. B1 | **6.6** | 1975 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 26,900 | $100 | $2,690,000 | | 1975 classroom addition to west side of the original building. Mostly single story, with a mezzanine at the southwest end. Roof-only retrofit in 2020. Any seismic upgrades in 2024 were primarily in response to remodel scope & aren't necessarily expected to improve overall seismic performance significantly. Upgrades/changes include (N) ply shear walls added to the south section plus new shear walls at roof steps. In the north section, (N) CMU walls added and (E) CMU walls strengthened (vertical bars added each end). |
| Bldg. B2 | **6.3** | 1987 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 11,100 | $50 | $555,000 | | Addition to east side west side of 1975 addition (north end) |

## 2025 Seismic Risk Summary: Hayhurst

| Select school from pull down menu: | Hayhurst |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | K-5 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Retrofitted

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

# 2025 Seismic Risk Summary: Holladay Center

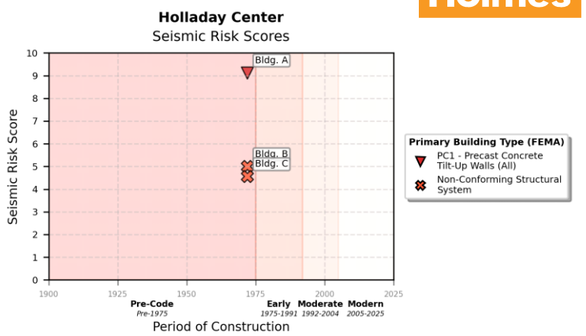
Holmes

| Select school from pull down menu: | Holladay Center | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-6 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 35,400 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $5,610,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.1** | 1972 | 1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | yes - 25% | TBC | 0 | $0 | $0 | 30,600 | $175 | $5,355,000 | Anchor roof to walls | Extent of 2018 roof only retorifit at this campus unknown |
| Bldg. B | **5.0** | 1972 | 1 | Cantilevered concrete columns | no | TBC | 0 | $0 | $0 | 4,200 | $50 | $210,000 | | Extent of 2018 roof only retorifit at this campus unknown |
| Bldg. C | **4.6** | 1972 | 1 | Cantilevered Steel Columns | no | TBC | 0 | $0 | $0 | 600 | $75 | $45,000 | | Laterally supported by part A in longitudinal direction and cant'd tube steel colums in transverse.<br>Extent of 2018 roof only retorifit at this campus unknown |

## 2025 Seismic Risk Summary: Hollyrood (Beverly Cleary)

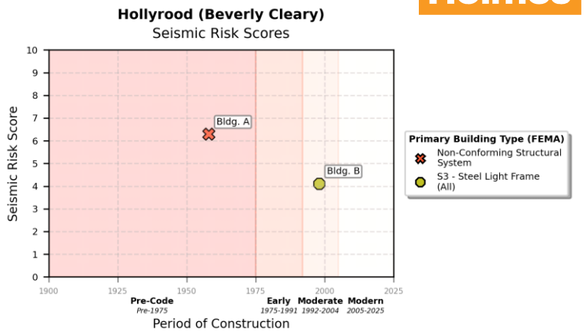
Holmes

| Select school from pull down menu: | Hollyrood (Beverly Cleary) | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 18,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $2,470,000 | |
| 2024 Roof Assessment Priorities | Priority 2 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

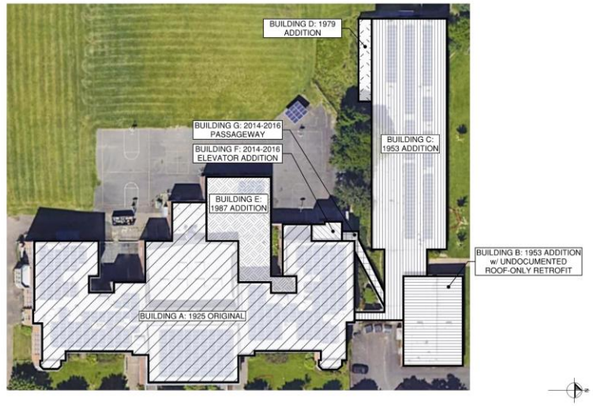
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **6.3** | 1958 | 1 | Strap-Braced Wall System | no | no | 0 | $0 | $0 | 15,400 | $150 | $2,310,000 | | Original 1958 structure, plus 1964 modifications to enclose the covered play area to make addition classrooms (matches original construction LFRS & materials). LFRS is strap bracing in transverse direction and rod X bracing in longitudinal direction. Roof is comprised of tectum substrate between bulb-tee purlins supported by steel roof trusses. |
| Bldg. B | **4.1** | 1998 | 1 | Metal Building Frames | no | no | 0 | $0 | $0 | 3,100 | $50 | $155,000 | | Covered play constructed circa 1998. Steel moment frame in transverse (east/west) direction. Cantilevered columns in longitudinal (north/south direction). |

## 2025 Seismic Risk Summary: Hosford

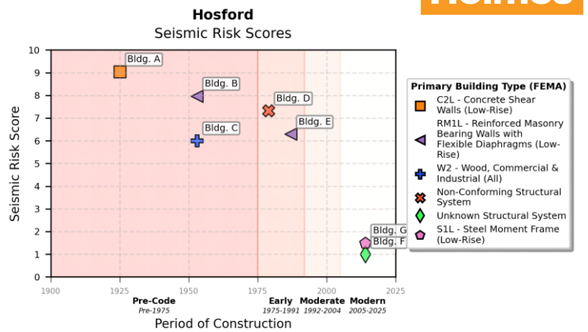
Holmes

| Select school from pull down menu: | Hosford | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 87,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $18,620,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

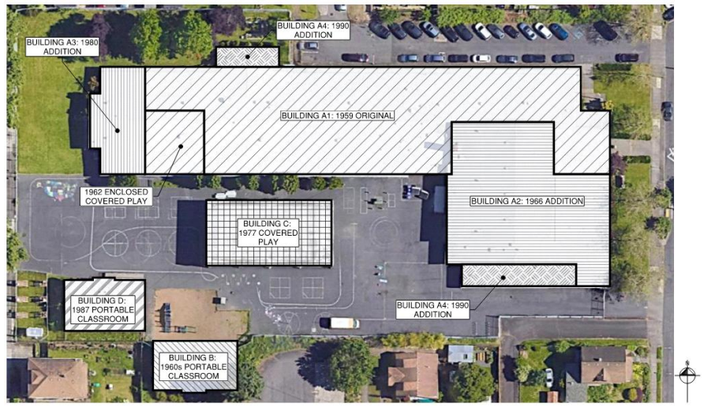
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1925 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 20% | No | 0 | $0 | $0 | 59,400 | $250 | $14,850,000 | | Drawing scan of extremely poor quality and very difficult to read<br>Gym Truss added in 1987<br>2015 - non-structural bracing of parapets & partial diaphragm strengthening at gym/cafeteria |
| Bldg. B | **8.0** | 1953 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 75% | Yes | 0 | $0 | $0 | 4,300 | $150 | $645,000 | | 2015 - Upgraded roof-wall anchorage, roof sheathing, and shear wall strengthening |
| Bldg. C | **6.0** | 1953 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | no | No | 0 | $0 | $0 | 17,200 | $150 | $2,580,000 | | W2 at first floor, C2 at partial daylight basement<br>Recommend monitoring possible settlement at south end<br>2015 - roof-only retrofit |
| Bldg. D | **7.3** | 1979 | 1 | Strap-Braced Wall System | no | No | 0 | $0 | $0 | 1,000 | $75 | $75,000 | | - |
| Bldg. E | **6.3** | 1987 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 4,700 | $100 | $470,000 | | - |
| Bldg. F | **1.0** | 2014 | 2 | Concrete Shear Walls (Stiff and Flexible Diaphragms) | no | No | 0 | $0 | $0 | 700 | $0 | $0 | | Benchmark building |
| Bldg. G | **1.5** | 2014 | 1 | Steel Moment Frames (Flexible Diaphragm) | no | No | 0 | $0 | $0 | 500 | $0 | $0 | | Benchmark building |

## 2025 Seismic Risk Summary: Humboldt

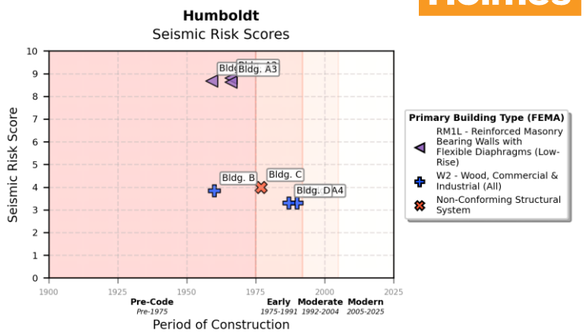
Holmes

| Select school from pull down menu: | Humboldt | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | Pre-K, K-5 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 43,900 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $5,780,000 | |
| 2024 Roof Assessment Priorities | Priorities 1 & 2 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **8.7** | 1959 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 23,600 | $150 | $3,540,000 | | 1959 Original Building. Very lightly reinforced CMU walls, typ. Conc walls where an addition was planned (future multipurpose room). |
| Bldg. A2 | **8.8** | 1966 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 40% | no | 0 | $0 | $0 | 11,000 | $150 | $1,650,000 | | 1966 Addition to south east end of building. Multipurpose room, lockers, library & special ed. |
| Bldg. A3 | **8.6** | 1966/1980 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 2,800 | $100 | $280,000 | | Originally a covered play area constructed in 1966. Enclosed as classrooms in 1980 w/ addition of toilets to west end. |
| Bldg. A4 | **3.3** | 1990 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 2,200 | $0 | $0 | | 1990 Additions - Wood-framed. Benchmark. |
| Bldg. B | **3.9** | 1960s | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,900 | $75 | $142,500 | | Portable classroom installed in the 1960s. No drawings were available. Assume issues typical of portable buildings of this era. |
| Bldg. C | **4.0** | 1977 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 500 | $50 | $25,000 | | Play structure constructed circa 1977. No drawings available. |
| Bldg. D | **3.3** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,900 | $75 | $142,500 | | Portable classroom building moved to Humboldt circa 1987. Drawings for foundation only. No drawings for superstructure. |

## 2025 Seismic Risk Summary: Ida B Wells

| Select school from pull down menu: | Ida B Wells |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

**Replacement, Retrofit, or Relocation in Progress**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Irvington

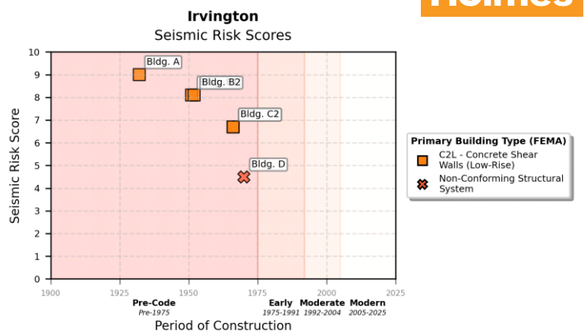
Holmes

| Select school from pull down menu: | Irvington | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 72,300 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $16,260,000 | |
| 2024 Roof Assessment Priorities | Priority 2 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

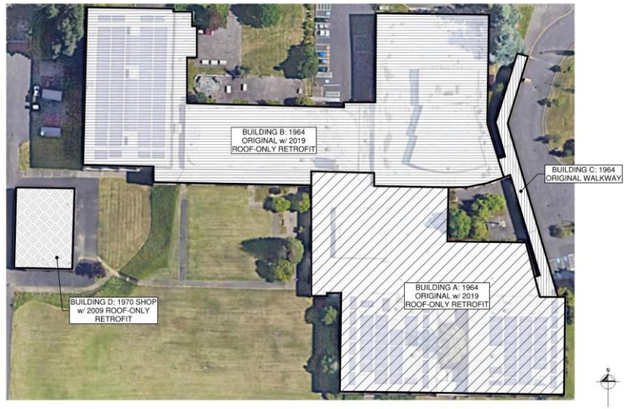
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1932 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | Yes | 0 | $0 | $0 | 60,900 | $250 | $15,225,000 | | 1986 - Auditorium floor raised<br>2002 - Partial non-structural seismic bracing upgrade |
| Bldg. B1 | **8.1** | 1951 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | No | 0 | $0 | $0 | 2,300 | $150 | $345,000 | | - |
| Bldg. B2 | **8.1** | 1952 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | No | 0 | $0 | $0 | 2,300 | $150 | $345,000 | | Recommend further investigation of sagging second floor in NW addition |
| Bldg. C1 | **6.7** | 1966 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 900 | $50 | $45,000 | | Full supported by part A |
| Bldg. C2 | **6.7** | 1966 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 900 | $50 | $45,000 | | Full supported by part A<br>Construction assumed to match C1 in lieu of structural drawings or further exploration |
| Bldg. D | **4.5** | 1970 | 1 | Cantilevered Wood Posts | no | No | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |

## 2025 Seismic Risk Summary: Jackson

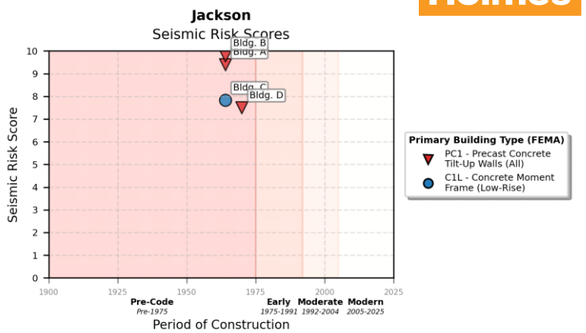
Holmes

| Select school from pull down menu: | Jackson | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 202,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $30,170,000 | |
| 2024 Roof Assessment Priorities | Priorities 2, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.4** | 1964 | 2 | Precast or Tilt-up Concrete Shear Walls (Stiff Diaphragm) | yes - 15% | no | 0 | $0 | $0 | 94,800 | $150 | $14,220,000 | Anchor precast elements | It appears SW portions were never constructed<br>Walls are poorly documented - an investigative program will be required prior to retrofit |
| Bldg. B | **9.8** | 1964 | 3 | Precast or Tilt-up Concrete Shear Walls (Stiff & Flexible Diaphragm) | yes - 35% | no | 0 | $0 | $0 | 95,900 | $150 | $14,385,000 | Anchor precast elements | Walls are poorly documented - an investigative program will be required prior to retrofit |
| Bldg. C | **7.8** | 1964 | 1 | Concrete Moment Frames | no | no | 0 | $0 | $0 | 5,000 | $250 | $1,250,000 | | Walls are poorly documented - an investigative program will be required prior to retrofit |
| Bldg. D | **7.5** | 1970 | 1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | no | yes | 0 | $0 | $0 | 6,300 | $50 | $315,000 | | 2009 - retrofit work appears to not have been built<br>2019 - upgraded roof sheathing and roof-wall anchorage<br>Walls are poorly documented - an investigative program will be required prior to retrofit |

# 2025 Seismic Risk Summary: James John

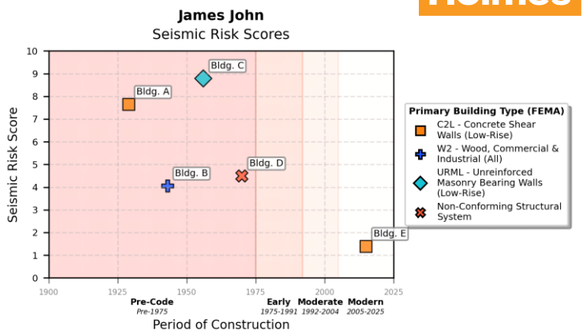
Holmes

| Select school from pull down menu: | James John | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 78,300 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $1,020,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $18,000,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **7.7** | 1929 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | Yes | 100 | $600 | $60,000 | 64,400 | $250 | $16,135,000 | Strengthen remaining localized URM at west entry | 2015 retrofit included strengthening URM walls at cateteria w/ strongbacks and bracing URM and concret parapets in select locations. It appears there is still URM present at west entry-way. Unable to confirm presence of this URM on site. Tectum is present in the gym, structural diaphragm is deficient concrete pan joists. |
| Bldg. B | **4.1** | 1943 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 6,800 | $100 | $680,000 | | - |
| Bldg. C | **8.8** | 1956 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | no | Yes | 1,600 | $600 | $960,000 | 1,600 | $0 | $960,000 | | A 2015 seismic retrofit addressed URM in the adjacent cafeteria. Unreinforced concrete block bearing walls potentially still present on exterior south cafeteria wall. Further exploratory investigation required. |
| Bldg. D | **4.5** | 1970 | 1 | Cantilever Wood Posts | no | no | 0 | $0 | $0 | 4,500 | $50 | $225,000 | | - |
| Bldg. E | **1.4** | 2015 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 1,000 | $0 | $0 | | - |

## 2025 Seismic Risk Summary: Jefferson

| Select school from pull down menu: | Jefferson |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Jefferson/McDaniel | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priorities 2, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

**Replacement, Retrofit, or Relocation in Progress**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Kellogg

| Select school from pull down menu: | Kellogg |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 6-8 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

**Replaced**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

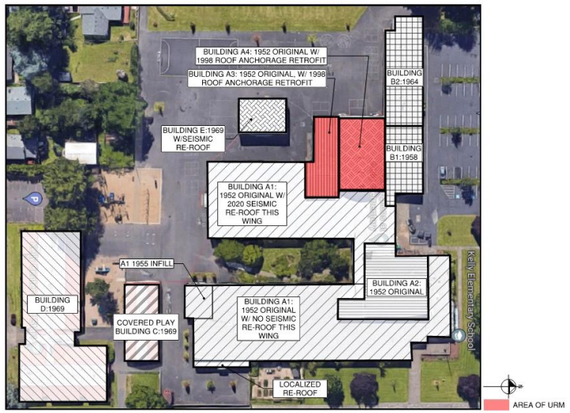
**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

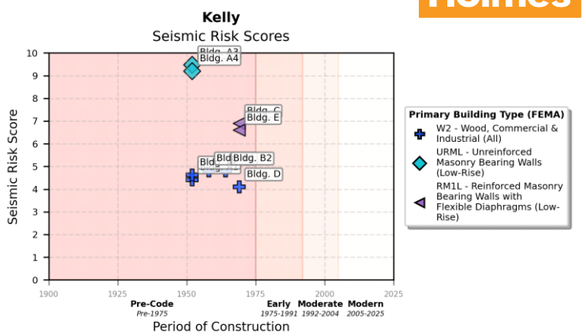
## 2025 Seismic Risk Summary: Kelly

| Select school from pull down menu: | Kelly | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | Pre-K, K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 81,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $1,925,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $8,750,000 | |
| 2024 Roof Assessment Priorities | Priorities 3, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **4.4** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 37,500 | $75 | $2,812,500 | Brace URM chimney | 2020 - Seismic upgrades included plywood diaphragm added to the west wing (no chords/collectors) and attachment of heavy cladding at egress |
| Bldg. A2 | **4.6** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 85% | yes | 0 | $0 | $0 | 7,300 | $125 | $912,500 | | - |
| Bldg. A3 | **9.5** | 1952 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | no | yes | 2,500 | $250 | $625,000 | 2,500 | $0 | $625,000 | Brace hollow clay partition walls in locker rooms | 1998 - roof only retrofit included anchoring masonry walls for in-plane and out-of-plane forces |
| Bldg. A4 | **9.2** | 1952 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 100% | yes | 5,200 | $250 | $1,300,000 | 5,200 | $250 | $1,300,000 | | 1998 - roof only retrofit included anchoring masonry walls for in-plane and out-of-plane forces |
| Bldg. B1 | **4.8** | 1958 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,100 | $100 | $410,000 | | - |
| Bldg. B2 | **4.8** | 1964 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,100 | $100 | $410,000 | | - |
| Bldg. C | **6.9** | 1969 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 3,600 | $50 | $180,000 | | Reinforced masonry wall piers |
| Bldg. D | **4.1** | 1969 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 15,000 | $125 | $1,875,000 | | - |
| Bldg. E | **6.6** | 1969 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 2,200 | $100 | $220,000 | | 2020 Seismic upgrades included new plywood diaphragm over existing 1x decking. |

## 2025 Seismic Risk Summary: Kenton

| Select school from pull down menu: | Kenton |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | N/A | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | N/A | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | N/A | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

# Decommissioned

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: King

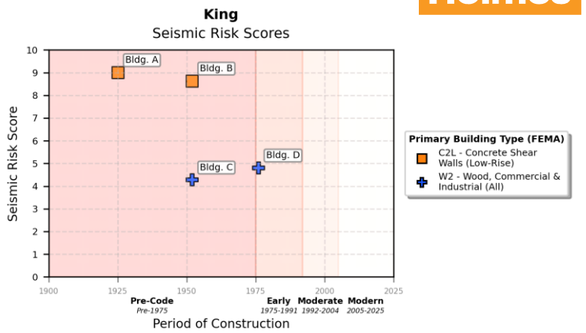
Holmes

| Select school from pull down menu: | King | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 101,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $21,200,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1925 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | yes | 0 | $0 | $0 | 65,500 | $250 | $16,375,000 | | 1925 Original Structure by Jones. Classroom wings are 2-stories and 'H'-shaped. Double-height single story portions fill in the top and bottom of the 'H' - auditorium to the north and gym to the south. Partial seismic upgrade was undertaken in 2002 to protect egress paths, included (1) bracing hollow clay tiles corridor walls, (2) bracing URM parapets over exit doors, and (2) bracing the URM chimney. |
| Bldg. B | **8.6** | 1952 | 2 | Concrete Shear Walls (Stiff Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | yes - 25% | no | 0 | $0 | $0 | 23,900 | $150 | $3,585,000 | | Addition to south constructed in 1952. Only Architectural and S1 (foundation plan) available. Building height varies. Western classroom portion is 2 stories w/concrete pan joist floors & roof. Cafeteria is single story w/ nearly double height walls & a roof of metal deck on long span steel joists. Northern corridor & eastern kitchen area are single story w/ concrete pan joist roof. |
| Bldg. C | **4.3** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 2,900 | $100 | $290,000 | | Kindergarten classrooms (which are located in the southeast wing of the 1952 addition) are timber framed. Only Architectural and S1 (foundation plan) available. |
| Bldg. D | **4.8** | 1976 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 9,500 | $100 | $950,000 | | Community center constructed in 1976 |

## 2025 Seismic Risk Summary: Lane

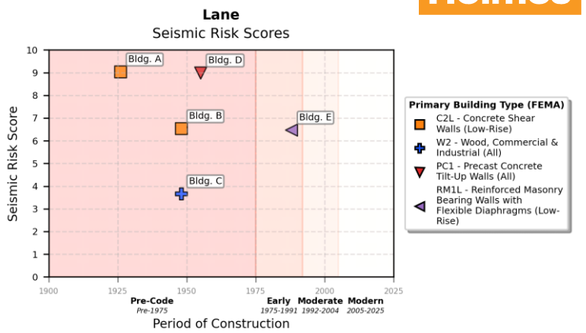
Holmes

| Select school from pull down menu: | Lane | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 93,900 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $17,940,000 | |
| 2024 Roof Assessment Priorities | Priority 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

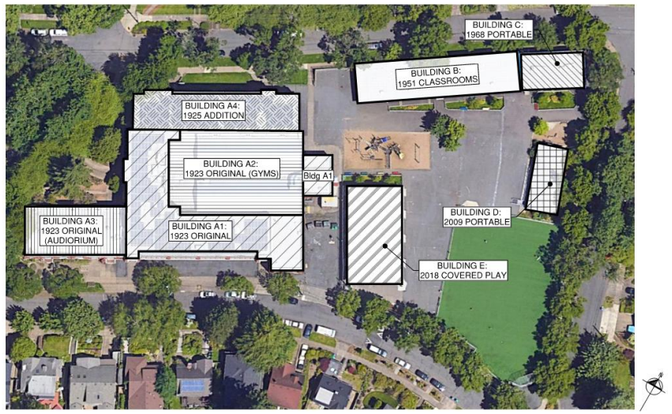
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1926 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | Yes | 0 | $0 | $0 | 49,600 | $250 | $12,400,000 | | 1988 - Local areas renovated<br>2001 -Partial Seismic Retrofit included new RC shear wall in E/W direction (foundations at E/W shear walls still require upgrades), improved wall/diaphragm connections at local areas, and fibrewrap clay tile wall in one stairwell.<br>2014 - Partial non-strucutral seismic upgrades included HCT bracing in local areas. (HCT still remain in other areas) |
| Bldg. B | **6.5** | 1948 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 4,600 | $100 | $460,000 | | 2001 - seismic upgrades included adding a connection to tie the 1948 south wing roof to the 1926 original building 2nd floor<br>2009 - partial roof-only seismic upgrade<br>Doesn't appear to be in 2014 HCT wall bracing scope |
| Bldg. C | **3.7** | 1948 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 8,700 | $100 | $870,000 | | 2009 - partial roof-only seismic upgrade |
| Bldg. D | **9.0** | 1955 | 1 | Precast or Tilt-up Concrete Shear Walls & Reinforced Masonry Bearing Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 8,800 | $100 | $880,000 | | Concrete exterior walls, Structural Clay Brick (SCR) brick interior walls<br>2009 - partial roof-only seismic upgrade |
| Bldg. E | **6.5** | 1988 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 45% | no | 0 | $0 | $0 | 22,200 | $150 | $3,330,000 | | - |

# 2025 Seismic Risk Summary: Laurelhurst

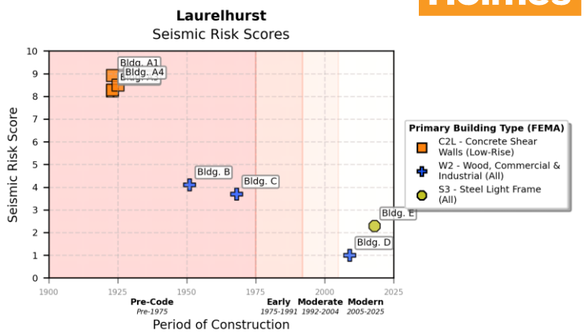
Holmes

| Select school from pull down menu: | Laurelhurst | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 64,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $13,330,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **8.9** | 1923 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 21,500 | $250 | $5,375,000 | | 1923 classrooms + boiler room. |
| Bldg. A2 | **8.2** | 1923 | 1 | Concrete Shear Walls (Stiff Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | yes - 35% | no | 0 | $0 | $0 | 12,000 | $250 | $3,000,000 | | 1923 Original gym portion +adjacent single story portion. Gym roof has steel trusses and roofing appears to have been replaced in 2013 - it now has metal sheathing. Drawings were not available so seismic scope (if any) is unknown. Single-story portion has concrete beams with concrete slab. |
| Bldg. A3 | **8.3** | 1923 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 80% | no | 0 | $0 | $0 | 4,800 | $250 | $1,200,000 | | 1923 Original - Assembly room. |
| Bldg. A4 | **8.5** | 1925 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 12,300 | $250 | $3,075,000 | | 1925 Addition to north side of building. Construction of south wall to playshed is unclear. 1923/1937 drawings indicate that the original 1923 wall was designed to accommodate an addition. However, the 1925 drawings for the addition suggest that the wall part adjacent to the playshed was reconstructed. The provided 1925 set did not include structural drawings or a section of this area. |
| Bldg. B | **4.1** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 5,400 | $100 | $540,000 | | 1951 Classroom Building. Northeast of original building. Provided drawings were incomplete and did not include sections detailing wall/roof connections |
| Bldg. C | **3.7** | 1968 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,900 | $75 | $142,500 | | 1968 portable classroom unit. Located east of 1951 classroom building. Appears to be two units adjacent to one another. Minimal information available - Roof repair in 2004 showed some details of roof framing. |
| Bldg. D | **1.0** | 2009 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $0 | $0 | | 2009 Portable Classrooms. Benchmark building. |
| Bldg. E | **2.3** | 2018 | 1 | Metal Building Frames | no | no | 0 | $0 | $0 | 5,000 | $0 | $0 | | Covered play circa 2018. Benchmark building |

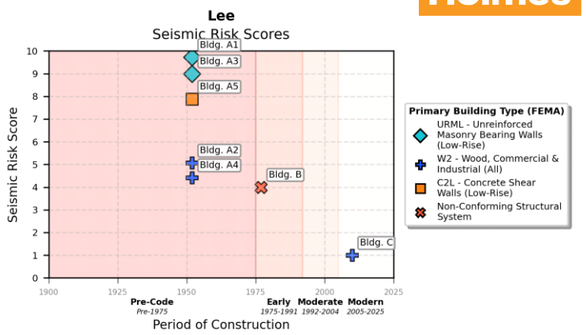
## 2025 Seismic Risk Summary: Lee

| Select school from pull down menu: | Lee | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 66,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $1,905,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $6,880,000 | |
| 2024 Roof Assessment Priorities | Priorities 2, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.7** | 1952 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 100% | no | 5,700 | $250 | $1,430,000 | 5,700 | $0 | $1,430,000 | Gym - cavity URM walls | Gym. Walls are unreinforced brick masonry (double leaf w/ cavity). Roof is comprised of large glulam arch. NOT part of 2003 re-roof/seismic strengthening project. |
| Bldg. A2 | **5.1** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 90% | no | 0 | $0 | $0 | 6,700 | $125 | $830,000 | | Cafeteria w/ stage & area with fan room (penthouse). NOT part of 2003 re-roof/seismic strengthening project. |
| Bldg. A3 | **9.0** | 1952 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | no | no | 1,900 | $250 | $475,000 | 1,900 | $0 | $475,000 | | Locker rooms. Glazed tile walls typ. Area was part of 2003 re-roof. However, there does not appear to have been a seismic scope in this area. |
| Bldg. A4 | **4.4** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 42,000 | $75 | $3,139,875 | | Basement storage area under kindergarten classroom (see section A/10). 1957 alterations include enclosing covered play w/ same details and materials as original construction. 1963 Addition was a two classroom extension added to the south end of the east classroom wing. Also matched materials and detailing of original design. 2003 re-roof and partial lateral upgrade, which included upgrades at reentrant corners as well as new in-plane connections at select locations |
| Bldg. A5 | **7.9** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 2,900 | $250 | $717,500 | | see section A/11 for wall reinforcement. Included in 2003 re-roof, but the seismic scope is generally limited to bracing the chimney at the lower roof level |
| Bldg. B | **4.0** | 1977 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 5,800 | $50 | $288,750 | | Play structure constructed circa 1977. Roof is timber truss with steel tubes used for webs. |
| Bldg. C | **1.0** | 2010 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark Building. |

## 2025 Seismic Risk Summary: Lent

| Select school from pull down menu: | Lent |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

**Retrofitted**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Lewis

| Select school from pull down menu: | Lewis |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Retrofitted

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Lincoln

| Select school from pull down menu: | Lincoln |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Lincoln | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

**Replaced**

**Not in Seismic Risk Assessment Scope**

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Llewellyn

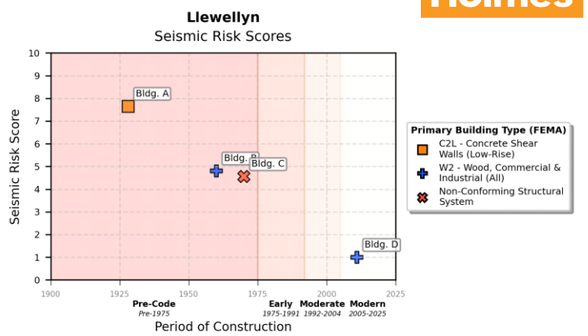
Holmes

| Select school from pull down menu: | Llewellyn | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 58,200 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $12,870,000 | |
| 2024 Roof Assessment Priorities | Priority 2 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **7.7** | 1928 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | Yes | 0 | $0 | $0 | 50,200 | $250 | $12,550,000 | | 1977 - cafeteria floor raised<br>2015 - seismic upgrades included bracing of select URM walls |
| Bldg. B | **4.8** | 1960 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 900 | $75 | $67,500 | | - |
| Bldg. C | **4.6** | 1970 | 1 | Cantilevered Wood Posts | no | No | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |
| Bldg. D | **1.0** | 2011 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 2,100 | $0 | $0 | | Assumed to be a benchmark building based on year of construction, drawings were unavailable at time of report. |

## 2025 Seismic Risk Summary: Maplewood

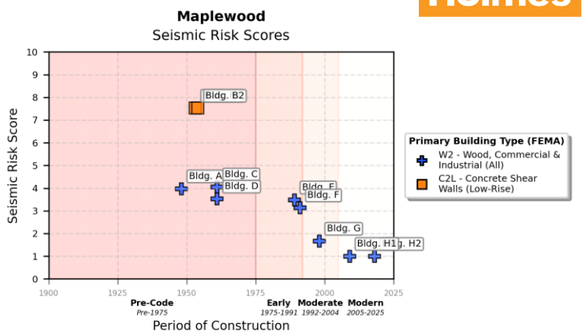
Holmes

| Select school from pull down menu: | Maplewood | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 37,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $3,440,000 | |
| 2024 Roof Assessment Priorities | Priority 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**



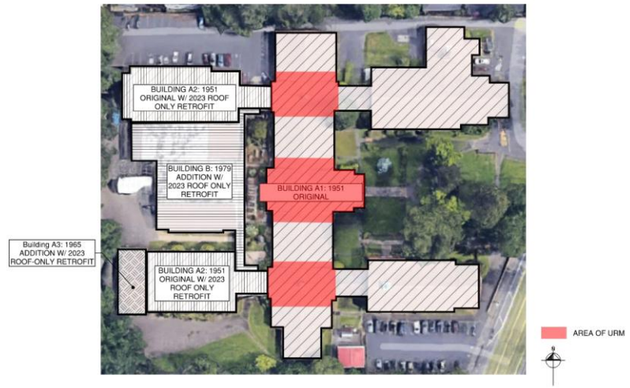

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **4.0** | 1948 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 60% | yes | 0 | $0 | $0 | 14,400 | $100 | $1,440,000 | | 2015 roof-only seismic upgrades |
| Bldg. B1 | **7.5** | 1953 | 1 | Concrete Shear Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 10,100 | $100 | $1,010,000 | | It appears that the northern portion shown on the drawings was never constructed<br>Concrete exterior and fire walls, wood interior walls<br>2015 roof-only seismic upgrades |
| Bldg. B2 | **7.5** | 1954 | 1 | Concrete Shear Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 5,000 | $100 | $500,000 | | Concrete exterior and fire walls, wood interior walls<br>2015 roof-only seismic upgrades |
| Bldg. C | **4.1** | 1961 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,000 | $25 | $25,000 | | - |
| Bldg. D | **3.5** | 1961 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 1,100 | $100 | $110,000 | | 2015 roof-only seismic upgrades |
| Bldg. E | **3.5** | 1989 | 2 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 1,200 | $100 | $120,000 | | 2015 roof-only seismic upgrades |
| Bldg. F | **3.1** | 1991 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 2,000 | $100 | $200,000 | | 2015 roof-only seismic upgrades |
| Bldg. G | **1.7** | 1998 | 2 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 1,200 | $25 | $30,000 | | Structure not visible on site and no drawings available<br>2015 roof-only seismic upgrades |
| Bldg. H1 | **1.0** | 2009 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 900 | $0 | $0 | | Benchmark building |
| Bldg. H2 | **1.0** | 2018 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 700 | $0 | $0 | | Benchmark building |

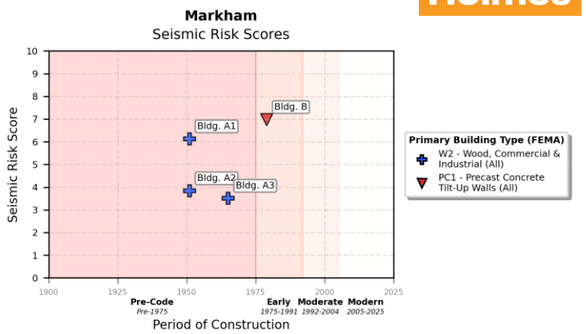
## 2025 Seismic Risk Summary: Markham

| Select school from pull down menu: | Markham | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 85,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $2,200,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $9,370,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**



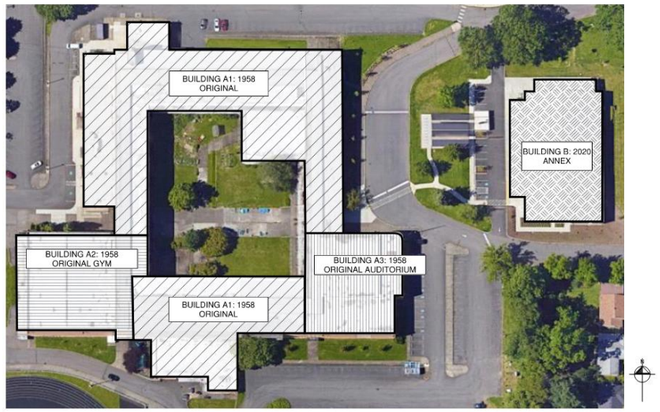

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **6.1** | 1951 | 1 | Wood and URM shear walls | yes - 40% | no | 11,000 | $200 | $2,200,000 | 53,100 | $100 | $6,410,000 | Strengthen localized load bearing URM walls | Localized load-bearing URM walls as indicated in plan. |
| Bldg. A2 | **3.9** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 55% | yes | 0 | $0 | $0 | 18,300 | $100 | $1,830,000 | | 2023 roof level retrofit |
| Bldg. A3 | **3.5** | 1965 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 2,650 | $100 | $265,000 | | 2023 roof level retrofit |
| Bldg. B | **7.0** | 1979 | 1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | yes - 85% | yes | 0 | $0 | $0 | 11,500 | $75 | $862,500 | | 2023 roof level retrofit |

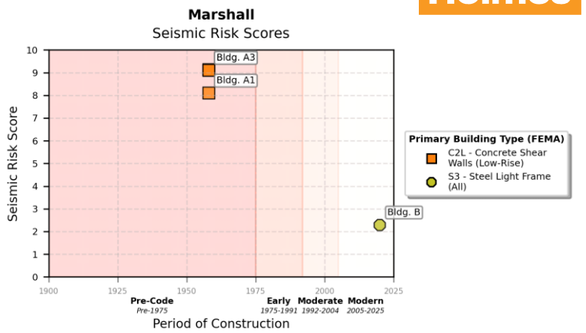
## 2025 Seismic Risk Summary: Marshall

| Select school from pull down menu: | Marshall | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 9-12 | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | N/A | Per PPS provided list |
| Total Floor Area (SF) | 278,400 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $47,520,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **8.1** | 1958 | 3 | Concrete Moment Frames, Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 179,000 | $200 | $35,800,000 | Retrofit irregularity at concrete walls on west end of the building (which start at the first floor) | Original Classroom portions (sectors A,C,D,&E per plans). Up to three stories tall. Non-ductile concrete detailing. Floors & roof are typically concrete slab supported by concrete beams. Reading room, shop classes & kitchen area are single story portions with concrete over metal deck roof supported on long span steel trusses. |
| Bldg. A2 | **9.1** | 1958 | 3 | Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | yes - 50% | no | 0 | $0 | $0 | 50,800 | $150 | $7,620,000 | Possible collapse hazard above lobby & in corridors - slab is supported by a corbel in the concrete wall with approximately 4" of seating (See Section A-S28). Also poured gypsum deck for diaphragm | 1958 Original Gym (Sector F per plans). Possible collapse hazard above lobby & in corridors - slab is supported by a corbel in the concrete wall with approximately 4" of seating (See Section A-S28). Gym ceiling is a poured gypsum deck on acoustical foam board supported by steel framing. Lobby/classroom floors/roof are concrete slab supported by concrete beams. |
| Bldg. A3 | **9.1** | 1958 | 3 | Concrete Shear Walls (Flexible Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | yes - 20% | no | 0 | $0 | $0 | 27,300 | $150 | $4,095,000 | Roof retrofit - Roof is metal deck with Vermiculite concrete topping | 1958 Original Auditorium plus adjacent classrooms (Sector B per plans). Roof is metal deck with Vermiculite concrete topping. |
| Bldg. B | **2.3** | 2020 | 1 | | no | no | 0 | $0 | $0 | 21,300 | $0 | $0 | | 2020 Annex Building. No structural or architectural information was provided, but it is assume to be a pre-engineered metal building (and a benchmark building). |

## 2025 Seismic Risk Summary: Marysville

| Select school from pull down menu: | Marysville |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

# SRGP Retrofit in Progress (except covered play)

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Covered Play | | 2010 | 1 | Steel Columns | | | 0 | $0 | $0 | 7,000 | $0 | $0 | | Covered play structure, Assumed to be benchmark |

## 2025 Seismic Risk Summary: McDaniel

| Select school from pull down menu: | McDaniel |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Retrofitted

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Meek

| Select school from pull down menu: | Meek |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | N/A | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Decommissioned

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: MLC

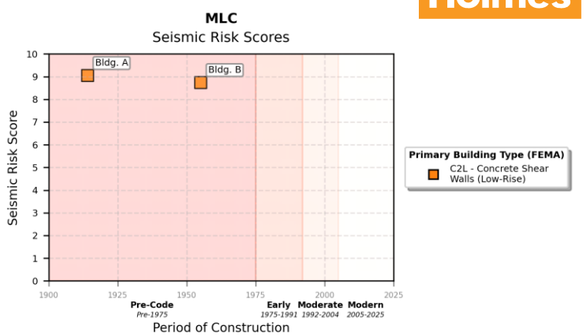
Holmes

| Select school from pull down menu: | MLC | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-12 | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 71,400 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $19,370,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

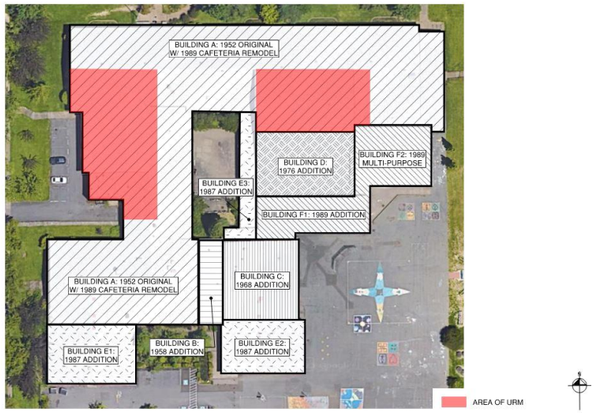
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.1** | 1914 | 2 | Concrete Shear Walls (Stiff Diaphragms), Concrete Frames with Infill Masonry Shear Walls (Stiff Diaphragms) | yes - 5% | yes | 0 | $0 | $0 | 67,800 | $275 | $18,645,000 | | Original includes hollow clay tile infill and partition walls.<br>1999 CMU elevator shaft<br>2021 partial roof-only seismic upgrades |
| Bldg. B | **8.8** | 1955 | 1 | Concrete Shear Walls (Stiff Diaphragms) | yes - 100% | yes | 0 | $0 | $0 | 3,600 | $200 | $720,000 | | 2021 partial roof-only seismic upgrades |

## 2025 Seismic Risk Summary: Mt Tabor

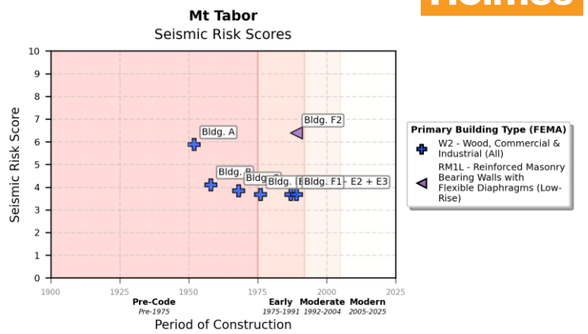
Holmes

| Select school from pull down menu: | Mt Tabor | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 81,100 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $4,900,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $11,710,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **5.9** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 15% | no | 14,000 | $350 | $4,900,000 | 50,000 | $100 | $8,500,000 | Strengthen/replace localized URM walls | URM double height bordering walls of gymnasium and cafeteria. |
| Bldg. B | **4.1** | 1958 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 2,200 | $100 | $220,000 | | - |
| Bldg. C | **3.8** | 1968 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 5,100 | $100 | $510,000 | | - |
| Bldg. D | **3.7** | 1976 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,900 | $100 | $490,000 | | - |
| Bldg. E1 + E2 + E3 | **3.7** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 10,100 | $100 | $1,010,000 | | - |
| Bldg. F1 | **3.7** | 1989 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,900 | $100 | $490,000 | | - |
| Bldg. F2 | **6.4** | 1989 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 100% | no | 0 | $0 | $0 | 3,900 | $125 | $487,500 | | - |

## 2025 Seismic Risk Summary: Ockley Green

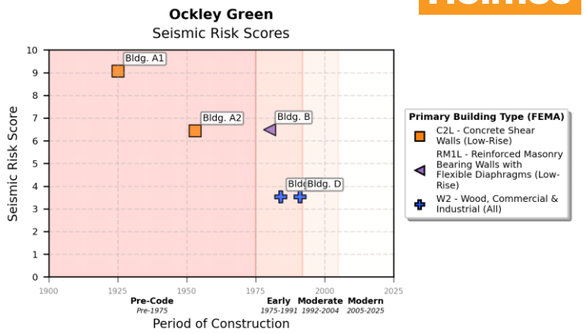
Holmes

| Select school from pull down menu: | Ockley Green | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 51,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $9,820,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.1** | 1925 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | yes | 0 | $0 | $0 | 32,000 | $250 | $8,000,000 | masonry partition walls, plaster ceilings hung from trusses | 1925 Original Structure - Jones School. Two-story structure with classrooms, auditorium and gyms (boys & girls). Roof and floors typically pan joist system with topping slab. Auditorium and gyms have 2" conc. slab supported by steel I-joists and steel trusses. Some seismic upgrades in 2001 - mostly along egress routes, included installation of strong backs along stairways and parapet bracing over stairs #2 & #3 exits. Also, strong backs installed at masonry wall adjacent to 1953 addition and chimney height was reduced. Further parapet and chimney bracing added in 2020 |
| Bldg. A2 | **6.5** | 1953 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 90% | yes | 0 | $0 | $0 | 3,700 | $75 | $277,500 | east wall to cafeteria is hollow clay tiles | 1953 Addition. Concrete walls, typ. T&G diaphragm supported by steel joists over cafeteria timber joists over kitchen. Roof-only retrofit in 2001. New ties @ south wall, central wall and east wall. Another roof-only retrofit in 2020 including a plywood overlay and new diaphragm-wall connections & anchorage |
| Bldg. B | **6.5** | 1980 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 40% | yes | 0 | $0 | $0 | 13,400 | $100 | $1,340,000 | | 1980 Addition of industrial arts, gym & lockers. Roof-only retrofit in 2001 and 2020. |
| Bldg. C | **3.5** | 1984 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 900 | $75 | $67,500 | | 1984 Portable. Moved from West Sylvan, so age of superstructure is unknown. Only foundation drawings available. Assumed to be wood framed with no significant seismic upgrades |
| Bldg. D | **3.5** | 1991 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $75 | $135,000 | | 1991 Portable. Only site information available - nothing architectural or structural. Assumed to be wood framed with no significant seismic upgrades. Benchmark building. |

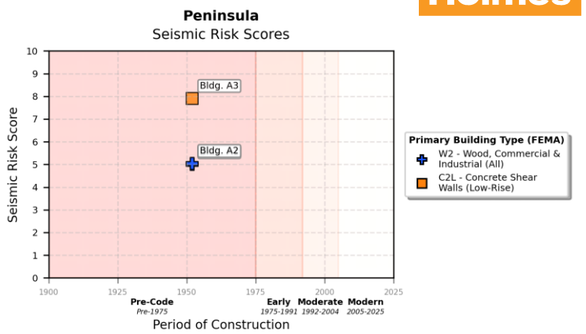
# 2025 Seismic Risk Summary: Peninsula

| Select school from pull down menu: | Peninsula | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 61,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $6,520,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **5.0** | 1952, 1960 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 10% | no | 0 | $0 | $0 | 52,500 | $100 | $5,250,000 | | Original Structure - U-shaped building. Classrooms are timber framed with trussed rafter roof. Cafeteria is timber framed with glum-lam beam roof. Alterations to the west end of the north wing include enclosing the covered play to make 3 new classrooms in 1953 and adding toilets and two new classrooms in 1960. Construction materials and detailing matches original construction. |
| Bldg. A2 | **5.1** | 1952 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 65% | unknown | 0 | $0 | $0 | 7,600 | $125 | $950,000 | | Original Structure - Gym is timber framed with ring-connected bow string trusses. The trusses were repaired (for gravity loads) in 2017. |
| Bldg. A3 | **7.9** | 1952 | 1 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 1,600 | $200 | $320,000 | | Original Structure - Boiler room area has CIP concrete walls with concrete slab roof. |

## 2025 Seismic Risk Summary: Rice

| Select school from pull down menu: | Rice |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | N/A | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | N/A | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Decommissioned

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Richmond

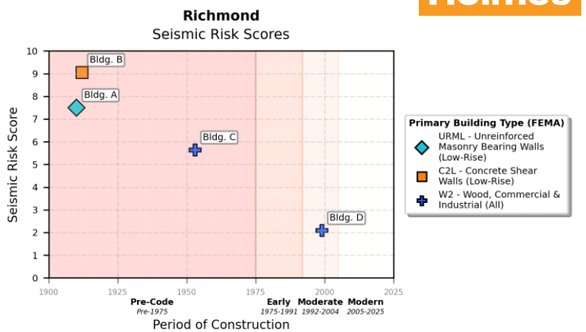
Holmes

| Select school from pull down menu: | Richmond | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 80,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $1,720,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $13,480,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **7.5** | 1910 | 2 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | no | yes | 8,000 | $200 | $1,600,000 | 24,000 | $150 | $4,000,000 | | 2 story wood building on occupied brick daylight basement.<br>Original construction: Center wing in 1912, North wing in 1914, gym in 1914 or 1927<br>1999 - seismic upgrades included new connections between basement URM walls and 1st floor and new connections between this wing (south) and central wing at 3rd floor and roof |
| Bldg. B | **9.1** | 1912 | 2 | Concrete Shear Walls (Stiff & Flexible Diaphragms) | yes - 10% | yes | 0 | $0 | $0 | 48,300 | $175 | $8,452,500 | | wood/steel roofs over 2 stories concrete construction on occupied daylight concrete basement.<br>Documents available:<br>Central Portion: none<br>North Wing: partial<br>East Gym: the 1914 drawings include this area and generally match field observations. However, 1999 drawings indicate this region was constructed in 1927. |
| Bldg. C | **5.7** | 1953 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 55% | No | 800 | $150 | $120,000 | 8,000 | $125 | $1,020,000 | | The only potential URM identified was the stage support |
| Bldg. D | **2.1** | 1999 | 2 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 200 | $25 | $5,000 | | - |

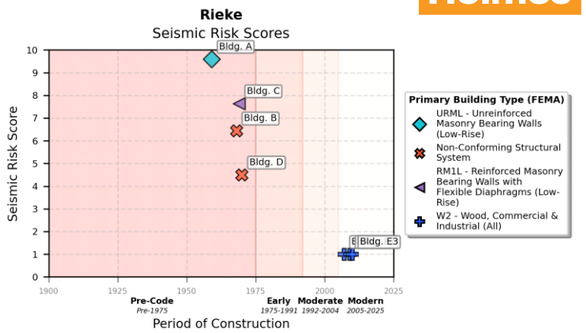
## 2025 Seismic Risk Summary: Rieke

| Select school from pull down menu: | Rieke | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 41,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $4,160,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $6,040,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.6** | 1959 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 10% | yes | 20,800 | $200 | $4,160,000 | 20,800 | $0 | $4,160,000 | | Recommend investigating crawlspace for potential joist deterioration (gravity concern)<br>2000 - upgraded connections at egress paths (non-structural bracing)<br>2023 - roof-only seismic upgrade |
| Bldg. B | **6.4** | 1968 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms), Steel Sheet Shear walls | yes - 85% | No | 0 | $0 | $0 | 6,700 | $125 | $837,500 | | Most of structure is corregated steel diaphragm and corregated steel walls with tube steel columns. At Eastern/mezzanine end: reinforced masonry interior wall and concrete exterior walls. |
| Bldg. C | **7.6** | 1969 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 3,100 | $125 | $387,500 | | - |
| Bldg. D | **4.5** | 1970 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |
| Bldg. E1 | **1.0** | 2007 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $75 | $135,000 | | - |
| Bldg. E2 | **1.0** | 2009 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $75 | $135,000 | | - |
| Bldg. E3 | **1.0** | 2010 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $75 | $135,000 | | - |

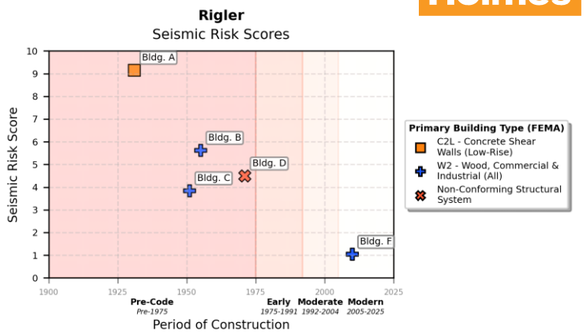
## 2025 Seismic Risk Summary: Rigler

| Select school from pull down menu: | Rigler | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 74,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $2,845,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $15,320,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.2** | 1931 | 2 | Unreinforced Masonry Bearing Walls (Stiff Diaphragms), Concrete Shear Walls (Stiff Diaphragms) | yes - 25% | Yes | 7,700 | $350 | $2,695,000 | 52,400 | $250 | $13,870,000 | | NW Gym is URM along with distributed, localized URM walls as indicated. Remainder of building is a concrete shear wall building. 2001 Seismic upgrade included single new concrete shear wall in the SE portion of the main building from foundation to L1. |
| Bldg. B | **5.6** | 1955 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 1,000 | $150 | $150,000 | 8,600 | $100 | $910,000 | | 1955 Classroom Addition on north side of cafeteria. Wood framed |
| Bldg. C | **3.9** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 3,500 | $75 | $262,500 | | - |
| Bldg. D | **4.5** | 1971 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 5,600 | $50 | $280,000 | | Wood Pole Barn Play Structure |
| Bldg. E | **1.1** | 2010 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 2,000 | $0 | $0 | | Benchmark building |
| Bldg. F | **1.1** | 2010 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,900 | $0 | $0 | | Benchmark building |

## 2025 Seismic Risk Summary: Roosevelt

| Select school from pull down menu: | Roosevelt |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | 9-12 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Retrofitted

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Rosa Parks

| Select school from pull down menu: | Rosa Parks |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | K-5 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Replaced

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

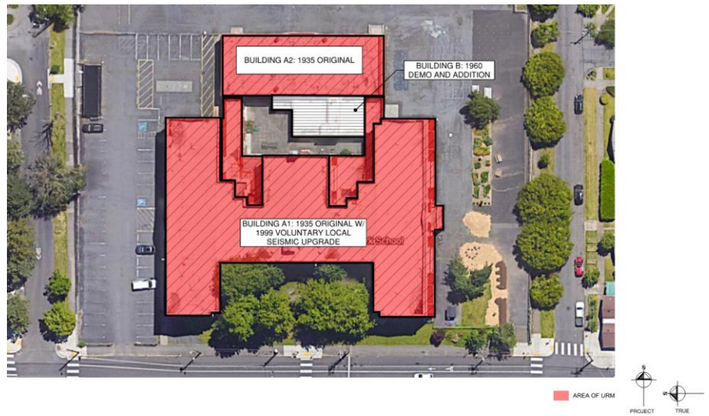
**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

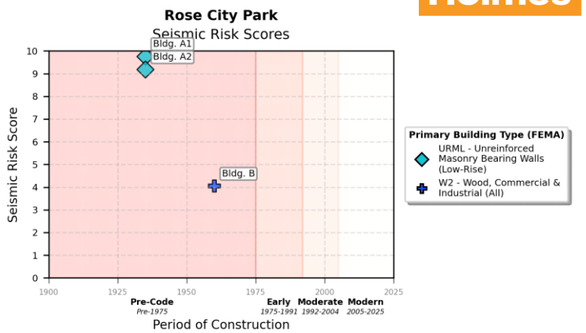
## 2025 Seismic Risk Summary: Rose City Park

| Select school from pull down menu: | Rose City Park | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 71,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $20,910,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $21,100,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**



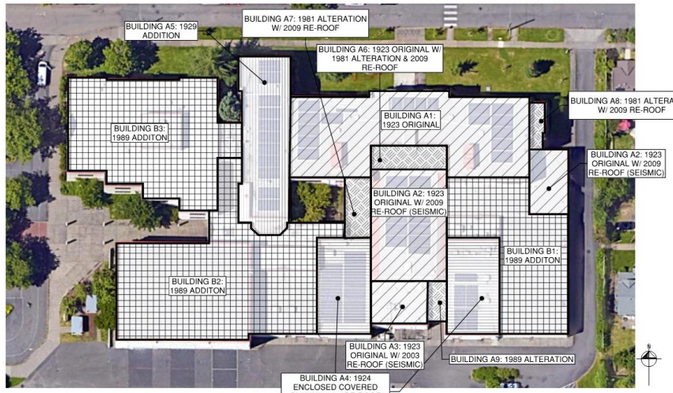

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.8** | 1935 | 2 | Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | yes - 10% | yes | 63,300 | $300 | $18,990,000 | 63,300 | $0 | $18,990,000 | Remaining load bearing URM walls require strengthening. | 1999 Strengthening was largely concentrated in the south wing. New concrete shear wall overlays at south stair, E & W Walls of South Wing, South Wall of South Wing. Roof and Floor diaphragm connections between north cental and south wings upgraded Remaining load bearing URM walls require strengthening. |
| Bldg. A2 | **9.2** | 1935 | 1 | Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 90% | yes | 6,400 | $300 | $1,920,000 | 6,400 | $0 | $1,920,000 | | 1999 - partial parapet strengthening in this area |
| Bldg. B | **4.1** | 1960 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 30% | No | 0 | $0 | $0 | 1,900 | $100 | $190,000 | | - |

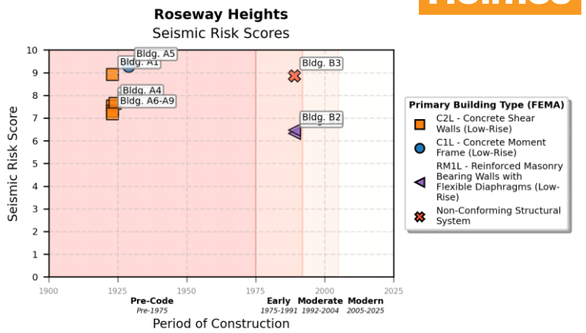
## 2025 Seismic Risk Summary: Roseway Heights

| Select school from pull down menu: | Roseway Heights | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 95,400 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $15,680,000 | |
| 2024 Roof Assessment Priorities | Priorities 2, 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **8.9** | 1923 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 21,870 | $250 | $5,467,500 | | Original structure - non-ductile concrete. Includes classrooms (RC slab roof, pan joist 2nd level), assembly hall w/ stage (wood trusses), & boiler room (wood beam). Classrooms, 2009 reroof w/ no seismic upgrades. |
| Bldg. A2 | **7.5** | 1923 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 1,620 | $225 | $364,500 | | Original structure - non-ductile concrete. Auditorium + stage & classroom 117. 2003 work removed hollow clay tile walls at stage area. 2009 re-roof included new ply over existing sheathing + new IP & OOP connections (excludes Auditorium east and west walls) |
| Bldg. A3 | **7.3** | 1923 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 1,620 | $150 | $243,000 | | Original structure - non-ductile concrete. Boiler room. 1981 Alterations included the removal of skylights, (N) stud partitions to form janitorial offices, stair relocation, & remodel of fan room to a class room. 2003 reroof included removal of masonry chimney down to the concrete level and roof upgrades - (N) ply over (E) sheathing and updated the roof diaphragm boundary connections |
| Bldg. A4 | **7.7** | 1924 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 40% | yes | 0 | $0 | $0 | 6,200 | $225 | $1,395,000 | | Originally enclosed covered play. Now small gym & industrial arts. 1989 remodel changed east play room to industrial arts room. 2003 reroof included (N) ply over (E) sheathing and updated the roof diaphragm boundary connections |
| Bldg. A5 | **9.3** | 1929 | 2 | Concrete Moment Frames, Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 13,100 | $250 | $3,275,000 | | 1929 Original Structure. Appears to be C1 in short direction (E/W) and RC shear walls in long direction (N/S). Central staircase removed in 1989 Addition/remodel - (N) floor is metal deck w/ concrete topping. |
| Bldg. A6-A9 | **7.2** | 1923 / 1981 & 1989 | 1-2 | Reinforced Masonry Bearing Walls (Flexible Diaphragms), Concrete Shear Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 4,610 | $75 | $345,750 | | Various locations with metal deck diaphragms installed in 1981 or 1989. LFRS relies on existing adjacent walls and is either original concrete walls, CMU walls installed in the 1980's or some combination of the two. 2009 re-roof included checking the welds and button punch joints |
| Bldg. B1 | **6.3** | 1989 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 7,790 | $50 | $389,500 | | 1989 addition on the southeast corner of the building. Includes a mechanical penthouse. Metal deck diaphragm with steel framing supported on (E) concrete walls and (N) exterior reinforced CMU walls. 2009 re-roof was non-structural |
| Bldg. B2 | **6.5** | 1989 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 50% | no | 0 | $0 | $0 | 15,940 | $50 | $797,000 | | 1989 addition of gym and locker rooms on the southwest corner of the building. Includes mechanical penthouse. Metal deck diaphragm with steel framing supported on (E) concrete walls and (N) exterior reinforced CMU walls. 2009 re-roof was non-structural. |
| Bldg. B3 | **8.9** | 1989 | 2 | Precast Concrete Frames with Shear Walls, Reinforced Masonry Bearing Walls (Flexible Diaphragms), Steel Braced Frames (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 22,690 | $150 | $3,403,500 | | 1989 addition of classrooms on the northwest corner of the building. First floor is precast concrete frames with CMU shear walls and hollow core flooring. 2nd floor is steel framing with CMU shear walls and metal deck roofing. Penthouse is steel framing with braced frames and metal deck roofing. |

## 2025 Seismic Risk Summary: Sabin

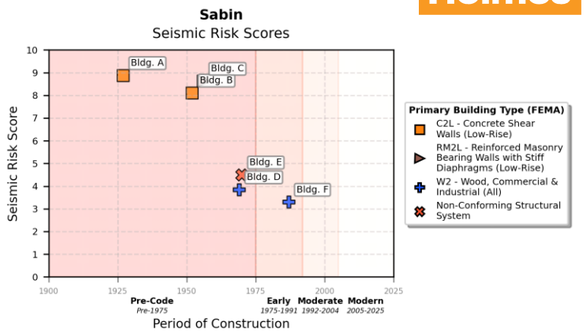
Holmes

| Select school from pull down menu: | Sabin | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 80,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $2,600,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $19,320,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **8.9** | 1927 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | No | 6,500 | $400 | $2,600,000 | 66,100 | $250 | $17,500,000 | Retrofit URM walls along North wall (Kinder and Preschool rooms) and north entries. | URM at gym and north exterior walls at entries. Slender steel gravity columns in URM at gym, but likely deficient for gravity loads alone. |
| Bldg. B | **8.1** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 2,000 | $250 | $500,000 | | - |
| Bldg. C | **8.6** | 1956 | 1 | Concrete Shear Walls (Stiff Diaphragms) | no | No | 0 | $0 | $0 | 2,800 | $250 | $700,000 | | Mix of concrete and lightly reinforced masonry walls. |
| Bldg. D | **3.9** | 1969 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 3,000 | $75 | $225,000 | | It is likely this structure is wood framed and these deficiencies are applicable. |
| Bldg. E | **4.5** | 1970 | 1 | Cantilevered Wood Posts | no | No | 0 | $0 | $0 | 4,600 | $50 | $230,000 | | - |
| Bldg. F | **3.3** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 2,200 | $75 | $165,000 | | - |

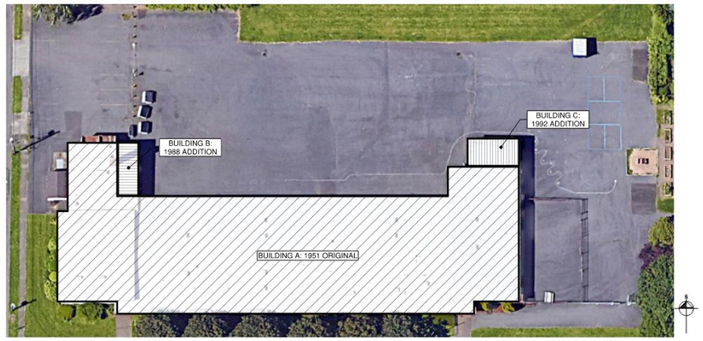
## 2025 Seismic Risk Summary: Sacajawea

Holmes

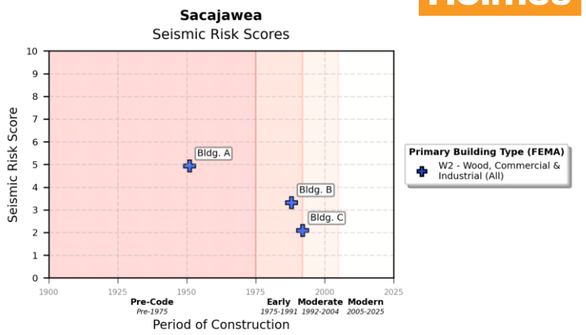
| Select school from pull down menu: | Sacajawea | |
|---|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | Pre-K | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 19,200 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $1,920,000 | |
| 2024 Roof Assessment Priorities | Priority 1 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

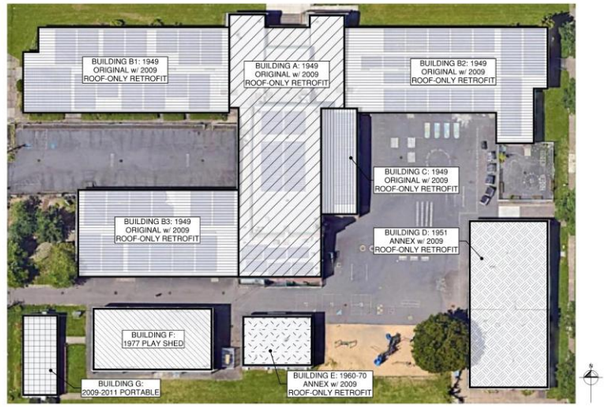
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **4.9** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 10% | no | 0 | $0 | $0 | 18,400 | $100 | $1,840,000 | | Original Structure. Chimney appears to have been strengthened, but date and extent of strenthening is unknown |
| Bldg. B | **3.3** | 1988 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 300 | $100 | $30,000 | | 1988 storage addition. Encloses original outdoor corridor. Original roof structure. |
| Bldg. C | **2.1** | 1992 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 500 | $100 | $50,000 | | 1992 Addition to northeast end. Original end wall was removed. Connections between addition and existing structure @ walls and roof diaphragm are generally unquantifiable. |

## 2025 Seismic Risk Summary: Scott

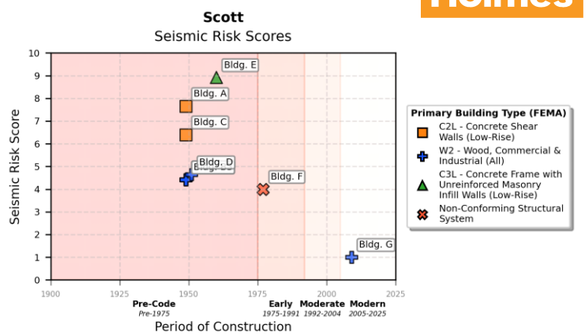
Holmes

| Select school from pull down menu: | Scott | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 137,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $11,520,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **7.7** | 1949 | 1 | Concrete Shear Walls (Stiff & Flexible Diaphragms) | yes - 40% | yes | 0 | $0 | $0 | 25,600 | $125 | $3,200,000 | Brace chimney | 2009 - partial roof-only seismic upgrade |
| Bldg. B1 | **4.4** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 30,800 | $75 | $2,310,000 | | 2009 - partial roof-only seismic upgrade |
| Bldg. B2 | **4.4** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 30,800 | $75 | $2,310,000 | | 2009 - partial roof-only seismic upgrade |
| Bldg. B3 | **4.4** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 30,800 | $75 | $2,310,000 | | 2009 - partial roof-only seismic upgrade |
| Bldg. C | **6.4** | 1949 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 2,500 | $100 | $250,000 | | 2009 - partial roof-only seismic upgrade |
| Bldg. D | **4.6** | 1951 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 8,200 | $75 | $615,000 | | 2009 - partial roof-only seismic upgrade |
| Bldg. E | **8.9** | 1960 | 1 | Concrete Frames with Infill Masonry Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 2,200 | $125 | $275,000 | | Concrete frame with varying height CMU wall infill<br>2009 - partial roof-only seismic upgrade |
| Bldg. F | **4.0** | 1977 | 1 | Cantilevered Wood Posts | no | no | 0 | $0 | $0 | 5,000 | $50 | $250,000 | | - |
| Bldg. G | **1.0** | 2009 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark building |

## 2025 Seismic Risk Summary: Sellwood

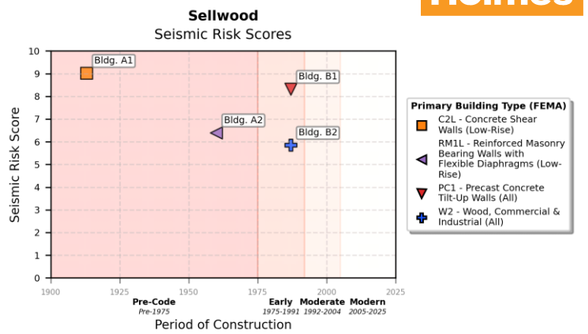
Holmes

| Select school from pull down menu: | Sellwood | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 92,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $20,170,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.0** | 1913 & 1925 | 3 | Concrete Shear Walls (Stiff Diaphragms) | yes - 10% | yes | 0 | $0 | $0 | 66,200 | $250 | $16,550,000 | | Built in stages, first stage in 1913 and second stage in 1925. Various architectural upgrades completed. Interconnected with building A2. 2016 partial roof-only seismic upgrade. |
| Bldg. A2 | **6.4** | 1960 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragm), assumed. | no | yes | 0 | $0 | $0 | 3,500 | $200 | $700,000 | | Built in 1960. Interconnected to building A1 & B2. Insufficient documentation of this building has been provided, so it has been assumed to be of Reinforced Masonry Construction with a flexible roof diaphragm. This assumption is based on exterior observations and similar construction of this era. 2016 partial roof-only seismic upgrade. |
| Bldg. B1 | **8.3** | 1987 | 1 | Concrete Precast Shear Walls (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | yes - 85% | yes | 0 | $0 | $0 | 10,000 | $100 | $1,000,000 | | The north wall of building B1 is connected to building B2 and shares a common plywood shearwall. Contains the gymnasium (double height) space. 2016 partial roof-only seismic upgrade. |
| Bldg. B2 | **5.9** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Precast Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 12,800 | $150 | $1,920,000 | | The south-west corner of building B2 is laterally supported by precast concrete shear walls. Building B2 is interconnected with building B1 on its south and south-west edges. Attached to building A2. 2016 partial roof-only upgrade. |

## 2025 Seismic Risk Summary: Sitton

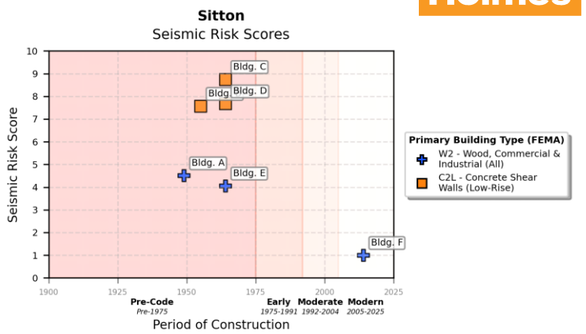
Holmes

| Select school from pull down menu: | Sitton | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Roosevelt | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 61,900 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $5,690,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **4.5** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 14,900 | $100 | $1,490,000 | | 2020 - roof sheathing upgraded |
| Bldg. B | **7.6** | 1955 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 55% | Yes | 0 | $0 | $0 | 10,700 | $150 | $1,605,000 | Reinforce/confirm single bolted barrel truss for redundancy | 2001 - partial roof-only seismic upgrade (anchorage upgraded, but not re-sheathed)<br>2020 - sheathing upgraded |
| Bldg. C | **8.8** | 1964 | 1 | Concrete Shear Walls, Steel Braced Frames (Flexible Diaphragms), Wood Frames (Commercial and Industrial Buildings) | yes - 100% | Yes | 0 | $0 | $0 | 8,200 | $150 | $0 | | Tension rod chevron frames over concrete shear walls (north, south, west elevations) or wood let-in bracing (East elevation)<br>2001 partial roof-only seismic upgrade (anchorage upgraded, but not re-sheathed)<br>2020 - roof sheathing upgraded |
| Bldg. D | **7.7** | 1964 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 400 | $100 | $0 | | - |
| Bldg. E | **4.1** | 1964 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 25,900 | $100 | $2,590,000 | | - |
| Bldg. F | **1.0** | 2014 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark building |

## 2025 Seismic Risk Summary: Skyline

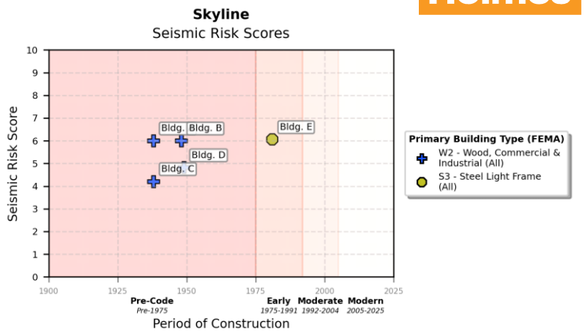
Holmes

| Select school from pull down menu: | Skyline | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Lincoln | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 46,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $6,080,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **6.0** | 1938 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Flexible and Stiff Diaphragms) | no | Yes | 0 | $0 | $0 | 19,500 | $150 | $2,925,000 | | Constructed in 1938 and 1942<br>Wood framed building over daylight concrete basement<br>concrete floor framing over boiler room<br>2023 - partial roof-only seismic retrofit |
| Bldg. B | **6.0** | 1948 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | no | Yes | 0 | $0 | $0 | 6,200 | $125 | $775,000 | | 1956 second floor & furnace room added<br>wood building on daylight concrete basement and concrete boiler room<br>2023 - roof-only seismic retrofit |
| Bldg. C | **4.2** | 1938 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 2,500 | $75 | $187,500 | | 2023 - roof-only seismic retrofit |
| Bldg. D | **4.8** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | yes - 65% | Yes | 0 | $0 | $0 | 12,600 | $150 | $1,890,000 | Reinforce/confirm single bolted barrel truss for redundancy | 2023 - roof-only seismic retrofit, including partial strengthening of barrel truss |
| Bldg. E | **6.1** | 1981 | 1 | Metal Building Frames | no | No | 0 | $0 | $0 | 6,000 | $50 | $300,000 | | - |

## 2025 Seismic Risk Summary: Smith

| Select school from pull down menu: | Smith |
|---|---|

| CAMPUS INFORMATION | | |
|---|---|---|
| Grades | N/A | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | Priority 2 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Decommissioned

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

**Building Part Seismic Risk Scores**

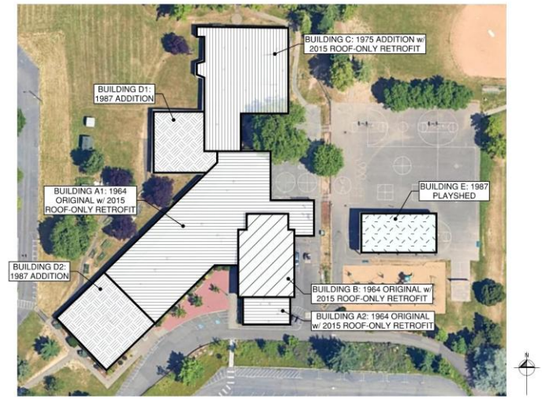
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

## 2025 Seismic Risk Summary: Stephenson

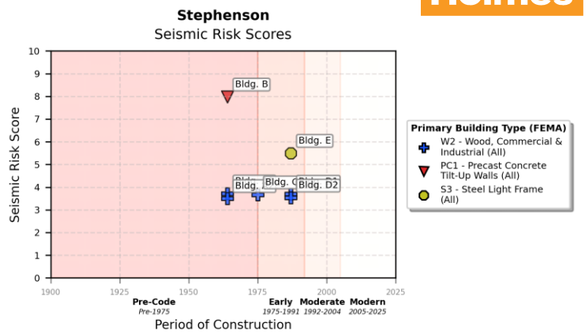
Holmes

| Select school from pull down menu: | Stephenson | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Wells | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 80,900 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $7,350,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

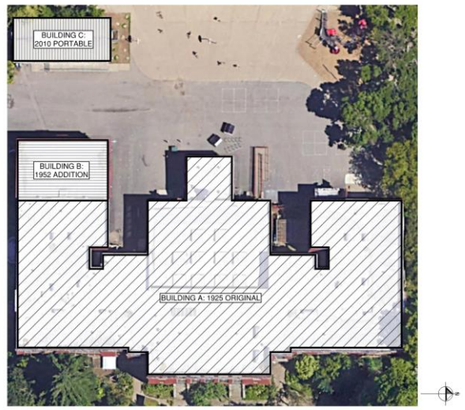
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **3.7** | 1964 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 16,600 | $100 | $1,660,000 | | 2015 - partial roof-only seismic upgrade |
| Bldg. A2 | **3.5** | 1964 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 1,400 | $100 | $140,000 | | 2015 - partial roof-only seismic upgrade |
| Bldg. B | **8.0** | 1964 | 1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | yes - 100% | yes | 0 | $0 | $0 | 40,200 | $100 | $4,020,000 | Fasten walls to foundation | 2015 - partial roof-only seismic upgrade |
| Bldg. C | **3.7** | 1975 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 30% | yes | 0 | $0 | $0 | 10,300 | $75 | $772,500 | | Includes a wood framed mezzanine<br>2015 - partial roof-only seismic upgrade |
| Bldg. D1 | **3.7** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 3,700 | $75 | $277,500 | | - |
| Bldg. D2 | **3.5** | 1987 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | No | 0 | $0 | $0 | 5,200 | $75 | $390,000 | | - |
| Bldg. E | **5.5** | 1987 | 1 | Metal Building Frames | no | No | 0 | $0 | $0 | 3,500 | $25 | $87,500 | | - |

## 2025 Seismic Risk Summary: Sunnyside

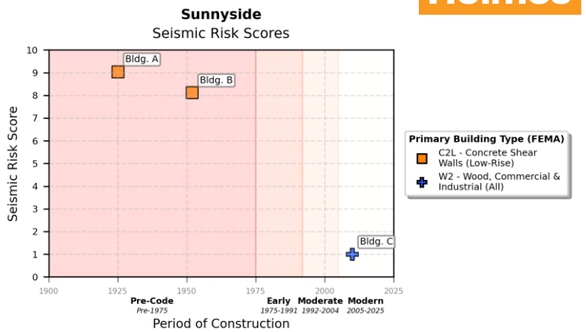
Holmes

| Select school from pull down menu: | Sunnyside | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 55,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $12,490,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1925 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 20% | no | 0 | $0 | $0 | 47,800 | $250 | $11,950,000 | | 1977 - cafeteria floor elevated |
| Bldg. B | **8.1** | 1952 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 5,400 | $100 | $540,000 | | - |
| Bldg. C | **1.0** | 2010 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,800 | $0 | $0 | | Benchmark building |

## 2025 Seismic Risk Summary: Trillium at Edwards

| Select school from pull down menu: | Trillium at Edwards | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | N/A | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | N/A | Per PPS provided list |
| Total Floor Area (SF) | N/A | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | N/A | |
| 2024 Roof Assessment Priorities | N/A | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*

Holmes

# Leased Property

# Not in Seismic Risk Assessment Scope

**Building Year Plan**

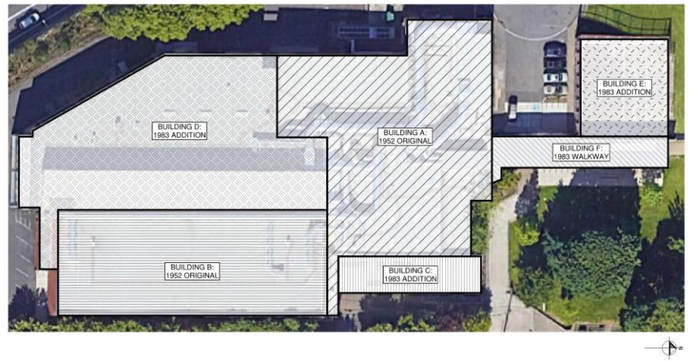
**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |

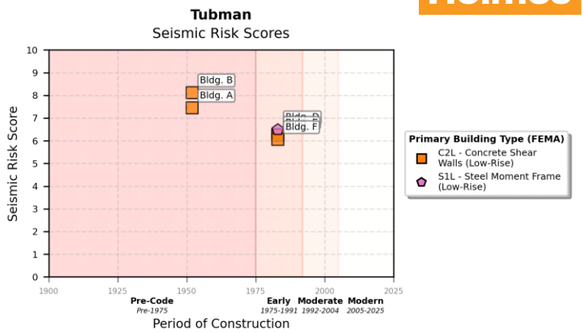
## 2025 Seismic Risk Summary: Tubman

| Select school from pull down menu: | Tubman | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Grant | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 92,500 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $13,360,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **7.5** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 25% | No | 0 | $0 | $0 | 19,700 | $150 | $2,955,000 | | - |
| Bldg. B | **8.1** | 1952 | 2 | Concrete Shear Walls (Flexible and Stiff Diaphragms) | no | No | 0 | $0 | $0 | 27,200 | $200 | $5,440,000 | | 1983 - added reinforced CMU mezzanine in library |
| Bldg. C | **6.3** | 1983 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 2,500 | $150 | $312,500 | | Appears to be laterally supported by part A |
| Bldg. D | **6.5** | 1983 | 2 | Steel Moment Frames (Flexible and Stiff Diaphragms), Reinforced Masonry Bearing Walls (Stiff Diaphragms) | yes - 30% | No | 0 | $0 | $0 | 36,300 | $100 | $3,630,000 | | Pile Foundations<br>Main Structure appears to be steel moment frames<br>Clerestory includes steel rod braced frames<br>Mezzanines appear to be reinforced CMU |
| Bldg. E | **6.3** | 1983 | 1 | Concrete Shear Walls (Stiff Diaphragms) | no | No | 0 | $0 | $0 | 4,300 | $150 | $645,000 | | - |
| Bldg. F | **6.1** | 1983 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | No | 0 | $0 | $0 | 2,500 | $150 | $375,000 | | Space frame system noted as C2 as it is laterally supported by building parts A & E |

## 2025 Seismic Risk Summary: Vernon

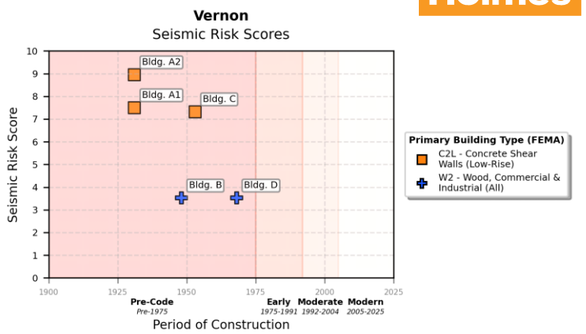
Holmes

| Select school from pull down menu: | Vernon | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 83,300 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $2,450,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $15,960,000 | |
| 2024 Roof Assessment Priorities | Priorities 2, 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**



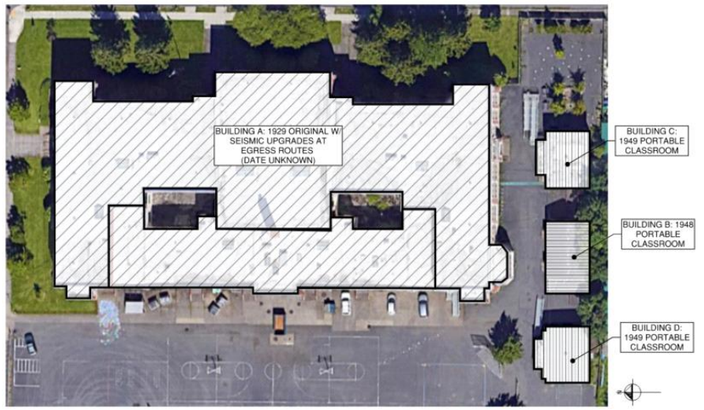

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **7.5** | 1931 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 43,300 | $200 | $8,660,000 | | 2000 upgrades include shotcrete walls at north and south walls and wall between gym and corridor. Drag struts for new shear walls. HCT walls braced or removed. |
| Bldg. A2 | **9.0** | 1931 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 75% | yes | 7,000 | $200 | $2,450,000 | 30,100 | $200 | $6,020,000 | Single URM wall, has been tied to the roof, but it is tall and likely need to have OOP strengthening (strongbacks) | 2000 upgrades appear to be mostly bracing HCT walls in these area. Also parapet bracing and improved connection between high roofs (gym and multi-purpose rooms) and north and south walls. New Shotcrete wall between gym and adjacent coordior (of building A1). 2023 roof only seismic retrofit: (parapet bracing on A2 including attachment of URM walls to roof and diaphragm strengthening at B&D) |
| Bldg. B | **3.5** | 1948 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 2,700 | $50 | $135,000 | | 2023 roof only seismic retrofit |
| Bldg. C | **7.3** | 1953 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 5,200 | $200 | $1,040,000 | | - |
| Bldg. D | **3.5** | 1968 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 2,000 | $50 | $100,000 | | 2023 roof only seismic retrofit |

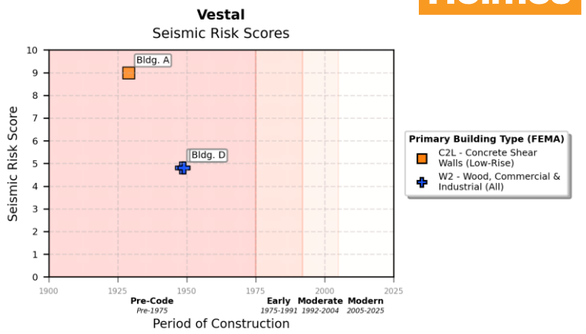
## 2025 Seismic Risk Summary: Vestal

| Select school from pull down menu: | Vestal | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | McDaniel | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 72,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $17,450,000 | |
| 2024 Roof Assessment Priorities | Priorities 2 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1929 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 10% | yes | 0 | $0 | $0 | 68,600 | $250 | $17,150,000 | West (exterior) walls of kitchen & play room are brick. Exterior walls of the second floor North and south corridor is two layers of hollow clay tile plus veneer. | 1929 Original two story building. Appears to have had seismic upgrades which included restraining the chimney and providing strongbacks along exit routes. The time and extent of the seismic upgrades is unknown as drawings for this intervention were not provided. Note that a beam which frames into the south wall of the basement storage room was observed to have been cut to fit a switchboard. The time of this intervention is unknown, but the switchboard appears to have been in place before the 1998 FIT IT Infrastructure Improvement Drawings were made. |
| Bldg. B | **4.8** | 1948 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,300 | $75 | $97,500 | | Center portable classroom unit. Classroom was moved to site in 1948. Available drawings show the foundation. No drawings for the superstructure were provided. |
| Bldg. C | **4.8** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,400 | $75 | $105,000 | | Eastern portable classroom unit. Identical to Building D. Classroom was moved to site in 1949. Available drawings show the foundation. No drawings for the superstructure were provided. |
| Bldg. D | **4.8** | 1949 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,300 | $75 | $97,500 | | Western portable classroom unit. Identical to Building C. Classroom was moved to site in 1949. Available drawings show the foundation. No drawings for the superstructure were provided. |

## 2025 Seismic Risk Summary: West Sylvan

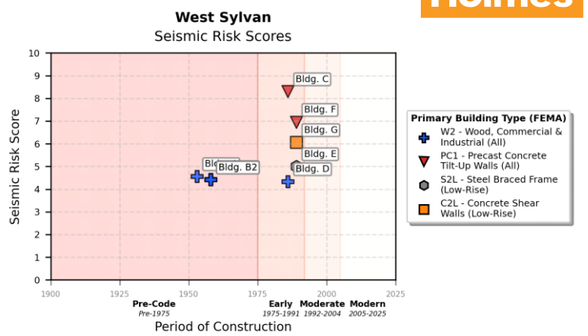
Holmes

| Select school from pull down menu: | West Sylvan | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-8 | |
| 2024-25 High School Cluster | Lincoln | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 107,900 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $12,600,000 | |
| 2024 Roof Assessment Priorities | Priorities 1 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **4.6** | 1953 | 1 | Wood Frames (Commercial and Industrial Buildings) | yes - 30% | Yes | 0 | $0 | $0 | 24,400 | $100 | $2,440,000 | | King post trusses in gym<br>2023 - roof-only seismic retrofit |
| Bldg. B1 | **4.4** | 1958 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 20,500 | $100 | $2,050,000 | | Constructed in 1958, 1960, 1963<br>2023 - roof-only seismic retrofit |
| Bldg. B2 | **4.4** | 1958 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 2,900 | $100 | $290,000 | Brace brick piers by doors | 2023 - roof-only seismic retrofit |
| Bldg. C | **8.3** | 1986 | 1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | yes - 70% | Yes | 0 | $0 | $0 | 8,500 | $150 | $1,275,000 | Fasten walls to foundation | 2023 - roof-only seismic retrofit |
| Bldg. D | **4.3** | 1986 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 27,700 | $125 | $3,462,500 | | 2023 - Partial roof-only seismic retrofit |
| Bldg. E | **5.0** | 1989 | 1 | Steel Braced Frames (Flexible & Stiff Diaphragms) & Concrete Shear Walls (Stiff Diaphragms) | no | No | 0 | $0 | $0 | 20,000 | $125 | $2,500,000 | | Metal deck roof on flat bar braced frames.<br>Composite deck floor on daylight concrete wall basement |
| Bldg. F | **7.0** | 1989 | 1 | Precast or Tilt-up Concrete Shear Walls (Flexible Diaphragm) | yes - 50% | Yes | 0 | $0 | $0 | 3,500 | $150 | $525,000 | Fasten walls to foundation | 2023 - roof-only seismic retrofit |
| Bldg. G | **6.1** | 1989 | 2 | Concrete Shear Walls (Stiff Diaphragms) | no | Yes | 0 | $0 | $0 | 400 | $150 | $60,000 | | 2023 - roof-only seismic retrofit |

## 2025 Seismic Risk Summary: Whitman

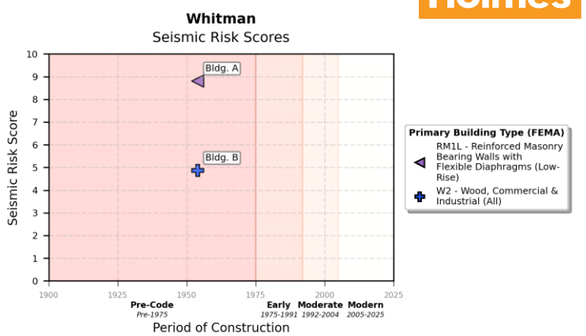
Holmes

| Select school from pull down menu: | Whitman | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 62,200 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $6,760,000 | |
| 2024 Roof Assessment Priorities | Priority 3 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **8.8** | 1954 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 85% | no | 0 | $0 | $0 | 10,700 | $150 | $1,605,000 | | - |
| Bldg. B | **4.9** | 1954 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 51,500 | $100 | $5,150,000 | | 1955 - South playshed infilled in-kind |

## 2025 Seismic Risk Summary: Wilcox

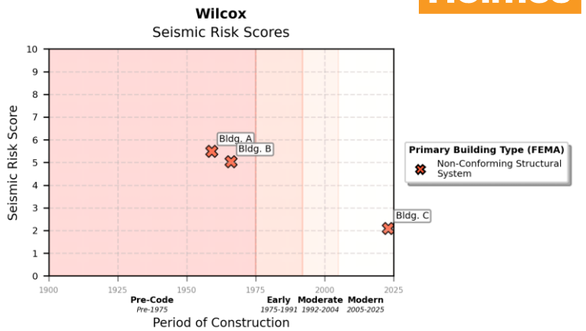
Holmes

| Select school from pull down menu: | Wilcox | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | PreK, K-5 | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 20,000 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $455,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $1,780,000 | |
| 2024 Roof Assessment Priorities | Priority 3 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**



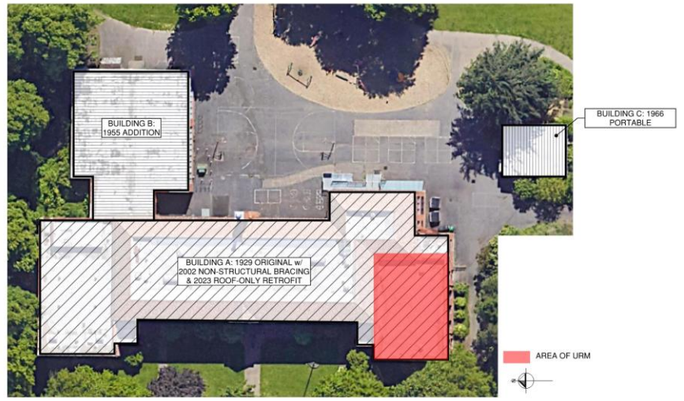

**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **5.5** | 1959 | 1 | Strap-Braced Wall System | no | yes | 1,300 | $350 | $455,000 | 17,000 | $75 | $1,632,500 | Retrofit localized remaining URM load-bearing walls | URM present at unreinforced CMU boiler room exterior wall and west interior fireblock wall. Further exploratory recommended for unreinforced CMU. URM present at chimney stack.<br>1998 Retrofit of metal stud braces and selective URM walls. |
| Bldg. B | **5.0** | 1966 | 1 | Strap-Braced Wall System | no | yes | 0 | $0 | $0 | 2,000 | $75 | $150,000 | | 1998 Retrofit of metal stud braces and selective URM walls. |
| Bldg. C | **2.1** | 2023 | 1 | Strap-Braced Wall System | no | no | 0 | $0 | $0 | 1,000 | $0 | $0 | | Structure enclosed an exterior area. Intrusions from vegetation present, monitor for potential upheaval of slab/foundations elements. |

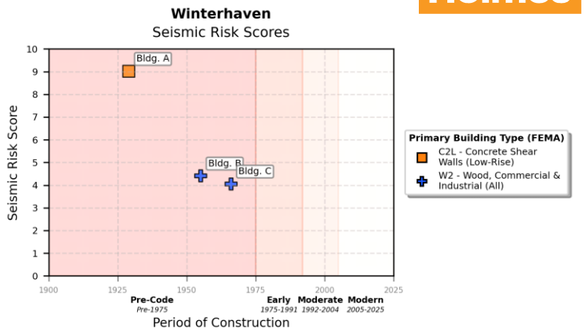
## 2025 Seismic Risk Summary: Winterhaven

| Select school from pull down menu: | Winterhaven | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-8 | |
| 2024-25 High School Cluster | N/A | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 40,800 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $810,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $8,630,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **9.0** | 1929 | 2 | Concrete Shear Walls (Stiff Diaphragms), Unreinforced Masonry Bearing Walls (Stiff Diaphragms) | yes - 20% | yes | 2,700 | $300 | $810,000 | 33,800 | $225 | $7,807,500 | Retrofit URM bearing walls at gym | 2002 - partial non-structural bracing<br>2023 - non-structural parapet bracing at gym and chimney reduction |
| Bldg. B | **4.4** | 1955 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 6,000 | $125 | $750,000 | | 2023 - roof-only seismic retrofit |
| Bldg. C | **4.1** | 1966 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 1,000 | $75 | $75,000 | | - |

## 2025 Seismic Risk Summary: Woodlawn

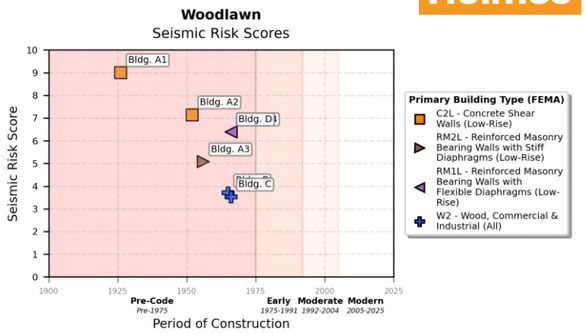
Holmes

| Select school from pull down menu: | Woodlawn | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Jefferson | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 70,100 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $15,320,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

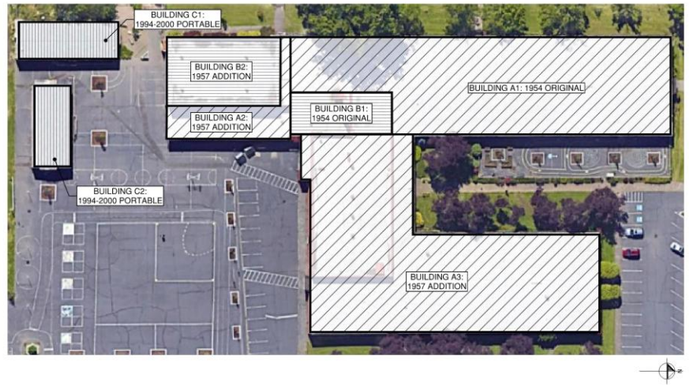
| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **9.0** | 1926 | 2 | Concrete Shear Walls (Stiff Diaphragms) | yes - 15% | yes | 0 | $0 | $0 | 57,700 | $250 | $14,425,000 | Laterally brace existing load-bearing multiple wythe URM exterior walls in norther portion of building | 1926 Original Structure - Jones school. Two-story structure with classrooms, auditorium and gyms (boys & girls). Roof and floors typically pan joist system with topping slab. Auditorium and gyms have 3.5" conc. slab supported by steel I-joists and steel trusses. Seismic upgrades in 2000, 2014, and 2020. 2000 upgrades include tying the building together through the expansion joint at the center wing and strengthening URM walls in some areas. 2014 upgrades include reducing the height of the chimney, replacing a URM wall with a CMU shear wall, and bracing URM walls along egress routes on the south side of the building. 2020 Seismic upgrades included parapet bracing at lower roofs. |
| Bldg. A2 | **7.2** | 1952 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 600 | $50 | $30,000 | | 1952 Addition to northside of boiler room. Removed north wall of storage room on first floor to create a larger room. Seismic re-roof in 2020 included providing a 1/2" plywood overlay with sheet metal strap blocking with staples at each panel edge above plywood. Also new wall-diaphragm connections. |
| Bldg. A3 | **5.1** | 1956 | 2 | Concrete Frames with Infill Masonry Shear Walls (Stiff Diaphragms), Reinforced Masonry Bearing Walls (Stiff Diaphragms) | no | yes | 0 | $0 | $0 | 5,200 | $75 | $390,000 | | 1956 classroom addition to east end of south wing. The original structural system appears to primarily be concrete frame with masonry infill. The seismic retrofit in 2014 included replacing the URM west walls (which are shared with the original 1926 building) with new CMU shear walls and laterally bracing URM walls & parapets. No structural upgrades were made in the east-west (short) direction. |
| Bldg. A4 | **6.4** | 1966 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 1,300 | $75 | $97,500 | | 1966 addition of locker rooms to north and south of gyms. 2020 Roof only retrofit. |
| Bldg. B | **3.7** | 1965 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 1,000 | $50 | $50,000 | | 1965 Portable Classroom. 2020 Seismic Re-roof. Minimal shear wall area on west wall. |
| Bldg. C | **3.5** | 1966 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | yes | 0 | $0 | $0 | 2,000 | $50 | $100,000 | | 1965 Portable Classroom. Original plans missing some details. 2020 Seismic Re-roof. |
| Bldg. D | **6.4** | 1966 | 1 | Reinforced Masonry Bearing Walls (Flexible Diaphragms) | no | yes | 0 | $0 | $0 | 2,300 | $100 | $230,000 | Connection of CMU lintel to CMU wall below | 1966 Industrial Arts classroom. 2020 seismic reroof. Walls are CMU pilasters with CMU infill. Load path to CMU walls is unclear given the available documentation as the CMU walls between pilasters don't appear to align with the lintel beam and there doesn't appear to be continuous reinforcement between the two elements. Also unclear if CMU walls reinforcement continues to foundations. |

## 2025 Seismic Risk Summary: Woodmere

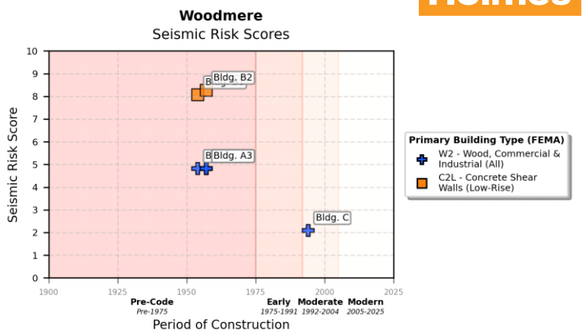
Holmes

| Select school from pull down menu: | Woodmere | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | yes | Per PPS provided list |
| Total Floor Area (SF) | 133,700 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $13,690,000 | |
| 2024 Roof Assessment Priorities | Priorities 4 & 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **4.8** | 1954 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 40,900 | $100 | $4,090,000 | Brace brick pilasters near egress | No structural drawings |
| Bldg. A2 | **4.8** | 1957 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 40,900 | $100 | $4,090,000 | Brace brick pilasters near egress | - |
| Bldg. A3 | **4.8** | 1957 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 40,900 | $100 | $4,090,000 | Brace brick pilasters near egress | - |
| Bldg. B1 | **8.1** | 1954 | 1 | Concrete Shear Walls (Flexible Diaphragms) | no | no | 0 | $0 | $0 | 2,700 | $250 | $675,000 | | No structural drawings |
| Bldg. B2 | **8.3** | 1957 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 100% | no | 0 | $0 | $0 | 4,300 | $150 | $645,000 | | - |
| Bldg. C | **2.1** | 1994 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 4,000 | $25 | $100,000 | | - |

## 2025 Seismic Risk Summary: Woodstock

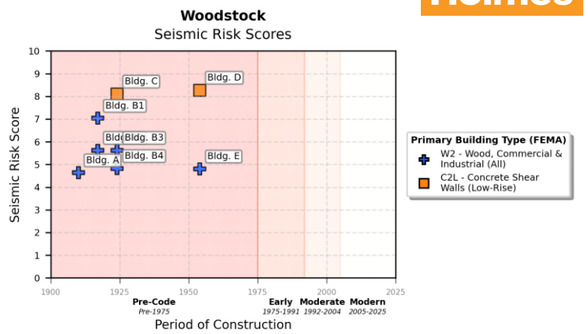
Holmes

| Select school from pull down menu: | Woodstock | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | K-5 | |
| 2024-25 High School Cluster | Cleveland | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 65,600 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | $255,000 | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $8,250,000 | |
| 2024 Roof Assessment Priorities | Priorities 3 & 4 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seisimic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A | **4.6** | 1910 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 7,600 | $150 | $1,140,000 | | 1917 - current structure relocated to new foundation<br>1981 - second floor burned/removed & roof level constructed |
| Bldg. B1 | **7.0** | 1917 | 1 | Wood Frames (Commercial and Industrial Buildings), Unreinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 45% | Yes | 1,700 | $150 | $255,000 | 20,700 | $125 | $2,630,000 | Reinforce/confirm single bolted barrel truss for redundancy, retrofit URM north wall of gym. | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |
| Bldg. B2 | **5.6** | 1917 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 4,100 | $125 | $512,500 | | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |
| Bldg. B3 | **5.6** | 1924 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 6,300 | $125 | $787,500 | | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |
| Bldg. B4 | **4.8** | 1924 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | Yes | 0 | $0 | $0 | 8,500 | $125 | $1,062,500 | | Partial retrofit observed in attic (Date and extent of upgrade at this campus unknown)<br>1987 & 1990 - truss repairs |
| Bldg. C | **8.1** | 1924 | 1 | Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 1,200 | $150 | $180,000 | | - |
| Bldg. D | **8.3** | 1954 | 1 | Concrete Shear Walls (Flexible Diaphragms) | yes - 100% | no | 0 | $0 | $0 | 4,400 | $150 | $660,000 | | - |
| Bldg. E | **4.8** | 1954 | 1 | Wood Frames (Commercial and Industrial Buildings) | no | no | 0 | $0 | $0 | 12,800 | $100 | $1,280,000 | | - |

## 2025 Seismic Risk Summary: Youngson (Pioneer)

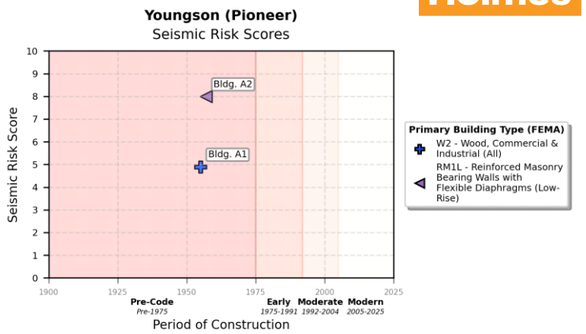
Holmes

| Select school from pull down menu: | Youngson (Pioneer) | |
|---|---|---|
| **CAMPUS INFORMATION** | | |
| Grades | 6-12 | |
| 2024-25 High School Cluster | Franklin | |
| 2025-26 Title 1A Status | no | Per PPS provided list |
| Total Floor Area (SF) | 31,300 | Est. per PPS floor plan |
| Total Cost of URM-Only Retrofit* | N/A | Approximate costs per 2024 Assessment |
| Total Cost of Complete Retrofit* | $3,130,000 | |
| 2024 Roof Assessment Priorities | Priority 5 | Per PPS provided list |

**Refer to Appendix A for more information on ROM pricing inclusions and exclusions.*




**Building Year Plan**




**Building Part Seismic Risk Scores**

| Building Part (See Diagram Above) | Risk Score | Year Built | No. of Stories | Lateral System (Description) | Assembly Area? | Any completed Retrofit/Seismic Upgrades? | URM (SF) | URM ROM* $/SF | ROM URM Only Retrofit* | Total Floor Plate (SF) | Non URM Total ROM* ($/SF) | ROM Total Retrofit* | Small Project Opportunities (Relatively Low Cost with High Safety Return) | Additional Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. A1 | **4.9** | 1955 | 1 | Wood Frames (Commercial and Industrial Buildings), Concrete Shear Walls (Stiff Diaphragms) | no | no | 0 | $0 | $0 | 17,300 | $100 | $1,730,000 | | Original structure. Typically wood framed structure with brick veneer. RC walls at the transformer vault. Air floor units under kindergarten classrooms. Truss repair in 1989. Metal roof installed circa 1995 (no drawings) |
| Bldg. A2 | **8.0** | 1957 | 1 | Wood Frames (Commercial and Industrial Buildings), Reinforced Masonry Bearing Walls (Flexible Diaphragms) | yes - 30% | no | 0 | $0 | $0 | 14,000 | $100 | $1,400,000 | Cafetorium - Wall to roof connections + possibly strongbacks (appear to only be reinforced with k-webs & no vertical reinforcement) | Additions to east (classrooms) and south (cafeteria, etc.). Typically wood framed, with reinforced masonry walls at the cafetorium. Risk score reflects the Cafetorium structural system. Truss repairs were undertaken in 1988-1989. Ceiling around opening above stage appeared to be slightly bowed. Cafeteria walls appear to have some post-installed thru-bolts - time of installation and purpose is unknown. |

# Office of School Modernization

## 2025 Bond Seismic Program Update

September 9, 2025

# Seismic Work in 2012, 2017, and 2020 Bonds

## Full Seismic Retrofits & New Buildings:

Benson Polytechnic High School (Modernized 2024)
Franklin High School
Grant High School
Lincoln High School
McDaniel High School
Roosevelt High School
hayu alqi uxyat
Alameda Elementary
Creative Science School
Faubion PK-8
Hayhurst Elementary
Kellogg Middle School
Lent K-5
Lewis Elementary
Marysville Elementary

## Partial and Roof-Level Seismic Improvements:

Abernethy
Ainsworth
Alameda
Arleta
Beverly Cleary
Boise-Eliot
Bridlemile
Buckman
Cesar Chavez
Chapman
Chief Joseph
Cleveland
Creative Science School
Creston
Duniway
Glencoe
Harriet Tubman
Harrison Park
Hayhurst
Hosford
Jackson
Ida B Wells
Kelly
James John
Laurelhurst
Lewis
Maplewood
Markham
Marshall
MLK
Meek
MLC
Mt. Tabor
Ockley Green
Richmond
Rigler
Sabin
Sellwood
Sitton
Skyline
Stephenson
Vernon
Winterhaven
Woodlawn

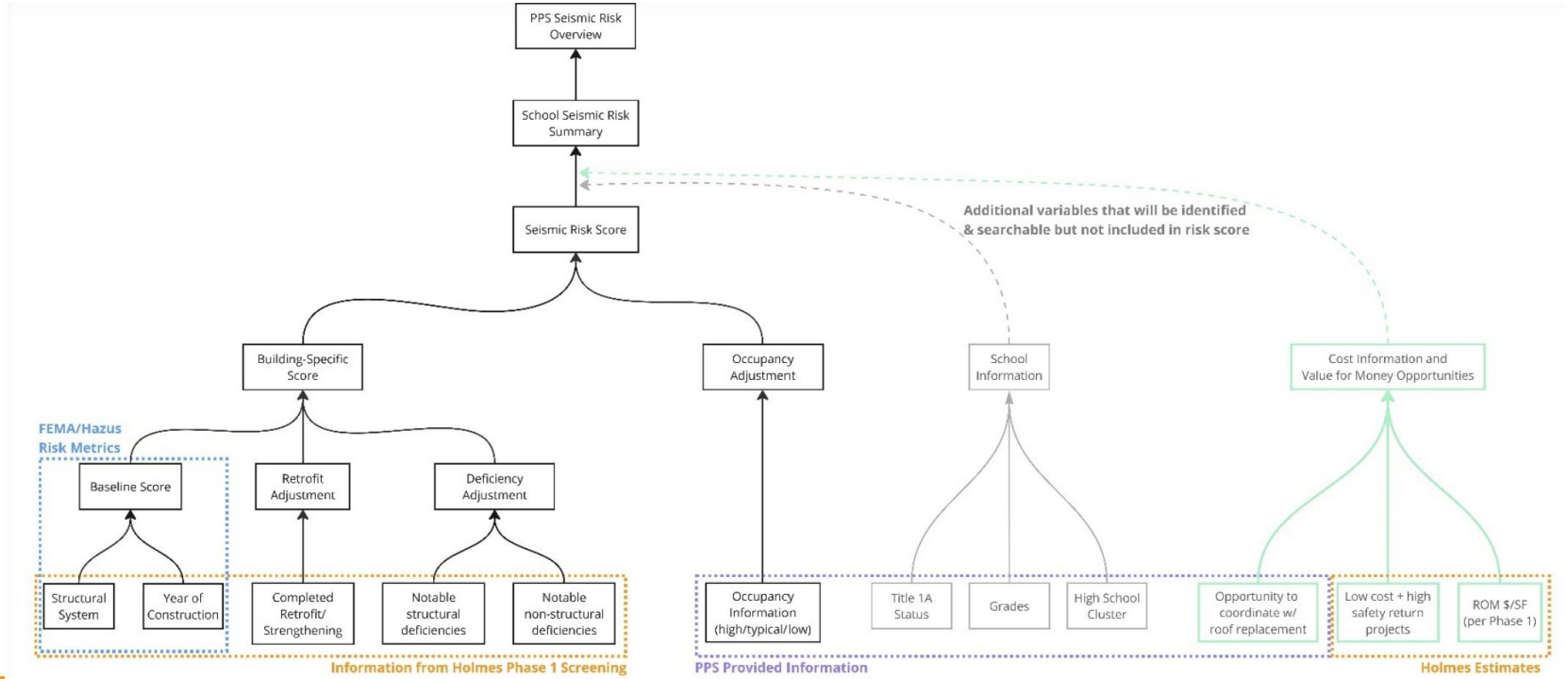
# 2025 Bond Seismic Improvements Resolutions

- In May, 2025, voters approved a general obligation bond to complete capital improvement projects for Portland Public Schools:
  - “Measure authorizes up to $1.83 billion... If approved, this measure would finance capital costs, including… seismic upgrades.”
- On May 6, 2025, the Board passed
  - Resolution 7109 - Urgent Need for Seismic Retrofitting of High-Risk School Buildings, and
  - Resolution 7110 - Resolution to Affirm the Board of Education’s Commitment to Track and Report Findings, Public Engagement and Recommendation of Seismic Upgrades through the School Facilities Improvement and Operations Committee.

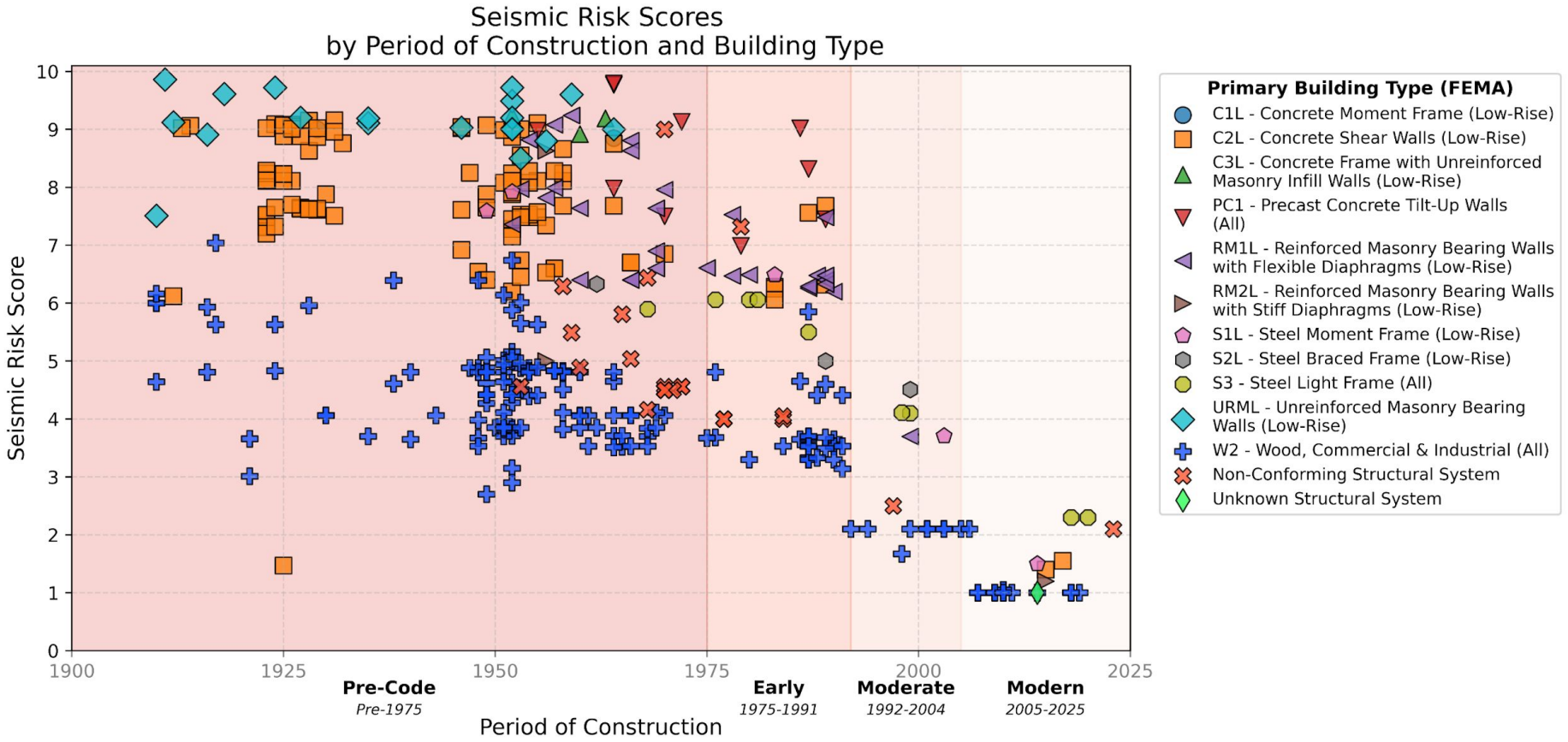
# 2025 Bond Seismic Improvements Program Status Report

- CURRENT PHASE – PRIORITIZATION AND PLANNING
  - Step 1. Gather detailed seismic deficiency data at all schools - Complete
  - Step 2. Obtain priority/risk scoring recommendations from structural engineer - Complete
  - Step 3. Evaluate recommendations Using PPS priority criteria - To Be Completed
    - These criteria include anticipated impacts of potential school right-sizing, the feasibility and consequences of multi-summer construction schedules, and potential disruptions to ongoing programs such as summer school.
    - This internal evaluation will ensure that project decisions align with both operational realities and district-wide educational goals.

# Seismic Risk Assessment




Holmes


Seismic Risk Scores
by Period of Construction and Building Type
Seismic Risk Score
Period of Construction
Pre-Code
Pre-1975
Early
1975-1991
Moderate
1992-2004
Modern
2005-2025
Primary Building Type (FEMA)
C1L - Concrete Moment Frame (Low-Rise)
C2L - Concrete Shear Walls (Low-Rise)
C3L - Concrete Frame with Unreinforced Masonry Infill Walls (Low-Rise)
PC1 - Precast Concrete Tilt-Up Walls (All)
RM1L - Reinforced Masonry Bearing Walls with Flexible Diaphragms (Low-Rise)
RM2L - Reinforced Masonry Bearing Walls with Stiff Diaphragms (Low-Rise)
S1L - Steel Moment Frame (Low-Rise)
S2L - Steel Braced Frame (Low-Rise)
S3 - Steel Light Frame (All)
URML - Unreinforced Masonry Bearing Walls (Low-Rise)
W2 - Wood, Commercial & Industrial (All)
Non-Conforming Structural System
Unknown Structural System

Holmes

# Approaches for Investing in Seismic Improvements

**Approach A - Campus-by-Campus:**
Prioritize the highest-risk campuses and address all seismic deficiencies comprehensively at each selected site, treating each campus as a complete project

Advantages: Maximizes construction efficiencies, ensures seismic compliance for an entire campus, SRGP grants available for whole building retrofits

Disadvantages: Funding will be spent on some lower-risk building components within high-risk campuses, overall district-wide risk reduction will be limited

**Approach B- Highest Risk Building Parts**
Target individual building parts with the highest risk scores across the district. Focus on the most critical seismic risk building parts first and on maximizing safety improvements per dollar spent

Advantages: Achieves the greatest district-wide risk reduction by addressing the most dangerous conditions first

Disadvantages: Higher construction mobilization costs for more distributed work, increased project management complexity.

# Approaches for Investing in Seismic Improvements

**Approach C-**

**OSM recommends a hybrid of Approaches A and B** that maximizes both grant opportunities by prioritizing some complete campus retrofit AND maximizes the reduction of seismic risk of the district by addressing individual high-risk building parts.

# 2025 Bond Seismic Improvements Program Status Report

- NEXT PHASE – EXECUTION PHASE
  - OSM will execute the prioritized seismic improvement projects according to its Standard Operating Procedures for bond-funded construction programs.
  - OSM will establish key performance indicators (KPIs) related to the Seismic program. Accountability and transparency will be provided through the following:
    - Bimonthly reports to the FIO Committee in a dashboard style report that communicates the status of the scope, schedule, and budget for each identified project.
    - Quarterly status reports Bond Accountability Committee.
    - A 2025 Bond Seismic Improvements website
    - The Seismic Improvements Program will be included in the annual performance audits that will cover the 2025 Bond as a whole.

# TOGETHER, WE RISE

## Budget Brief

### Engaging Our Community, Prioritizing Our Students

Presented to the Portland Public School Board of Directors
September 9, 2025

# Agenda

- Preliminary **Property Tax Collection** data
- Review highlights of **August 28th, State Revenue Forecast**
- Share upcoming **Budget Activities**
- **Discussion**

TOGETHER, WE RISE

# Preliminary Property Tax Collection

TOGETHER, WE RISE

# Downtown Property Market Value Drop

- ➔ **Permanent Rate Property Taxes** may be less than projected but will be offset by State School Fund revenue
- ➔ **Levy collections** for bond debt service will **remain stable**
- ➔ **Flat Local Option Levy** projected through 2028
  - ◆ **Currently estimated at $5,000,000 less in 2025 -26** than budgeted based on historical trends due to "compression"
  - ◆ Revenue is project to remain flat through 2028
  - ◆ The levy will pay for less staff due to growing costs
  - ◆ $5,000,000 ~ 33 Licensed FTE

# Quarterly State Revenue Forecast

# State of Oregon Revenue Forecast

The net General Fund and Lottery resources available for the 2025-27 biennium is **down $845.5 million** from the close of session.

Breakdown of COS-to-September Forecast Change*

| (millions) | PIT | CORP | OTHER | TOTAL |
|---|---|---|---|---|
| Beg. Balance | | | | -$224.4 |
| ECON | $71.5 | -$57.3 | $24.2 | $38.3 |
| H.R. 1 | -$587.8 | -$300.5 | $0.0 | -$888.2 |
| KICKER | $228.8 | $0.0 | $0.0 | $228.8 |
| TOTAL | -$287.5 | -$357.8 | $24.2 | -$845.5 |

-$621.1m

* -$845.5 million is change in projected ending balance for 2025-27; Row totals are Revenue changes only.

# “Prepare and plan, not panic.”



**“The forecast does not mean there are imminent state budget cuts.**

**Today’s news means it is time to prepare and plan, not panic.”**

Key differences between this forecast and the Great Recession, include:

- The State has relatively healthy reserves ($3.419 billion) compared to the past.
- This is the first of eight revenue forecasts and there are still 21 months left in the current budget cycle – a lot can change during that time period.
- The Governor and Legislature have time to plan a response to the budget news - there isn’t sufficient evidence to rush straight to budget cuts.

# Preliminary Budget Calendar and Activities

# Budget Process

## BUDGET BUILDING
***April - June***
Propose Budget
CBRC Report
Approve Budget
Public Comment & Hearing
TSCC Certify Budget
Adopt Budget

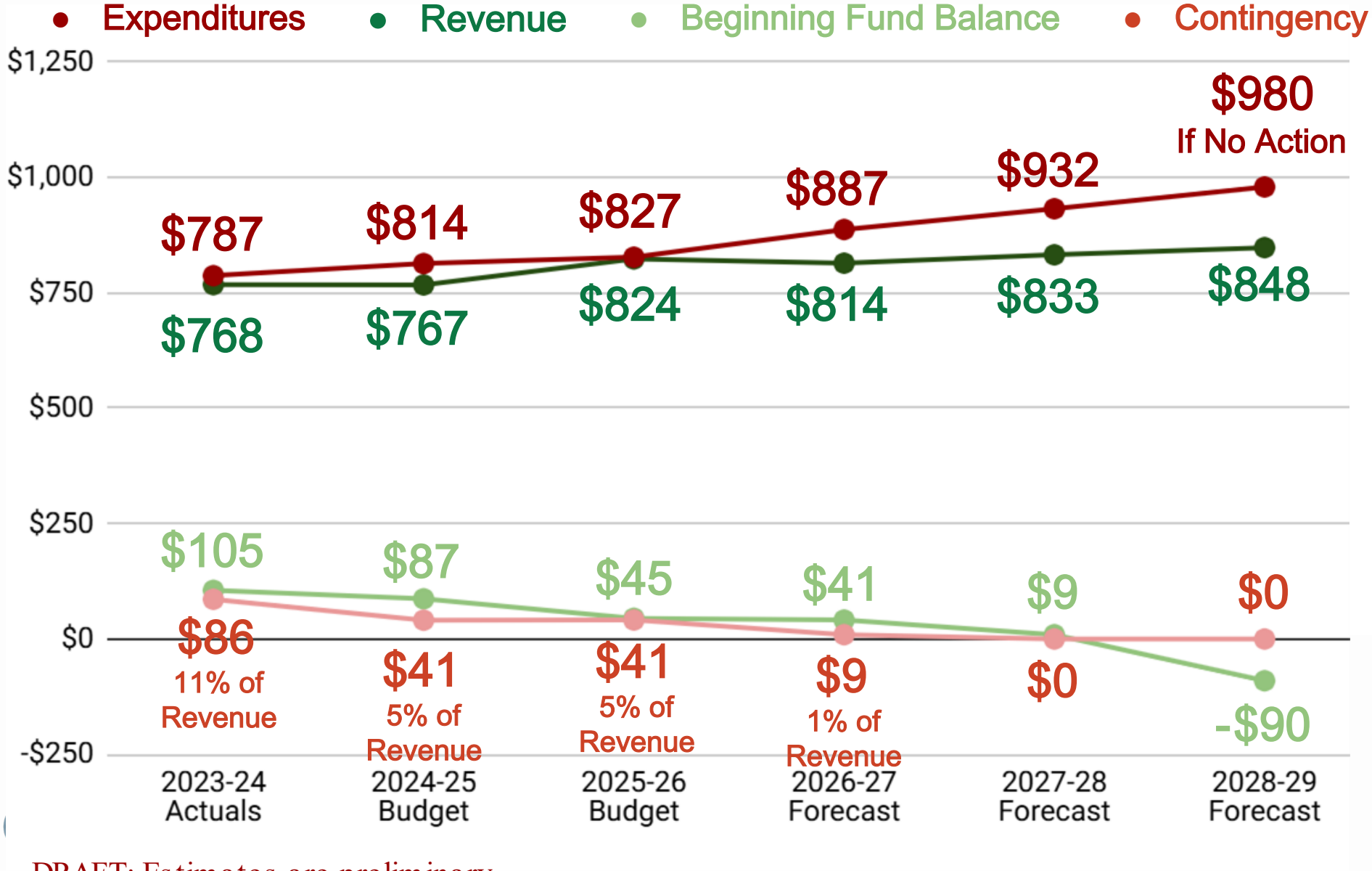
## FISCAL NEW YEAR
***July - September***
Implement & Monitor Budget
Close & Audit Prior Year



## BUDGET PLANNING
***January - March***
Budget Worksessions
Conduct Budget Outreach
Finalize Priorities
Implement Workforce Plan

## BUDGET AWARENESS
***October - December***
Adopt Budget Calendar
Forecast Enrollment & Finances
Conduct Needs Assessment
Engage with Communities

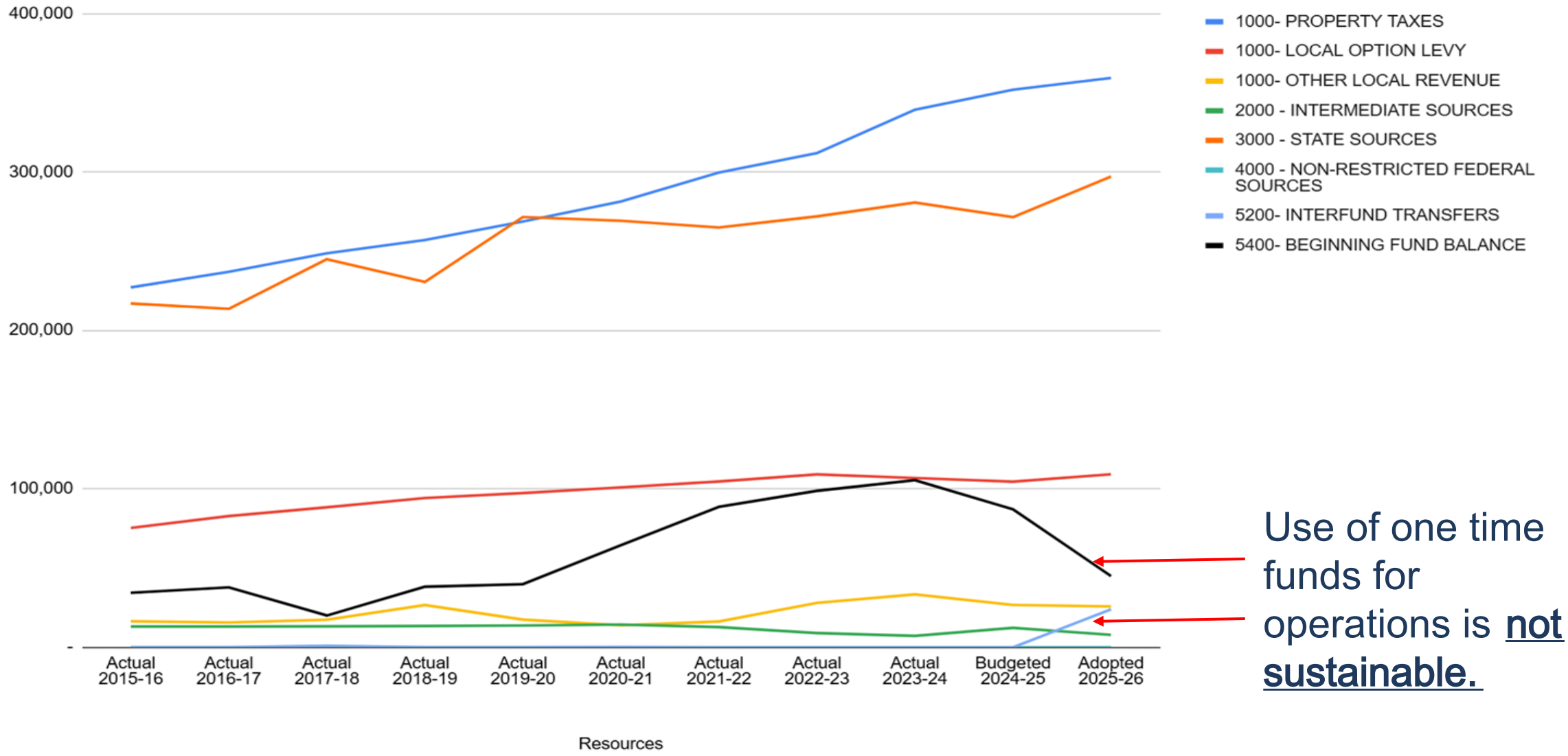
# 2025-26 Projected General Fund (In Millions)




- ➔ Expenses are increasing while revenue declines.
- ➔ If no action Is taken, reserves are depleted and the budget deficit will compound every year.

DRAFT: Estimates are preliminary.

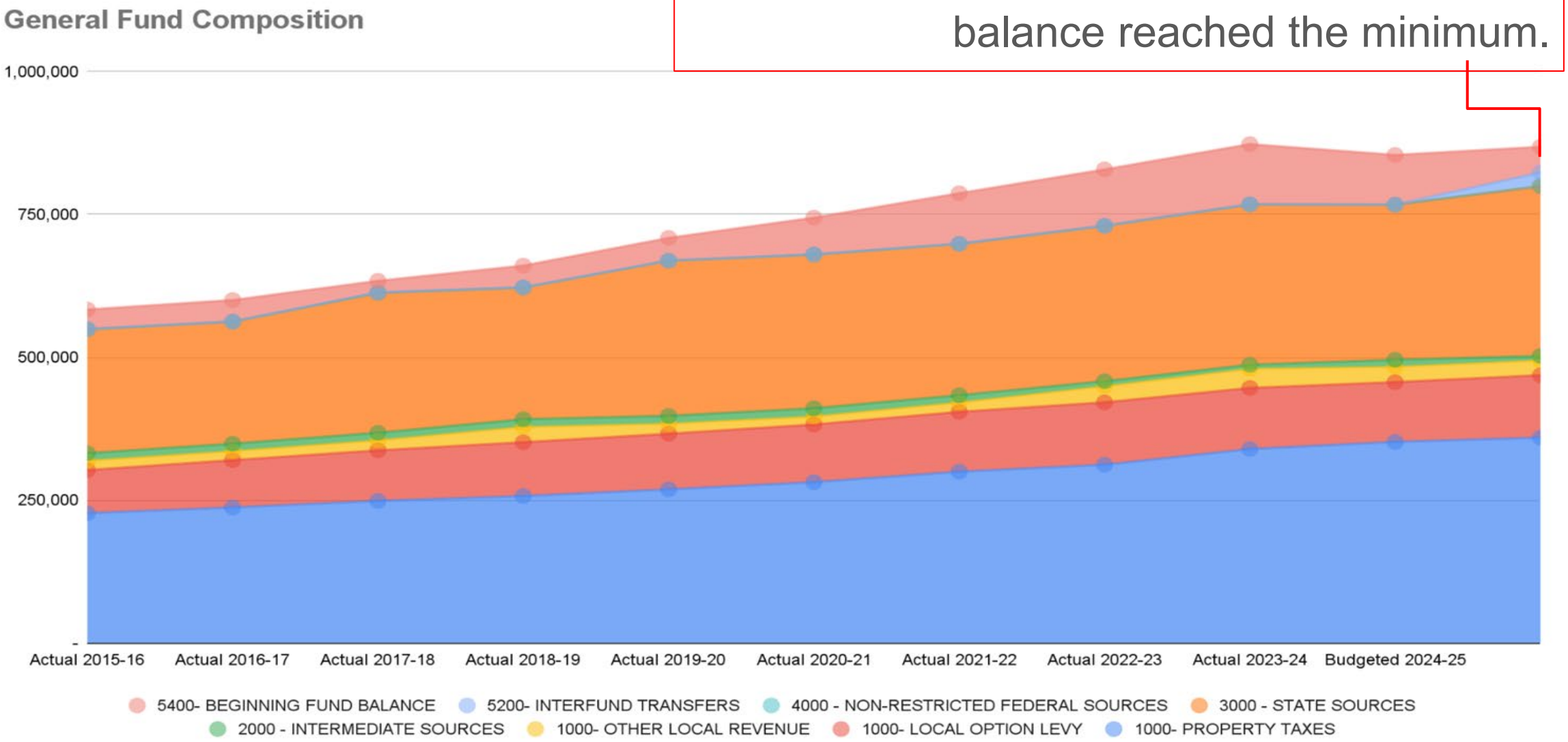
# 2015-16 to 2025-26 General Fund Revenue (In Thousands)



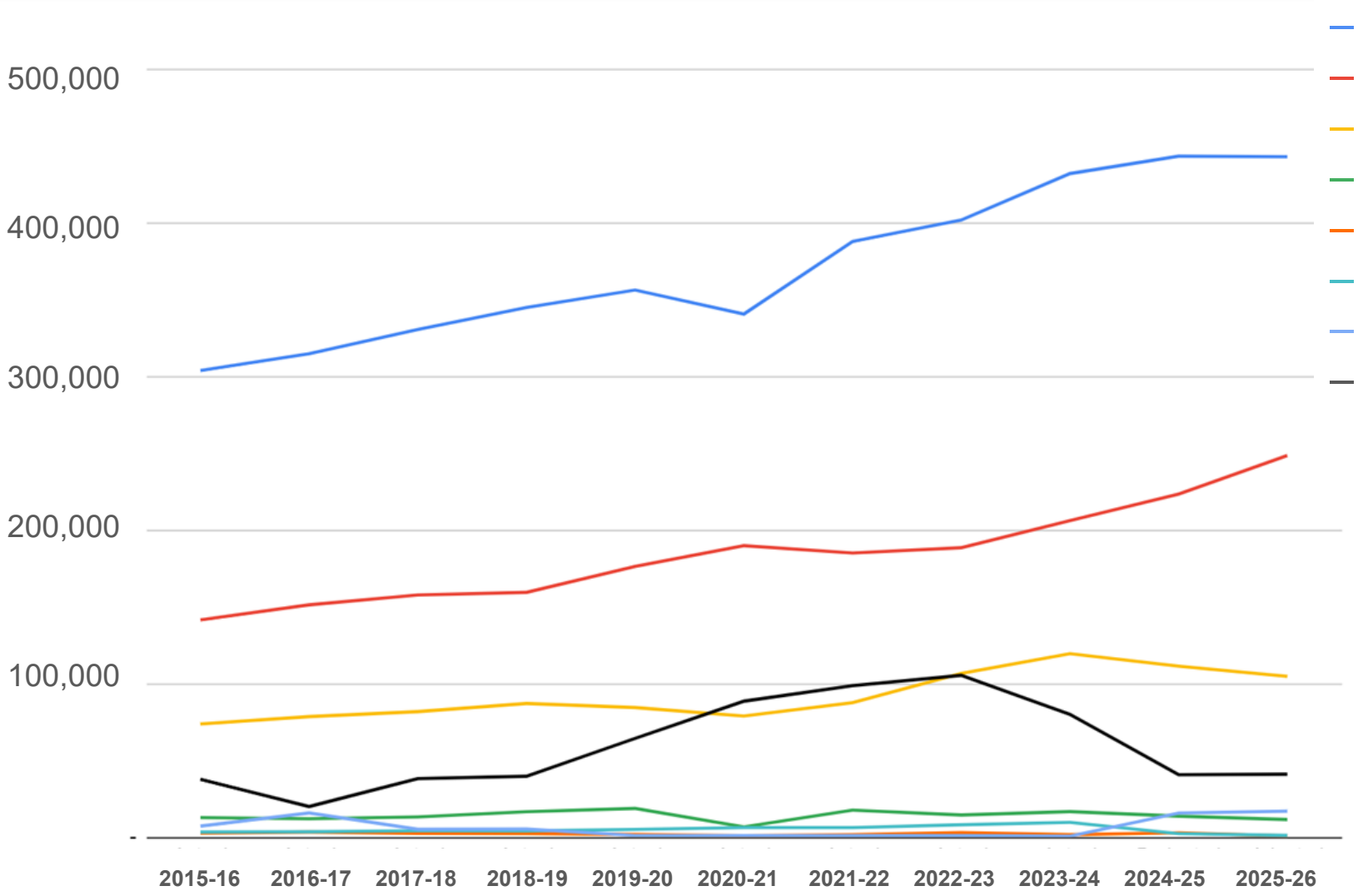

Use of one time funds for operations is **not sustainable.**

# 2015-16 to 2025-26 General Fund Revenue (In Thousands)

2025-26 transfer of full reserves as fund balance reached the minimum.

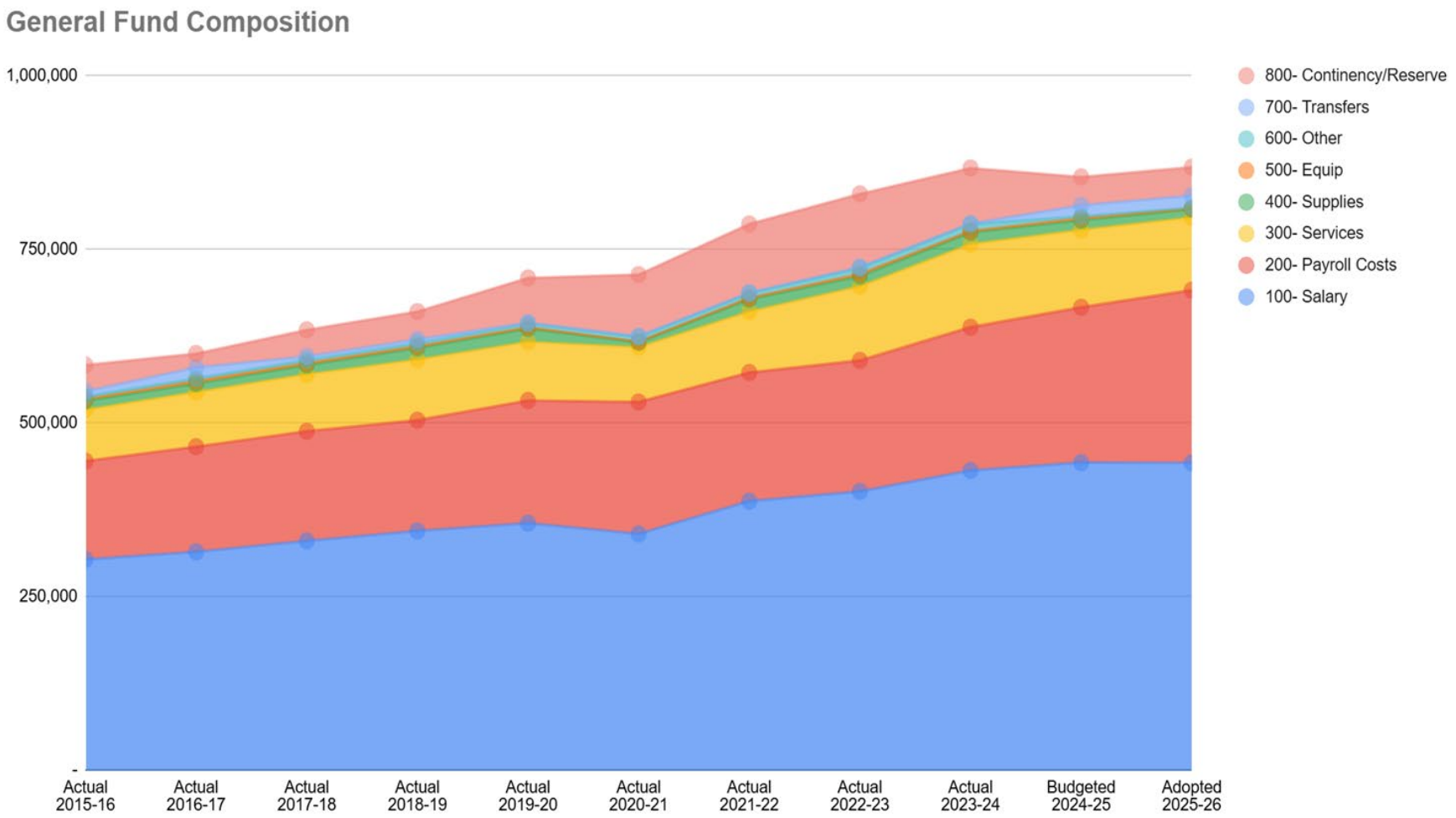


# 2015-16 to 2025-26 General Fund Expenses (In Thousands)




- ➔ Expenses for staffing have been rising, even with reductions to FTE
- ➔ Contingency has been reduced to the minimum target of 5%
- ➔ Contingency funds are one-time and should not be used for regular staffing or operations

# 2015-16 General Fund Spending Stacked (In Millions)




- Expenses for staffing have been rising, even with reductions to FTE
- Note: contingency has been reduced to the minimum target of 5%
- Contingency funds are one-time and should not be used for regular staffing or operations

DRAFT: Estimates are preliminary.

# Roles in Budget Development

**Superintendent**
Define vision and priorities;
set and staff organizational structure;
propose budget

**Cabinet Leaders**
Inform and enable vision and priorities; lead coordinated initiatives

**Cross-Functional Teams**
Coordinate process and produce deliverables

**Principals**
Inform priorities; implement staffing and budget



**Board of Education**
Set direction; serve as Budget Committee;
approve levies and appropriations;
receive public comment

**Community Budget Review Committee**
Review budget and local option levy;
make recommendations to the Board

**Tax Supervising and Conservation Commission**
Certify approved budget and tax levies

**Students, PPS Teams, Community Members, Partners**
Inform priorities, elevate insights and impacts

# Coming in October

## 2024-25 Preliminary Ending Fund Balance

## 2025-26 Budget Brief

- ➔ Recalculation of average costs
- ➔ Updated expenditure projections
- ➔ Updated enrollment projections
- ➔ Updated Local Option Levy revenue projections

## Planning for 2026 -27

- ➔ Budget Calendar preview
- ➔ Shortfall identified based on current projections
- ➔ Cost estimates to use for modeling

# Questions & Discussion

Revised

# RESOLUTION No. 7168

Expenditure Contracts that Exceed $150,000 for Delegation of Authority

## RECITAL

Portland Public Schools ("District") Public Contracting Rules PPS-45-0200 ("Authority to Approve District Contracts; Delegation of Authority to Superintendent") requires the Board of Education ("Board") enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds $150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

## RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

## NEW CONTRACTS

| Contractor | Contract Term | Contract Type | Description of Services | Contract Amount | Responsible Admin, Funding Source | Certified Business |
|---|---|---|---|---|---|---|
| Miller Nash LLP | 9/10/25 through 12/31/26 | Legal Services LS 96887 | New and ongoing legal services as needed. Direct Negotiation – Legal Services PPS-46-0525(13) | $400,000 | S. Toncray Fund 101 Dept. 5460 | No |
| Idea Language Services, LLC | 9/10/25 through 8/31/26 Option to renew for up to three additional one-year terms through 8/31/29 | Personal Services PS 96859 | District-wide translation services on an as-needed basis. Request for Proposals 2022-035 | Original Term: $60,000 Total through all renewals: $240,000 | C. Grose Funding Source Varies | No |
| Follett Content Solutions, LLC | 9/11/25 through 6/30/28 Option to renew for up to one additional three-year term through 6/30/31 | Materials Requirement MR 96949 | Library materials for District-wide use. Request for Proposals 2025-022 | $2,500,000 | K. Howard Funding Source Varies | No |
| Perma-Bound Books | 9/11/25 through 6/30/28 Option to renew for up to one additional three-year term through 6/30/31 | Materials Requirement MR 96950 | Library materials for District-wide use. Request for Proposals 2025-022 | $1,000,000 | K. Howard Funding Source Varies | No |
| Mackin Educational Resources | 9/11/25 through 6/30/28 Option to renew for up to one additional three-year term through 6/30/31 | Materials Requirement MR 96951 | Library materials for District-wide use. Request for Proposals 2025-022 | $1,000,000 | K. Howard Funding Source Varies | No |
| Musco Sports Lighting LLC | 9/10/25 | Purchase Order PO 260665 | Procurement and installation of lighting for Grant Bowl Field Procured by Cooperative Agreement (KCDA) | $511,548 | J. Franco Fund 461 Dept. 5511 Project DP002 | No |

*A Certified Business is a for-profit business certified as a Minority-Owned Businesses (MBE), Women-Owned Businesses (WBE), Emerging Small Businesses (ESB), and/or Service-Disabled Veteran Businesses (SDV) by the State of Oregon Certification Office for Business Inclusion and Diversity.

Revised

## NEW COOPERATIVE PURCHASING AGREEMENTS

No New Cooperative Purchasing Agreements

## NEW INTERGOVERNMENTAL AGREEMENTS ("IGAs")

| Contractor | Contract Term | Contract Type | Description of Services | Contract Amount | Responsible Administrator, Funding Source |
|---|---|---|---|---|---|
| Gresham-Barlow School District | 7/1/25 through 6/30/26 | Intergovernmental Agreement IGA 96867 | Columbia Regional Inclusive Services will partner to deliver regional services to eligible individuals with Autism Spectrum Disorder. | $327,000 | J. Buno Fund 205 Dept. 5433 Grant G2428 |
| North Clackamas School District | 7/1/25 through 6/30/26 | Intergovernmental Agreement IGA 96937 | Columbia Regional Inclusive Services will partner to deliver regional services to eligible individuals with Autism Spectrum Disorder. | $528,000 | J. Buno Fund 205 Dept. 5433 Grant G2428 |
| West Linn-Wilsonville School District | 7/1/25 through 6/30/25 | Intergovernmental Agreement IGA 96953 | Columbia Regional Inclusive Services will partner to deliver regional services to eligible individuals with Autism Spectrum Disorder. | $200,000 | J. Buno Fund 205 Dept. 5433 Grant G2428 |

## AMENDMENTS TO EXISTING CONTRACTS

| Contractor | Amendment Term | Contract Type | Description of Services | Amendment Amount; New Contract Amount | Responsible Administrator, Funding Source | Certified Business |
|---|---|---|---|---|---|---|
| CobbleStone Software | 10/1/25 through 9/30/26 | Digital Resource DR 68640 Amendment 6 | Contract Management Software<br>This amendment extends the software license for one additional year.<br>Procured by Cooperative Agreement (GSA) | $52,200<br>$388,872 | M. Morrison Fund 101 Dept. 5552 | No |
| QuaverEd, Inc. | 9/10/25 through 8/27/27 | Digital Resource DR 93809 Amendment 4 | Quaver Music curriculum.<br>This amendment extends the license for two years.<br>Special Class Procurement – Copyrighted Materials & Creative Works<br>PPS-47-0288(4) | $216,000<br>$582,000 | K. Howard Fund 458 Dept. 5445 Project DC160 | No |
| Sunburst Workforce Advisors, LLC | 9/10/25 through 6/30/26 | Personal Services PS 96694 Amendment 1 | Provide itinerant staff as needed to cover last-minute vacancies and employee leaves.<br>This amendment adds funding for three Behavior Technicians.<br>Direct Negotiation – Interim or Temporary Staffing<br>PPS-46-0525(11) | $237,600<br>$728,640 | J. Buno Fund 101 Dept. 5414 | No |
| Curriculum Associates, LLC | 9/30/25 through 9/30/26 | Digital Resource DR 95815 Amendment 1 | i-Ready curriculum licenses for grades 6-8.<br>This amendment provides a one year license renewal.<br>Special Class Procurment – Copyrighted Materials & Creative Works<br>PPS-47-0288(4) | $88,100<br>$181,180 | K. Howard Fund 191 Dept. 5445 Project H0315 | No |

**RESOLUTION No. 7169**

Revenue Contracts that Exceed $150,000 for Delegation of Authority

**RECITAL**

Portland Public Schools ("District") Public Contracting Rules PPS-45-0200 ("Authority to Approve District Contracts; Delegation of Authority to Superintendent") requires the Board of Education ("Board") enter into contracts, except as otherwise expressly authorized. Contracts exceeding $150,000 per contractor are listed below.

**RESOLUTION**

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

**NEW REVENUE CONTRACTS**

No new Revenue Contracts

**NEW INTERGOVERNMENTAL AGREEMENTS ("IGAs")**

| Contractor | Contract Term | Contract Type | Description of Services | Contract Amount | Responsible Admin, Funding Source |
|---|---|---|---|---|---|
| Centennial School District 28JT | 7/1/25 through 6/30/26 | Intergovernmental Agreement / Revenue IGA/R 96877 | Columbia Regional Inclusive Services will provide school age classroom services for Deaf/Hard of Hearing regionally eligible children. | $163,125 | J. Buno |
| Portland Public Schools | 7/1/25 through 6/30/26 | Intergovernmental Agreement / Revenue IGA/R 96882 | Columbia Regional Inclusive Services will provide school age classroom services for Deaf/Hard of Hearing regionally eligible children. | $1,159,170 | J. Buno |
| State of Oregon | 7/1/25 through 6/30/27 | Intergovernmental Agreement / Revenue IGA/R 96922 | Preschool Promise funding for 2025-2027 | $2,191,000 | K. Howard |

**AMENDMENTS TO EXISTING CONTRACTS**

| Contractor | Amendment Term | Contract Type | Description of Services | Amendment Amount; New Contract Amount | Responsible Admin, Funding Source |
|---|---|---|---|---|---|
| Multnomah County | 2/1/25 through 6/30/26 | Intergovernmental Agreement / Revenue IGA/R 92200 Amendment 4 | Preschool for All funding. This amendment adds funds for FY25 and FY26. | $3,486,144 $9,107,793 | K. Howard |

**RESOLUTION No. 7170**

Adoption of the Minutes

The Following Minutes are offered for Adoption:

- August 05, 2025 - Regular Meeting
- August 19, 2025 - Special Meeting

**PORTLAND PUBLIC SCHOOLS**
**Board of Education**
**Tuesday, August 19, 2025**

**Special Meeting**

# Meeting Minutes

*(Draft for Approval)*

## INDEX


| | |
|---|---|
| Meeting Location and Attendance | 02 |
| Call to Order | 02 |
| Consent Agenda – Resolutions 7162 & 7163 | 02 |
| Adjournment | 02 |
| Resolutions as adopted | 03 |


*In accordance with ORS 192.650, the District's official School Board Meeting Minutes are maintained via video recording and may be viewed at:* https://www.youtube.com/@ppsboardofeducation

Pursuant to notice made by posting to the Board's public notices webpage and emailed to persons on the mailing list, a School Board Retreat of the Portland Public Schools Board of Education was held at Lincoln High School, 1750 SW Salmon St., Portland, OR 97205 and streamed live at: https://www.youtube.com/@ppsboardofeducation/live

**Attendance**

Present:
Chair Eddie Wang; Vice-Chair Michelle DePass; and Directors Rashelle Chase-Miller, Stephanie Engelsman, Virginia La Forte, Christy Splitt, and Patte Sullivan

Absent:
Student Representative Ian Ritorto

Attendees:
Dr. Kimberlee Armstrong – Superintendent
Deborah Kafoury – Chief of Staff
Rosanne Powell – Senior Board Manager
Sharon Toncray – Chief Legal Officer
Kara Bradshaw – Confidential Executive Assistant, Board Clerk

**Called to Order**

The Meeting was called to order at 6:09 pm at the call of Board Chair Eddie Wang.

**Consent Agenda**

Board Members asked questions about the cab company contracts. There was discussion regarding the contract renewal process. Staff outlined the contract renewal process and clarified that some contract renewals do not require additional Board approval unless costs increase more than a specific amount. There was a request to contract locally when possible. It was noted that Resolution 7163 was revised before the meeting to exclude the August 5, 2025 Regular Meeting minutes.

Actions Taken:

- Director Splitt moved and Director DePass seconded the motion to adopt the Consent Agenda including Resolutions 7162 and 7163. The motion was put to a voice vote and passed (7 yes – 0 no – 0 abstain)

  Chase-Miller: Yes; DePass: Yes; Engelsman: Yes; La Forte: Yes; Splitt: Yes; Sullivan: Yes; Wang: Yes.

**Adjourn**

The meeting was adjourned at 6:21 pm by Board Chair Eddie Wang.

Submitted by:
Kara Bradshaw
Executive Assistant / Board Clerk
Portland Public Schools

**Resolutions As Adopted**


| No. | Title | Page |
|---|---|---|
| 7162 | Expenditure Contracts that Exceed $150,000 for Delegation of Authority | 04 |
| 7163 | Adoption of the Minutes | 06 |

**RESOLUTION No. 7162**

Expenditure Contracts that Exceed $150,000 for Delegation of Authority

**RECITAL**

Portland Public Schools ("District") Public Contracting Rules PPS-45-0200 ("Authority to Approve District Contracts; Delegation of Authority to Superintendent") requires the Board of Education ("Board") enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds $150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

**RESOLUTION**

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

**NEW CONTRACTS**

| Contractor | Contract Term | Contract Type | Description of Services | Contract Amount | Responsible Admin, Funding Source | Certified Business |
|---|---|---|---|---|---|---|
| Mackenzie | 8/20/25 through 8/20/27<br>Option to renew for up to five additional one-year terms through 8/20/32 | Architecture<br>ARCH 96832 | Design, development, and land use review for Roosevelt HS grandstand expansion.<br>Request for Proposals 2025-008 | $221,456 | J. Franco<br>Fund 456<br>Dept. 5511<br>Project DS021 | No |
| Indus Translation Services | 9/1/25 through 8/31/26<br>Option to renew for up to three additional one-year terms through 8/31/29 | Personal Services<br>PS 96849 | District-wide translation services on an as-needed basis.<br>Request for Proposals 2022-035 | Original Term: $60,000<br>Total through all renewals: $240,000 | C. Grose<br>Funding Source Varies | No |
| Mindlink Resources, LLC | 9/1/25 through 8/31/26<br>Option to renew for up to three additional one-year terms through 8/31/29 | Personal Services<br>PS 96850 | District-wide translation services on an as-needed basis.<br>Request for Proposals 2022-035 | Original Term: $60,000<br>Total through all renewals: $240,000 | C. Grose<br>Funding Source Varies | No |
| CAL Interpreting & Translation, Inc. | 9/1/25 through 8/31/26<br>Option to renew for up to three additional one-year terms through 8/31/29 | Personal Services<br>PS 96851 | District-wide translation services on an as-needed basis.<br>Request for Proposals 2022-035 | Original Term: $60,000<br>Total through all renewals: $240,000 | C. Grose<br>Funding Source Varies | No |

| Contractor | Contract Term | Contract Type | Description of Services | Contract Amount | Responsible Admin, Funding Source | Certified Business |
|---|---|---|---|---|---|---|
| Powerling, Inc. | 9/1/25 through 8/31/26<br>Option to renew for up to three additional one-year terms through 8/31/29 | Personal Services<br>PS 96852 | District-wide translation services on an as-needed basis.<br>Request for Proposals 2022-035 | Original Term: $60,000<br>Total through all renewals: $240,000 | C. Grose<br>Funding Source Varies | No |
| Radio Cab Co. | 8/20/25 through 6/30/26 | Services<br>S 96870 | Provide transportation services to students who are unable to be served by a school bus and as required by their IEPs.<br>Secure, Specialized Transportation (PPS 47-0288(19)) | $1,000,000 | J. Franco<br>Fund 101<br>Dept 5560 | No |
| Broadway Cab LLC | 8/20/25 through 6/30/26 | Services<br>S 96871 | Provide transportation services to students who are unable to be served by a school bus and as required by their IEPs.<br>Secure, Specialized Transportation (PPS 47-0288(19)) | $250,000 | J. Franco<br>Fund 101<br>Dept 5560 | No |
| Origami Risk, LLC | 8/20/25 through 6/30/28 | Digital Resource<br>DR 96901 | Risk management information software subscription.<br>Software Licenses, Subscriptions, and Upgrades (PPS 47-0288(11)) | $500,831 | S. Toncray<br>Funding Source Varies | No |
| CharacterStrong, LLC | 8/20/25 through 6/30/26 | Digital Resource<br>DR 96908 | Software and curriculum to support Tier 2 and Tier behavioral supports for PK-8 students.<br>Copyrighted Materials and Creative Works (PPS 47-0288(4)) | $157,356 | J. Buno<br>Fund 101<br>Dept 5414 | No |

*A Certified Business is a for-profit business certified as a Minority-Owned Businesses (MBE), Women-Owned Businesses (WBE), Emerging Small Businesses (ESB), and/or Service-Disabled Veteran Businesses (SDV) by the State of Oregon Certification Office for Business Inclusion and Diversity.

## NEW INTERGOVERNMENTAL AGREEMENTS (“IGAs”)

| Contractor | Contract Term | Contract Type | Description of Services | Contract Amount | Responsible Administrator, Funding Source |
|---|---|---|---|---|---|
| Portland Public Schools | 7/1/25 through 6/30/25 | Intergovernmental Agreement<br>IGA 96838 | Columbia Regional Inclusive Services will deliver regional services to eligible individuals with Autism Spectrum Disorder. | $1,282,000 | J. Buno<br>Fund 205<br>Dept. 5414<br>Grant G2428 |

**RESOLUTION No. 7163**

Adoption of the Minutes

The Following Minutes are offered for Adoption:

- July 22, 2025 – Regular Meeting

# PORTLAND PUBLIC SCHOOLS

**HEAD START**

4800 NE 74th Ave/ Portland, OR 97218

Telephone: (503) 916-5724


## MEMO

**Date:** 08/26/2025

**To:** PPS School Board

**From:** Emily Glasgow, Senior Director of PK-5 Core Academics
Dana Stiles, Director of Early Learners (Head Start)

**Subject**: Head Start Action – Fiscal Approvals

---

**BACKGROUND**

A. Federal requirements call for the Governing Board of Head Starts to approve recommendations and reports for the program.
B. The Board of Directors for Portland Public Schools serves as the Governing Board for PPS Head Start.

**1. PPS Head Start 2023 – 2025 OPK Amended Budget Workbook**

PPS Head Start is required to submit a Site and Service Workbook annually as part of its Department of Early Learning and Care (DELC), Oregon Prenatal – Kindergarten (OPK) state grant. This data assists the DELC with report submission and facilitates any grant management systems claims PPS Head Start may have. PPS Head Start Parent Policy Council approved the OPK Amended Budget Workbook as of August 2025. Board approval is required. A Board Letter of Approval and Resolution are requested.

**2. PPS Head Start Application – One-Time Supplemental Funds for Nutrition and Healthy Eating for Children and Families**

The Office of Head Start released One-time Supplemental Funds for Nutrition and Healthy Eating for Head Start Children and Families. This grant is only available to current Head Start grantees and is one-time funding to expand and/or nutrition services. Our grant application includes funding requests to meet five goals:

1. Expand long-term access to fresh, healthy, and local food with seasonally fresh snacks.
2. Improve the safety and quality of food preparation through food safe storage.
3. Create community gardens at 4 sites through a partnership with Growing Gardens.

4. Establish staff and family-centered nutrition education programs through partnerships with Greater NW Community Health Collective (GNWCHC) and Growing Gardens.
5. Develop programming to integrate physical activity into children's daily routines by renewing our partnership with Portland Soccer Shots.

PPS Head Start Parent Policy Council approved the grant application as of August 2025. Board approval is required. A Board Letter of Approval and Resolution are requested.

**RELATED POLICIES/BEST PRACTICES**

Items listed above are required to be reviewed, updated, and/or approved by the Parent Policy Council and Governing Board.

**ANALYSIS OF SITUATION**

All items listed above support the high quality, comprehensive wraparound services provided to the children and families attending PPS Head Start.

**FISCAL IMPACT**

The items included in this packet do not have any significant direct impacts on program or district funding. Some items are required as part of grant agreements (federal, state, and city) in order to maintain current funding.

**COMMUNITY ENGAGEMENT**

PPS Head Start Parent Policy Council provided input, reviewed, and approved these actions and items as noted above and as reflected in the attached meeting minutes.

**TIMELINE FOR IMPLEMENTATION / EVALUATION**

The timeline for implementation will be the 2024 – 2025 school year.

**BOARD OPTIONS WITH ANALYSIS**

Board approval needed.

**CONNECTION TO BOARD GOALS**

The goal of PPS Head Start is to prepare the city's diverse and resilient young children for successful transitions to kindergarten and beyond by leveraging each child's strengths, building their social competence, and developing school readiness skills.

In June 2022, the PPS School Board established a new set of goals. "It remains the core mission and responsibility of our school system to ensure that every student has opportunities to thrive and experience success. We are dedicated to the continuous improvements necessary to drive the system shifts that will better support our students, educators, and leaders and result in improved student performance." The Board adopted the following four priorities for the 2022-2027 time period to move the school district toward the above aspirations:

- Improve Third Grade Reading achievement
- Improve Fifth Grade Mathematics achievement
- Improve Eighth Grade Readiness
- Improve High School Graduation rates

The above items support the district's and School Board's vision and priorities.

**STAFF RECOMMENDATION**

Develop Board resolutions and obtain signatures of approval of the Board Chair of the attached documents.

*As a member of the PPS Executive Leadership Team, I have reviewed this staff report.*

_____ *(Initials)*

ATTACHMENTS

A. 2025 – 2027 OPK Amended Budget Workbook
    a. 2025 – 2027 OPK Amended Budget Workbook Approval Letter
    b. 2025 – 2027 OPK Amended Budget Workbook Board Resolution
B. 2025 Application – One-Time Supplemental Funds for Nutrition and Healthy Eating
    a. 2025 Grant Approval Letter
    b. 2025 Grant Board Resolution
C. 7.16.2025 PPS Head Start Parent Policy Council Meeting Minutes
D. August PPS Head Start Parent Policy Council Meeting Minutes

**RESOLUTION No. 7171**

Approval of Head Start Policy Council Recommendation

**RECITALS**

A. Federal requirements call for the Governing Board of a Head Start program to approve recommendations for the program.

B. The Board of Directors for Portland Public Schools serves as the Governing Board for the PPS Head Start Program.

C. Portland Public Schools Early Learners Parent Policy Council recommends the approval of the revised Head Start Supplemental Nutrition Grant Application. The grant proposal will support expanding long-term access to fresh, healthy, and local food with seasonally fresh snacks; improving the safety and quality of food preparation through food safe storage; creating community gardens at 4 sites; establishing staff and family-centered nutrition education programs through community partnerships; developing programming to integrate physical activity into children's daily routines.

**RESOLUTION**

The Board of Directors for Portland Public Schools, School District No. 1J, Multnomah County, Oregon, approves the Head Start Policy Council recommendations as stated above.

PORTLAND PUBLIC SCHOOLS

EARLY LEARNERS DEPARTMENT
501 North Dixon Street | Portland, OR 97227

Administration for Children and Families
Office of Head Start – West Region

Subject: Supplemental Nutrition Grant Application

Dear Regional Program Leadership,

Portland Public Schools Head Start Governing Board approved the program's application for the Head Start Supplemental Nutrition grant (Fiscal Year 2025).

The signature below is confirmation the governing board has approved this request.

Thank you.

_____ _____

Head Start Director Date

_____ _____

Governing Board Chair Date

Portland Public Schools is an equal opportunity educator and employer.

PORTLAND PUBLIC SCHOOLS

# Parent Policy Council Minutes

8/29/2025
Early Learners – Asynchronous Vote

| | | | |
|---|---|---|---|
| Action | Virtual vote on proposed Head Start Supplemental Nutrition Grant Application & Budget FY25 – **PASSED**<br>6 voted to approve.<br>Teresa Marie Oller - YES<br>Jennifer Gyamfi - YES<br>Elizabeth De Jesus Lopez - YES<br>Lauren O'Gara - YES<br>Troy Winslow - YES<br>Alexander Gyebi - YES | Dana | |
| Adjourn | See you in September! | | |

## Grant No. 10CH010719

## Table of Contents

1. Overview
2. Plan to expand and improve nutrition services and support for healthy eating
3. Budget Narrative, including Non-Federal Share
4. Timeline for Implementation
5. Summary

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## 1. Overview

### Background

An original 1965 grantee, Portland Public Schools Head Start is currently funded for 648 children. Our service area is PPS school district boundaries, east of the Willamette River in Portland, Oregon. We have 49 full day classrooms across Portland's most impacted neighborhoods – North Portland, SE Portland, St. Johns, Cully, Foster-Powell, and Montavilla – where rates of food insecurity and housing instability are some of highest in Multnomah County. While USDA Child Nutrition programs provide essential meal support to our program, these resources do not cover access to local farms, family engagement around healthy eating, or specialized professional support needed to close persistent nutrition gaps.

### Program Need

Our annual Community Needs Assessment highlights growing disparities in food access, rising food insecurity, and ongoing environmental health risks. The data indicates 1 in 6 children in Multnomah County are food insecure. Only 85% of those eligible for SNAP are enrolled, with the greatest need concentrated in neighborhoods within our service area (St. Johns, Cully, Foster-Powell, and Montavilla). National data also indicates that low-income households – like the families we serve in Head Start – are significantly more likely to experience food insecurity and rely on calorie-dense, nutrient-poor options (USDA ERS, 2023). Additionally, many PPS families live in older homes with elevated lead exposure risk – particularly in Kenton, Cully, and Mt. Tabor — further undermining children's health and development. Without targeted support, these patterns can contribute to poor diet quality, higher rates of childhood obesity, and increased risk of chronic disease later in life.

This is evident in our specific student population. Our 2025 Program Information Report (PIR) Body Mass Index (BMI) data indicates that 16% of our students are categorized as overweight and 19% categorized as obese, with the latter reflecting a 5% increase from the previous school year. In addition, 3.3% of enrolled students are

categorized as underweight, indicating that a portion of our population is experiencing undernutrition, which can negatively affect growth, development, and learning. To normalize BMIs and address both ends of the malnutrition spectrum, our children need increased opportunities to integrate physical activity, nutrition, and wellness into daily routines. This includes health literacy on nutrition, physical wellness and movement activities to equip families with tools to build lifelong healthy habits.

Our families are strong advocates for improving children's access to nutrient-dense foods and reducing reliance on ultra-processed items high in added sugars. In March 2024, our Parent Policy Council submitted a formal letter to PPS Nutrition Services requesting that the program expand fresh fruit and vegetable offerings during snack and replace packaged, processed foods with whole-food alternatives. Families have also voiced a desire for nutritious food options at family engagement events, along with workshops focused on nutrition and healthy eating. At the same time, many parents report barriers to accessing food assistance due to limited availability outside standard work hours, and the closure of several site-based food pantries has further widened the nutrition gap. Together, these requests and challenges highlight the urgent need for program-level improvements that make fresh, healthy foods consistently accessible for children and families while also equipping parents with the knowledge and resources to support healthier eating habits at home.

While our children need nutrient-rich food and families continue to champion healthy eating, PPS Head Start faces complex, compounding barriers. Limited access to affordable, high-quality food disproportionately affects our enrolled families, many of whom live in food deserts or food swamps where convenience stores and fast-food outlets far outnumber grocery stores with fresh produce. Under-resourced households face financial strain, long or irregular work hours, and limited transportation, all of which make it harder to prioritize healthy food purchasing and preparation. The closure of site-based food pantries and reduced access to emergency food supports further exacerbate these challenges. Additionally, systemic inequities—including the rising cost of groceries and lack of culturally relevant food options—have widened gaps in access to fresh, healthy food. Taken together, these barriers create a cycle where children are more likely to consume ultra-processed foods, increasing their risk of obesity, undernutrition, and long-term health concerns.

---

## 2. Plan to expand and improve nutrition services and support for healthy eating

**Funding Category: Food Service Upgrades**

**Goal 1:** PPS Head Start will expand long-term access to fresh, healthy, and local food.

> **Activity**: We will establish vendor contracts with local farms for the procurement of local, seasonally fresh food items. Procurement will include transportation costs for delivering seasonally fresh ingredients to centers on early release days when we do not provide a snack component to our students. Our Registered Dietitian will oversee the quality of local food sources and ensure the fruits and vegetables are nutrient dense; the dietitian will also work with nutrition services to integrate

ongoing sustainability practices. Our Business Operations Analyst will maintain and document procedures to comply with federal procurement guidelines.

**Rationale:** Partnering with local farms and distributors through formal vendor agreements increases reliable access to fresh, seasonal produce and supports nutrient-rich menus year-round (USDA FNS, 2024; CDC, 2023). Supplementing processed snacks with fruits, vegetables, and whole grains improves nutrient intake, lowers added sugar consumption, and promotes children's healthy growth while modeling positive nutrition habits for families (CDC, 2022; CATCH Program Study, 2013).

**Funding Category 2: Materials, Supplies, and Equipment**

**Goal 2:** PPS Head Start will improve the safety and quality of food preparation.

**Activity:** We will purchase food safe storage supplies to improve the safety of food preparation and quality of family style dining in our classrooms. Our Registered Dietitian will ensure supplies meet federal food-safe specifications and our Business Operations Analyst will maintain and document procedures to comply with federal procurement guidelines.

**Rationale:** Outdated materials can contribute to longer preparation times, inconsistent meal quality, reduced food safety, and higher costs, ultimately reducing the efficiency and safety of food service operations (National Food Service Management Institute, 2019). Updating kitchen supplies is essential to delivering high-quality, nutritious meals that align with USDA Food and Nutrition guidelines and Head Start Program Performance Standards.

**Goal 3:** PPS Head Start will create community gardens at four program sites.

**Activity:** We will partner with Growing Gardens, a local nonprofit, to procure materials and supplies to install community gardens at 4 of our sites. Growing Gardens has nearly 30 years of experience growing foods with families, children, and school communities to build nourishing whole food systems. The Growing Gardens contract will include supplies design, installation, and local support of procurement. Garden spaces with raised beds, greenhouses, and Indigenous seed hubs; training will also be provided to staff to ensure long–term sustainability of gardens and integration of whole food into education programming.

**Rationale:** Community gardens serve as living classrooms that engage children in hands-on food exploration, increase produce consumption, and encourage family participation in healthier eating (Journal of the Academy of Nutrition and Dietetics, 2020; Urban Agriculture Review, 2022). By investing in sustainable infrastructure — such as garden kits, greenhouse supplies, and Indigenous seed hubs — PPS Head Start can embed culturally relevant food education and traditional growing practices into its curriculum for long-term impact (Farm to School Network, 2021).

## Funding Category 3: Nutrition Education Resources

**Goal 4**: PPS Head Start will establish staff and family-centered nutrition education programs.

**Activity:** We will partner with Greater NW Community Health Collective (GNWCHC) to offer integrated health education, resource navigation, and culturally relevant support to our families. GNWCHC will offer 4 neighborhood pop-up nutrition fairs that include educational resources and family engagement activities. They will also offer 5 nutrition workshops to support long-term positive healthy eating habits that empower families, and when applicable, assisting families in enrolling in farmers market vouchers to reinforce learning and increase access to healthy food at home. Lastly, the GNWCHC Community Health Team will also provide outreach, navigation, and transportation support to families connecting them to a variety of essential, healthy food access points (ie grocery stores, farmers markets, food pantries, etc.)

**Activity:** To extend the impact and ensure the sustainability of our community gardens (see Funding Category 2, Goal 3), Growing Gardens will also provide programming to our families, students, and staff. Growing Gardens will facilitate 2 workshops per site over 12 months. Workshops will center around gardening, garden-based nutrition, and cooking education to build connections. Growing Gardens will also enroll at least 8 PPS Head Start Staff into their nationally recognized School Garden Coordinator Certificate Training (SGCCT) to increase staff leadership skillsets for making educational connections and food production beyond the successful use of one-time funding.

**Rationale:** Evidence from nutrition education programs like SNAP-Ed and Cooking Matters programs shows that hands-on workshops focused on meal preparation, budget shopping, and healthy cooking increase participants' cooking confidence, food resource management skills, and consumption of fruits and vegetables (SNAP-Ed Connection, 2022; Cooking Matters Evaluation, 2021). Healthy nutrition is essential for brain development and provides children with the energy needed to stay active and focused throughout the Head Start day. Hosting nutrition fairs and workshops will allow PPS Head Start families to build practical skills they can immediately home.

Collaborating with trusted local partners such as Growing Gardens and Greater Northwest Health Collective strengthens program reach and ensures that resources reflect community needs. Research confirms that partnerships between early learning programs and community-based organizations improve family engagement and help reduce disparities in access to health education and support services (Annie E. Casey Foundation, 2020).

**Funding Category 4: Non-recurring Personnel Fees**

**Goal 5:** PPS Head Start will develop programming to integrate physical activity into children's daily routines.

**Activity:** We will partner with Soccer Shots, a local youth soccer program, to provide 5 weeks of soccer programming to our Head Start students at school this year. PPS Head Start established a partnership with Soccer Shots in the Spring of 2024 when they offered programming to our students 100% in kind. Continuing this programming will deliver life changing opportunities for our kids to be active, to learn from coaches, work with their peers, and develop gross motor skills. Soccer Shots and PPS will research additional funding sources to continue this model beyond the contract.

**Rationale:** Collaborations with organizations like Soccer Shots enable the integration of physical activity and wellness into daily routines, complementing nutrition efforts.Our data indicates that our students' BMI is a significant program need. Research links combined nutrition and physical activity programs to healthier body mass index (BMI), improved motor skills, and overall wellness in early childhood (Preventing Chronic Disease, 2020; National Institutes of Health, 2021).

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## 3. Budget Narrative

**Budget Summary**

| | |
|---|---|
| Total Direct | **$579,048** |
| Total Indirect Rate | **$24,877** |
| Total Grant Request | **$603,925** |
| Total Matching | **$165,820** |
| Total (all sources) | **$769,835** |

**Budget Details**

| Budget Categories | Activity | Grant Cost | Matching |
|---|---|---|---|
| A. Personnel | n/a | $0 | n/a |
| B. Fringe | n/a | $0 | n/a |
| C. Travel | n/a | $0 | n/a |

| | | | |
|---|---|---|---|
| D. Equipment | n/a | $0 | n/a |
| E. Supplies | Food Safe Storage Supplies | $25,000 | |
| F. Contractual | Registered Dietitian (RD)<br>Farms for Seasonally Fresh Snacks<br>Growing Gardens<br>GNWCHC<br>Soccer Shots | $34,800<br>$43,328<br>$250,000<br>$200,000<br>$25,920 | $16,825 (match)<br><br>$61,225 (in kind)<br>$48,890 (in kind)<br>$38,880 (in kind) |
| G. Construction | n/a | $0 | n/a |
| H. Other | n/a | $0 | n/a |
| I. Total Direct Charges | | **$579,048** | **$165,820** |
| J. Indirect Charges | PPS rate 4.49% | **$24,877** | |

## Expense Descriptions

A. Personnel (Salaries and Wages) _____ Total: $0

B. Fringe & Health Insurance _____ Total: $0

C. Travel _____ Total: $0

D. Equipment _____ Total: $0

E. Supplies _____ Total: $25,000

***Food Safe Storage Supplies***

| ***Total: $25,000*** |
|---|
| PPS Head Start programs require durable, food-grade dry storage systems to ensure food safety and maintain the quality of ingredients. Airtight containers and labeled, transparent bins prevent contamination, extend shelf life, and support compliance with USDA and CDC guidelines for safe food handling. NSF-certified shelving provides organized, hygienic storage that is easy to clean and reduces the risk of pests or spoilage. The Registered Dietician will conduct a needs assessment of program site kitchens to identify specific supplies and procure supplies within a 12 month period.<br><br>*Food Safe storage items (ie. dry storage containers, dry storage shelving, produce/dry goods bins, tin foil, and/or reusable options) = $25,000* |

F. Contractual _____ Total: $554,048

***Contract – Registered Dietitian (RD)***

| ***Total: $51,625*** |
|---|
| Consultation of RD is required for the implementation of Grant Goal 1 (expand long-term access to fresh, healthy, and local food), Goal 2 (improve the safety and quality of food preparation), and Goal 3 (create community gardens at four program sites). The RD will provide expertise and program management of these activities to meet the specific needs of children and improve student health outcomes across the program. The RD will oversee activities in these goals areas over a 12-month project period.<br><br>***Federal Supplemental Grant: $34,800***<br>● *Project Management = $34,800*<br>○ *400 hours over 12 month project period \| RD Rate = $87/hour* |
| ***Non-Federal Share: $16,825***<br>● *Technology + software = $1600*<br>● *Project Management = $15,225*<br>○ *175 hours over 12 month project period \| RD Rate = $87/hour*<br><br>The match will come from our PPS (non-federal) General Education Fund. We will allocate the corresponding dollar amount to each funding source. When invoicing is received we will allocate to the corresponding funding source ensuring that the same costs are not counted toward any other award.<br>Tracking is done via a Contract Approval Form where funding source and total allocation are indicated. This ensures that no over payment is done on either funding source. |

***Contract – Farms for Seasonally Fresh Snacks***

| *Total costs = $43,328* |
|---|
| Procurement of seasonally fresh fruits and vegetables from local farms is required to meet Grant Goal 1 (expand long-term access to fresh, healthy, and local food). Contract(s) will be established with local farmer(s) who grow food locally and are able to deliver fresh fruits and vegetables to our 14 Head Start sites monthly for a 12 month project period.<br><br>● *Estimated snack Component = $4 x 648 Head Start students x 9 months = $23,328*<br>● *Estimated farm administrative, operational, and delivery costs = $20,000* |

***Contract – Growing Gardens***

| |
|---|
| *Total: $311,225* |
| *A partnership with Growing Gardens is necessary to meet Grant Goal 2 (create community gardens at four program sites) and Grant Goal 4 (staff and family-centered nutrition education programs) to increase access to healthy, nutritious and whole foods. Scope of work for 12 month period will include:*<br><br>*Scope of work for 12 month period for community gardens will include:*<br>● *Needs assessment process to understand what is needed at garden sites*<br>● *Planning process for each space and procurement of materials*<br>● *Garden builds in in March, April, October or November to align with the growing seasons*<br><br>*Scope of work for 12 month period for staff and family programming will include:*<br>● *Plan, coordinate and lead 2 quarterly workshops per site to align with the seasonal calendar*<br>● *Enroll at least 8 PPS Headstart staff into our nationally recognized School Garden Coordinator Certificate Training (SGCCT)*<br><br>***Federal Supplemental Grant = $250,000***<br>● *Garden design, installation, workshops, local support of procurement and staffing = $216,800*<br>● *Irrigation = $15,000*<br>● *Indoor/greenhouse equipment & Indigenous seed hub materials = $15,000*<br>● *Enrollment into the SGCTT 8 participants = $3,200* |
| ***In-Kind Share: $61,225***<br>● *Garden materials costs: lumber, soil, seeds, plants, etc.*<br>● *Workshop materials costs: printing, materials, etc.*<br>● *Volunteer time to support time*<br>● *Operating costs*<br><br>*Growing Gardens has confirmed they will provide a 20% in-kind match. See attached documentation.*<br><br>*Contractors will be required to track donated goods, services, and/or volunteer hours with the PPS Head Start Gift-in-Kind Tracking Form. All in-kind contributions must include a fair-market-value proof (quote, catalog price, photos) in alignment with federal cost principles and to ensure that all in-kind contributions are properly recorded and auditable. PPS Head Start will provide an acknowledgment letter to the donor after their contribution has been received. The program will maintain detailed logs of in-kind contributions; this will be verified monthly for accuracy, appropriate grant allocations, and compliance with federal guidelines.* |

***Contract – Greater Northwest Community Health Collective (GNWCHC)***

| |
|---|
| ***Total: $248,890*** |
| *A health and nutrition partnership with GNWCHC is necessary to meet Grant Goal 4 (*establish a family-centered nutrition education program) *to ensure all families and children in our program have safe, reliable, and affordable access to healthy food. Scope of work for 12 month period will include:*<br><br>● *Two FTE Community Health Workers (CHWs) provide community centered outreach, navigation, and transportation support for families to access grocery stores, farmers markets, farmers stands, etc.*<br>● *Four neighborhood pop-up nutrition fairs, offering educational resources and family engagement activities.*<br>● *Five nutrition workshops to support long-term positive healthy eating habits*<br>● *Enrollment assistance to access essential state benefits, when applicable.* |
| ***Federal Supplemental Grant = $200,000***<br>● *$155,000 for two full-time Community Health Workers (CHWs)*<br>● *$45,000 in operational costs:*<br>○ *$10,000 for technology infrastructure, data tracking systems, marketing and program evaluation to ensure quality, transparency, and scalability.*<br>○ *$5,000 for routine van maintenance, seasonal tire changes, repairs, and upkeep for reliable service.*<br>○ *$15,000 for community nutrition and health outreach events and engagement.*<br>○ *$15,000 for workshop materials, stipends, snacks, food, and drinks.* |
| ***In-Kind Share: $48,890***<br>● *Volunteering staff*<br>● *Leadership hours to prepare and facilitate family and community engagements*<br>● *Training materials and equipment for sustainability planning post contract*<br><br>*Contractors will be required to track donated goods, services, and/or volunteer hours with the PPS Head Start Gift-in-Kind Tracking Form. All in-kind contributions must include a fair-market-value proof (quote, catalog price, photos) in alignment with federal cost principles and to ensure that all in-kind contributions are properly recorded and auditable. PPS Head Start will provide an acknowledgment letter to the donor after their contribution has been received. The program will maintain detailed logs of in-kind contributions; this will be verified monthly for accuracy, appropriate grant allocations, and compliance with federal guidelines.* |

***Contract – Soccer Shots***

| |
|---|
| ***Total: $64,800*** |
| *A partnership with Soccer Shots is necessary to meet Grant Goal 5 (integrate physical activity into children's daily routines). Soccer Shots Coaches will lead soccer classes at our 14 sites for a 5 week season. Classes include materials for class, physical activities (soccer fundamentals like dribbling, passing, shooting), mindfulness games, and include the classroom teachers so activities can be replicated in future classroom learning. The scope of work will be completed within a 12 month period.*<br><br>***Federal Supplemental Cost = $25,920***<br>● *$8 per class x 648 Head Start students = $5,184*<br>● *$5184 x 5 week season = $25,920* |
| *Soccer Shots has confirmed they will provide an in-kind match. Soccer Shots has committed to paying 60 percent of class costs for Head Start students. The Soccer Shots standard rate is $20 dollars per class; however, Soccer Shots will contribute 12 dollars per student at Head Start, lowering the cost to 8 dollars per class. This significantly reduces the cost to children and the Head Start program.*<br>*See attached documentation.*<br><br>***In-Kind Cost = $38,880***<br>● *$12 per class x 648 Head Start students = $5,184*<br>● *$5184 x 5 week season = $25,920*<br><br>*Contractors will be required to track donated goods, services, and/or volunteer hours with the PPS Head Start Gift-in-Kind Tracking Form. All in-kind contributions must include a fair-market-value proof (quote, catalog price, photos) in alignment with federal cost principles and to ensure that all in-kind contributions are properly recorded and auditable. PPS Head Start will provide an acknowledgment letter to the donor after their contribution has been received. The program will maintain detailed logs of in-kind contributions; this will be verified monthly for accuracy, appropriate grant allocations, and compliance with federal guidelines.* |

G. Construction _____ Total: $0

H. Other _____ Total: $0

**<u>Financial and Property Management System</u>**

The PPS Head Start Program adheres to the District's financial management processes and procedures which, in turn, are governed by the Oregon Revised Statutes (ORS) and conform to Generally Accepted Accounting Principles (GAAP). Grant funds are tracked in the District's financial system in a separate fund for ease of visibility and tracking. An annual audit by an independent auditor is performed to grant funds of the District to the standards contained in

Government Auditing Standards issued by the Comptroller General of the United States. All grant documents from the Notice of Award to the final SF425 report are kept on file both at the Head Start administrative office and at the District's finance offices. Procurement processes are also governed by ORS and by District Board Policy. A record of equipment over $10,000 purchased with Federal Head Start funds is retained at the District office and is inventoried every other year by Head Start staff. Materials and technology inventory is kept at the Head Start administrative offices and is also inventoried biennially. All journal entries and reports initiated by the Head Start accountant are forwarded to the District accounting office where they are reviewed by the District grant accountant and approved by the accounting manager prior to posting to the general ledger.

**Contracting**

The PPS Head Start Program adheres to the District's contracting guidelines The District's purchasing and contracting activities are governed by Oregon Revised Statutes (primarily ORS 279A, ORS 279B and ORS 279C) and Board policy in the form of our PPS Public Contracting Rules, which are in turn modeled after the Attorney General's Model Public Contracting Rules.

**Indirect Charges**

Indirect charges are calculated at the end of the school district's fiscal year, once the year is closed. This usually happens between May – September. The calculations are submitted to the Oregon Department of Education for review and final approval. Once the indirect rates are approved, the District is notified of the final rate. This update includes the final state approved rate of 4.49% for the 2025–26 school year.

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## 4. Implementation Timeline

| Project Phase (upon award) | Task / Activities | Responsible Staff | Status |
|---|---|---|---|
| **Fresh Food Procurement & Vendor Partnerships** | | | |
| Month 1-2 | Meet with local farms and vendors to discuss contracts and establish delivery schedules | RD, Business Operations Analyst, Admin Asst. | |
| Month 3-4 | Pilot fresh food deliveries at select sites; work with vendors to ramp up distribution | RD, Business Operations Analyst, Site Supervisors | |
| Months 5-8 | Full-scale launch of seasonal food delivery program to all sites; monthly distribution | RD, Business Operations Analyst, Site Supervisors | |
| Months 9-12 | Adjust deliveries based on family and staff feedback<br>Secure long-term procurement agreements | RD, Business Operations Analyst, Site Supervisors | |

| | | | |
|---|---|---|---|
| | with vendors | | |
| **Food Safe Storage** | | | |
| Month 1-3 | Conduct site needs assessments and acquire supplies bids | RD, Business Operations Analyst, Admin Asst. | |
| Month 4-6 | Finalize ordering plan and vendor selection | RD, Business Operations Analyst, Admin Asst. | |
| Months 7-9 | Procure food-safe storage supplies | RD, Business Operations Analyst, Admin Asst. | |
| Months 10-12 | Staff training on safe food handling and new equipment use<br>Final inspection and sustainability plan for maintenance | RD, Site Supervisors, Nutrition Services | |
| **Garden Installation** | | | |
| Month 1-3 | Planning, partner onboarding, needs assessments, project plan development | Contractor, RD, Director, Business Operations Analyst, Admin Asst. | |
| Month 1-3 | Garden site assessments with Growing Gardens | Contractor, RD, Site Supervisors | |
| Month 4-6 | Finalize garden plans and procure materials | Contractor, RD, Business Operations Analyst | |
| Months 7-9 | Install garden beds, greenhouses, and Indigenous seed hubs | Contractor, RD, Admin Asst. | |
| Months 10-12 | Launch parent-child garden programs and harvest events | Family Services Manager, RD | |
| Months 13-18 | Evaluate garden yield and create sustainability plan | Family Services Manager, RD, Director, Business Operations Analyst, Admin Asst. | |
| **Family Nutrition Education & Community Outreach** | | | |
| Month 1-3 | Partner onboarding, needs assessments, project plan development | Family Services Manager, Contractor, Community Engagement Coor., Business Operations Analyst | |
| Month 1-3 | Plan annual Nutrition & Health Fairs with GNWCHC | Family Services Manager, Contractor, Community Engagement Coor., Business Operations Analyst | |
| Month 4-6 | Host first 2 Nutrition & Health Fairs with cooking demos and screenings | Contractor, Family Services Manager, Community Engagement Coor., Business | |

| | | | |
|---|---|---|---|
| | | Operations Analyst | |
| Months 13-8 | Host final 2 Nutrition & Health Fairs; evaluate outcomes with GNWCHC | Contractor, Family Services Manager, Community Engagement Coor., Business Operations Analyst | |
| **Movement & Physical Activity Programming** | | | |
| Month 1-3 | Soccer Shots onboarding, assess spaces, develop classroom/site schedules | Contractor, Director, Site Supervisors, Business Operations Analyst | |
| Months 4-12 | Implement movement programming to all sites | Contractor, Community Engagement Coor., Site Supervisors, Teachers | |
| Months 13-18 | Integrate physical activity into regular classroom routines | Contractor, Community Engagement Coor., Site Supervisors, Teachers | |

## 5. Summary

PPS Head Start is committed to healthy children and families as we elevate our services to include long-term access to local, fresh, healthy food, nutrition education for students and families, and garden programming. With the addition of youth participation in healthy physical activity through a formal soccer program, PPS Head Start ensures a well-rounded program to improve the health and well-being of its youngest scholars.

# Sample Head Start x Soccer Shots Session Schedule

| Group 1 Schedule | Mondays | Tuesdays | Wednesdays | Thursdays |
|---|---|---|---|---|
| Class 1 | 12/2/24 | 12/3/24 | 12/4/24 | 12/5/24 |
| Class 2 | 12/9/24 | 12/10/24 | 12/11/24 | 12/12/24 |
| Class 3 | 12/16/24 | 12/17/24 | 12/18/24 | 12/19/24 |
| Class 4 | 1/6/25 | 1/7/25 | 1/8/25 | 1/9/25 |
| Class 5 | 1/13/25 | 1/14/25 | 1/15/25 | 1/16/25 |

| Group 2 Schedule | Monday's | Tuesdays | Wednesdays | Thursdays |
|---|---|---|---|---|
| Class 1 | x | 1/21/25 | 1/22/25 | 1/23/25 |
| Class 2 | x | 2/4/25 | 1/29/25 | 1/30/25 |
| Class 3 | x | 2/11/25 | 2/5/25 | 2/6/25 |
| Class 4 | x | 2/18/25 | 2/12/25 | 2/13/25 |
| Class 5 | x | 2/25/25 | 2/19/25 | 2/20/25 |

## PreK Group 1

| Monday | | | Tuesday | | | Wednesday | | | Thursday | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | School Site (3 Classrooms) | | | School Site (3 classrooms) | | | School Site (3 classrooms) | | | School Site (4 classrooms) | |
| | Space: | | | Space: | | | Space: | | | Space: | |
| Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 |
| 9:30am-10:00am | Teacher 1 | | 9:30am-10:00am | Teacher 1 | | 8:50am-9:20am | Teacher 1 | | 9:30am-10:00am | Teacher 1 | |
| 10:05am-10:35am | Teacher 2 | | 10:05am-10:35am | Teacher 2 | | 9:25am-9:55am | Teacher 2 | | 10:05am-10:35am | Teacher 2 | |
| 10:40am-11:10am | Teacher 3 | | 10:40am-11:10am | Teacher 3 | | 10:00am-10:30am | Teacher 3 | | 10:40am-11:10am | Teacher 3 | |
| | | | | | | | | | 11:15am-11:45am | Teacher 4 | |
| | School Site (2 Classrooms) | | | School Site (2 Classrooms) | | | School Site (Spanish Immersion) | | | School Site (2 classrooms) | |
| | Space: | | | Space: | | | Space: | | | Space: | |
| Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 |
| 1:10pm-1:40pm | Teacher 1 | | 1:10pm-1:40pm | Teacher 1 | | 1:10pm-1:40pm | Teacher 1 | | 1:10pm-1:40pm | Teacher 1 | |
| 1:45pm-2:15pm | Teacher 2 | | 1:45pm-2:15pm | Teacher 2 | | 1:45pm-2:15pm | Teacher 2 | | 1:45pm-2:15pm | Teacher 2 | |

## PreK Group 2

| Tuesday | | | Wednesday | | | | | | Thursday | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Time | School Site (5 classrooms) | | Time | School Site (7 classrooms) | | | School Site (7 Classrooms) | | Time | School Site (7 classrooms) | |
| | Space: | | | Space: | | | Space: | | | Space: | |
| Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 |
| 9:00am-9:30am | Teacher 1 | | 8:30am-9:00am | Teacher 1 | | 8:30am-9:00am | Teacher 1 | | 8:30am-9:00am | Teacher 1 | |
| 9:35am-10:05am | Teacher 2 | | 9:05am-9:35am | Teacher 2 | | 9:05am-9:35am | Teacher 2 | | 9:05am-9:35am | Teacher 2 | |
| 10:10am-10:40am | Teacher 3 | | 9:40am-10:10am | Teacher 3 | | 9:40am-10:10am | Teacher 3 | | 9:40am-10:10am | Teacher 3 | |
| 10:45am-11:15am | Teacher 4 | | 10:15am-10:45am | Teacher 4 \| Teacher 5 | | 10:15am-10:45am | Teacher 4 \| Teacher 5 | | 10:15am-10:45am | Teacher 4 \| Teacher 5 | |
| 11:30am-12:00pm | Teacher 5 | | 10:50am-11:20am | Teacher 6 \| Teacher 7 | | 10:50am-11:20am | Teacher 6 \| Teacher 7 | | 10:50am-11:20am | Teacher 6 \| Teacher 7 | |
| | School Site (2 Classrooms) | | | School Site (2 Classrooms) | | | | | | | |
| | Space: | | | Space: | | | | | | | |
| Time | Coach 1 | Coach 2 | Time | Coach 1 | Coach 2 | | | | | | |
| 1:10pm-1:40pm | Teacher 1 | | 1:10pm-1:40pm | Teacher 1 | | | | | | | |
| 1:45pm-2:15pm | Teacher 2 | | 1:45pm-2:15pm | Teacher 2 | | | | | | | |

## Sample Feedback Survey Questions

Below are sample survey questions for monitoring outcomes from Soccer Shots programming.
These questions are designed to gather feedback from stakeholders about the program's effectiveness, enjoyment, and overall value.

| For Families | For Coaches + Teachers |
|---|---|
| 1. Do you believe the soccer program is age-appropriate for your child's development level? (Yes, No, Somewhat)*<br>2. How often does your child talk about soccer activities at home? (Frequently, Occasionally, Never)*<br>3. How much improvement have you noticed in your child's physical skills (e.g., coordination, balance) since participating in the program? (Significant improvement, Some improvement, No change)*<br>4. Has your child shown increased interest in outdoor play or sports since starting the soccer program? (Yes, No, Not sure)*<br>5. What aspects of the soccer program does your child enjoy the most? (Open-ended)<br>6. Would you recommend this soccer program to other parents? (Yes, No, Maybe) | 1. How would you rate the engagement level of the children in the soccer program? (Very engaged, Somewhat engaged, Not engaged)*<br>2. Do you think the soccer program is supporting the development of physical motor skills in preschool children? (Yes, No, To some extent)*<br>3. Are the children able to safely participate in soccer activities? (Always, Sometimes, Rarely)*<br>4. How well do the children work together as a team during soccer activities? (Very well, Somewhat well, Minimally, Not at all)<br>5. What types of activities in the soccer program do you feel have been most beneficial for child development? (Open-ended)<br>6. What improvements or changes would you suggest for the soccer program? (Open-ended) |

## Head Start x Soccer Shots Photos from 2024-25 School Year









# Coach Impact



The partnership between Soccer Shots and Head Start was something I really looked forward to. I was so excited to be given the opportunity to coach classes during both sessions of Head Start programs this season and to extend our reach to a community I care greatly about. We strive to be inclusive in all we do, and this was an experience I felt honored to be a part of. Coaching in Spanish is new to me, as I haven't always had to use my native language on the field, and it's been so much fun to incorporate phrases and guidance to ensure I am doing my best to meet each player on their level. There is an abundance of kindness and helpfulness at every location from the players and teachers. I have enjoyed getting to see the players' smiling faces each week and watching them grow personally and athletically through our character concepts and the skills we teach.

**- Coach Amy, Coach for Whitman and Grout classes**

As a proud product of Head Start, these classes have meant so much to me. Our program centers around fútbol—a sport that, for many, is a familiar language from home. In our Hispanic community, sports like fútbol are more than just a game — they are a bond that brings us together and keeps us grounded. Having the opportunity to coach these classes in Spanish, my first language (and, for many of them, their first language) helps create a space for both of us where we feel comfortable and at home. I am proud to coach these classes and show the children that they are represented and truly belong.

**- Coach Ash, Coach for Clarendon Early Learning Academy classes**





These classes have allowed me to gain even more experience as a coach by teaching the children in a different language. These Head Start classes have been such a pleasure becuase I get to watch these kids grow while having fun and learning something new. Teaching in Spanish was something that I was afraid of at first, but as time has passed, I have come to love teaching these classes and spending time with these kids. Sometimes I believe they are teaching me more than I am teaching them!

**- Coach Daniel, Coach for Clarendon Early Learning Academy and Sacajawea classes**

My classes at Head Start have been nothing but amazing. The children are always respectful and inclusive — checking in on their friends and making sure to include them in the fun. They bring positive energy to class, rain or shine, which helps me become a better coach!

**- Coach Edwin, Coach for Jason Lee, Lent, Marysville, and Faubion classes**





My Head Start experience has reinforced my belief in our Soccer Shots statement: We Care, We Are Inclusive, and We Own It! Coaching these kids each week has been a blast — not just with their progression within our curriculum, but their positive and joyful energy is contagious! My Head Start classes have been some of my best of the season, and I believe it's because their values match ours. Each week, my kids surprise me with their respect, kindness, and confidence!

**- Coach Orion, Coach for Whitman, Grout, and Faubion classes**

Coaching Head Start classes has been such a pleasure and has quickly become one of my favorite parts of being a coach at Soccer Shots. The kids bring curiosity, enthusiasm, and imagination to every practice. They're always ready to learn and have a great amount of respect for their peers and coaches. Their energy makes class so fun and allows me to let loose and have fun with them too! In addition, being able to teach classes in Spanish brings me so much joy. It allows the Spanish-speaking students to get the most out of each practice, makes them feel more comfortable, and has resulted in a deeper connection between the kids and me.

**- Coach Sofia, Coach for Rosa Parks, Sitton, and Sacajawea classes**





Working with Head Start has been a life changing experience. Each class is about much more than soccer- we support each other as a team, give each child a chance to shine on the field, and build an environment that is safe and fun for everyone. The kids are so passionate and caring, they look out for each other and cheer for one another every class. It is my first experience participating in Spanish-led classes and that has been so meaningful. It has pushed me to learn more of a second language to be able to connect better with the kids, and seeing their faces as they learn from coaches in their primary language is heartwarming. I love being in such a caring, inclusive environment and always get so much from working with Head Start!

**- Coach Michael, Coach for Creston Annex and Clarendon Early Learning Academy classes**

# PORTLAND PUBLIC SCHOOLS

**HEAD START**

4800 NE 74th Ave/ Portland, OR 97218

Telephone: (503) 916-5724


## MEMO

**Date:** 08/26/2025

**To:** PPS School Board

**From:** Emily Glasgow, Senior Director of PK-5 Core Academics
Dana Stiles, Director of Early Learners (Head Start)

**Subject**: Head Start Action – Fiscal Approvals

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**BACKGROUND**

A. Federal requirements call for the Governing Board of Head Starts to approve recommendations and reports for the program.
B. The Board of Directors for Portland Public Schools serves as the Governing Board for PPS Head Start.

**1. PPS Head Start 2023 – 2025 OPK Amended Budget Workbook**

PPS Head Start is required to submit a Site and Service Workbook annually as part of its Department of Early Learning and Care (DELC), Oregon Prenatal – Kindergarten (OPK) state grant. This data assists the DELC with report submission and facilitates any grant management systems claims PPS Head Start may have. PPS Head Start Parent Policy Council approved the OPK Amended Budget Workbook as of August 2025. Board approval is required. A Board Letter of Approval and Resolution are requested.

**2. PPS Head Start Application – One-Time Supplemental Funds for Nutrition and Healthy Eating for Children and Families**

The Office of Head Start released One-time Supplemental Funds for Nutrition and Healthy Eating for Head Start Children and Families. This grant is only available to current Head Start grantees and is one-time funding to expand and/or nutrition services. Our grant application includes funding requests to meet five goals:

1. Expand long-term access to fresh, healthy, and local food with seasonally fresh snacks.
2. Improve the safety and quality of food preparation through food safe storage.
3. Create community gardens at 4 sites through a partnership with Growing Gardens.

4. Establish staff and family-centered nutrition education programs through partnerships with Greater NW Community Health Collective (GNWCHC) and Growing Gardens.
5. Develop programming to integrate physical activity into children's daily routines by renewing our partnership with Portland Soccer Shots.

PPS Head Start Parent Policy Council approved the grant application as of August 2025. Board approval is required. A Board Letter of Approval and Resolution are requested.

**RELATED POLICIES/BEST PRACTICES**

Items listed above are required to be reviewed, updated, and/or approved by the Parent Policy Council and Governing Board.

**ANALYSIS OF SITUATION**

All items listed above support the high quality, comprehensive wraparound services provided to the children and families attending PPS Head Start.

**FISCAL IMPACT**

The items included in this packet do not have any significant direct impacts on program or district funding. Some items are required as part of grant agreements (federal, state, and city) in order to maintain current funding.

**COMMUNITY ENGAGEMENT**

PPS Head Start Parent Policy Council provided input, reviewed, and approved these actions and items as noted above and as reflected in the attached meeting minutes.

**TIMELINE FOR IMPLEMENTATION / EVALUATION**

The timeline for implementation will be the 2024 – 2025 school year.

**BOARD OPTIONS WITH ANALYSIS**

Board approval needed.

**CONNECTION TO BOARD GOALS**

The goal of PPS Head Start is to prepare the city's diverse and resilient young children for successful transitions to kindergarten and beyond by leveraging each child's strengths, building their social competence, and developing school readiness skills.

In June 2022, the PPS School Board established a new set of goals. "It remains the core mission and responsibility of our school system to ensure that every student has opportunities to thrive and experience success. We are dedicated to the continuous improvements necessary to drive the system shifts that will better support our students, educators, and leaders and result in improved student performance." The Board adopted the following four priorities for the 2022-2027 time period to move the school district toward the above aspirations:

- Improve Third Grade Reading achievement
- Improve Fifth Grade Mathematics achievement
- Improve Eighth Grade Readiness
- Improve High School Graduation rates

The above items support the district's and School Board's vision and priorities.

**STAFF RECOMMENDATION**

Develop Board resolutions and obtain signatures of approval of the Board Chair of the attached documents.

*As a member of the PPS Executive Leadership Team, I have reviewed this staff report.*

_____ *(Initials)*

ATTACHMENTS

A. 2025 – 2027 OPK Amended Budget Workbook
    a. 2025 – 2027 OPK Amended Budget Workbook Approval Letter
    b. 2025 – 2027 OPK Amended Budget Workbook Board Resolution
B. 2025 Application – One-Time Supplemental Funds for Nutrition and Healthy Eating
    a. 2025 Grant Approval Letter
    b. 2025 Grant Board Resolution
C. 7.16.2025 PPS Head Start Parent Policy Council Meeting Minutes
D. August PPS Head Start Parent Policy Council Meeting Minutes

**RESOLUTION No. 7172**

Approval of Head Start Policy Council Recommendation

**RECITALS**

A. Federal requirements call for the Governing Board of a Head Start program to approve recommendations for the program.

B. The Board of Directors for Portland Public Schools serves as the Governing Board for the PPS Head Start Program.

C. PPS Head Start is required to submit a Budget Workbook as part of its Department of Early Learning and Care (DELC), Oregon Prenatal – Kindergarten (OPK) biennium grant application. This assists PPS Head Start claims to the DELC grant management system.

**RESOLUTION**

The Board of Directors for Portland Public Schools, School District No. 1J, Multnomah County, Oregon, approves the Head Start Policy Council recommendations as stated above.

PORTLAND PUBLIC SCHOOLS

EARLY LEARNERS DEPARTMENT
501 North Dixon Street | Portland, OR 97227

Administration for Children and Families
Office of Head Start – West Region

Subject: OPK Workbook

Dear Regional Program Leadership,

Portland Public Schools Head Start Governing Board approved the program's Fiscal Year 2026 Oregon Prenatal to Kindergarten (OPK) Grant workbook.

The signature below is confirmation the governing board has approved this request.

Thank you.

_____ _____

Head Start Director Date

_____ _____

Governing Board Chair Date

Portland Public Schools is an equal opportunity educator and employer.

PORTLAND PUBLIC SCHOOLS

# Parent Policy Council Minutes

7/16/2025
Early Learners at MLK Annex
5:00-5:45pm

| | | | |
|---|---|---|---|
| Call to order | Warm Welcome | Chair | 5 min |
| Info | Agenda Overview<br>In Attendance: Teresa, Elizabeth, Troy, Lydia, Alex, Jasmine, Katie. | Dana | 3 min |
| Info | 2025-26 Budget Planning (share graphic) | Dana | 10 min |
| Action | Vote on proposed Head Start Budget FY26 – **PASSED**<br>6 voted to approve. 1 abstained due to not being able to view the document. | Dana<br>Treasurer | 10 min |
| Action | Confirm top properties for discretionary spending<br><br>Priorities:<br>● Cooking class<br>● Art workshops<br>● Clothing SWAP/Closet materials<br>● Team sports families they don't necessarily have access to - Soccer shots<br>● Musical instruments with families<br>● OMSI playable<br>● Librarian coming<br>● Reptile guy<br>● Firefighters, police, etc<br>● Theater experiences<br>● Water Strong<br>● Babysitter training or CPR for parents<br><br>Themes:<br>● Nutrition and healthy eating<br>● Movement activities<br>● Arts (dance, theater, art)<br>● Partners from the community (safety) | Vanessa | 10 min |
| Adjourn | See you in September! | | |

**RESOLUTION No. 7173**

Approving Board Member Conference Attendance as Representatives of the Board

**RECITALS**

Board Policy 1.40.070 requires Board approval for individual Board members to attend state or national meetings as representatives of the Board.

**RESOLUTION**

The Board affirms Director Patte Sullivan, Director Stephanie Engelsman, Director Christy Splitt, Director Rashelle Chase-Miller, Director Virginia LaForte, Vice-Chair Michelle DePass, and Chair Eddie Wang, to attend the Council of Urban Boards of Education Conference in Los Angeles, CA from September 11-13, 2025

## RESOLUTION No. 7175

Expenditure Contracts that Exceed $150,000 for Delegation of Authority

### RECITAL

Portland Public Schools ("District") Public Contracting Rules PPS-45-0200 ("Authority to Approve District Contracts; Delegation of Authority to Superintendent") requires the Board of Education ("Board") enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and services whenever the total amount exceeds $150,000 per contract, excepting settlement or real property agreements. Contracts meeting this criterion are listed below.

### RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

### AMENDMENTS TO EXISTING CONTRACTS

| Contractor | Amendment Term | Contract Type | Description of Services | Amendment Amount; New Contract Amount | Responsible Administrator, Funding Source | Certified Business |
|---|---|---|---|---|---|---|
| Procedeo, LLC | 9/10/25 through 12/9/25 | Related Services<br>RS 96702<br>Amendment 1 | Provide interim OSM leadership including supplemental staffing and resources as needed; continue to accelerate the timeline of the Jefferson HS Modernization project.<br>Cooperative contract made available through Equalis Group. | $487,500<br>$637,000 | J. Franco<br>Fund 459<br>Dept. 5511<br>Project DF122 | No |