

Facilities and Operations Committee
Meeting
Wednesday, October 19, 2022 4:00 PM

Dr. Matthew Prophet Education Center -
Mazama Conference Room (floor 2)
501 N. Dixon St.
Portland, OR 97227

Agenda

1. 4:00 pm - Tubman Update: Community Engagement Focus
2. 4:35 pm - Jefferson Master Plan Update
3. 5:10 pm - Supplemental Transportation Plan Update Overview
4. 5:25 pm - 2020 Infrastructure Criteria: Roofing/ADA/Mechanical/Seismic/Security
(Written update. No presentation. Staff available for questions.)

Driving Innovation in Portland Public Schools

Harriet Tubman Relocation



Harriet Tubman MS Engagement to Date

03-10-22	MLK Community	Inform
03-10-22	Sabin Community	Inform
03-14-22	Site Selection Committee Meeting	Consult
03-17-22	Boise Elliot Community	Inform
04-07-22	HTMS Student Session	Consult
04-07-22	Site Selection Committee Meeting	Consult
04-19-22	Site Selection Committee Meeting	Consult
04-19-22	HTMS Community Meeting	Inform
04-25-22	HTMS Community Meeting	Inform
04-27-22	HTMS Student Session	Consult
05-03-22	Sabin Community	Inform
05-11-22	HTMS Black Community	Inform
05-24-22	HTMS Leadership Students	Consult
06-02-22	HTMS Community Meeting	Inform
06-30-22	Site Selection Committee Meeting	Consult
08-22-22	HTMS Volume 4 Review with HTMS Community	Inform

All community engagement has been centered around the production of the Re-Siting HTMS Due Diligence document

*We've reached a juncture on the project that requires us to reset the community engagement strategy including recognizing the work from our community to date, update all stakeholders on the work done to date, resetting the selection criteria with the community, and aligning selection with the **Center for Black Student Excellence (CBSE)** design process to ensure that major capital projects in the Albina neighborhood are working in coordination to advance Black student achievement.*

-Update as of September 22, 2022



What does it mean to align site selection to the design process of the CBSE?

It means to have a **holistic discussion about how the built environment supports the student experience PK-12 while maintaining the legacy of Tubman and other schools in lower Albina as critical institutions in the Black community despite shifting demographics.** It means providing the community the opportunity to dream, vision, and problem solve collectively as opposed to a manner that is reactionary. This approach allows PPS to cast a wider net, increase reach, and foster a sense of shared ownership.

Spectrum of Community Engagement



In 2020, Portland voters approved a bond measure that included an allocation for the following:

Center for Black Student Excellence (CBSE)

Develop a culturally-responsive community plan, make targeted investments in facilities in North/Northeast Portland.

Since then, Portland Public Schools has defined a set of project deliverables including a CBSE Vision, Comprehensive Plan, Facilities Plan, and Operational Plan.



Deliverables Explained

▶ **CBSE Vision**

This document will describe the collective aspiration for what the CBSE will be, do and accomplish on behalf of Black students, staff and families.

▶ **CBSE Operational Plan**

This document will describe the ongoing support for the initiative including maintenance of infrastructure, hiring, capacity building and retention of high quality talent, etc.

▶ **CBSE Comprehensive Plan**

This document will detail the specific elements of the CBSE along with strategies, programs and experiences that span the PK-12 learning continuum.

- **Curriculum/ Instruction**
- **Student Support**
- **Family Support**
- **Professional Learning, Capacity Building and Retention**
- **Advocacy**

▶ **CBSE Facilities Plan**

This document will describe the implications of the CBSE Vision and Comprehensive Plan on physical space, including but not limited to site improvements, modernizations, property purchases and/or new builds. Elements of this plan will also closely connect spatial implications of the Jefferson Modernization Project and site considerations for the Harriet Tubman Middle School Relocation.

- **Overall CBSE facilities implications**
- **HTMS Relocation**
- **Jefferson Modernization**

INNOVATION STUDIO

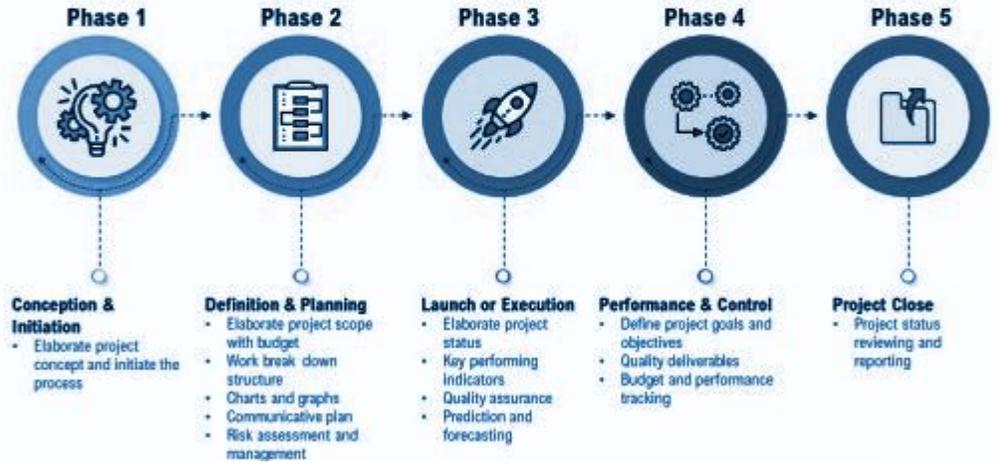


What can this group expect?

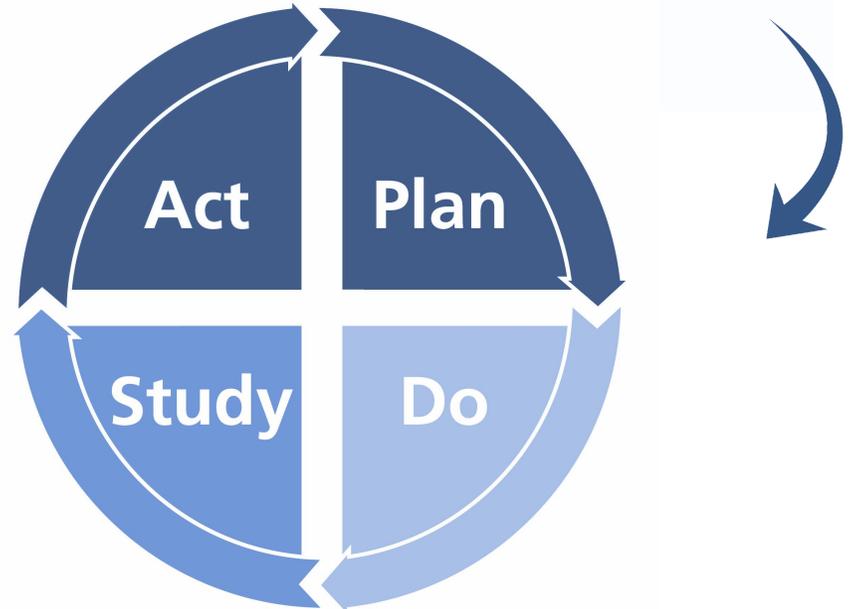
Innovation Equity Design Process



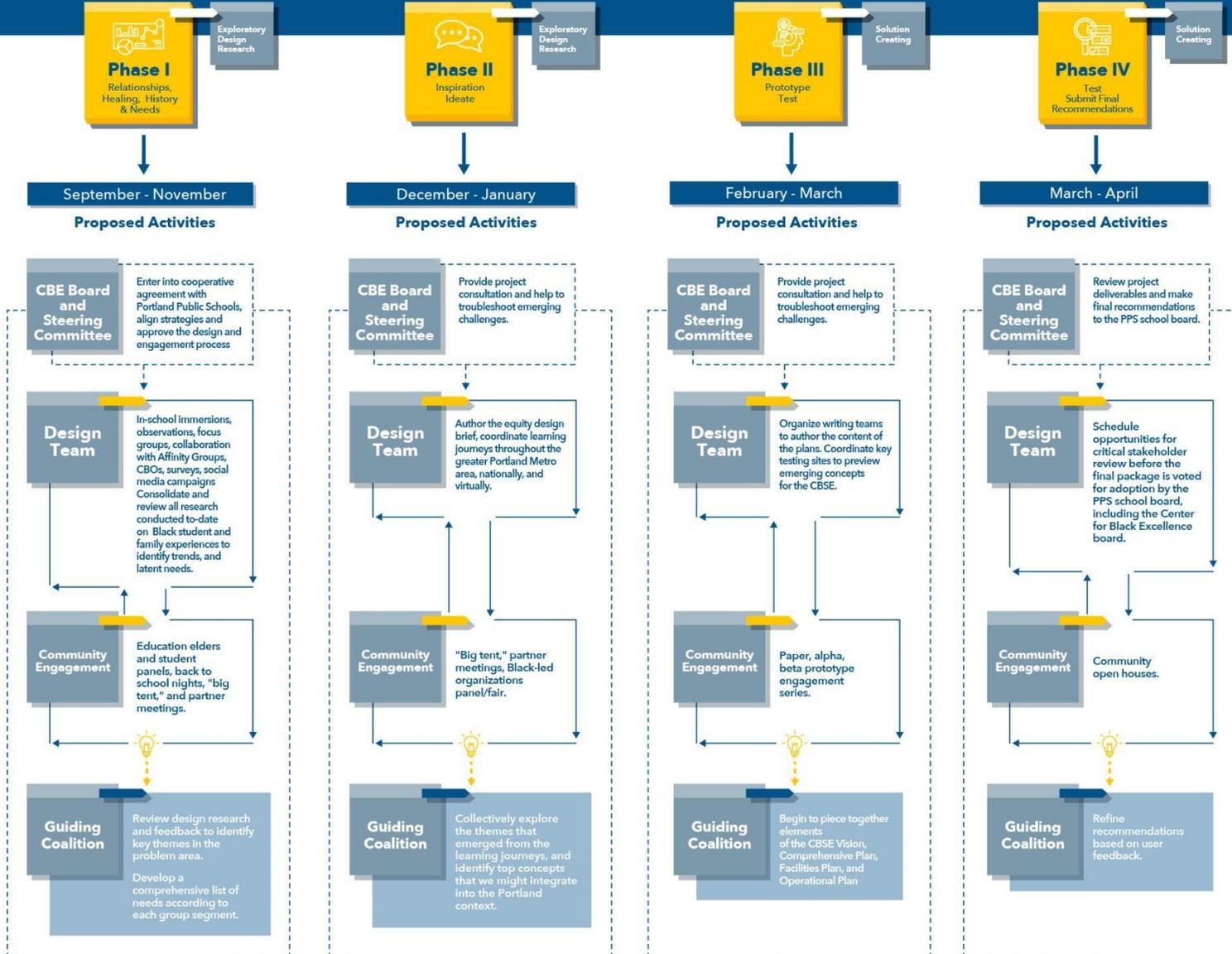
Project Management



Continuous Improvement



Journey Map Design Process 2022-2023



CBE Board

Provide oversight, accountability, and thought-partnership.

Design Team

Drive the planning and management of the development process, conduct design research, facilitate community engagement sessions and help to interpret key lessons from community discussions.

Community Engagement Series

Numerous entry points for participatory design and updates including pushing into existing events and creating new ones.

Guiding Coalition

Collectively surface themes, build on ideas and translate design research and feedback from community engagement into workable outcomes for the Center for Black Student Excellence.



Design & Engagement Activities

Title	Date	Time	Location	Type
October				
Staff Meeting	10/4/22	4:00pm-5:30pm	Harriet Tubman Middle	Design Research (Staff)
Lunch Period	10/11/22	12:21pm-1:09pm	Harriet Tubman Middle Cafeteria	Design Research (Students)
Lunch Period	10/12/22	12:21pm-1:09pm	Harriet Tubman Middle Cafeteria	Design Research (Students)
Lunch Period	10/13/22	12:21pm-1:09pm	Harriet Tubman Middle Cafeteria	Design Research (Students)
Staff Meeting	10/18/22	4:00pm-5:30pm	Harriet Tubman Middle	Design Research (Staff)
Tubman Community Lesson (8th grade)	10/21/22	2:46pm-3:45pm	Harriet Tubman Middle	Student Engagement
Tubman Family Night	10/27/22	5:30pm-7:00pm	Harriet Tubman Middle Cafeteria	Community Engagement
Tubman Assembly (8th grade)	10/28/22	2:46pm-3:45pm	Harriet Tubman Middle Cafeteria	Student Engagement
November				
Tubman Community Lesson (7th grade)	11/18/22	2:46pm-3:45pm	Harriet Tubman Middle Cafeteria	Student Engagement
December				
Tubman Assembly (7th grade)	12/2/22	2:46pm-3:45pm	Harriet Tubman Middle Cafeteria	Student Engagement
Tubman Community Lesson (6th grade)	12/2/22	2:46pm-3:45pm	Harriet Tubman Middle	Student Engagement
Tubman Assembly (6th grade)	12/9/22	2:46pm-3:45pm	Harriet Tubman Middle Cafeteria	Student Engagement

As the Design Team becomes more aware of opportunities to create, partner on or push into, the community will have visibility in the Design and Engagement calendar [here](#).

However, each activity must be meaningful to those who participate.

Relative to relocation, what are our objectives & what are we hoping to learn during engagement?



Community Engagement Harriet Tubman Middle School

FRAMING

Site selection "grounding statements"

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

Search criteria

 <p>Location Within the existing catchment area</p>	 <p>Size Roughly 6-9 acres</p>	 <p>Availability Would be ready for development in time to meet schedule</p>
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Number of sites that meet all criteria: 0

Evaluation criteria

- ✓ Community Considerations
- ✓ Academic Suitability
- ✓ Location
- ✓ Site Suitability
- ✓ Development Availability (Time)
- ✓ Operational Sustainability
- ✓ Cost Considerations

Considered site options

	Criteria						
	Community Consideration	Academic Suitability	Location	Site Suitability	Availability (Time)	Operational Sustainability	Cost
+ The site meets the criteria - The site does not meet the criteria 0 xxxxxxxx							
Under Consideration							
Prophet ESC (formerly BEESC)		+	+	0	-	0	-
Jefferson High School (South Lot)		-	+	-	-	+	+
Jefferson High School (Main Lot)		-	+	-	-	+	0
Humboldt + JHS South Lot		+	+	0	-	+	+
Previously reviewed. Not considered viable. Not under current consideration							
432 NE Killingsworth			+	0	-	-	-
Boise Eliot Elem			+	0	+	+	+
Concordia University Site			-	+	-	-	-
Emanuel			+	-	-	-	-
Meek Prof Tech School		+	-	+	+	+	+
Irvington Elem			+	0	+	+	+
Jefferson High School (Main Lot)			+	-	-	-	0
Keton			-	0	+	+	+
Lloyd Center			0	-	0	-	-
Martin Luther King Elem			+	0	+	+	+
N Stanton			+	-	0	-	0
NE Multnomah			0	+	0	-	-
PBOT Yard			+	-	0	-	0
PP&R (ALBERTA, DAWSON, IRVING)			+	+	0	-	+
Sabin Elem			+	0	+	+	+
Thunderbird Way			+	-	-	-	0
Whitaker-Adams			-	+	+	+	+

Community Questions

1. Considering these scenarios, which option(s) do you feel are the best to relocate Tubman MS? How would you recommend working around these scenarios?
2. Do you feel PPS staff should reconsider options that were previously reviewed and determined to be not viable? If so, which options and why?
3. Which evaluation criteria do you feel is the most important to prioritize? Which is the least?
4. Considering the current site options, should PPS' reconsider the "grounding statements"

▶ Is this the right direction?

- Provide community members a full update on the process.
- Bring the community up to speed on the site analysis to date.
- Have thoughtful design and engagement to discuss viable options with an explicit connection to CBSE.

▶ Are these the right questions?

INNOVATION

STUDIO



 Portland Public Schools



Jefferson High School Modernization

FACILITIES & OPERATIONS COMMITTEE
10.19.2022

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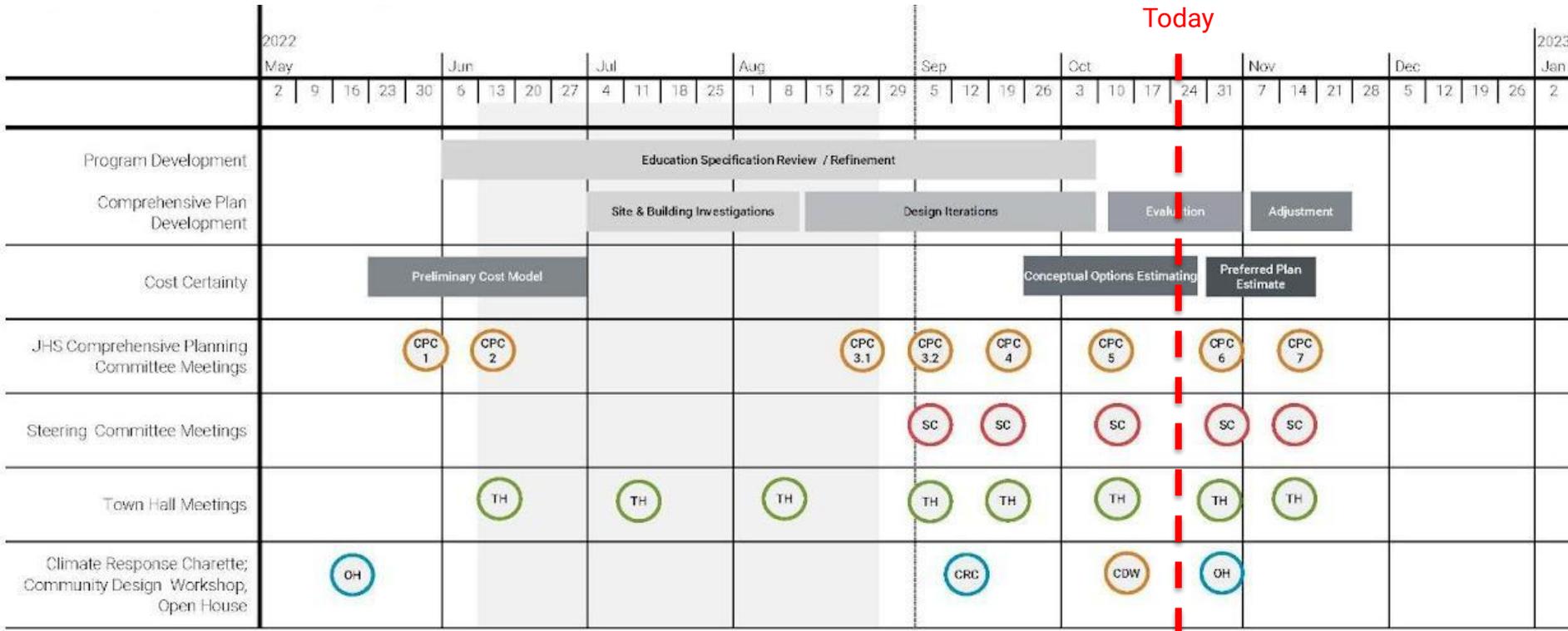
www.facebook.com/pps.homepage/ [@PPSConnect](https://twitter.com/PPSConnect)

Portland Public Schools
School Building Improvement Bond





Planning & Engagement Schedule



- June 1, 2022 Comprehensive Planning Committee Meeting CPC 1
- June 15, 2022 Comprehensive Planning Committee Meeting CPC 2
- August 24, 2022 Comprehensive Planning Committee Meeting CPC 3.1
- September 7, 2022 Comprehensive Planning Committee Meeting CPC 3.2
- September 21, 2022 Comprehensive Planning Committee Meeting CPC 4
- October 12, 2022 Comprehensive Planning Committee Meeting CPC 5
- November 2, 2022 Comprehensive Planning Committee Meeting CPC 6
- November 16, 2022 Comprehensive Planning Committee Meeting CPC 7

- Process, Overview, Design Justice Introduction
- Vision, Mission and Goals
- Site Plan Scenarios Session 1
- Site Plan Scenarios Session 2
- Memory / Experience / Culture / Heritage
- Multiple Massing Options
- Three Massing Options
- Cost Review / Selection



Engagement Communication

PORTLAND PUBLIC SCHOOLS



Jefferson Modernization Town Hall Meetings

All meetings are located in the Jefferson High School Library (5210 N Kerby Ave, Portland 97217)

Jefferson High School is being modernized. We are currently in a two year planning and design process and construction begins in summer 2024. Come learn about the project and share your thoughts with the project team that will help transform Jefferson High School.

Upcoming Meeting Dates:

August 24 @5:00pm	Review the project's Vision/Mission/Goals
September 21 @5:00pm	Ways the new campus can be organized
October 12 @5:00pm	Review multiple options for the building's design
November 2 @5:00pm	Review of options for the Comprehensive Plan
November 16 @5:00pm	Preview of selection of final Comprehensive Plan option for Board approval

PPS is committed to making sure all voices are heard as this important project moves forward.

For more detailed information, please visit: <https://www.pps.net/JeffersonBond>

If you have questions or would like to share your comments please email the Jefferson Project Team at JHSBond@pps.net or call the School Modernization line at 503 916-2222



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Portland Public Schools School Building Improvement Bond



Portland Public Schools is an affirmative action and equal opportunity employer... it develops. After... into design followed by construction... modernized Jefferson is scheduled to open at the... 26-27 school year.

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 School Building Improvement Bond



PORTLAND PUBLIC SCHOOLS

Jefferson High School Modernization Master Planning



PPS will soon start the master planning High School. Master planning is the PPS is seeking input from the Jefferson volunteers to join the Jefferson Master Planning Committee.

All voices welcome
 PPS is preparing a robust engagement plan to hear from the many diverse voices with full recognition of Portland's historic neighborhoods. With full recognition of diverse voices related to redevelopment efforts within neighborhoods, PPS is committed to heard as this important project moves forward.



PORTLAND PUBLIC SCHOOLS

Help Reimagine A New Jefferson High School

Saturday, October 15th, 9:00am-4:00pm in the Jefferson Cafeteria. Drop in for one of two hands-on design sessions and a free lunch.

Please join your friends and neighbors at the Reimagining Jefferson Community Design Workshop on Saturday, October 15th from 9:00a.m. to 4:00p.m. in the Jefferson Cafeteria.

- Morning session from 9:00a.m. to 11:30a.m.
- Afternoon session from 1:30p.m. to 4:00p.m.

Enjoy a delicious catered lunch from noon to 1:30p.m. & share your comments with the design team.
 Your voice is important! Join us on October 15th.

Free Catered Lunch
 Noon - 1:30pm
 (Talk with the Design Team)

Interactive Sessions
 9:00am - 11:30am
 OR
 1:30pm - 4:00pm

Childcare & Spanish Translations Available

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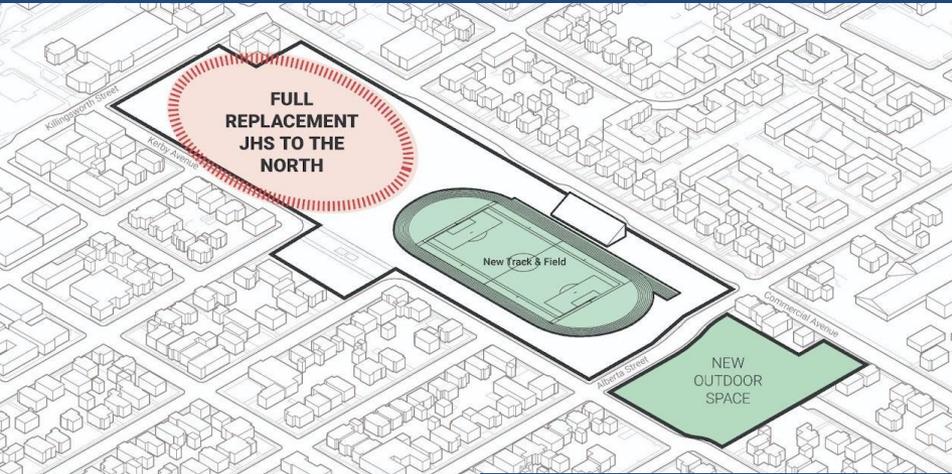
School Building Improvement Bond



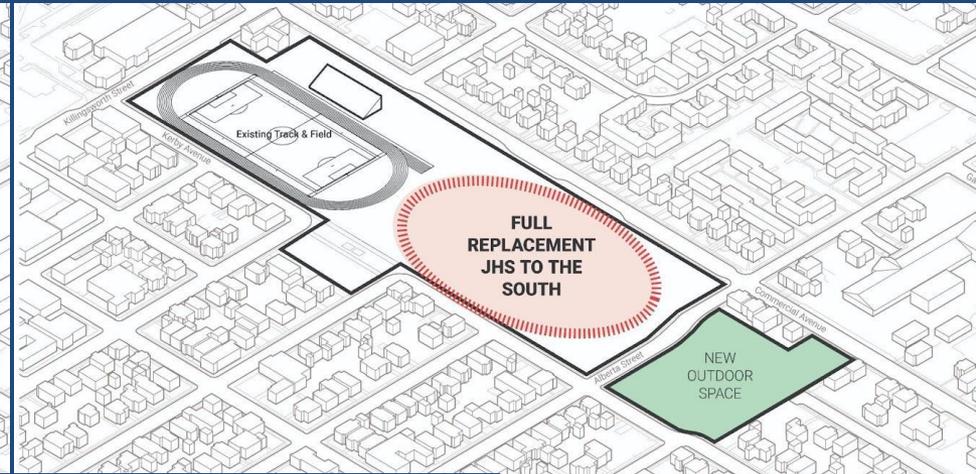


CPC Evaluation of Conceptual Scenarios

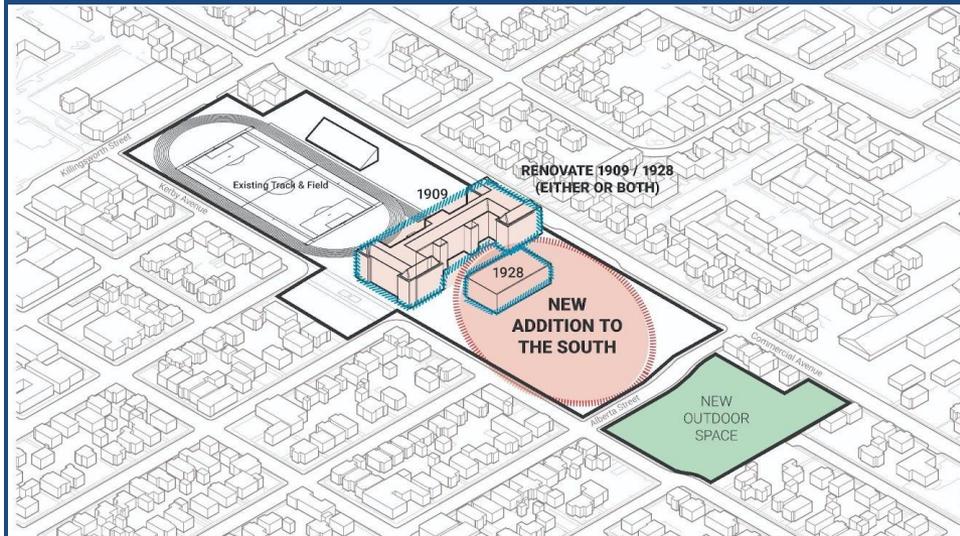
FULL REPLACEMENT TO THE NORTH



FULL REPLACEMENT TO THE SOUTH



RENOVATION & ADDITION TO THE SOUTH





Planning Activities

Planning Schedule

	2022												2023			
	OCT				NOV				DEC				JAN			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Planning	★			★			★		★	★						
Design																

★ BOE Master Plan Approval

★ F&O Master Plan Updates

★ BAC Updates



FORWARD **TOGETHER**

Transportation / Planning & Real Estate

**Supplemental Transportation Plan
Update to F & O Committee**

October 19, 2022

Why Do We Need A STPU?

Transportation Services are mandated by ORS (327.043) for students living beyond a prescribed distance. Expenses from this transportation are reimbursable from the state school fund.

Sometimes there are hazards inside the prescribe walk boundary that make walking to school unsafe. The Supplemental plan identifies these hazardous areas.

A Supplemental Transportation Plan is required by the same ORS and is the mechanism we use to obtain reimbursement for our transportation services within the mandated distance boundary.

The report goes to the Oregon Education Department

There is no prescribed timeline to submit updates, however to keep reimbursement aligned with use, we need to update the plan

What is a Supplemental Transportation Plan?



The STP defines hazard zones within 1 mile walk boundaries of elementary schools and 1.5 miles of middle schools. Students within a hazards zone are entitled to supplemental transportation (bus service).

The State Reimburses 70% of the approved cost for supplemental transportation - our last update was filed with ODE in the 1990's

In the STP, safety is in the context of high speed / high crash streets, presence of sidewalks, etc. It does not account for socio-economic factors such as a high crime areas



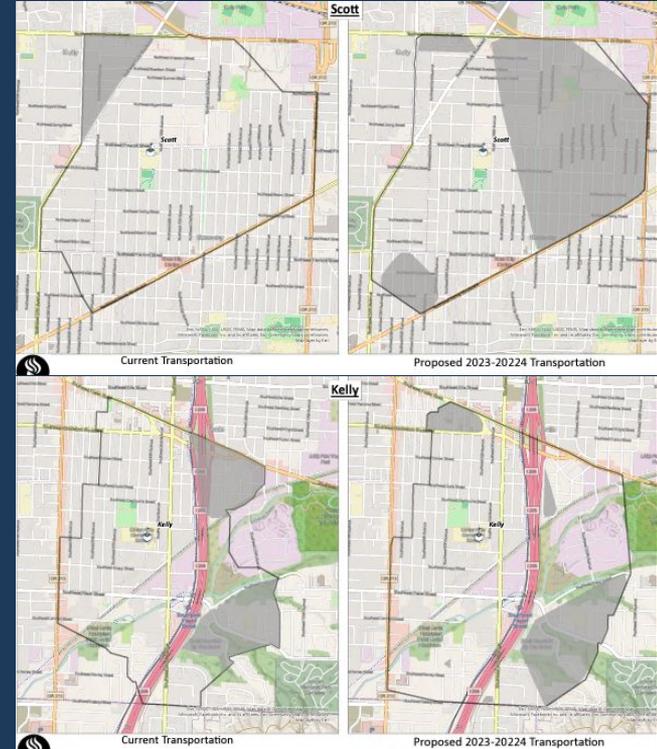
Supplemental Transportation Plan Update Process

Prioritized work focuses on the 19 schools impacted by the SEGC changes.

Using geospatial software we calculated preliminary updated hazard areas for the STPU.

Proposed changes are in review for approval by Transportation

Transportation personnel are vetting and/or refining hazard areas in the field using a geospatial app



Next Steps - Supplemental Transportation Plan Update

- ★ Nov-Dec 2022: Community outreach to impacted communities will begin with finalized STPU hazard areas
- ★ February 2023: Present final recommendations to F & O Committee
- ★ March 2023: Board presentation and approval
- ★ May 2023: Present phasing plan for balance of the District to F & O Committee
- ★ Fall 2023: Implementation of new supplemental transportation hazard area bus service



PORTLAND PUBLIC SCHOOLS OFFICE OF SCHOOL MODERNIZATION

501 North Dixon Street / Portland, OR 97227
Telephone: (503) 916-2222/ Fax: (503) 916-3253
Mailing Address: P. O. Box 3107 / 97208-3107

Date: October 19, 2022

To: Facilities & Operations Committee

From: Marina Cresswell, Senior Director, OSM

Subject: 2020 Infrastructure Criteria Update: Roofs/Seismic/Mechanical/Security/ADA/SPED

The 2020 Bond set aside funding for infrastructure upgrades related to roofs, seismic, mechanical, security, ADA and SPED. This funding was based on a broad scope of work, and did not identify specific scopes or projects. As part of the Bond Program's expenditure of the funds, it is necessary to select and prioritize projects. At the start of 2020 Bond Program implementation, additional research and analysis was needed in order to develop criteria for selection and prioritization. The following describes how selection and prioritization has been implemented as of October 2022.

Roofs

The 2012 Bond was the first bond measure to specify funding for roof repair and replacement projects. These projects had been occurring steadily since the start of that program, through a selection and prioritization process previously approved by the Board. While selection and prioritization were initially based on 2009/2012 roof assessments, in coordination with work order data and maintenance input, a Facilities Condition Assessment (FCA) was completed in 2019 that provided additional condition data to inform ongoing 2017 Bond-funded roof projects. In order to continue this urgent roof work, the 2020 Bond set aside \$65.7M in funding for **Roof** repairs and replacements. It became clear in early 2021 that the 2017 Bond funds for roofs remaining at that time would only be adequate to complete design for a final, prioritized group of roofs in urgent need of repair or replacement. Staff moved forward with using 2017 Bond funds for the design of these roof replacements, then used 2020 Bond roof funds to complete construction for the roofs starting in Summer 2021. This allowed these roofs with urgent conditions to be addressed without further delay or loss of a summer of work.

In order to prioritize further use of the 2020 Bond roof funds, staff had an outside roofing consultant perform a detailed, updated roof assessment of the twenty roofs noted in the FCA as being in the worst condition. Roofs were assessed by roof section for their estimated remaining longevity, and then placed on a proposed replacement/repair schedule based on that longevity. Staff reviewed the schedule against work order data and maintenance input to confirm the placements. The first prioritized group of roof replacements began construction in Summer 2022. Each year staff will review the proposed schedule for the following year, assess any condition changes that have occurred since the assessment, and review current conditions with maintenance field staff prior to finalizing the selection of projects for design and construction. Staff have also begun developing a long-term Roof Master Plan to determine

how existing conditions and needs fit into a long-term replacement plan; document replacement timelines across the District; and identify roof replacement lifecycle costs.

Seismic

The 2020 Bond set aside \$17.2M for **Seismic** improvements to retrofit up to 3 smaller schools that are on the City of Portland Unreinforced Masonry (URM) building database and likely to be included in a full roof replacement. At the time of the passing of the November 2020 Bond, PPS had two projects (Lent Elementary and Creative Science Elementary) that had each either received or were in application to receive \$2.5M SRGP (Seismic Rehabilitation Grant Program) grants from the State of Oregon that required additional funding to implement the projects. It was already anticipated that the 2020 Bond seismic funds would provide the required matching funds for these projects in order to ensure PPS was able to use the grant funds. The SRGP program also prioritizes URM buildings for grant receipt, due to the broad potential impacts of URM destabilization in a seismic event. Utilizing bond funds as matching funds for these grants allows the District to stretch its funds further. Lent has now completed its 2020 Bond- and SRGP-funded seismic improvements. Creative Science will be completing a second and final phase in Summer 2023. Staff are working on two applications for the next round of SRGP grants. It is likely that there will only be enough 2020 Bond seismic funds available to provide matching funds for one of those projects, however details won't be known until the application-related structural assessment is complete. This assessment will also provide enough preliminary information to identify project costs, impacts and potential timeline needs. The two schools chosen for application were prioritized based on URM database status, CSI/TSI/Title 1 status, a 2012 Seismic Assessment performed by an outside consultant, and status of previously completed seismic reinforcement projects. Staff have also begun working with an outside consultant to develop a long-term Seismic Master Plan to prioritize seismic upgrades by site; determine how existing conditions and needs fit into a long-term replacement plan; and identify and plan for seismic improvement costs.

Mechanical

The 2020 Bond allocated \$75.0M for **Mechanical** system repairs and replacements. The 2019 Facilities Condition Assessment reinforced the extent of mechanical failures District-wide that was already obvious in work order data. The assessment data, however, did not identify when system-wide replacements are needed versus component replacement; what systems should be replaced with; or the extent to which other building elements, such as walls or roofs, may be impacted in a replacement. Staff working in coordination with a mechanical consultant reviewed FCA data, energy consumption information, completed maintenance projects, current work orders, previous record drawings and Title 1/CSI/TSI status to identify a set of 21 sites that had the greatest needs due to mechanical failures. The consultant then performed detailed mechanical assessments of those sites and recommended site scopes and prioritization based on the above criteria plus the detailed mechanical assessment information. Four schools with urgent needs for complete mechanical system replacement were prioritized to start design work immediately to determine the detailed project scopes, schedule and budget. These schools are Bridger Elementary, Kelly Elementary, Lent Elementary, and Harrison Park Elementary (changing to middle school in Fall 2023).

In the process of developing the project details, it became clear that the cost of full mechanical system replacements, particularly as impacted by current economic conditions, would not accommodate enough mechanical improvements to address other urgent District-wide issues. In discussion with outside consultants, the team determined to set aside the remaining funds to upgrade pneumatic HVAC controls and boiler burner controls throughout the District. Select equipment replacement will occur in conjunction with the controls replacements to ensure they function efficiently. These controls

replacements will upgrade roughly 75% of the District's school mechanical systems and significantly improve the District's ability to address ventilation, energy efficiency, and comfort settings. Prioritization is currently underway, with implementation to be based on grouping schools with significant performance issues first, then sub-grouping by age of student population (schools serving younger students will be addressed sooner), then putting schools with CSI/TSI/Title 1 status at the front of each age group. Five modernized high schools already have upgraded controls and four others are currently in planning, design or construction.

Security

The 2020 Bond allocated \$25.9M toward **Security** improvements intended to upgrade classroom door locks, security cameras, and intrusion alarm systems across the District. Given the importance of ensuring standardized classroom door locks across the District, and the overlap with 2020 Bond upgrades ensuring classroom doors have levers for ADA compliance, this work was immediately moved forward with an assessment of every classroom door in the District. This assessment, while time-consuming, was necessary to identify existing conditions and ensure that replacements were appropriately specified. Installation of door locks is scheduled to start the first week of November and complete by the end of the school year, at a rate of roughly 10 school sites per month. Assessment and design are also underway for improvements to ensure all schools achieve uniform, upgraded standards for security cameras and intrusion alarm systems. PPS Security, in coordination with school administrators, area senior directors, and facilities staff, developed an installation prioritization based on the following criteria (listed in descending order of importance): CSI, TSI and Title 1 schools; occurrence of safety and security related incidents (graffiti / vandalism, hate speech, theft / burglaries / intrusion); surrounding area environmental and geographical effect on safety and security; and existing security systems (schools with functional or upgraded intrusion systems already installed).

ADA

The 2020 Bond allocated \$33.8M toward **ADA** compliance projects. The focus of the work is on removing barriers at the main level of all school buildings District-wide. The bulk of the work is being prioritized in accordance with community input that coincided with the drafting of the ADA Transition Plan. This identified CSI/TSI/Title 1/Focus schools for Phase 1 priority. All remaining schools will be implemented as Phase 2 priority. Within those two phases, schools with larger scopes of work, and therefore greater barriers to accessibility, are prioritized over schools with smaller scopes of work. The installation of accessible handles at classroom doors is coordinated with the 2020 Bond security scope of work providing uniform door locks at classrooms, and is beginning installation in November. Installation of updated signage to meet ADA requirements is in progress but dealing with supply chain delays on materials. Design has begun for the remaining ADA improvements at Phase 1 schools and construction of Phase 1 is scheduled to start in summer 2023, with construction for Phase 2 schools scheduled to start in summer 2024.

SPED

The 2020 Bond allocated \$13.4M toward **SPED Learning Environment** improvements. These improvements include replacing existing fluorescent lighting with dimmable LED; modifying or building new restrooms to accommodate the specific needs of Intensive Skills classrooms; and providing new furniture in all SPED classrooms throughout the district. Building improvements (lighting and restrooms) will occur concurrent with the ADA work funded by the 2020 Bond, with schedules noted above in the ADA information. The furniture portion of the SPED improvements began with design planning sessions with SPED stakeholders in Fall 2021/Winter 2022. A pilot phase of five classrooms is set to be installed over winter break of 2022, with subsequent installations happening throughout 2023 and 2024.

Prioritization will generally follow ADA prioritization with some modifications at the discretion of SPED leadership.