

Facilities Improvement and Oversight  
Committee Meeting  
Tuesday, September 16, 2025 4:30 PM

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

## **Agenda**

1. Introductions
2. Public Comment
  - The topic must be related to an item on the agenda.
  - To sign up for public comment email [PublicComment@pps.net](mailto:PublicComment@pps.net) or call 503-916-3741.
3. Review Committee Charter
4. Revised Comprehensive Master Plans
  - Jefferson
  - Cleveland
  - Ida B. wells
5. Update: Athletics Facilities Improvement
6. 2025 Bond: Office of School Modernization Planning
7. Adjourn

# Facilities Improvement and Oversight Committee Charter

## I. Purpose

The Facilities Improvement & Oversight (FIO) Committee is a standing committee of the Portland Public Schools (PPS) Board of Education. Its purpose is to provide **financial** oversight, strategic guidance and formal recommendations to the full Board regarding the development, implementation, and ongoing refinement of school modernizations, physical facility improvements, health and safety projects, and other districtwide strategic initiatives including **alignment with** the District's Long-Range Facilities Plan (LRFP).

## II. Scope of Work

The committee is responsible for the following:

### A. Board Advisory on Facilities and Capital Planning

1. Ensure clear and consistent communication with the Board of Directors on board-facing, facilities-related and capital planning initiatives, serving as the key liaison to the full board for project updates and approvals **that will require full board votes.**
2. Review and provide recommendations on the development and periodic updates to the LRFP.
3. Advise the Board on the prioritization of facilities investments based on factors including, but not limited to:
  - o Building condition assessments
  - o Educational program needs and adequacy
  - o Student and staff safety
  - o Equity in access and opportunity
  - o Current and projected enrollment trends
  - o Capital and operating budgets

### B. Environmental Health and Safety

1. Promote facilities investments that support student health, accessibility, and high-quality learning environments.
2. Support PPS goals related to environmental sustainability, **the responsible stewardship of public resources**, energy efficiency, and climate resilience.
3. ~~Uphold responsible stewardship of public resources and ensure fiscal accountability.~~

### C. Coordination with Committees and Departments

1. Maintain ongoing coordination with the Office of School Modernization (OSM), Facilities & Asset Management, and other District departments that include bond-funded programs.
2. Collaborate with the Bond Accountability Committee (BAC) and Audit Committee to support bond program transparency and accountability.
3. Refer policy matters to the Policy Committee as appropriate.

### D. Community Engagement and Equity

1. Promote transparency in long-term facilities planning by reviewing and disseminating accessible, up-to-date project information.
2. Act as a conduit for community input and public feedback for matters that fall within this committee charter.
3. Ensure that planning and implementation processes are aligned with the PPS Racial Equity and Social Justice Framework.

## III. Membership

- The committee shall consist of three (3) members of the PPS Board of Directors, one of whom shall be designated as Chair by the Board Chair who also serves as an ex-officio member of the committee.
- The District Student Advisory Council (DSC) may assign a student representative to serve as ex-officio member of the committee.
- Staff from relevant PPS departments shall attend as needed to provide subject matter expertise and technical support.

#### **IV. Meetings**

- The committee shall meet on a regular basis.
- Meeting agendas shall be publicly posted on the PPS website a minimum of five (5) business days in advance.

#### **V. Reporting Responsibilities**

- The committee chair will update the Board on the work of the committee at regular Board meetings.
- Reports shall include updates on project milestones, key findings, emerging issues, and formal recommendations for Board action.

#### **VI. Charter Review and Revision**

- The Committee shall review this charter ~~annually~~ as needed to assess the committee's structure, effectiveness, and alignment with District goals. If any changes are recommended, they will be submitted to the full Board for approval.



# PORTLAND PUBLIC SCHOOLS

## OFFICE OF OPERATIONS

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-2000

Mailing Address: P. O. Box 3107 / 97208-3107

### STAFF MEMO

**Date:** September 16, 2025

**To:** Facilities Improvement and Oversight Committee

**From:** Dr. Jon Franco, Senior Chief Office of Operations

**cc:** Dr. Kimberlee Armstrong, Superintendent

**Subject:** 2025 Bond Athletic Improvement and Modernization Comprehensive Plans update

### BACKGROUND

In May 2017, November 2020, and May 2025, voters approved general obligation bonds to complete capital improvement projects for Portland Public Schools. This report provides the comprehensive plan updates on Bond projects for the modernization of Jefferson High School, Cleveland High School, and Ida B. Wells High School, along with athletics improvement projects updates.

### EXECUTIVE SUMMARY

Purpose: Summarize Comprehensive Plans for JHS, CHS, and IBW:

- Actions Needed:
  - Provide feedback on the Comprehensive Plan presentations for OSM to incorporate or to provide further clarification within the plans.
  - Confirm the coordinated project schedule recommendation that we will make to the Board on October 14, 2025
- Next Steps:
  - Finalize Comprehensive plans and presentation materials for October 14 board meeting
  - Present Comprehensive plans to the full Board for approval

	Scope	Schedule	Total Project Budget
JHS	Aligned with Board Cost Reduction Framework	School Opening Fall 2029	\$466,007,500
CHS		School Opening Fall 2029	\$472,553,760
IBW		School Opening Fall 2029	\$449,350,000

## **HIGH SCHOOL COMPREHENSIVE PLANS**

A Comprehensive Plan describes the scope, schedule, and budget that will be carried through the remainder of the design and construction phases of the project. The Board authorizes Comprehensive Plans in resolutions.

[Cleveland Comprehensive Plan](#)

[Jefferson Comprehensive Plan](#)

[Ida B Wells Comprehensive Plan](#)

## **MASS TIMBER UPDATE**

[This memo](#) is to provide clarity surrounding the structural system evaluation process for current PPS High School Modernization projects. All three design teams for the Cleveland, Ida B. Wells, and Jefferson High School Modernizations are recommending a hybrid structural approach which will include the use of Mass Timber, Steel, and Concrete or CMU.

Following the Board of Education framework within the topic of implementation of PPS's Climate Crisis Response Policy, the Board directed OSM to "evaluate structural materials choices such as mass timber versus steel, weighing factors such as embodied carbon, durability and cost." To assist with this evaluation, Bora suggested the following process for the development and evaluation of the structural systems for both the Ida B Wells and Jefferson High School projects [mentioned here](#).

## **ATHLETIC IMPROVEMENT PROJECTS**

Athletics Improvements – \$79 million

- West Sylvan Middle School (turf and lights) to support Lincoln High School athletics
- Roosevelt High School (turf for baseball, softball and hitting facility)
- Grant High School (lights, seating)
- Franklin High School (turf and lights for baseball, softball and hitting facility)
- Jackson Middle School (hub to support district wide athletics)
- Marshall campus (hub to support district wide athletics)

### **Grant High School (Lights and New Seating)**

The Grant Bowl Lighting Project is progressing, with Musco LED lights procured through the KCDA cooperative purchasing program. Land Use review was approved in 2024, and the current focus is securing City permits and coordinating new electrical service with Pacific Power. The project remains on track contingent on timely utility coordination. This work is essential to meeting PPS's Title IX commitments and will provide Grant High School and the community with equitable, safe, and energy-efficient athletic facilities.

### **Jackson Middle School (Fields, Lights)**

The Jackson Middle School project is progressing with Land Use approval completed in 2024. The fields will support Wells activities during their Modernization project and will ultimately become a hub to support district wide athletics. The Wells Modernization team is reviewing options for expedited implementation to align with student program needs. More detailed construction cost and permit application schedule information are currently in development.

[Athletic Projects Implementation Plan](#)

SEPTEMBER 16, 2025

# Cleveland High School

# Comprehensive Plan Update

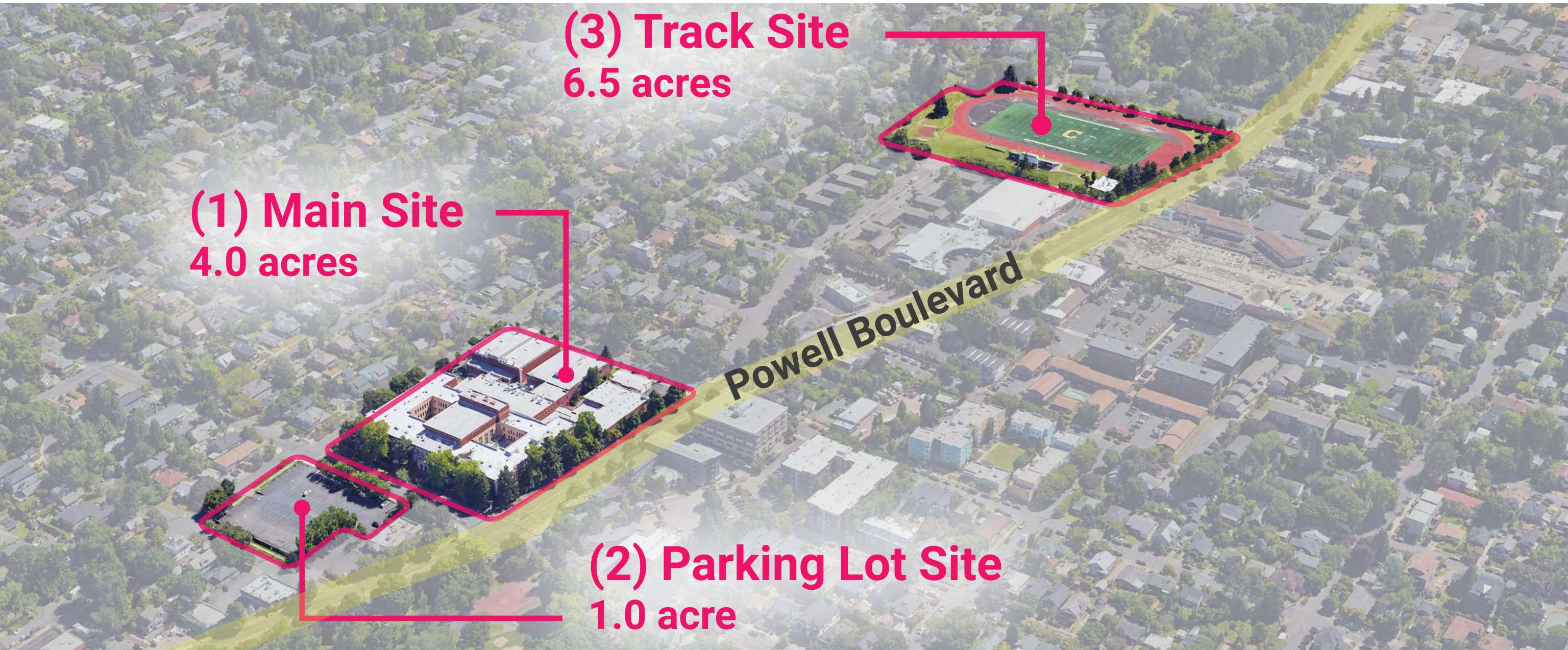
PORTLAND PUBLIC SCHOOLS

# Topics for Review

- > Site opportunities and constraints
- > Proposed building design
- > Building area reductions
- > Cost reduction strategies
- > Updated floor plans
- > Interior renderings
- > Updated athletic fields
- > Project schedule
- > Updated project budget



# Site Opportunities and Constraints



**(1) Main Site**  
4.0 acres

**(3) Track Site**  
6.5 acres

**Powell Boulevard**

**(2) Parking Lot Site**  
1.0 acre

# Site Opportunities and Constraints

## CURRENT CHS BUILDING 254,000sf



- 4 acre main site; smallest in District
- On Powell Boulevard (state highway)
- 2-3 story configuration fills entire site
- No secure outdoor space for students
- No extra space for construction logistics;
- Opportunity to create secure open space in new design
- Opportunity to reduce construction logistics costs with smaller building footprint

# Proposed Design

**CURRENT CHS BUILDING**  
254,000sf



**PROPOSED BUILDING**  
Approx. 297,000sf

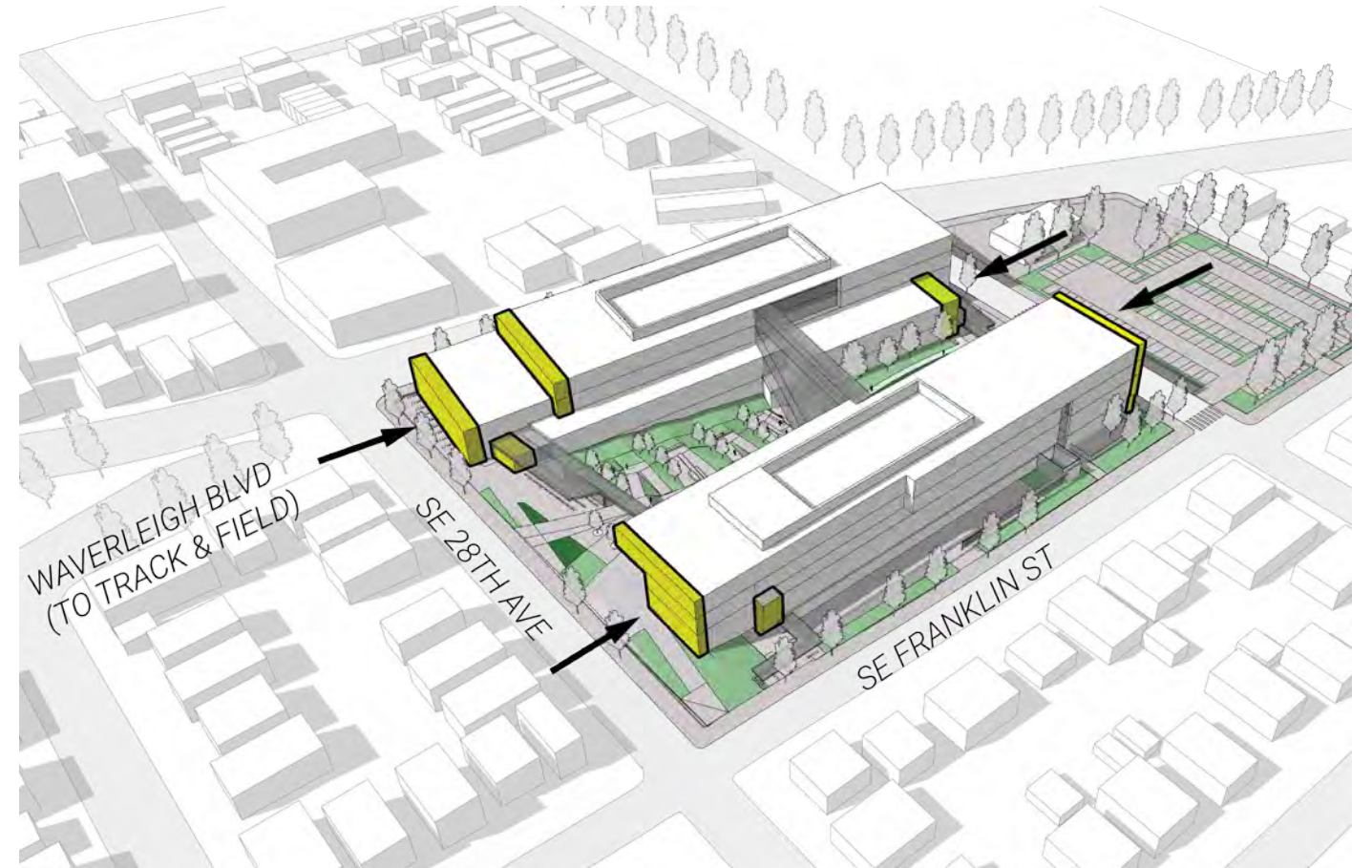
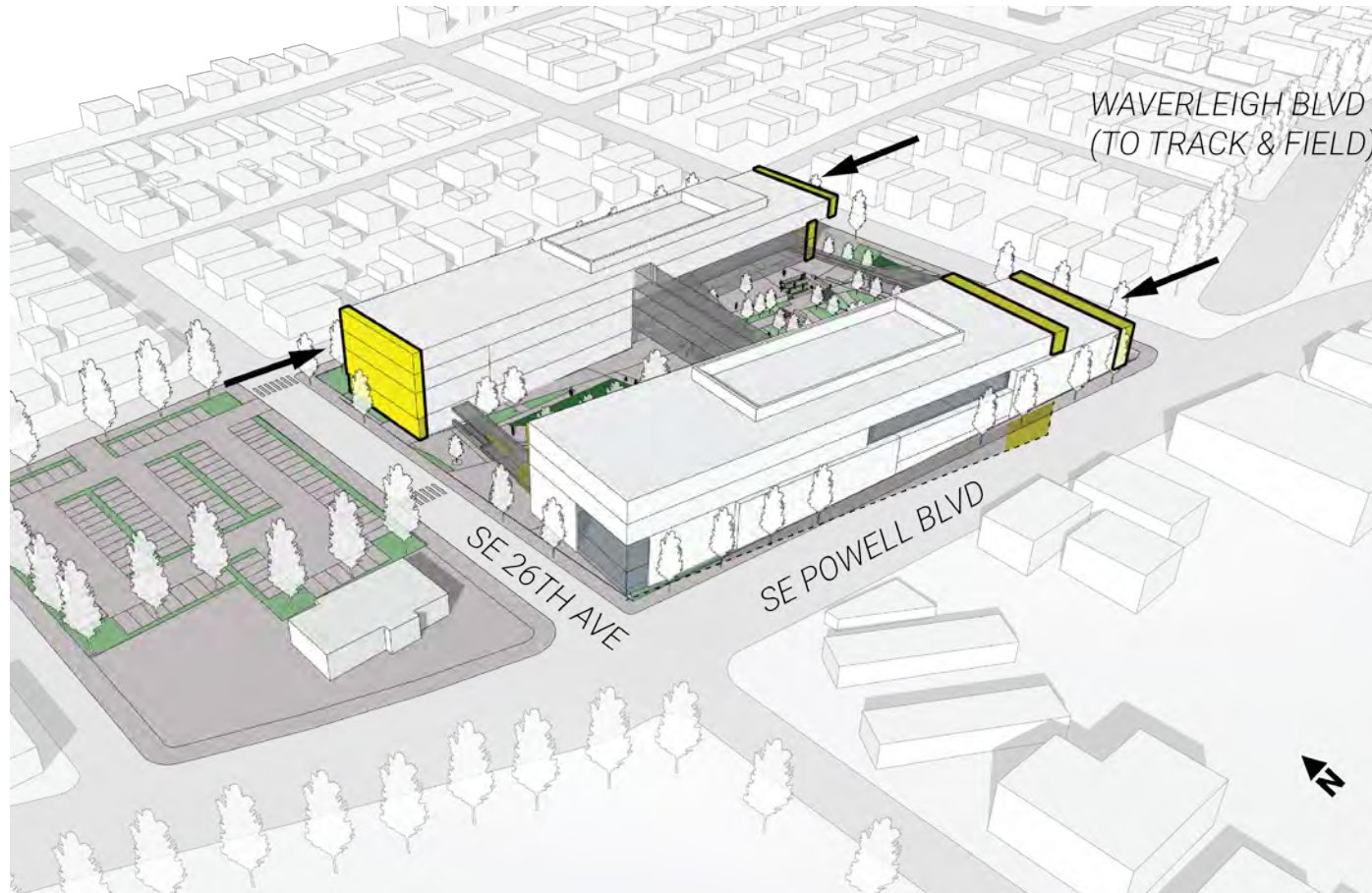


Views from NE corner (SE Franklin and 28th Ave)



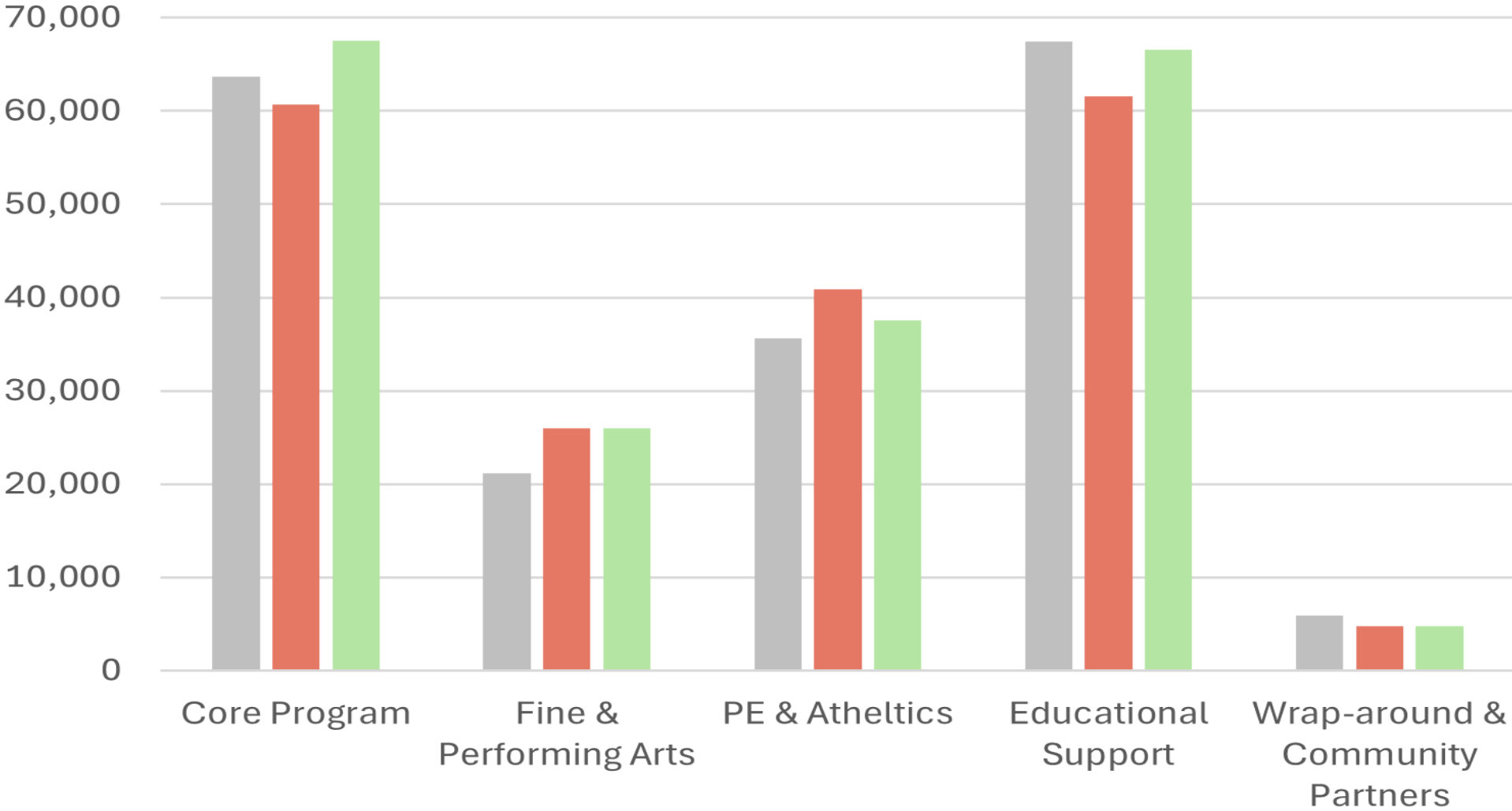
# Building Area Reductions

Square feet reduced from 317,000 to 297,000. Areas shown in yellow were removed from the building.



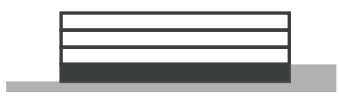
# Area Program Comparison

- Educational Specification
- Lincoln High School
- Cleveland High School



# Building Design: Floor Plan Updates

L01



- FLEX LEARNING
- SPED + LRC
- CTE
- VISUAL + PERFORMING ARTS
- WRAPAROUND SERVICES
- GYM + ATHLETICS
- MISCELLANEOUS
- CUSTODIAL

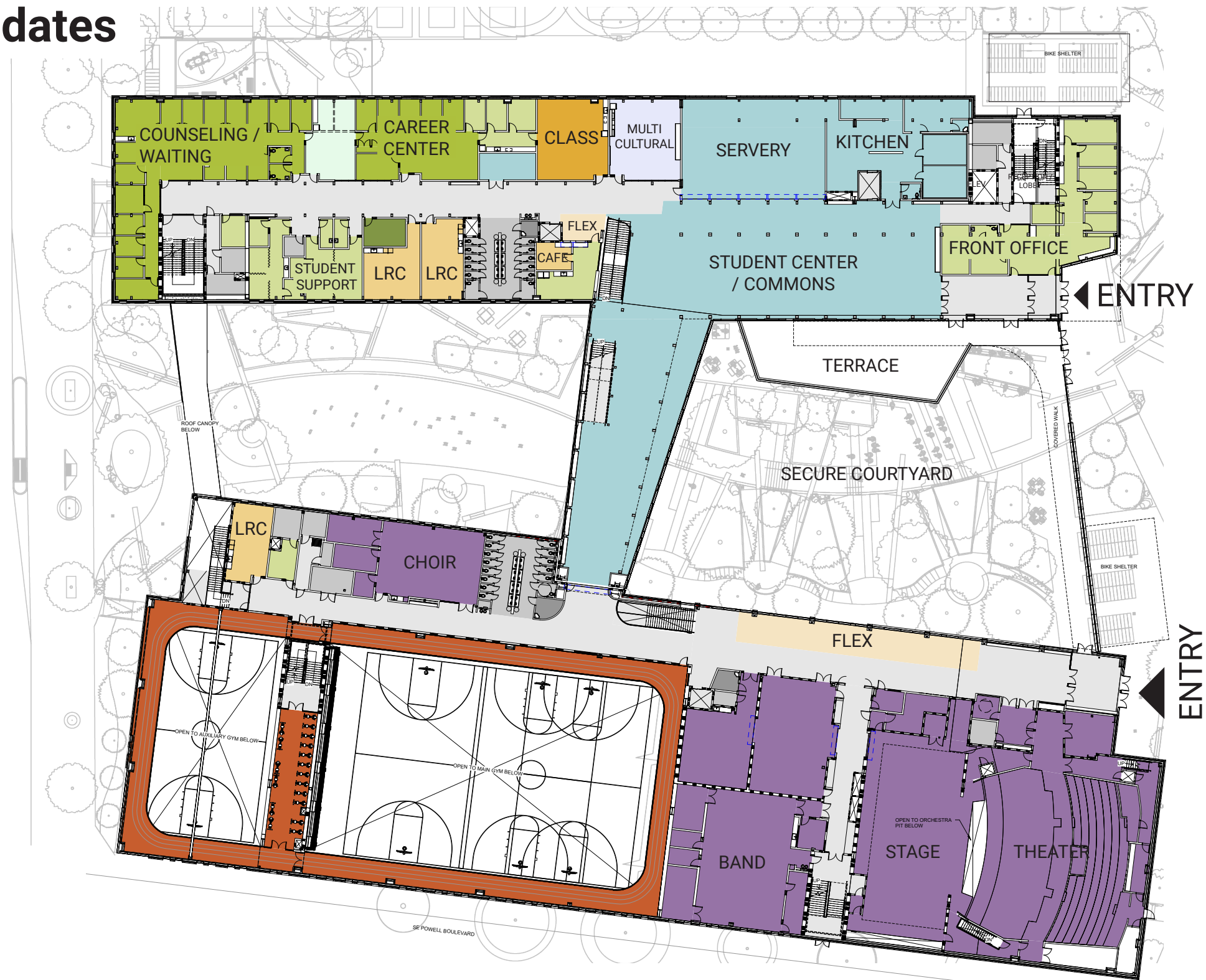


# Building Design: Floor Plan Updates

## L02



- ADMIN / STUDENT SPACE
- COUNSELING / CAREER
- FLEX LEARNING
- SPED + LRC
- GENERAL CLASSROOMS
- VISUAL + PERFORMING ARTS
- STUDENT COMMONS
- GYM + ATHLETICS
- MISCELLANEOUS
- CUSTODIAL



# Building Design: Floor Plan Updates

L03

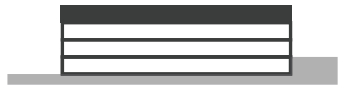


- ADMIN / STUDENT SPACE
- LIBRARY / MEDIA CENTER
- FLEX LEARNING
- SPED + LRC
- GENERAL CLASSROOMS
- CTE
- VISUAL + PERFORMING ARTS
- MISCELLANEOUS
- CUSTODIAL



# Building Design: Floor Plan Updates

L04



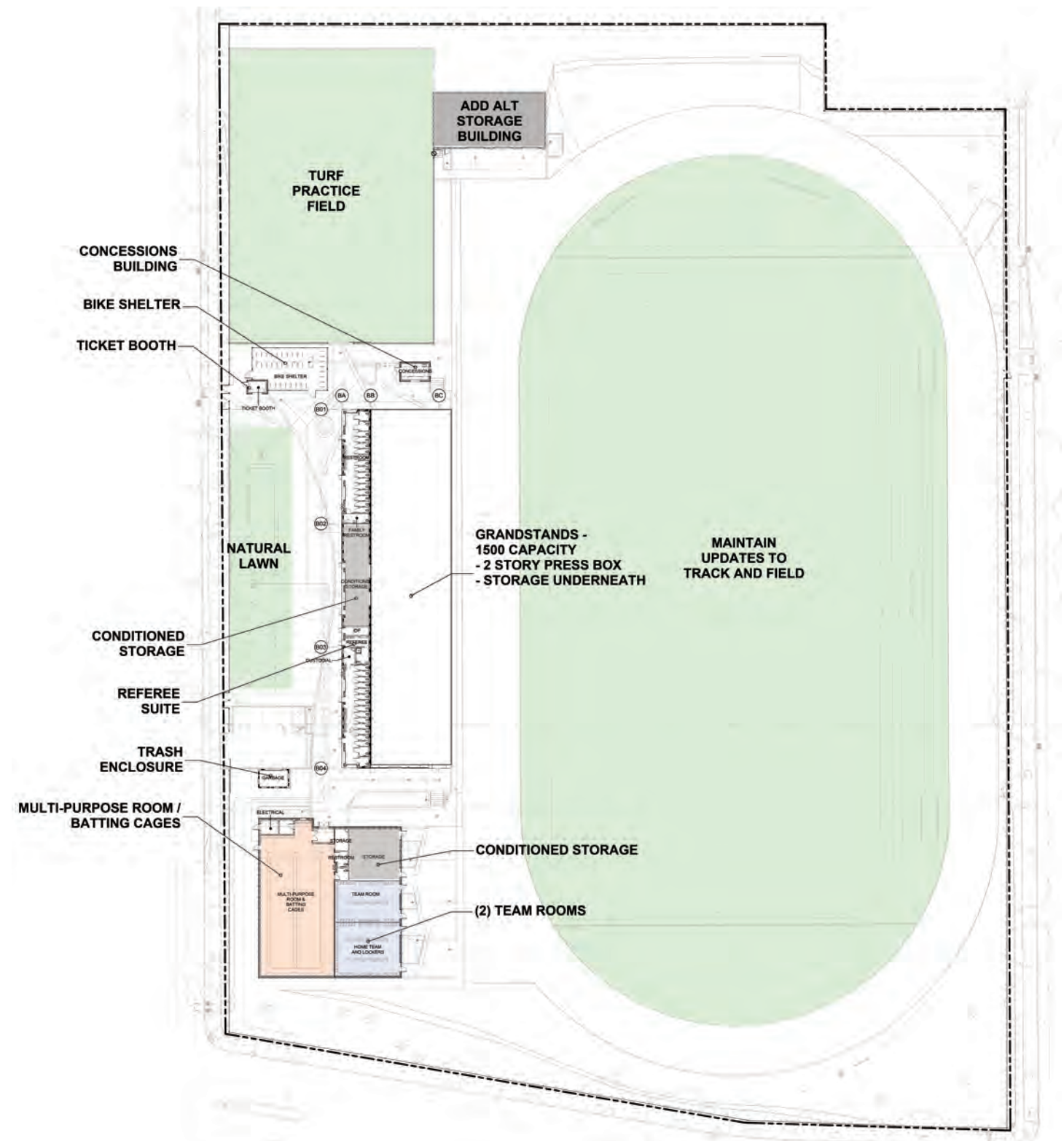
- ADMIN / STUDENT SPACE
- FLEX LEARNING
- SPED + LRC
- GENERAL CLASSROOMS
- CTE
- MISCELLANEOUS
- CUSTODIAL



# Updated Athletic Fields

## Athletics Cleveland Stadium Site

- > Reduced size of Field House
- > Number of team rooms from 3 to 2
- > Storage building is now an Add Alternate
- > Batting facility/multi-purpose space
- > New practice field
- > Updated field lighting
- > Replacement of main field turf



# Interior Views



Commons Looking West

©MAHLUM | Studio Petretti

# Interior Views



Connector Looking North

# Interior Views



©MAHLUM | Studio Petretti

South Corridor

# Interior Views



Gym

©MAHLUM | Studio Petretti

# Interior Views



Elevated Track at Gym Mezzanine

©MAHLUM | Studio Petretti

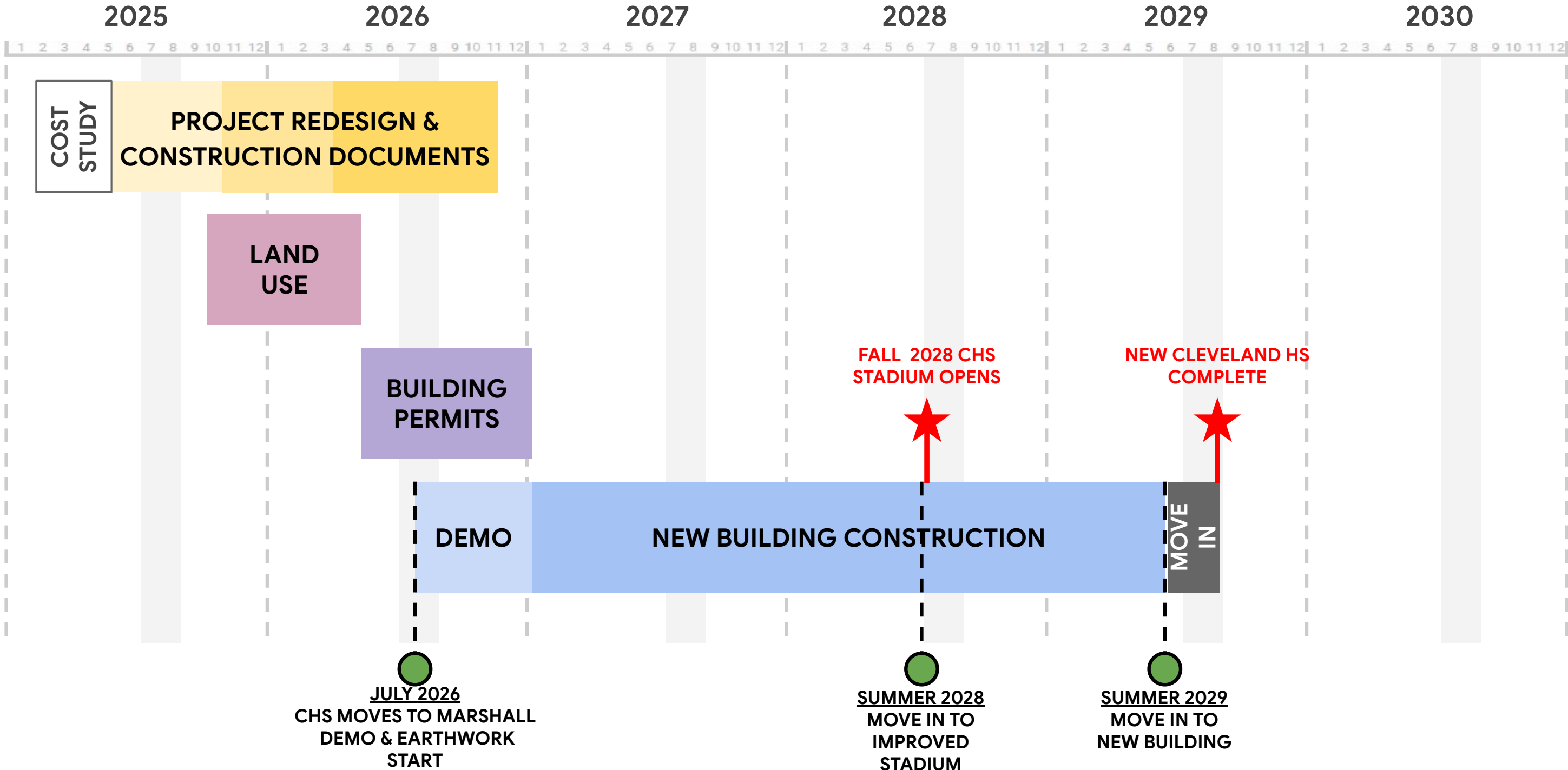
# Updated Athletic Fields

## Potential Powell Park Improvements

- > Baseball field & multi-purpose field for soccer and lacrosse
- > Separate softball field



# CHS Overall Project Schedule



# CHS MODERNIZATION BUDGET SUMMARY

COMPONENT	COMMENTS	2024	2025
		BOE APPROVED COMPREHENSIVE PLAN	REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work 2025: Includes actuals paid-to-date to CM/GC	\$ 377,654,178	\$ 364,284,431
1.5% Green Energy Tech		\$ 5,664,813	\$5,529,547
<b>Subtotal</b>		<b>\$ 383,318,991</b>	<b>\$ 369,813,978</b>
Owner Direct Hard Costs	Off site improvements, utility costs not included above		
		<b>\$ 1,650,000</b>	<b>\$ 1,200,000</b>
<b>TOTAL HARD COSTS</b>		<b>\$ 291,057,660</b>	<b>\$ 371,013,978</b>
Soft Costs	Approx. 9.5% of Hard Costs		
		\$ 33,155,000	\$ 34,580,000
Fixtures, Furniture & Equipment, including technology	Approx. \$34/SF	\$ 8,700,000	\$ 10,000,000
Moves / Swing Space / Temp Facilities		\$500,000	\$1,500,000
Contingency	10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate)		
		\$ 41,320,859	\$ 40,449,622
Escalation	Included in Hard & Soft Costs		
<b>MAIN BUILDING BUDGET</b>		<b>\$ 468,644,850</b>	<b>\$ 457,553,760</b>
<b>SAVINGS FROM 2024 DESIGN</b>			<b>\$(11,091,090)</b>
<b>OFF SITE ATHLETIC FIELDS</b>	Work may include fields at Powell park and Hosford MS		<b>\$15,000,000</b>
<b>TOTAL PROJECT BUDGET</b>			<b>\$472,553,760</b>

# CHS Project Next Steps

- Design Development Phase
  - Ongoing design review with PPS stakeholders
  - 75% DD milestone documents to be issued October 24th
  - New cost estimates to follow 75% documents
- Preconstruction Services - CMGC
  - Skanska to issue trade partner preconstruction service contracts with MEP and Framing subcontractors
- Community Engagement
  - Design Advisory Group (DAG) - September 18th, 2025
  - Community Design Workshop - October 4th, 2025
  - Sellwood MS - October 16th, 2025



Portland Public Schools

# Ida B. Wells High School Modernization

Facilities Improvement & Oversight Committee  
September 16, 2025



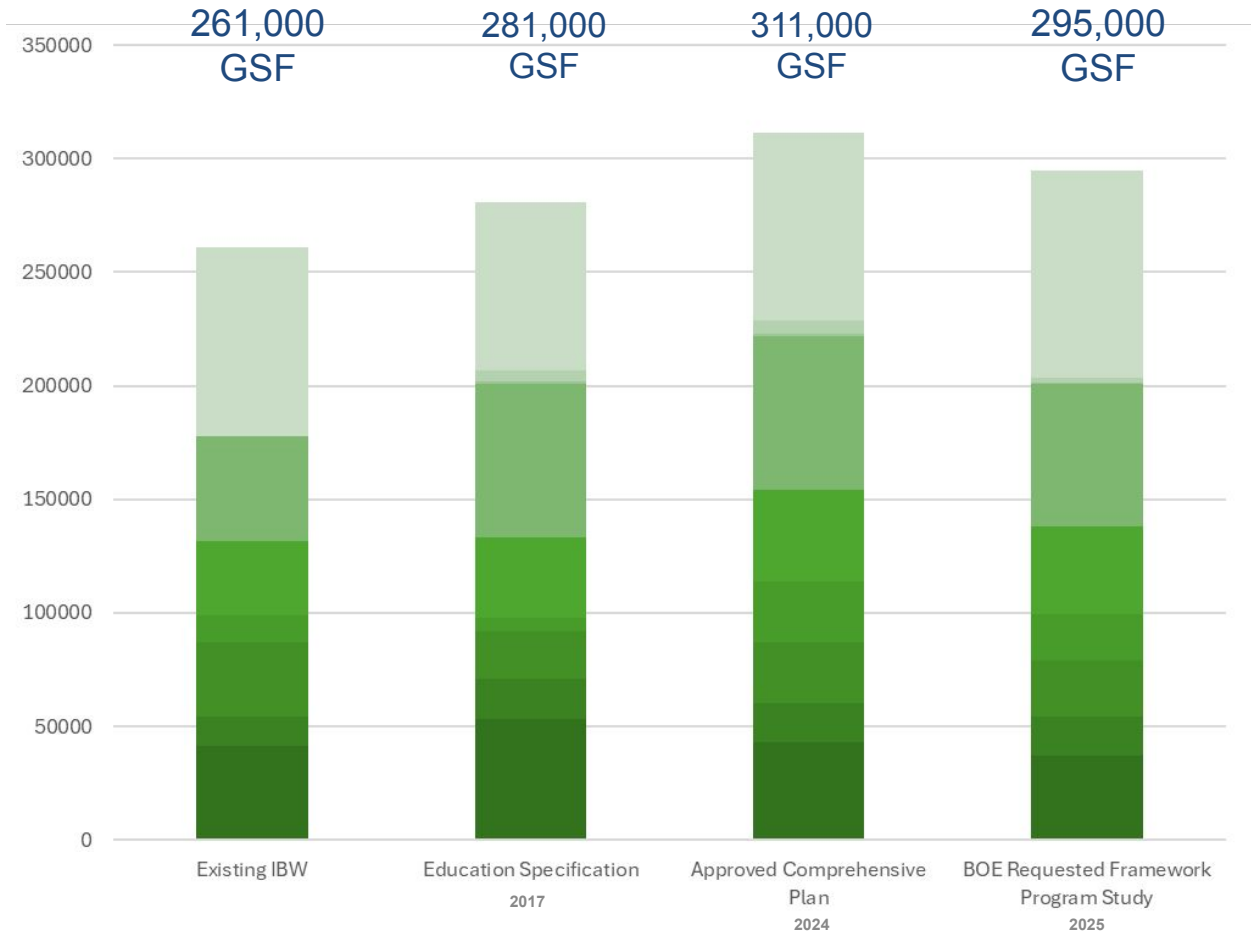
## **AGENDA**

- **Board Framework Review**
- **Plan Overview**
- **Current Design Work**
- **Project Schedule**
- **Budget Summary**
- **Next Steps**

# SCHOOL BOARD FRAMEWORK

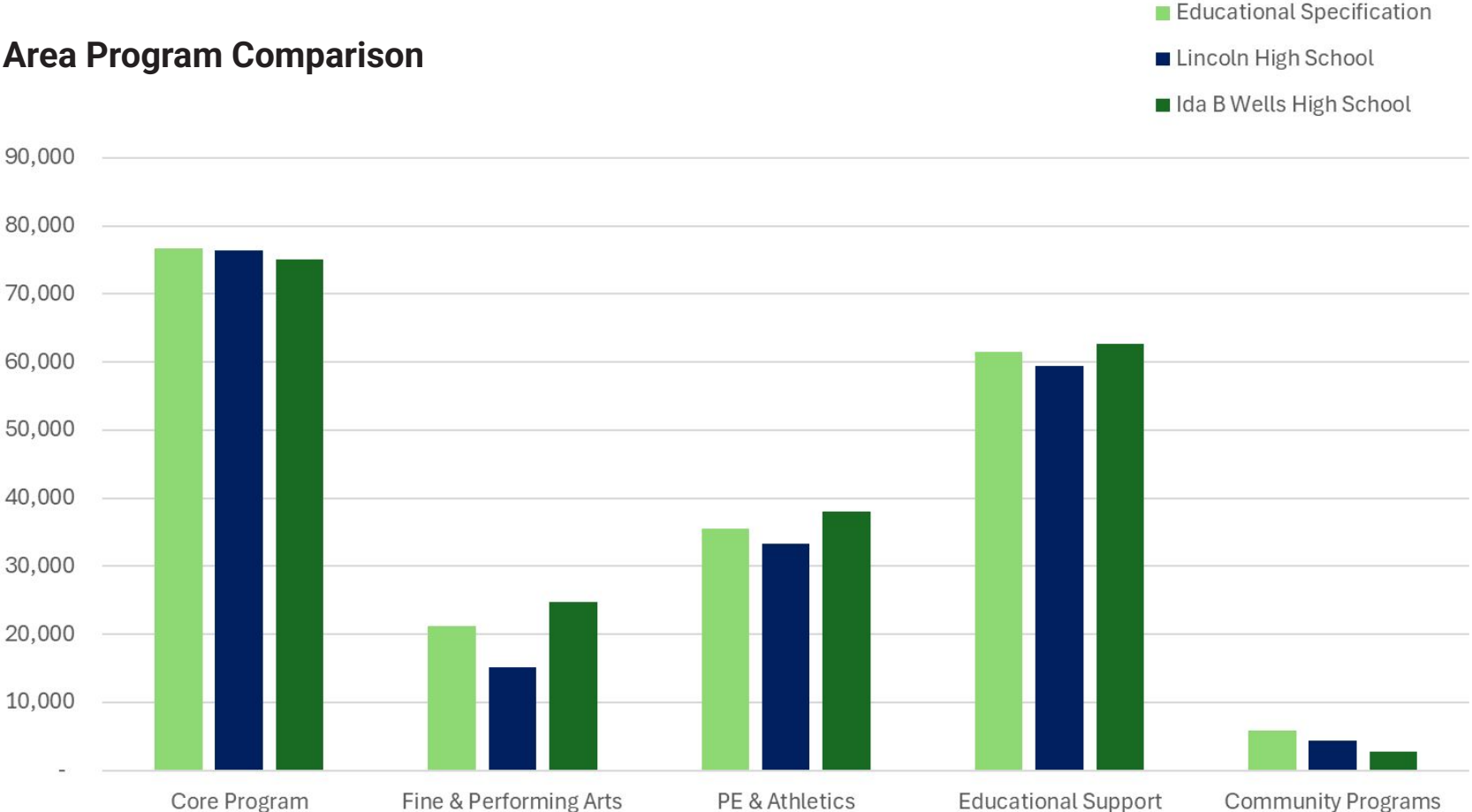
***“REDUCE BUILDING AREA TO APPROXIMATELY 295,000 sf”***

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



# Board's Framework

## Area Program Comparison



## SCHOOL BOARD FRAMEWORK

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

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

- *CTE spaces were right-sized*
- *Adjusted Flexible Learning Areas*
- *Adjusted Teacher Planning / Collaboration spaces*
- *Adjusted Storage - still exceeds Ed Spec recommended*
- *Health Clinic - planning space and seeking provider (can serve LHS also)*
- *Teen Parent Center services offered at Lincoln HS*

# Ida B. Wells High School Plan Overview



# SITE OPPORTUNITIES & CONSTRAINTS



# SITE DESIGN



# BUILDING ORGANIZATION

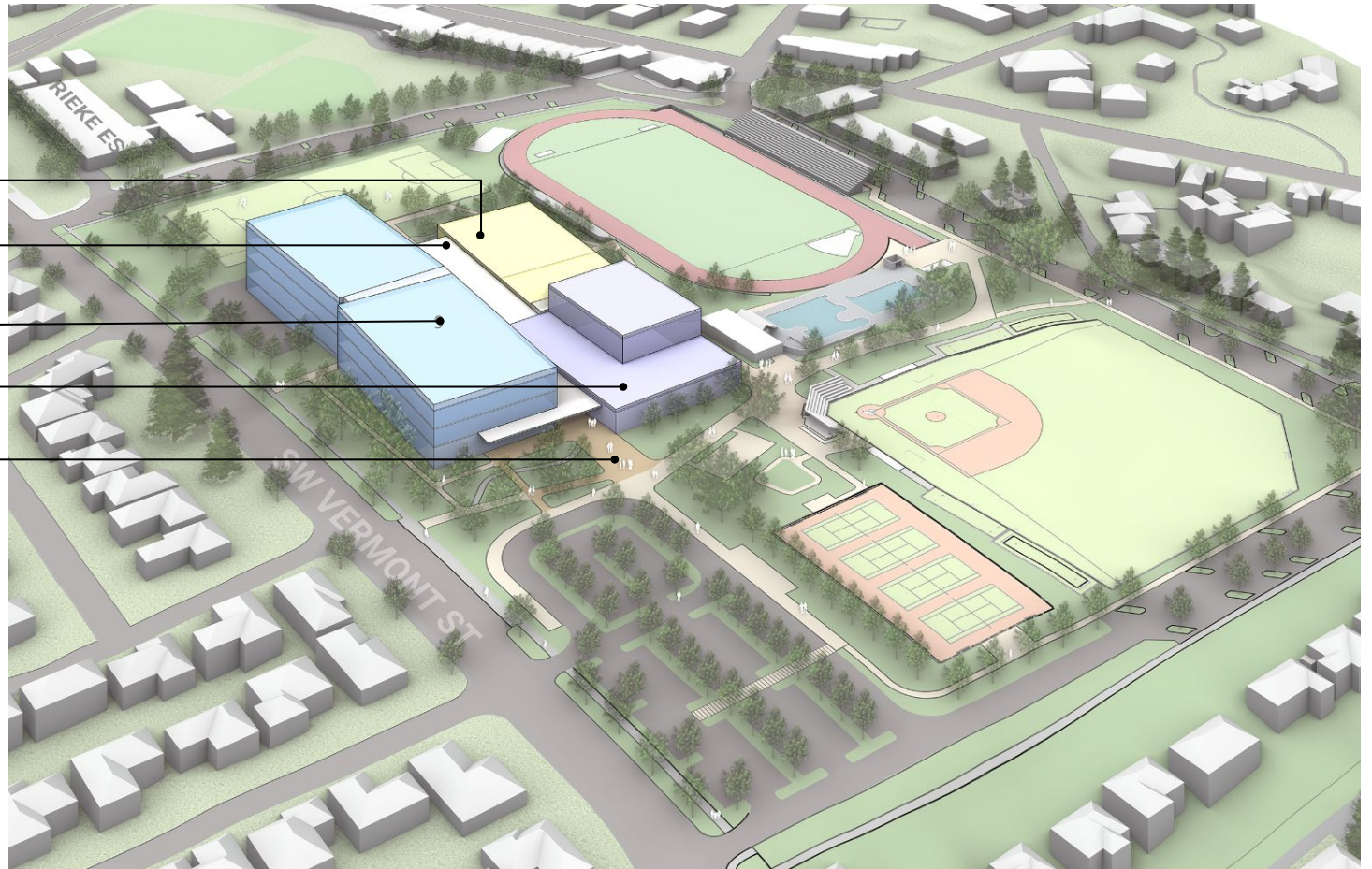
ATHLETICS

COMMONS

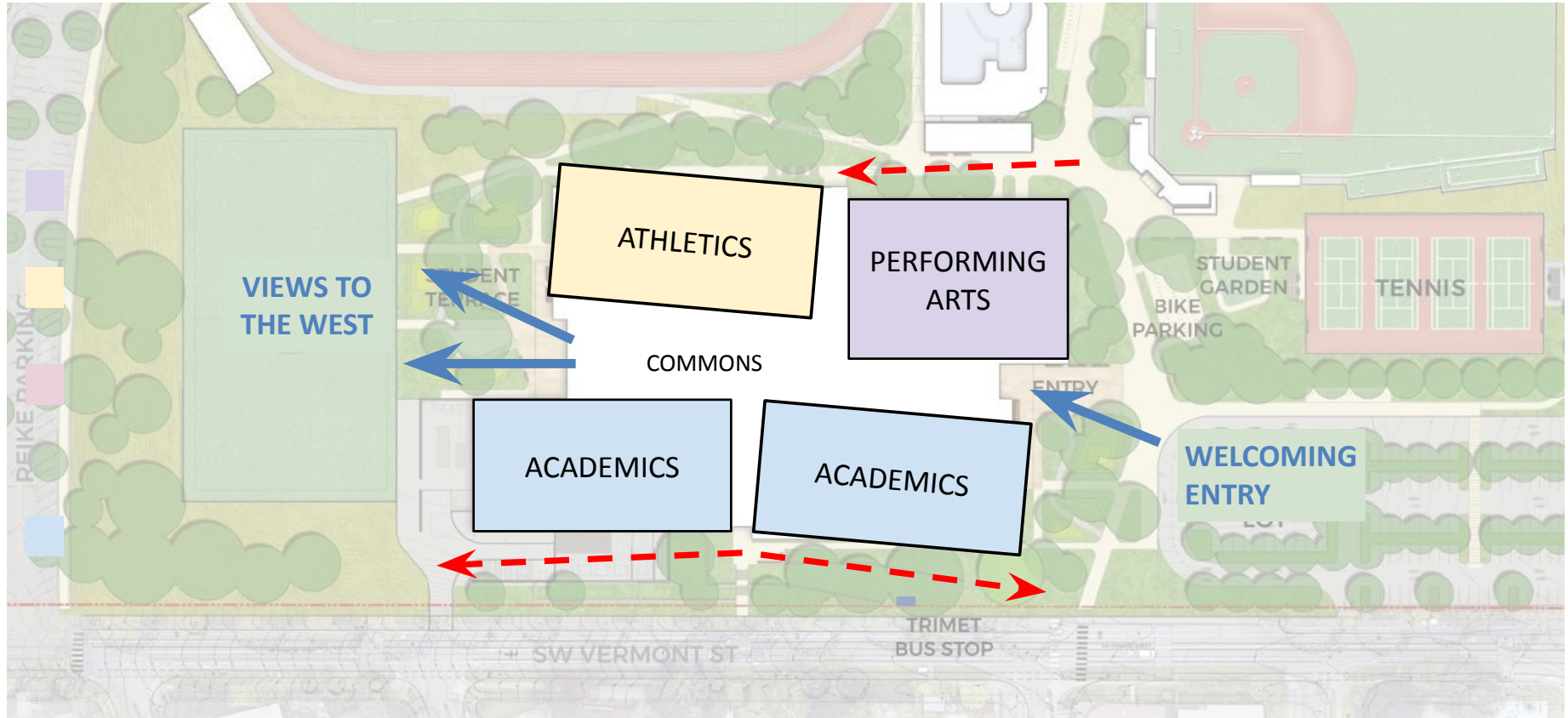
ACADEMICS

PERFORMING ARTS

MAIN ENTRY



# BUILDING ORGANIZATION



# BUILDING SECTION



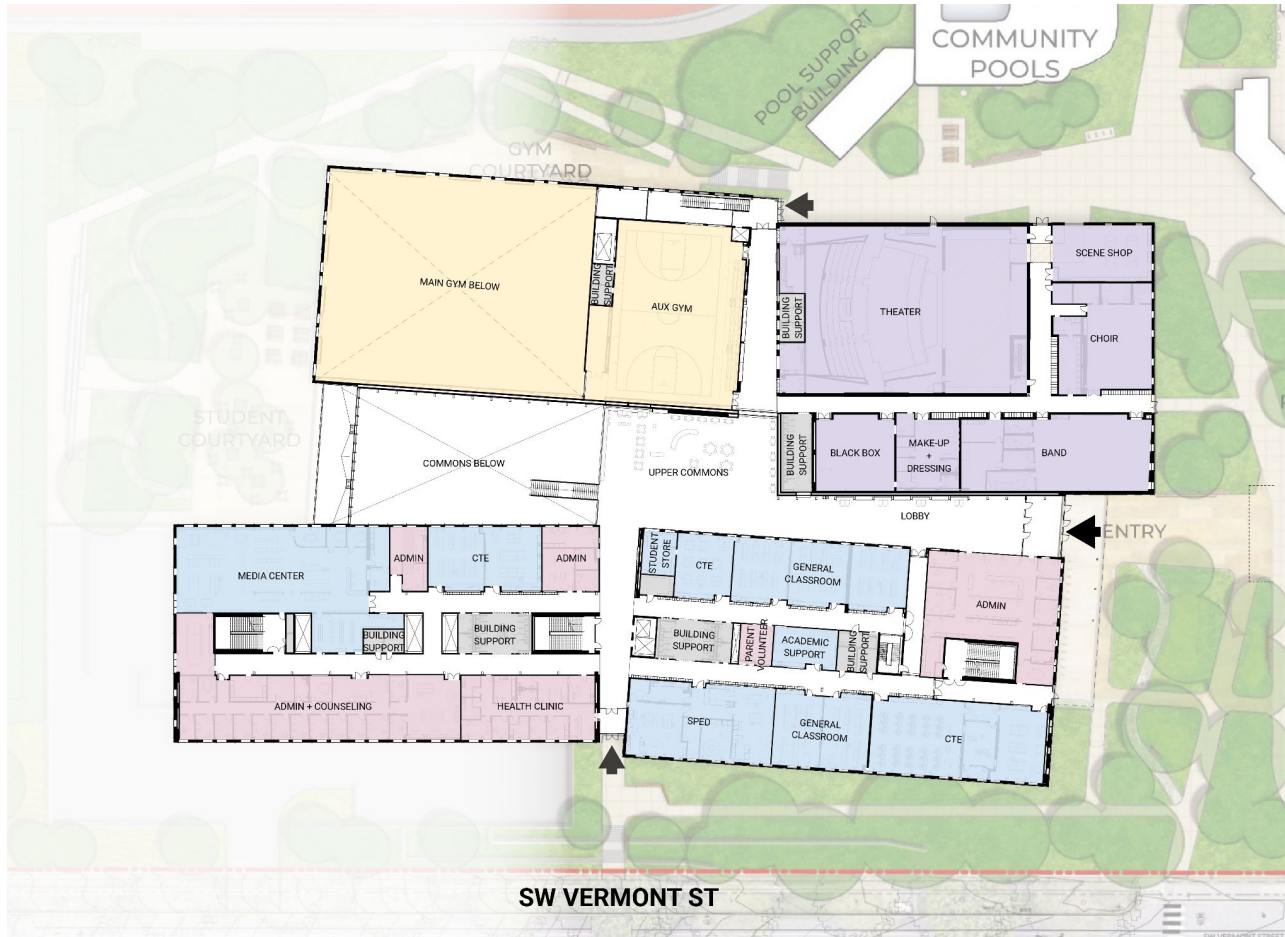
# BUILDING RENDERING - VIEW FROM SOUTHEAST



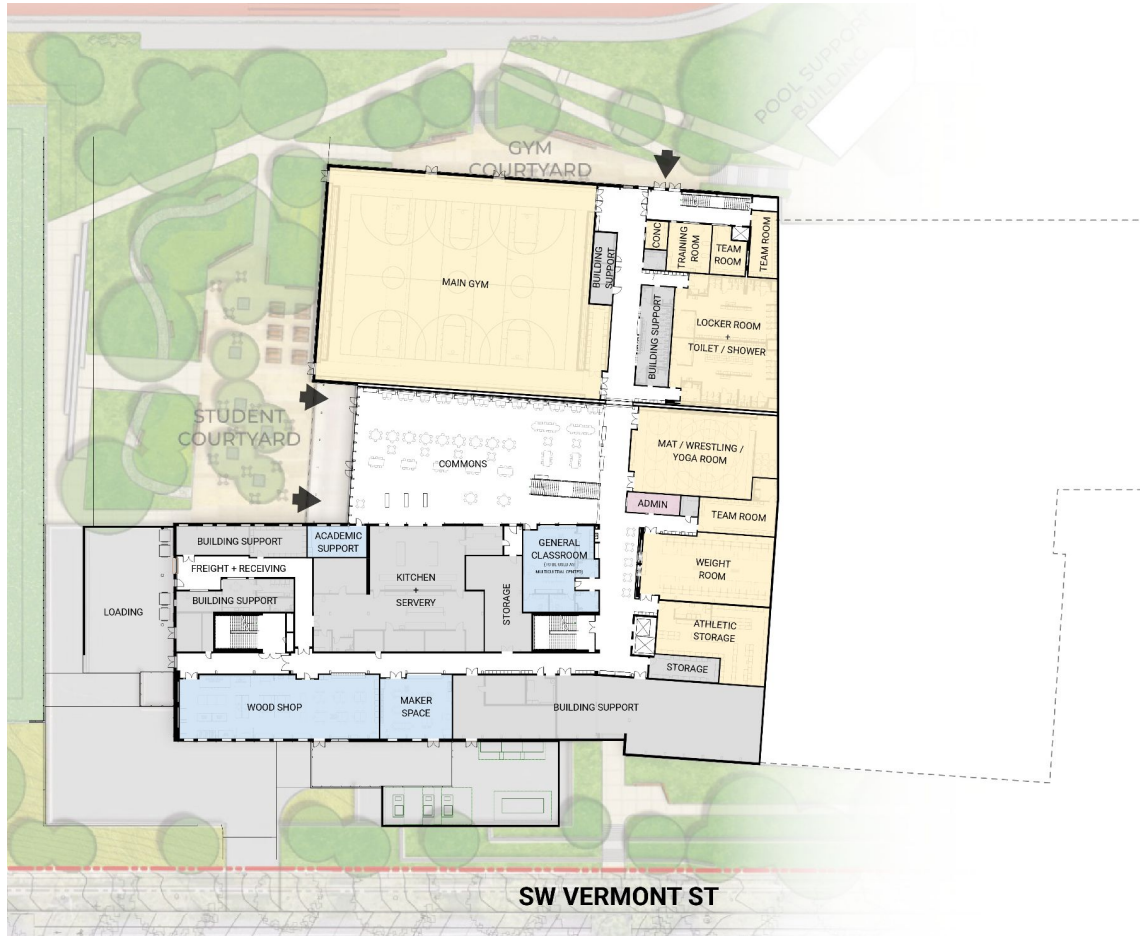
# BUILDING RENDERING - VIEW FROM NORTHWEST



# LEVEL 1 FLOOR PLAN (MAIN ENTRANCE LEVEL)



# LEVEL 0 FLOOR PLAN (TERRACE LEVEL)



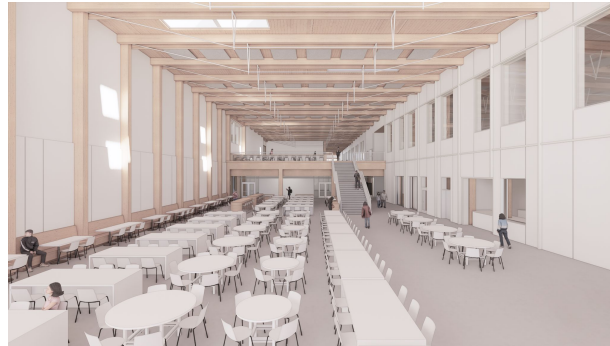
# LEVEL 2 FLOOR PLAN



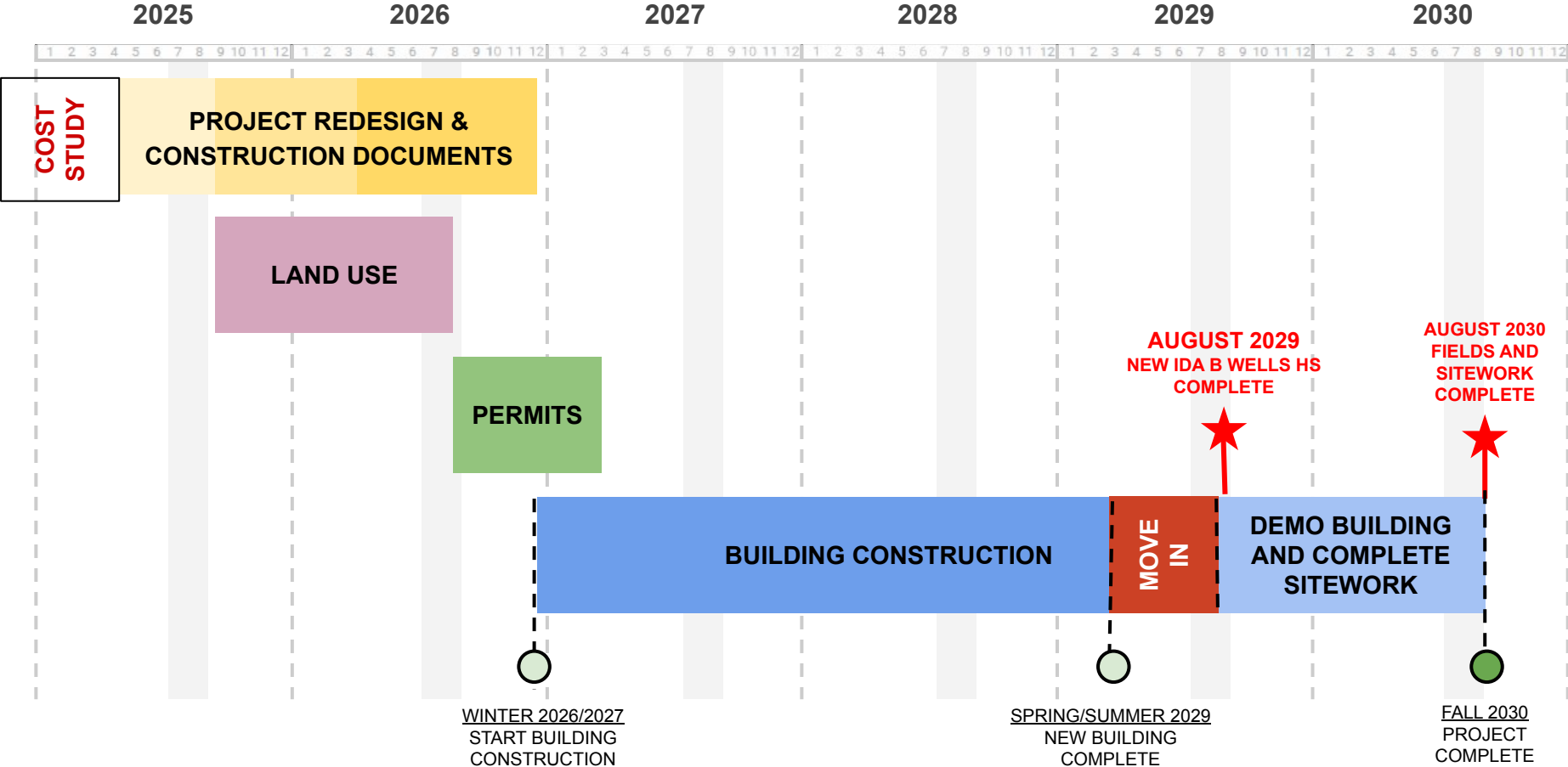
# LEVEL 3 FLOOR PLAN



# PROGRESS RENDERINGS - STUDENT COMMONS



# IBW Overall Project Schedule



# IBW MODERNIZATION BUDGET SUMMARY

COMPONENT	COMMENTS	2024	2025
		BOE APPROVED COMPREHENSIVE PLAN	CURRENT REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work 2025: Includes actuals paid-to-date to CM/GC	\$359,310,855	\$345,000,000
1.5% Green Energy Tech		\$ 5,989,663	Included above
<b>Subtotal</b>		\$365,300,518	\$345,000,000
Owner Direct Hard Costs	2025: Utilities, additional right-of-way/ public improvements	\$2,200,000	\$4,750,000
<b>TOTAL HARD COSTS</b>		<b>\$367,500,518</b>	<b>\$349,750,000</b>
Soft Costs	(Includes design, engineering, consultant services, permitting, insurance, etc) 2025: Includes Added Redesign Costs	\$36,300,000	\$45,500,000
Fixtures, Furniture & Equipment, including technology	Approx. \$36 per SF	\$10,000,000	\$10,750,000
Moves / Swing Space / Temp Facilities		Included in soft costs	\$2,500,000
Contingency	10% of Total Costs (add'l 5% CM/GC contingency included in Hard Cost Estimate)	\$41,200,000	\$40,850,000
Escalation	Included in Hard & Soft Costs		
<b>TOTAL PROJECT BUDGET*</b>		<b>\$455,000,518</b>	<b>\$449,350,000</b>
<b>SAVINGS FROM 2024 DESIGN</b>			\$ (5,650,518)
*Expecting 2025 100% SD Estimates and subsequent Value Engineering Workshop Results by end of September 2025.			

## IBW Project Schedule - Next Steps

- Schematic Design (SD) Phase Approval
  - Receiving Two Cost Estimates based on SD drawings - September 12, 2025
  - Value Engineering Workshop - September 15-17 and 24, 2025
  
- Community Engagement
  - Design Advisory Group (DAG) - September 25, 2025
  - Community Design Workshop - October 22, 2025
  - Information Table Events - Ongoing



# Jefferson High School Modernization

PPS Facilities Improvement & Oversight Committee

September 16, 2025



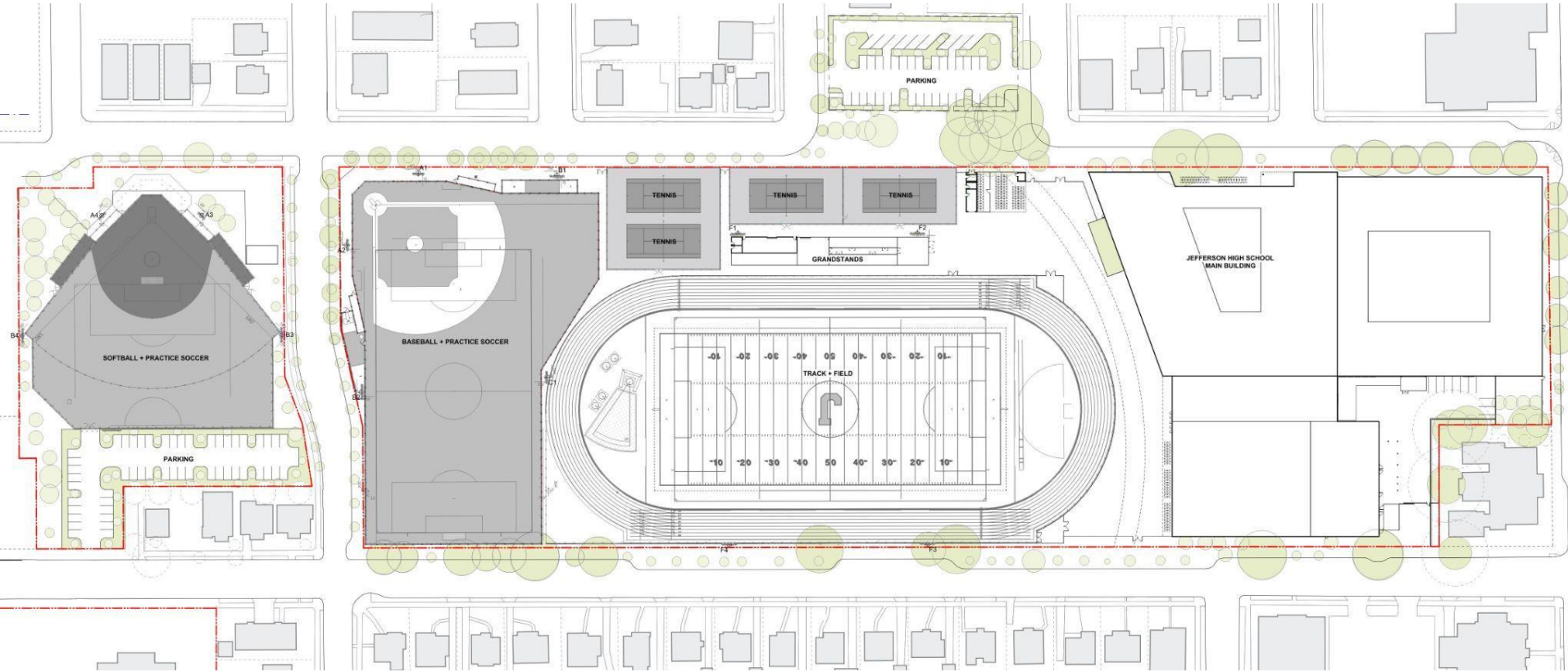
BORA PLACE LEVER

# AGENDA

- **Current Plan Overview**
- **Current Design Work**
- **Current Project Schedule**
- **Updated Budget Summary**
- **Next Steps**

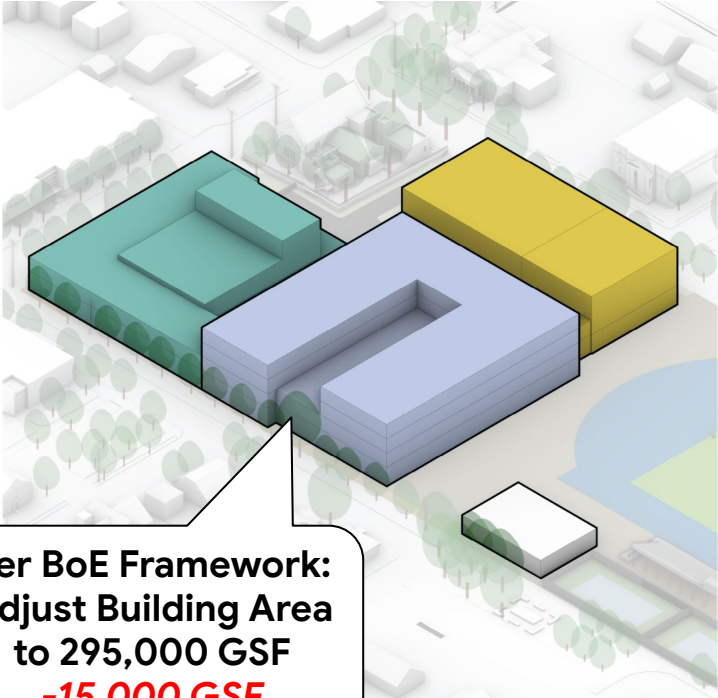
# Current Plan Overview

# Overall Site Plan

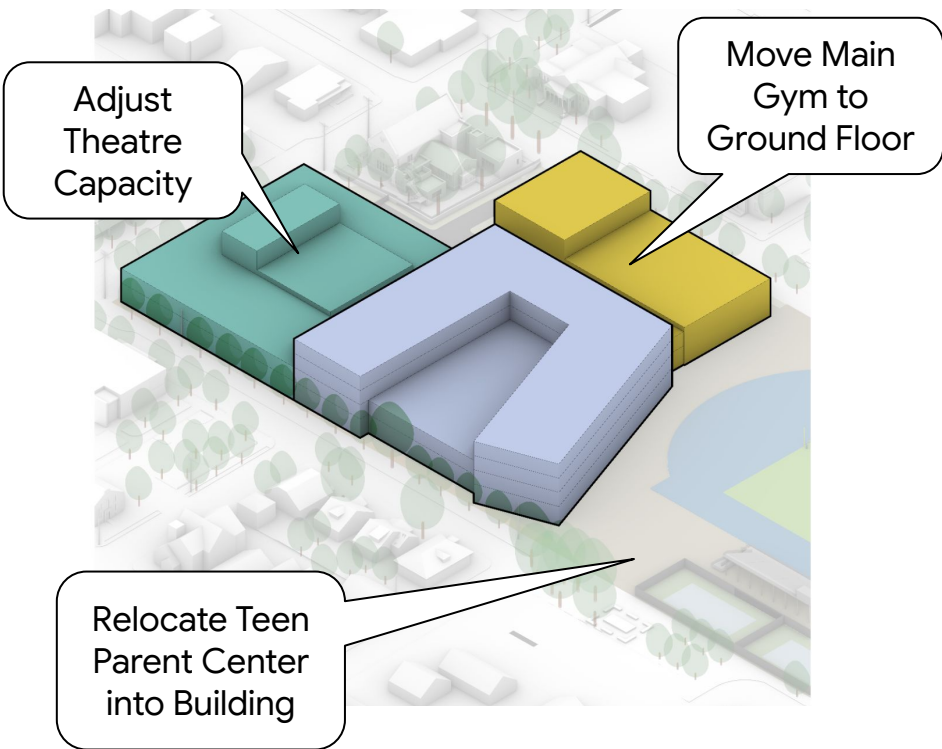


# Cost Reduction Study Review

Previous Design



Updated Design



ACADEMICS

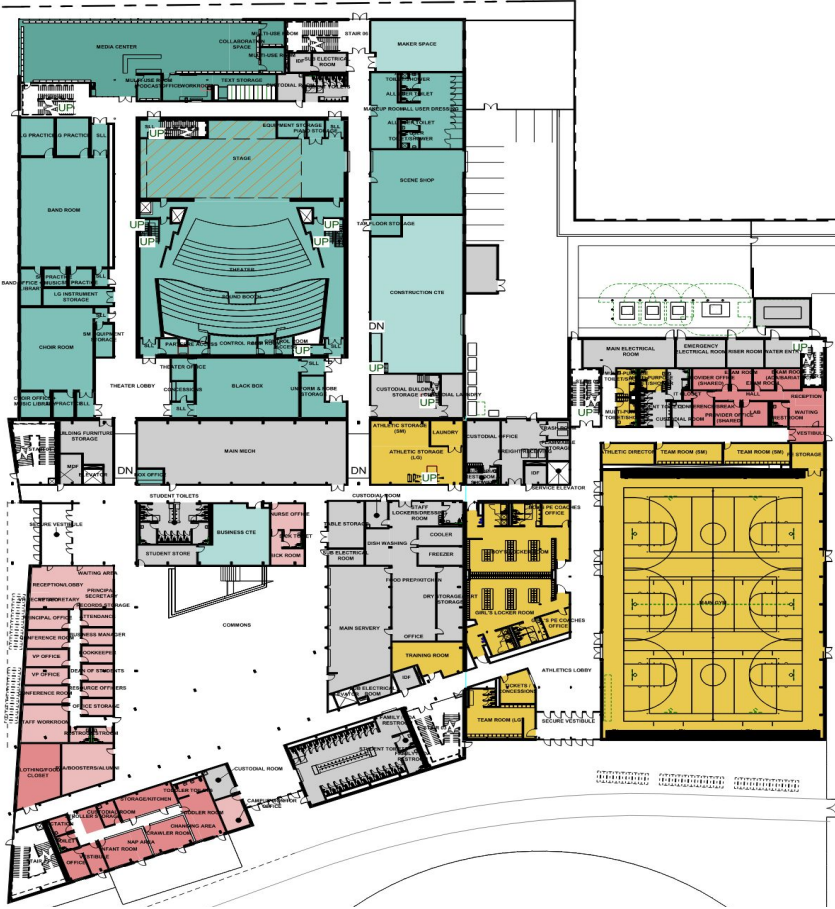


PERFORMING ARTS



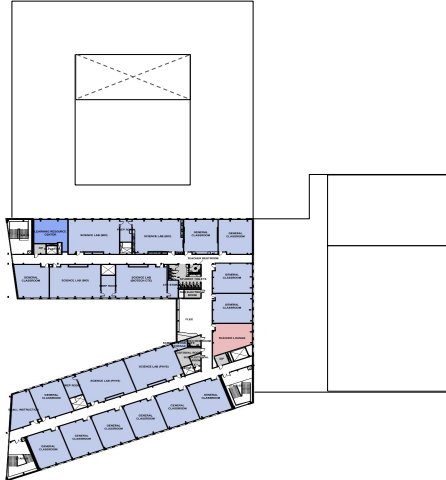
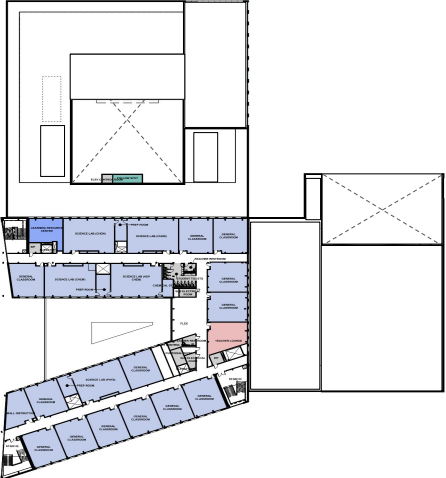
ATHLETICS

# Floor Plan Overview - Level 1



- ADMIN, COUNSELING & CAREER
- COMMUNITY & PARTNERS
- GENERAL CLASSROOMS & SCIENCE
- SPED
- FINE / GRAPHIC ARTS & CTE
- PERFORMING ARTS
- MEDIA CENTER
- ATHLETICS
- BUILDING SUPPORT

# Floor Plan Overview - Levels 2 thru 4



# PPS Comprehensive Education Specifications

## Ed Spec Minimum

**Building Area**  
284,190 GSF

## Previous Design - 50%DD (EdSpec+)

**Building Area**  
311,139 GSF

## 2025 Comprehensive Plan

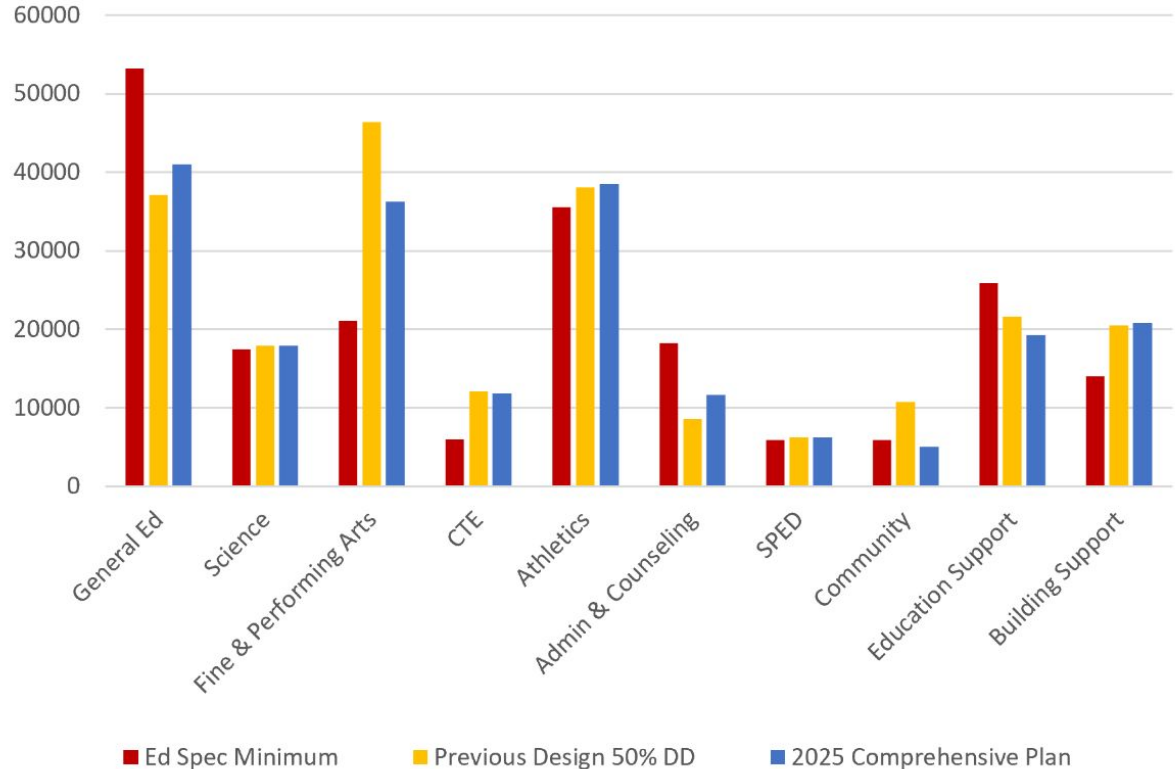
**Building Area**  
299,044 GSF

Reduction of 12,095sf  
from 50% DD

5,233 GSF of additional  
Mech/Elec for All Electric

293,811 GSF

## Program Comparison



# Current Design Work

# Kerby Main Entry



# View from Killingsworth



# Athletics Entry, Crossblock, & Track



# Main Gym



# Commons

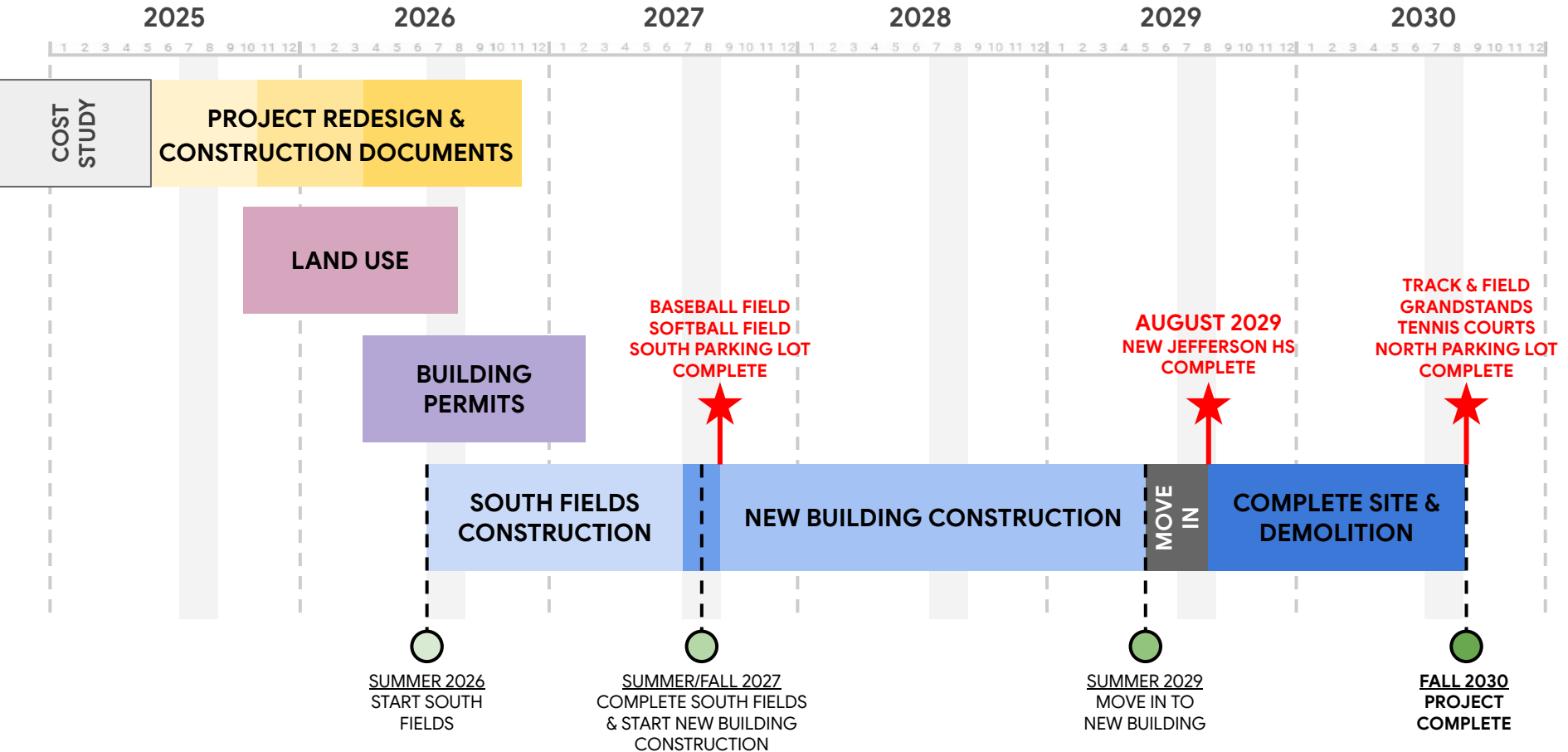


# Bird's Eye View



# Current Project Schedule

# Jefferson HS Overall Project Schedule



# Updated Budget Summary

# JHS MODERNIZATION BUDGET SUMMARY

		2022	2023	2025
COMPONENT	COMMENTS	BOE APPROVED COMPREHENSIVE PLAN	BOE APPROVED PROJECT PIVOT	CURRENT REVISED COMPREHENSIVE PLAN
Hard Cost	Building & Site Work 2025: Includes actuals paid-to-date to CM/GC	\$ 284,185,237	\$ 407,397,113	\$ 357,601,866
1.5% Green Energy Tech		\$ 3,450,423	Included in Hard Cost Estimate	
<b>Subtotal</b>		<b>\$ 287,635,660</b>	<b>\$ 407,397,113</b>	<b>\$ 357,601,866</b>
Owner Direct Hard Costs	Potential additional public improvements, hazardous materials abatement not included in Hard Cost 2025: Added allowance for potential additional off-site improvements	\$ 3,422,000	\$ 1,900,000	\$ 3,900,000
<b>TOTAL HARD COSTS</b>		<b>\$ 291,057,660</b>	<b>\$ 409,297,113</b>	<b>\$ 361,501,866</b>
Soft Costs	Approx. 12% of Hard Costs (includes design, engineering, consultant services, permitting, moving, insurance) 2025: Includes Added Redesign Costs	\$ 33,338,529	\$ 42,007,914	\$ 50,513,864
Fixtures, Furniture & Equipment, including technology	Approx. \$34 per SF	\$ 8,360,250	\$ 9,988,000	\$ 10,500,000
Moves / Swing Space / Temp Facilities		n/a	n/a	\$ 800,000
Contingency	2022: 10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate) 2023: 10% minus \$16,669,553 CM/GC contingency included in Hard Cost Estimate 2025: 10% of Total Costs (additional 5% CM/GC contingency included in Hard Cost Estimate)	\$ 33,243,561	\$ 29,459,770	\$ 42,691,769
Escalation	Included in Hard & Soft Costs	Included in Hard & Soft Costs Above		
<b>TOTAL PROJECT BUDGET</b>		<b>\$ 366,000,000</b>	<b>\$ 490,752,797</b>	<b>\$ 466,007,500</b>
<b>SAVINGS FROM 2023 DESIGN</b>				<b>\$ (24,745,297)</b>

# Next Steps

# Next Steps

- **Schematic Design (SD) Phase Approval: REVIEW PHASE**
  - Document review by internal OSM staff
  - Page turn reviews by district stakeholders
  - Estimating by RLB (Design Team Estimating Consultant)
- **New CM/GC Contractor - COLAS/HOFFMAN**
  - Contractor Estimating based on 8/29/25 SD drawings
  - Construction Logistics/Phasing/Schedule Workshops/OACs
- **Community Engagement**
  - Community Information Session: October 15th



**PORTLAND PUBLIC SCHOOLS**  
**Office of School Modernization**

Memorandum to File  
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**MEMORANDUM**

**Date:** September 5, 2025  
**Subject:** Structural Evaluation Process for HS Modernizations  
**From:** Stormy Shanks - Senior Director, OSM  
**To:** PPS Leadership

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This memo is to provide clarity surrounding the structural system evaluation process for current PPS High School Modernization projects. All three design teams for the Cleveland, Ida B. Wells, and Jefferson High School Modernizations are recommending a hybrid structural approach which will include the use of Mass Timber, Steel, and Concrete or CMU.

Until recent years, most large scale building projects have been typically designed and constructed using steel and concrete/CMU as the basis for structural design. Technology has advanced considerably to make the use of wood more sustainable in large-scale construction. The district has a responsibility to ensure the highest and best use of each dollar allocated to our improvement projects as well as ensure the best learning environments for students. As technology advances, it becomes increasingly necessary to examine and stay updated on best practices and adjust accordingly.

The choice of a structural system to be used on a large-scale building has many effects both short and long term and requires deep analysis. In cost analysis provided by Skanska, the Contractor for the Cleveland Modernization, PPS learned that Mass Timber has become relatively cost neutral compared to the more typical structural systems mentioned above due to the faster assembly time during construction. Given that cost neutrality, our projects' structural systems needed to be analyzed using other criteria to determine whether appropriate. Cleveland is a bit farther along in their design schedule and moved forward with Mass Timber as the assumed basis of design. During that coordination process, our teams began fielding many questions about Mass Timber primarily from our Facilities and Operations stakeholders. These questions centered around cleaning, durability, flexibility, environmental benefits, etc. It was determined by OSM project teams that further analysis was necessary to clarify these issues for our stakeholders.

The analysis strategies used are partially detailed in a [memo](#) provided to OSM by one of the design teams, Bora Architects. Their analysis was completed under the IBW and Jefferson HS Modernizations scope. However, the analysis compiled applies to all three modernizations.

The design team timed the structural analysis to coincide with the issuance of Schematic Design Phase documentation. It is typical that projects do various forms of analysis of structures and systems during Schematic Design and then finalize decisions based on that analysis during the Design Development phase of the construction documents. When Jefferson's Schematic Design Drawings are approved, all three modernization projects will then be in Design Development. On 9/3/25, there was a Mass Timber Summit, led by Bora, which included OSM, Facilities and Operations staff, and PPS Leadership. Bora explained and demonstrated the tradeoffs and advantages to using Mass Timber, why the design team is making its recommendation, and to answer final questions staff had.

Following the Mass Timber Summit, the A/E teams are moving forward into Design Development to further coordinate construction drawings around the recommendation to use Mass Timber.

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## **STRUCTURAL SYSTEM EVALUATION PROPOSED PROCESS AND TIMELINE FOR THE JEFFERSON AND IDA B WELLS HIGH SCHOOL MODERNIZATION PROJECTS.**

Following the Board of Education framework within the topic of implementation of PPS's Climate Crisis Response Policy, the Board directed OSM to "evaluate structural materials choices such as mass timber versus steel, weighing factors such as embodied carbon, durability and cost". To assist with this evaluation, Bora suggested the following process for the development and evaluation of the structural systems for both the Ida B Wells and Jefferson High School projects.

### PROCESS FOR RESEARCH AND EVALUATION

#### **Step 1: Research, Data, and Examples**

During the 2024 design efforts, Bora began compiling a list of potential concerns from PPS for the use of Mass Timber so the project teams could look for solutions or mitigation strategies. On May 9<sup>th</sup>, 2025, PPS sent additional notes for the teams to consider. These notes and comments will ensure we design a school facility that meets PPS's goals for carbon emission reduction, supports student outcomes, and results in a facility that is maintainable with the extremely limited budgets and staff available.

Specific questions from PPS sent to the design team include:

- Exposed mass timber ceilings (avoidance of clutter and dust surfaces, ceiling heights and devices, acoustics, etc.)
- Repairability and maintenance of wood surfaces (vandalism, small fire, general wear, etc)
- Planning flexibility
- Insurance: Builder's risk costs & ongoing insurability of combustible buildings
- Embodied carbon comparison between structural materials
- Data regarding student outcomes and student/staff health impacts

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While the project teams had several ideas and design solutions in process that address some of areas of discussion, the teams held off on further research on the above topics until it was known if the Bond would pass. With its passage, the Bora teams and our consultants resumed collecting data and research and iterating design ideas to address questions from PPS, suggesting solutions where possible, and understanding costs and benefits. In addition, Bora connected with other school districts that have used mass timber to understand their maintenance and durability experiences and shared contact information with OSM to facilitate conversations with PPS. For example, Seattle Public Schools has two completed mass timber schools and one in construction. Bora and representatives from OSM have also visited Lakeridge Middle School, which has some selected mass timber including exposed columns. Also, Bora met with Lincoln High School's chief custodian to discuss maintenance issues at that facility and compiles notes regarding wood elements in that school. Lastly, Bora's data included clarification of certain areas that are often not well understood, such as potential ceiling strategies where mass timber is proposed. All in all, the design teams worked to both progress the designs while concurrently considering maintenance and cost for the Schematic Design pricing sets issued in August.

During July and August, the Design Teams prepared (4) update sessions for the OSM team addressing specific areas, as follows:

## Session #1: Alignment with Values

- Summary:
  - Significant data shows that mass timber is part of a trauma-informed design strategy with biophilic attributes. This means that there are physiological and mental health benefits to the presence of exposed wood, in addition to emerging data in improvements in test scores, focus, creativity, and productivity.
  - Mass timber has significantly better performance in carbon reduction, part of the PPS Climate Crisis Response Policy.
  - Generally, people consistently describe spaces with exposed wood as more welcoming and inviting. The use of exposed wood improves the student and staff experience in those areas.
- Presentation:  
<https://boraarchitects.sharepoint.com/:b:/t/30210lDaBWellsHSMModernization/EZU1XkOVcKZNI2J9QQtVrncBh8ScS2NHVSGiewhww8Qd-A?e=bf8amn>
- Recording link: [https://bora.zoom.us/rec/share/fbh3tLoC3EgxAc-j-aBpxpL7jDkHmJkOjbinSs7Gym-u\\_F43t8GBMt0zmRb7MgPo.0Npe48FH-z2KdeIT](https://bora.zoom.us/rec/share/fbh3tLoC3EgxAc-j-aBpxpL7jDkHmJkOjbinSs7Gym-u_F43t8GBMt0zmRb7MgPo.0Npe48FH-z2KdeIT)  
Passcode: .yKux6nY
- Mithun Report (referenced in the slides): [MassTimberSchools\\_Report.pdf](#)

## Session #2: Maintenance & Repair [Touch zone]

- Summary:
  - While “mass timber” is a relatively new material for PPS, mass timber and heavy timber are not a new material in general for use in institutional buildings for which durability and longevity are critical.
  - Mass timber is as repairable as concrete or steel for uncommon damage that might occur from significant fire or long exposure to water.
  - While other Districts with exposed mass timber have not experience vandalism on the wood, the team explored strategies to prevent, protect, clean and repair and wear.
  - From a comparison activity, the team found that wood is more visually forgiving than drywall for minor scratches and dings, and wood is durable, cleanable, easily repairable.
- Presentation:  
[https://boraarchitects.sharepoint.com/:b:/t/30210IdaBWellsHSMModernization/EQetmKHle1JIt-b0-sWPhsoB0TaMKx868\\_5m5usEW1qLGg?e=Q8KiwK](https://boraarchitects.sharepoint.com/:b:/t/30210IdaBWellsHSMModernization/EQetmKHle1JIt-b0-sWPhsoB0TaMKx868_5m5usEW1qLGg?e=Q8KiwK)
- Recording link: <https://bora.zoom.us/rec/share/F5ZBhYc6HF-VR29WWC1b3109e9y-bn3nkpxWUvaD1XcV86wQyJleduKAwDuf6SI.v7IKMRxi-ST1Nhv9>  
Passcode: +q85Czr#

## Session #3: Ceilings & Acoustics [Overhead zone]

- Summary:
  - The design goal for all ceilings is to have clean, clutter-free ceilings that allow for easy maintenance and access. Properly designed and coordinated mass timber ceilings
    - should not have distracting clutter, dust or debris.
    - allow for accessible and visible systems for maintenance, replacement, and repurposing.
  - Exposed wood in classrooms create less “institutional”, warm, and “biophilic” learning environments.
  - Timber ceilings have a range of acoustic options that need to be evaluated to choose the best solution for PPS.
  - The additional coordination of systems needed for mass timber during design has benefits to avoid conflicts during construction.

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- Presentation:  
<https://boraarchitects.sharepoint.com/:b:/t/30210IdaBWellsHSModernization/EXLT1Xc6h0FBIQQJPriNsYBkU8njeJfZvNd8ld4uX8-8g?e=sz595d>
- Recording link:  
<https://bora.zoom.us/rec/share/3lYcSaSmp3MxpoNqn0cpLkzprxJQdSEg6kuCkLI1YyPP0VjQL7xqhiclCdrUb0-8.s82drbYxU9xBdGQG>  
Passcode: ALJ5yM%h

## Session #4: Insurance, Risks, and Evaluation Criteria

- Summary:
  - Builders Risk Insurance costs can vary greatly between insurers, but a recent builders risk quote that Hoffman obtained from Zurich insurance indicate only a \$300,000 delta between Steel and Timber options for the duration of the IBW modernization construction.
  - Insurers pay particular attention to risks and mitigation measures being employed, including team familiarity with timber, package value and duration, fire and water mitigation during construction, and overall collaboration and communication with the owner, construction, and design team.
  - We would not expect any added ongoing property insurance premiums for mass timber buildings as opposed to a steel building.
  - Both steel and timber are experiencing global supply chain and market volatility, whether sourced domestically or internationally. The current designs use mass timber in only the classroom wings of the projects, and steel in the athletics and performing arts wings, hedging against sudden increases in one of these.
- Presentation:  
[https://boraarchitects.sharepoint.com/:b:/t/30210IdaBWellsHSModernization/EeSYv\\_o2Cu9Pvl4mgrp-ovgIBkjsFETq7FZNpfUonvzIGQ?e=Kt4UGE](https://boraarchitects.sharepoint.com/:b:/t/30210IdaBWellsHSModernization/EeSYv_o2Cu9Pvl4mgrp-ovgIBkjsFETq7FZNpfUonvzIGQ?e=Kt4UGE)
- Recording link: [https://bora.zoom.us/rec/share/jFTcx-8QKleD\\_YwuBONm2W3icAyHvUI726bswya300sBYtE9aTkuY1H8GrCOdMQL.DF4a14L7J4Wx5BVW](https://bora.zoom.us/rec/share/jFTcx-8QKleD_YwuBONm2W3icAyHvUI726bswya300sBYtE9aTkuY1H8GrCOdMQL.DF4a14L7J4Wx5BVW)  
Passcode: .C5G\$kg^

## Step 2: “Mass Timber Summit” - Data Review Discussion

Incorporating feedback from OSM on the individual sessions above, Bora prepared for a larger presentation – “Mass Timber Summit” – to PPS Operations and Facilities staff, many of whom will be maintaining and operating the two high schools. **The Summit was held on September 3<sup>rd</sup>, 9am – 12pm.** The goal for this Summit was to introduce mass timber to those who are less familiar with mass timber, to address the questions and concerns shared in the May 9<sup>th</sup> memo, and to uncover if there are additional areas of concern or questions. The slides for this presentation were made and condensed version of the four previous sessions with OSM suggested updates.

Presentation:

<https://boraarchitects.sharepoint.com/:b:/t/30210ldaBWellsHSMModernization/EWHDn6hkTVCvj4Vf7iHoUBCGyMWLihjBkgLQCzfmIDnQ?e=gt6KYc>

## Structural Evaluation Criteria and Matrix

Superintendent Dr. Armstrong requested that the OSM team present recommendations on structural systems along with the Comprehensive Plan updates scheduled to be presented at the Facilities Improvement Oversight Committee meeting on September 16<sup>th</sup>. Even though the timing is ahead of receiving cost information from the Schematic Design issuances, because there are two examples that show that mass timber can be relatively cost neutral with a steel building, the assumption for this structural evaluation matrix is that this will be true for these two high schools as well, given the time for the design and General Contractor teams to do this work.

In order to evaluate the structural system, OSM has suggested that the model for this document could be the data evaluation matrix used to evaluate the structure for the earlier iteration of Jefferson High School. In parallel with the Mass Timber Summit, OSM and Bora worked collaboratively to update previously used criteria to evaluate the advantages of mass timber or steel building systems for PPS. The matrix below shows the criteria used and the definition of the criteria for evaluation. By using the colors in the scoring key to indicate positive and negative impact of each system for each criterion, narratives describe why the impact score was given.

While OSM and the design team considered different ways to weight criteria, ultimately, the assessment of positive or negative impact alone was sufficient to show reason to recommend mass timber for the classroom wings of both high schools.

## STRUCTURAL SYSTEM EVALUATION WORKSHEET

THE PURPOSE OF THIS WORKSHEET IS TO HELP EVALUATE STRUCTURAL OPTIONS BEING ANALYZED BY THE JHS + IBW HS MODERNIZATIONS TEAMS.

CRITERIA	DEFINITION	MASS TIMBER HYBRID BUILDING	STEEL FRAMED BUILDING	SCORING KEY
CONSTRUCTION SCHEDULE + LOGISTICS	The baseline schedule is built around a mass timber hybrid structure. Impacts are relative to better or worse than this baseline for project schedule, construction staging and logistics, construction complexity, and procurement of long-lead materials. RELATES TO: impact on cost, PPS oversight, on-site safety and disruption	fastest to construct. BOD schedule for project. key areas of why so fast: timber frame erects faster than other structures, no composite decking, no concrete above grade, no additional finishes/trades following erection.	slower to construct 3-4 month longer duration than timber. key differences to timber structure: composite concrete decks and fireproofing of steel; additional finishes and trades later in project.	MAJOR POSITIVE IMPACT +10 points
MAINTENANCE / REPAIR + DURABILITY	Estimated relative need for protection or maintenance, the relative ease or need for repair or replacement, and the general longevity of materials. RELATES TO: PPS ongoing operations and limited Facilities resources	Most wood columns will be exposed in the touch zone but sealed with multi-layer clear finish which will prevent absorption into the wood. Most marks, scratches, and gouges will not be highly visible and may not need any repair. Cleaning: clear finish surfaces can be wiped down. Matching of repainted surfaces can be challenging, but is often not necessary. Repair is likely to be apparent but may not be objectionable. Biggest challenge is corridor floors above grade are not concrete. Depending on finish material, this may require yearly maintenance.	All structure in public spaces to be covered with painted gypsum board. While most surfaces can be easily patches and painted, marks, scratches and gouges will be highly visible, detracting from appearance, and needing PPS maintenance to repair correct.  Biggest challenges: Matching of repainted surfaces can be very successful, but colors other than standard white may not be in PPS stock. More difficult to not require surfaces; or, leaving marks will detract from appearance long term.	
FUTURE FLEXIBILITY	Potential for spaces to be *repurposed* and accommodate additions for growth. While wall reconfiguration is less common, modification of building systems (power, data, plumbing) to change space usage is more common. This also includes future penetrations through floors or beam. RELATED TO: PPS long term operations, limited Facilities resources, and adaptability	15'x30' Grid Spacing with 1-way frame Denser and larger column grid may make repurposing a space more challenging. 1-way structure allows for routing of pipes and conduit easily from the main corridor, but is more difficult across beams. Holes through floor are easily accommodates, but requires attention to gypcrete, acoustimat, and floor finish.	30'x30' Grid Space with 2-way frame fewer columns may allow for more flexibility in repurposing. 2-way structure can have predefined holes for routing future pipes and conduits, but in limited locations. Holes through the floor need to have care to avoid rebar, but concrete patch is relatively simple.	MINOR POSITIVE IMPACT +5 points
OCCUPANT HEALTH + EDUCATION OUTCOMES	Potential impact on student and staff physical and mental health and absenteeism. Potential impact on student outcomes, such as test scores and sense of belonging. RELATED TO: PPS mission for student outcomes, long term operations (staff, teacher, and substitute teacher costs)	Visual presence of wood contributes to biophilic and trauma-informed design, which improves student and staff health, student test scores, and sense of belonging without added finishes. Wood sealers are low-to no-VOC.	The structural steel frame requires sprayed-on fireproofing which contains carcinogens, but which are generally encapsulated and not exposed except during installation; this is only a minor negative in that needing to encapsulate steel does not provide any benefits to health or outcomes.	MINOR NEGATIVE IMPACT -5 points
CLIMATE POLICY	Potential ability to meet PPS's goals as stated in the Climate Crisis Response Policy, specifically in terms of embodied carbon, recyclability, and reusability. RELATED TO: PPS Climate Crisis Response Policy and PPS values in community	Utilization of mass timber structure in the classrooms dramatically reduces the school's embodied carbon. In addition, mass timber can be recycled and reused with significantly less energy than steel, and without the waste of added fireproofing, drywall, etc.	Utilization of a structural steel frame, including cementitious fireproofing and added gypsum surfaces dramatically increases the school's embodied carbon. In addition, while steel can be recycled, this requires significant energy. The added framing, drywall, and paint go into landfills.	
APPEARANCE + FINISHES	Relative quantity of different finishes that are required for initial installation (trades, time) and later storage (maintenance impact). Relative opportunities for design to promote quality and community connection, and to inspire inhabitants. Also considers ability to contribute to daylight and aesthetically pleasing spaces. RELATED TO: project costs, limited Facilities resources, PPS mission for students and community, and PPS Climate Policy	Substantially fewer additional finishes required. Sealers are only needed in the touchzone and ends.	Structure needs to be entirely covered with applied finishes for fire rating, occupant safety, and appearance. This includes framing in columns below the ceiling and covering ceilings entirely in acoustic tile or drywall. This requires later maintenance.	
SUPPORT LOCAL INDUSTRY + EQUITY	Potential ability to support local or regional industries, companies, and crafts, as well as to employ or enhance equity in contracting goals. Could also include transparency of supply chain to avoid objectionable practices such as slave labor, inhumane practices, or cultural degradation. RELATED TO: PPS values to support community	Potential for wood sourcing to support local Pacific Northwest industries, including partnering with local tribal sources. As seen at PDX, potential to support local small businesses and advance PPS equity in contracting goals. Wood for mass timber in this area comes from sources without slave labor or inhumane practices.	There are not local sources of structural steel members; as such procurement of structural steel would come from outside the region.	MAJOR NEGATIVE IMPACT -10 points
DESIGN + COORDINATION EFFORT	Estimated effort required by the design and preconstruction team to develop a fully coordinated design that integrates systems, in particular the overhead mechanical, electrical, and low voltages systems. Note that additional effort in design may be offset by less coordination needed during construction. Also considers system's ability to remain exposed to view for ease of maintenance. RELATED TO: project costs/process and limited Facilities resources	Exposed structure requires careful coordination and detailing during preconstruction to ensure desired final outcome. However, lessons learned show that this effort is largely offset significant construction-phase coordination savings since all the work is done early. Conduit cannot be located within the slab.	Less coordination is required initially for systems hidden above the ceiling; however later coordination during construction is still necessary. Conduit can be located in the concrete slabs if necessary.	
CONSTRUCTION DISRUPTION	Potential ability for off-site construction or prefabrication in order to reduce on-site noise, material storage, and construction waste, and therefore reduce trucks and workers on site. RELATED TO: on-site safety and student/staff disruption as well as PPS value to support community (minimize impact to neighbors)	Mass timber is highly conducive to prefabrication, which significantly reduces noise on-site, as well as the number of workers needed to erect the timber frame.	Structural Steel would not reduce disruption on site.	EXTREME NEGATIVE IMPACT -20 points
CONSTRUCTION COSTS	The cost of holistic construction, including materials, builder's risk insurance, labor pool.	For this evaluation, the assumption is that costs will be relatively neutral, based on previous work and CHS estimates.	For this evaluation, the assumption is that costs will be relatively neutral, based on previous work and CHS estimates.	NOT SIGNIFICANT DIFFERENTIATOR FOR THIS

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## Step 3: Cost Estimating and Reconciliation

While the teams worked through Schematic Design phase to optimize costs for both mass timber and steel systems, the design team expects further ideas for optimization to emerge during the cost estimate review. In addition, previous experience indicates that several areas of optimization and understanding occur during the Design Development phase, and these areas of detail are critical to finding the best way for mass timber to be relatively cost neutral with a conventional steel building.

*Note: The Ida B Wells HS team will be working with Hoffman Construction prior to the estimating process; however, the Jefferson HS team did not have access to a General Contractor during most of the Schematic Design Phase. The Colas-Hoffman team was onboarded during the final three weeks of Schematic Design.*

The Ida B Wells HS team hopes to have a reasonable comparison of the holistic but initial costs of a building using a mass timber structure and one using conventional steel following the third-party VE workshop scheduled for the week of September 15<sup>th</sup>. The Wells team plans to hold a Schematic Estimate Review the week of September 22<sup>nd</sup>.

The Jefferson HS team will not have initial costs until the week of October 13<sup>th</sup>. While the JHS team will not hold another third-party VE Workshop, the team will be considering path to budget and cost savings options (if needed) at that time.

Both teams expect to continue working towards further detail and optimization through 25% Design Development. However, the recommendation for the classroom wing to be mass timber will allow the design and construction teams to focus on one system.

## TIMELINE FOR RESEARCH AND EVALUATION

### Step 1: Research, Data, and Examples through end of August with the completion of 100% SD sets

- 8/15/25 - IBW 100% SD Issuance
- 8/27/25 - JHS 100% SD Issuance

### Step 2: Data Review Discussion & Work Session

- Week of 9/2/25 - IBW/JHS Mass Timber Summit with Facilities & Operations

### Step 3: Cost Estimating and Reconciliation following completion of Cost Estimating process.

- Week of 9/22/25 – IBW SD Cost Review
- Week of 10/13/25 – JHS SD Cost Review

updated: September 2025

## ATHLETICS FACILITIES

### PRELIMINARY IMPLEMENTATION STRATEGY - BOND PROJECTS

#### OVERVIEW

2025	2026	2027	2028	2029-30
<b>CONSTRUCTION:</b> GHS LIGHTS	<b>CONSTRUCTION:</b> RHS SB, JACKSON*, JEFFERSON*	<b>CONSTRUCTION:</b> GHS SEATING, RHS GRANDSTAND, WSMS, MARSHALL*, JACKSON*, FRANKLIN, JEFFERSON*, POWELL PARK*	<b>CONSTRUCTION:</b> WSMS, MARSHALL*, FRANKLIN, POWELL PARK*	(PENDING FUNDING) MIDDLE SCHOOLS PERMITTING & CONSTRUCTION
<b>PLANNING:</b> GHS SEATING, RHS, WSMS, MARSHALL*, JACKSON*, JEFFERSON*, POWELL PARK*	<b>PLANNING &amp; PERMITTING:</b> GHS SEATING, RHS GRANDSTAND, WSMS, MARSHALL*, FRANKLIN, JEFFERSON*, POWELL PARK*	<b>PLANNING &amp; PERMITTING:</b> WSMS, MARSHALL*, FRANKLIN, POWELL PARK*	(PENDING FUNDING) MIDDLE SCHOOLS PLANNING	

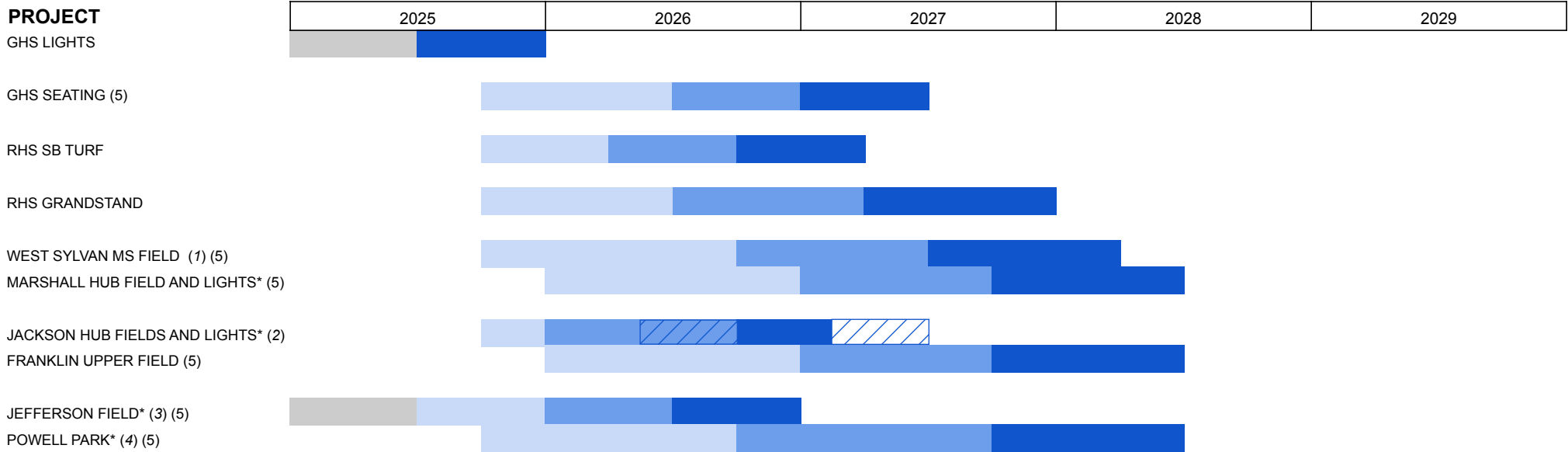
\* PART OF HIGH SCHOOL MODERNIZATION

updated: September 2025

## ATHLETICS FACILITIES

### PRELIMINARY IMPLEMENTATION STRATEGY - BOND PROJECTS

### SCHEDULE



### NOTES

- 1 Previous permits expired; project restart needed.
- 2 Land use complete; construction will be expedited to align completion with permit and program requirements.
- 3 First construction for the Jefferson Modernization, schedule is preliminary.
- 4 Planning, permitting, and construction assumed under Cleveland Modernization.
- 5 Land Use hearing assumed in schedule.
- 6 implementation is contingent on staffing shown with schedule.

### KEY

- work completed
- PLANNING/LAND USE
- PERMITTING
- CONSTRUCTION
- \* PART OF HIGH SCHOOL MODERNIZATION