

Regular Meeting
Tuesday, November 4, 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 - Resolution Proclaiming the Celebration of National Native American Indian Heritage Month in Portland Public Schools (Resolution 7206) Vote - Public comment accepted
3. 6:10 pm - Superintendent's Report
4. 6:20 pm - Student Representative's Report
5. 6:25 pm - Student and Public Comment
6. 6:45 pm - Comments from our Union Partners
7. 6:50 pm - Board Committee and Conference Reports
 - Audit Committee
 - Facilities Improvement Oversight Committee
 - Policy Committee
 - Teaching, Learning, & Enrollment Committee
 - California Association of Black School Educators Conference
 - Council of the Great City Schools Fall Conference
8. 7:10 pm - Resolution Authorizing Amending of the Ida B. Wells High School Modernization Comprehensive Plan (Resolution 7207) Vote - Public comment accepted
9. 7:30 pm - Resolution to adopt the Budget Calendar for 2026-27 (Resolution 7208) Vote - Public Comment Accepted
10. 7:45 pm - Consent Agenda: Resolutions 7209 through 7211 Vote- Public Comment Accepted
 - 10.(a) Resolution 7209 - Expenditure Contracts
 - 10.(b) Resolution 7210 - Revenue Contracts
 - 10.(c) Resolution 7211 - Authorization of Off-Campus Activities
11. 7:55 pm - Other Business / Committee Referrals
12. 8:00 pm - Adjourn

RESOLUTION No.7206

Resolution Proclaiming the Celebration of National Native American Indian Heritage Month in Portland Public Schools

RECITALS

- A. Native American and Alaska Native peoples are descendants of the original, Native American inhabitants of what is now the United States.
- B. The Portland Metro region rests on the traditional lands of the Bands of the Chinook, Multnomah, Clackamas, Tualatin, Molalla, Kalapuya, Wasco, Cowlitz, and Kathlamet Indian tribes. These tribes established thriving communities in a region rich with natural resources, sustaining their families through fishing, trading, and harvesting. In the 1950s, under the Federal Relocation Policy, many Native people across the U.S. were forced to relocate to major cities—including Portland—adding to the diversity of tribal representation in the region. Today, Portland is home to one of the largest and most diverse urban Native American populations in the country.
- C. The history of Native American and Alaska Native peoples is rich with individuals who have positively influenced and enriched our nation, our state, and our schools through entrepreneurship, community service, cultural and artistic contributions, and a deep commitment to justice and liberty.
- D. On August 3, 1990, President George H. W. Bush declared the month of November as National American Indian Heritage Month—now commonly referred to as Native American Heritage Month.
- E. Native American and Alaska Native peoples have made and continue to make profound contributions in education, medicine, art, culture, public service, and beyond, serving as a vital and enduring influence in our nation's growth and prosperity.
- F. The Portland Metro Native American community is diverse and growing, with an estimated population of nearly 70,000. As a relocation site, Portland Public Schools (PPS) proudly serves students representing more than 150 tribal nations. PPS honors and is deeply grateful for the contributions of Native American students, families, staff, and community members to the district's mission and collective success.
- G. Understanding Native American history is an essential part of celebrating Native American Heritage Month and building awareness, respect, and appreciation for Native American cultures and perspectives.
- H. In 2017, the Oregon Legislature passed Senate Bill 13, *Tribal History/Shared History*, introduced by the Oregon Indian Education Association and signed into law by Governor Kate Brown. The law directed the Oregon Department of Education (ODE) to develop a statewide curriculum on the Native American experience in Oregon, including tribal history, sovereignty, culture, treaty rights, government, and contemporary issues.
- I. Tribal History/Shared History is one the objectives identified in ODE's American Indian/Alaska Native State Plan, ensuring that every Oregon school district implements historically accurate, culturally embedded, place-based, and developmentally appropriate curriculum about Oregon's nine federally recognized tribes.
- J. The Portland Public Schools Board of Education believes that every student should be celebrated and appreciated for their unique and vibrant cultural contributions. The Board honors and celebrates Native American students, families, and communities for their enduring strength, knowledge, and leadership.

RESOLVED

1. The Portland Public Schools Board of Education hereby proclaims November 1 through November 30 as Native American Indian Heritage Month, and encourages all staff, students, and community members to observe, recognize, and celebrate the culture, heritage, and lasting contributions of Native American and Alaska Native peoples to Oregon and the United States.
2. The Board further encourages schools and departments to engage in culturally relevant learning, reflection, and activities that honor Native voices, learn from the past, and deepen understanding of the experiences that continue to shape our shared history and future.

Board of Education Meeting

November 4, 2025



PORTLAND
Public Schools

Meeting starts at 6:00 PM



Superintendent's Report

TOGETHER, *WE RISE*

November 4, 2025



Path to Robust Enrollment

Marketing, Communications and Engagement Efforts

Research + Data Collection

Marketing enrollment trends research

Deploy Materials

Jefferson marketing toolkit development

Drive Awareness

Media and advertisement campaign

Drive Awareness

Information sessions at JHS and school visits

Spring 2025

Summer 2025

Fall 2025

Winter 2026

Drive Awareness

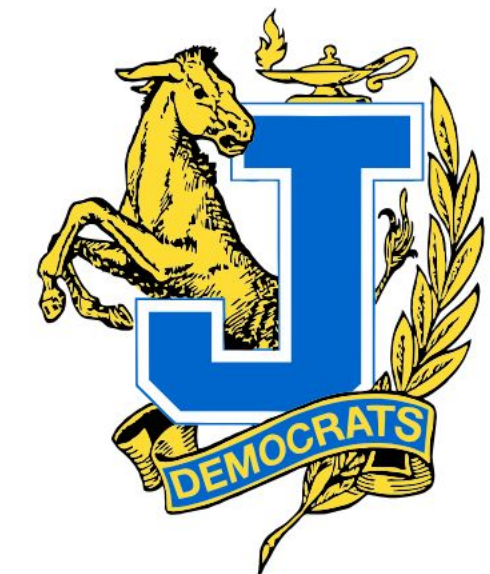
Co-Host events with community Partners

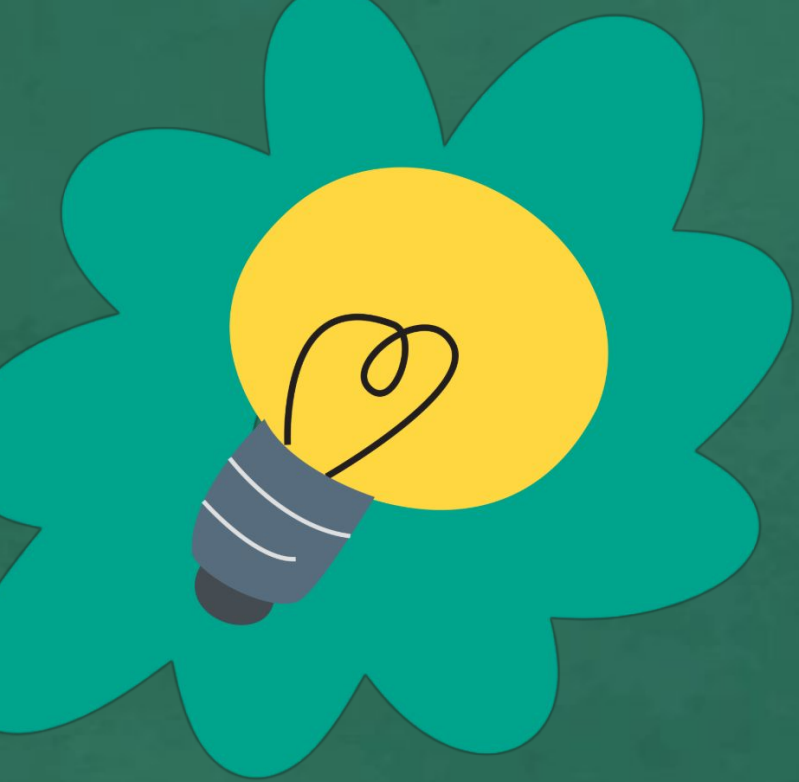
Board Direction

Recommendation to the board

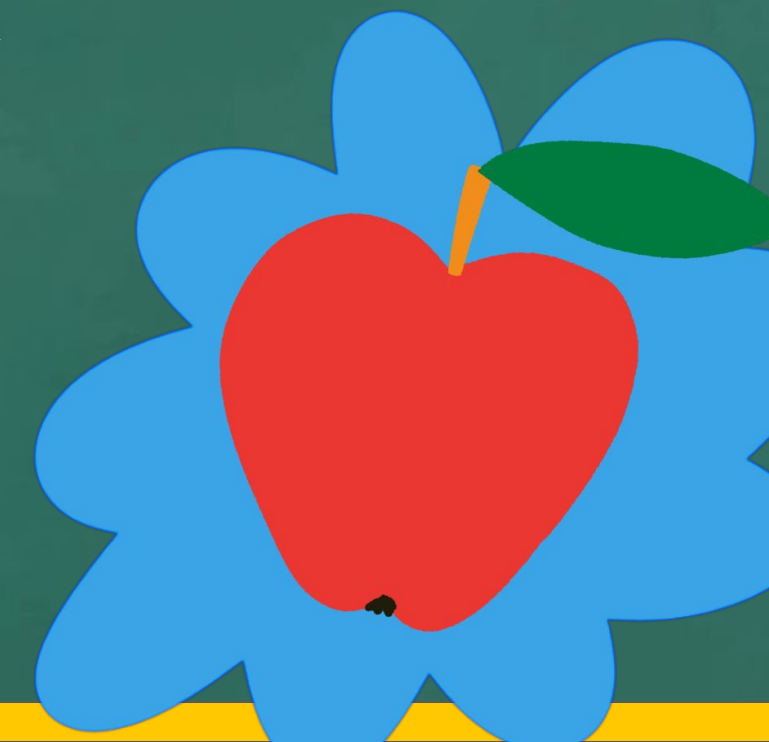
Dual Assignment Community Dialogue

Freshman Year Required Courses				
COURSES	JEFFERSON	GRANT	MCDANIEL	ROOSEVELT
English/Language Arts 1-2	✓	✓	✓	✓
Science: Physics	✓	✓	✓	✓
Social Studies	Modern World History	Living in the US	Modern World History	
Mathematics: Algebra 1-2, Geometry	✓	✓	✓	✓
Physical Education	✓	This may be deferred to grade 10 or 11.	✓	✓
Additional Class	9 th Grade Success	Writer's Workshop	Health or AVID	World Language
World Language				
World Language	3	3	6	3
Dual Language Immersion	Chinese	Japanese	Vietnamese or Spanish	Spanish





Celebrating
**National School
Psychology Week**



NATIONAL FAMILY ENGAGEMENT

MONTH



Attendance Matters at PPS!



PPS Teachers Named **Best in** **State**



Jamin London Tinsel



Jessica Orellana Lima



Samara Carranza

**Peninsula
Elementary
Counselor Named
Best in
State**

An architectural rendering of a modernized school building. The building is a long, white, multi-story structure with a series of windows. In the foreground, there is a courtyard with a paved area, some greenery, and several people, including students and adults, engaged in various activities. The scene is bright and sunny, suggesting a pleasant outdoor environment.

Design for a Modernized Cleveland High School

Wins 2025 Mass Timber Competition: Building Sustainable Schools





CONGRATULATIONS
Roosevelt Roughriders!



First Football PIL Championship in 30 Years!



PIL XC Boys AND Girls XC Champions!



CONGRATULATIONS
Lincoln Cardinals!



LEGACIES

ARE MADE AT PPS

Meet
“Anime”



LEGACIES
ARE MADE AT PPS



“A kid from
Portland, can’t
thank Benson
enough.”





HOW WE'RE

LIFTING

LITERACY



HOW WE'RE

LIFTING

LITERACY



Follow along on social!





TOGETHER,

WE RISE

WITH EXCELLENCE. WITH PURPOSE.

RESOLUTION No. 7207

Resolution Authorizing Amending of the Ida B. Wells High School
Modernization Comprehensive Plan

RECITALS

- A. The Board of Education adopted resolution 6900 authorizing a Comprehensive Plan for the modernization of Ida B. Wells High School.
- B. The District has proposed revisions to the Ida B. Wells High School Comprehensive Plan to, among other things, revise the size of the modernized school to approximately 295,000 square feet and to begin construction of the new building at the start of winter 2026/2027, concluding in spring/summer of 2029. Those revisions were presented to the Facilities Improvement & Oversight Committee on October 8th 2025.

RESOLUTION

The Board of Education authorizes a revised Ida B. Wells High School Comprehensive Plan as detailed on Exhibit A.

Ida B. Wells High School Modernization Cost Reduction Studies Revised Comprehensive Plan Executive Summary

October 28, 2025

EXECUTIVE SUMMARY

Process & Timeline:

On May 7, 2024, the PPS Board of Education approved the Ida B Wells High School Comprehensive Plan, as follows:

- Total hard costs: \$367,500,518 [including construction costs, 1.5% GET, and offsite improvements for swing athletics]
- Total project cost: \$455,000,518 [including soft costs, FF&E, contingencies and escalation] [including \$20,000,000 funded by 2020 Bond]. 2025 Bond Request: \$435,000,518.
- School capacity: 1,700 students +/-
- Includes spaces to support IBW's unique CTE programs
- Includes right-sizing of spaces to reflect lessons learned from other PPS modernized high schools
- Incorporates PPS's current Technical Standards
- Reflects PPS's Climate Crisis Response Policy and Resiliency Goals
- Schedule: building complete June 2028, and site complete June 2029

Based on this direction, Bora developed the Schematic Design for IBW. This project has been estimated by Hoffman Construction and RLB [a third-party estimator], and after a Value Engineering effort the project was tracking on budget and schedule as follows:

- Total hard costs: at or below the budget of \$367,500,518 [including construction costs, 1.5% GET, and offsite improvements for swing athletics]
- School capacity: 1,700 students +/- with space to support IBW's CTE programs
- Schedule: building complete June 2028, and site complete June 2029

In December 2024, the IBW design team was directed to develop a series of cost reduction strategies for the IBW modernization, reducing project scope and costs associated with the 100% Schematic Design. A series of memos and meetings have informed this work:

1. "Cost Reduction Study Proposal and Deliverables Memo" issued December 3, 2024, and Appendix A, issued December 9, 2024, further clarified in the "High School Modernization Cost Reduction Study – Option Clarifications" issued on December 12, 2024;
2. Additional direction was provided by OSM in two ways: marked up comments in draft materials for CHS, JHS and IBW HS studies shared on 12/20/24, and a 10 AM phone conversation with OSM on 12/21/24 [recorded by OSM].

Bora delivered a Cost Reduction Study Phase 1 Package on December 24, 2024. The study provide (3) options framed within the parameters set by these memos and conversations, specifically that at least one option reaches a target construction budget of \$270M. The information for these studies has been developed as a collaboration between PPS OSM, Design Team led by Bora and PPS's CMGC, Hoffman Construction. Hoffman has provided schedule input and ROM pricing. Bora's third-party estimator, RLB, was provided the draft submissions on December 17, 2024, and is comparing overall costs with benchmarks from projects in other school districts in the area.

In February 2025, IBW design team was directed to develop a Cost Reduction Study Phase 2 that meets the framework provided in the Board Resolution No. 7051 to Adopt a Framework to Build High-Quality High Schools in a Cost-Efficient Manner. The design team has worked collaboratively with OSM to determine the revised scope and appropriate cost reductions. The Board of Education's new Framework document includes the directive to reduce or eliminate "excessive cost items that are not in service to student-athletes and athletic teams"; based on this directive, OSM instructed the design team to retain the existing orientation of the track and field. This required a new site plan for the campus, and the development of a new building design. Option 1 from the 2024 Comprehensive Plan became the basis of the new study.

In Spring 2025, the design was directed to re-start the Phase 2 scope of services from the beginning with a new Schematic Design [SD] Phase based on Option 1. The updated total project budget identified for the Ida B. Wells Modernization project budget and schedule were modified as follows:

were modified as follows:

- Total hard cost: \$349,750,000
- Total project cost: \$449,350,000
- Schedule: Building complete Summer 2029, and site complete Summer 2030

The project continues to face various risks that could increase the cost, including:

- Construction market escalation caused by possible tariffs that may be imposed by the current administration
- Hazardous materials discovery beyond what is known and/or included in the budget
- Saturated labor market [for example, Federal investment in microprocessor manufacturing, and/or three large high schools on similar construction schedules]
- Additional pre-construction fees and "doubled-up" contingencies in future sub-tier contractor budgets

Previous Design: The Ida B. Wells High School modernization paused work at the completion of the VE Workshop based on the 100% Schematic Design set and with continued updates during the Design Development phase [to approximately 35% Design Development]. The team stopped the VE process at PPS direction on December 6, 2024. The basis of the Cost Reduction Study is the last reconciled cost estimate by Hoffman and RLB, the 100%SD Revision 3 Estimate with a Construction Cost of \$376,462,320 with VE options considered "accepted" of over \$12M, for a building size of 324,593 gross square feet.

Site Constraints: While the IBW site is one of PPS's largest, there are a number of constraints that have limited the area on which a building can be constructed. With the assumption that students stay on site during construction [because the Marshall campus is considered too far to be feasible] and the PP&R public pool remains, and with the size required for the fields required by the Education Specification, the remaining area for a new building is much smaller than the existing building footprint. In addition, the site slopes approximately 60' from east to west, there is a beloved and well-established Farmer's Market which uses the west parking lot which is shared with Rieke Elementary School, and arrival to the school comes from both the north and the south sides of the site.

BORA

The following matrix summarizes the revisions to the Comprehensive Plan from the 2024 100% SD design:

Revised Comprehensive Plan Comparison

	Previous Design 2024 100% SD	Revised Comprehensive Plan
Building Size (GSF)	324,593	295,000
Student Capacity	1,700	1,700
Deviates from Standards	No	No
Site Program		
Track & Field	New in New Location	New in Place
Baseball	New	New
Softball	New in Place	New in Place
Tennis	New	New
Practice Field	New	New
Swings students off site	No	No
School Opening Date	Building: Fall 2028 Field: Fall 2029	Building: Fall 2029 Field: Fall 2030
ROM cost (\$ millions)	\$376.5M	\$349.8M

There will be no change to the following project criteria:

1. **Students will remain on-site for the duration of construction.** This will require at least two-phases of work.
2. **Capacity will remain at 1700** students at 85% classroom utilization

REVISIONS TO THE COMPREHENSIVE PLAN

Revisions to the Comprehensive Plan Summary:

The 2024 Comprehensive Plan effort studied various site configurations, and Option 2 was selected for final development. The Board of Education's new Framework document [see prior page] includes the directive to reduce or eliminate "excessive cost items that are not in service to student-athletes and athletic teams"; based on this directive, OSM instructed the design team to retain the existing orientation of the track and field. This required a new site plan for the campus, and the development of a new building design. Option 1 from the 2024 Comprehensive Plan became the basis of the new study.

Updates the building organization include:

- The new site organization supports an efficient building configuration.
- A three-story classroom/administrative bar steps down the sloped site from east to west, fronting Vermont Street.
- The athletics and performing arts programs are located to the north
- A central commons area creates a "heart" for the school community, and opens to a terrace that faces west

Site Program Summary:

- The track and field will remain in its current location
- The baseball field will be rebuilt to the northeast
- The existing road to the east will be retained and improved
- The southeast parking lot will expand to offset lost parking elsewhere on the site

Building Program Summary:

The 2024 Board-approved Comprehensive Plan and associated budget was based on a building size of over 310,000 SF. The team was directed to reduce the building size to 295,000 SF, which required a reconsideration and adjustment of the rooms in the new High School. An updated Program has been proposed and is summarized below:

- The Board directed the inclusion of a Health Clinic or Teen Parent center to be based on demonstrated need
- The design team and OSM identified various opportunities for reducing the program, which were shared with various PPS stakeholders and with IBW leadership
- OSM directed the team to establish 950 SF as the standard classroom size
- While many small adjustments were adopted, the following key changes are included:
 - o Standard classroom size reduced from 980 SF to 950 SF
 - o Removes Teen Parent Center from the project
 - o Reduces proposed size of Band Room to 2,400 SF, and Mat Room to 2,750 SF
 - o CTE spaces are right-sized and two rooms deleted - does not impact ability of IBW to teach its CTE classes
 - o Reduces number of Flexible Learning Areas and quantity of Teacher Planning & Collaboration spaces
 - o Reduces amount of storage - project still exceeds Ed Spec minimum requirements
 - o Adjust size of Main Gym to ensure safe run out distances
- Ongoing studies will address:
 - o Test fits of equipment in complex spaces to optimize area and potentially reduce room size
 - o Reduction of standard classroom count by one - potential for more programs to share space

BORA

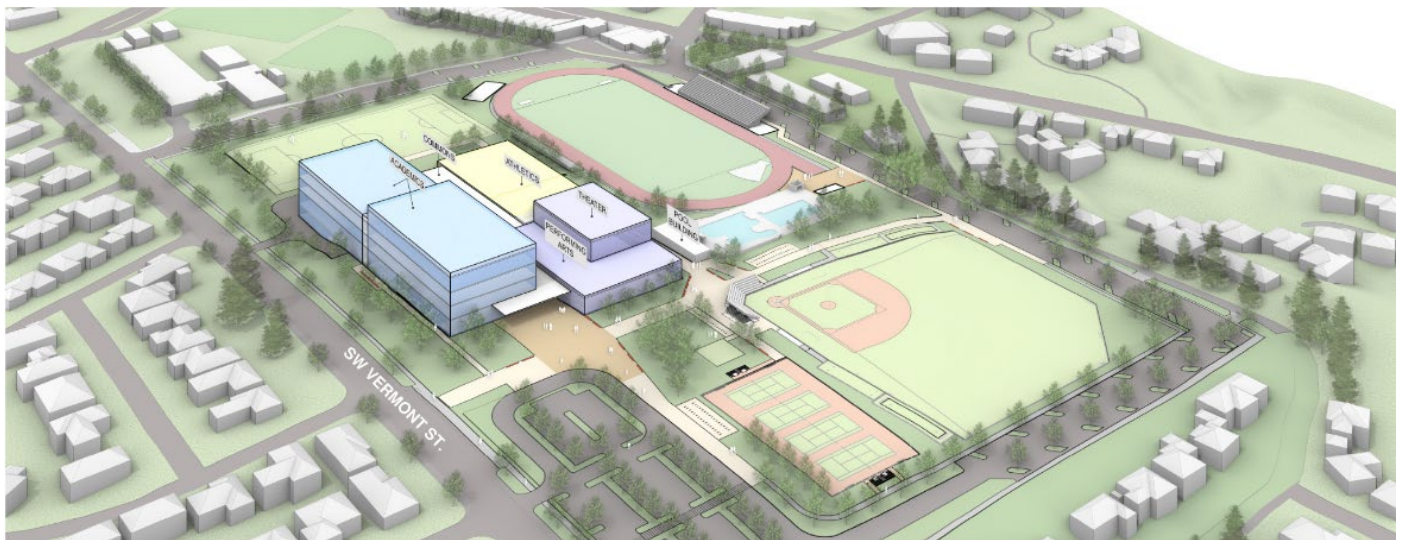
Area Program Summary [compare with page 49 of 2017 Education Specification [Page 55 of PDF]

<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/PPS%20Comp%20HS%20Ed%20Specs%20September%2017.pdf>

PPS ED SPEC 2017 SUMMARY			2024 Comprehensive Plan		Phase 2 Cost Study	
AREA	Quant.	Total	Quant.	Total	Quant.	Total
COMPREHENSIVE HIGH SCHOOL PROGRAM						
General Education (Gen-Ed) Classrooms	41	53,180	42	42,760	37	36,850
Science Labs	11	17,480	12	17,480	11	17,680
Fine & Performing Arts (Drama, Theater)	4	21,150	8	26,897	5	24,740
Career Preparation/CTE	3	6,000	14	26,960	11	20,100
Athletics (includes area for P.E. instruction)	3	35,580	5	40,156	4	38,510
Education Support	2	67,400	10	67,445	9	62,728
Sub-Total Recommended Teaching Stations	64	200,790	91	221,698	77	200,608
Community Partners		1,200		1,200		690
Wrap-Around Service Providers		4,700		5,935		2,045
Sub-Total Community Partners and Wrap Around Services		5,900		7,135		2,735
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED NET AREA		206,690		228,833		203,343
Net to Gross Multiplier		74,408		82,380		91,504
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED		281,098		311,213		294,847

BORA

Site Diagram



BORA

Schedule

The Cost Reduction Study effort for the Ida B Wells Modernization project has resulted in a new plan configuration and site design that require a return to the first conventional design phase, Schematic Design. The design team anticipates a shorter SD effort than in 2024, followed by the Design Development and Construction Document efforts.

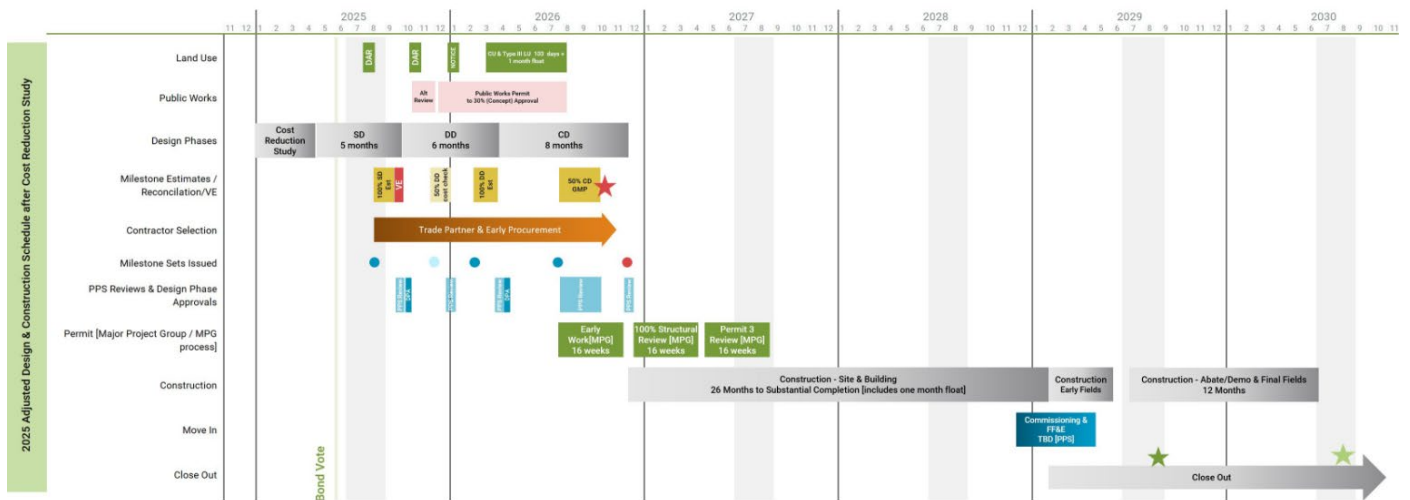
Working collaboratively, OSM, Bora and Hoffman Construction have identified an optimum permit strategy of three packages. The first permit package will include underground utilities and foundations. The second package will focus on the structure, and the final permit package will address all other requirements.

Hoffman Construction has developed a draft construction schedule for the updated design. The graphic below shows a summary of this new information, and adjusts the start date of construction to align with the new design schedule.

Construction is anticipated to commence in early 2027, and to take 25-26 months. Commissioning may begin as early as Winter Break, 2028. OTIS's installation efforts can commence in early 2029, and the school will be ready for occupancy in the Fall of that year.

After students and teachers are using the new building, it will be possible to abate and demolish the old high school building and to complete the site work. Final construction of all fields and site buildings should be achieved in time for the beginning of the 2030/31 school year.

The team will continue to look for every opportunity to expedite project delivery while mitigating risk.



APPENDICES

- FULL SPACE PROGRAM
- FLOOR PLAN DIAGRAMS – Updated August
- COST MODEL
- CONSTRUCTION SCHEDULE

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BORA

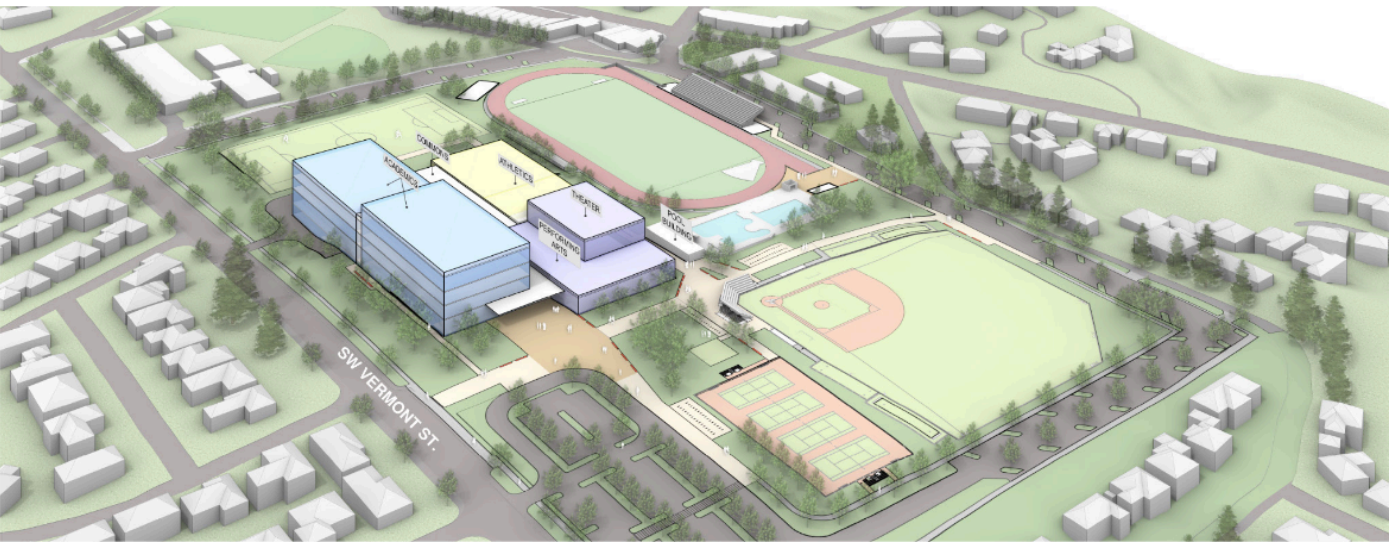
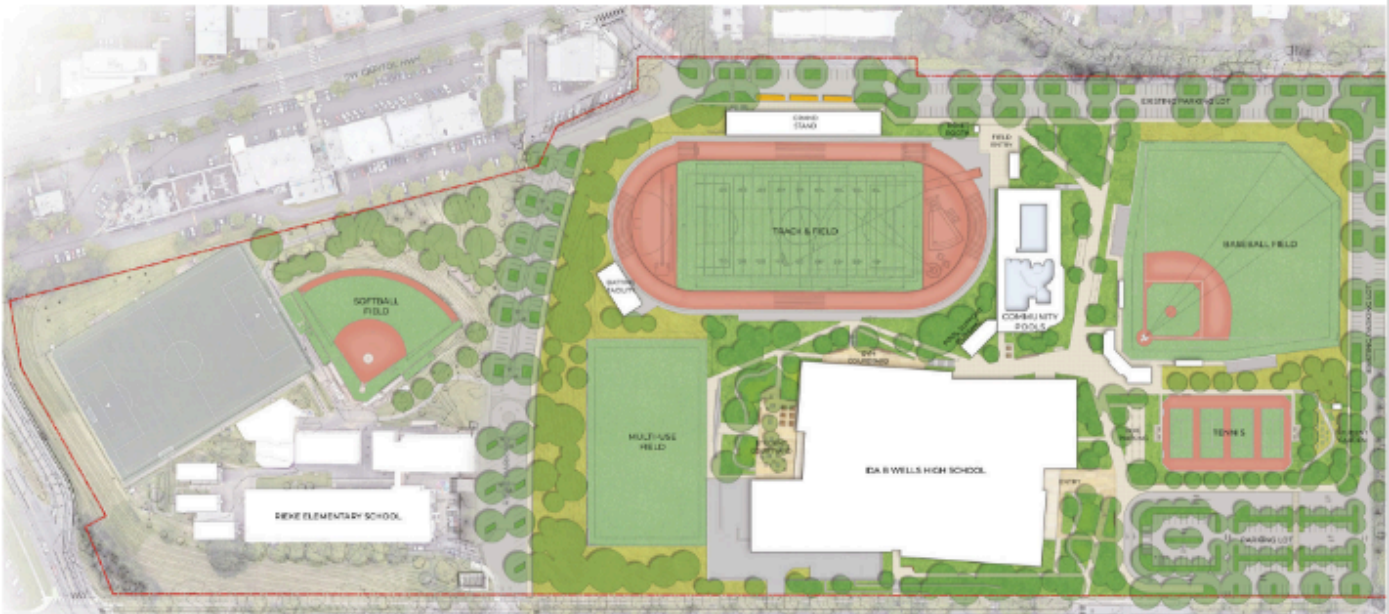
Area Program Summary [compare with page 49 of 2017 Education Specification [Page 55 of PDF]

<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/PPS%20Comp%20HS%20Ed%20Specs%20September%2017.pdf>

PPS ED SPEC 2017 SUMMARY			2024 Comprehensive Plan		Phase 2 Cost Study	
AREA	Quant.	Total	Quant.	Total	Quant.	Total
COMPREHENSIVE HIGH SCHOOL PROGRAM						
General Education (Gen-Ed) Classrooms	41	53,180	42	42,760	37	36,850
Science Labs	11	17,480	12	17,480	11	17,680
Fine & Performing Arts (Drama, Theater)	4	21,150	8	26,897	5	24,740
Career Preparation/CTE	3	6,000	14	26,960	11	20,100
Athletics (includes area for P.E. instruction)	3	35,580	5	40,156	4	38,510
Education Support	2	67,400	10	67,445	9	62,728
Sub-Total Recommended Teaching Stations	64	200,790	91	221,698	77	200,608
Community Partners		1,200		1,200		690
Wrap-Around Service Providers		4,700		5,935		2,045
Sub-Total Community Partners and Wrap Around Services		5,900		7,135		2,735
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED NET AREA		206,690		228,833		203,343
Net to Gross Multiplier		74,408		82,380		91,504
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED		281,098		311,213		294,847

BORA

Site Diagram



BORA

Schedule

The Cost Reduction Study effort for the Ida B Wells Modernization project has resulted in a new plan configuration and site design that require a return to the first conventional design phase, Schematic Design. The design team anticipates a shorter SD effort than in 2024, followed by the Design Development and Construction Document efforts.

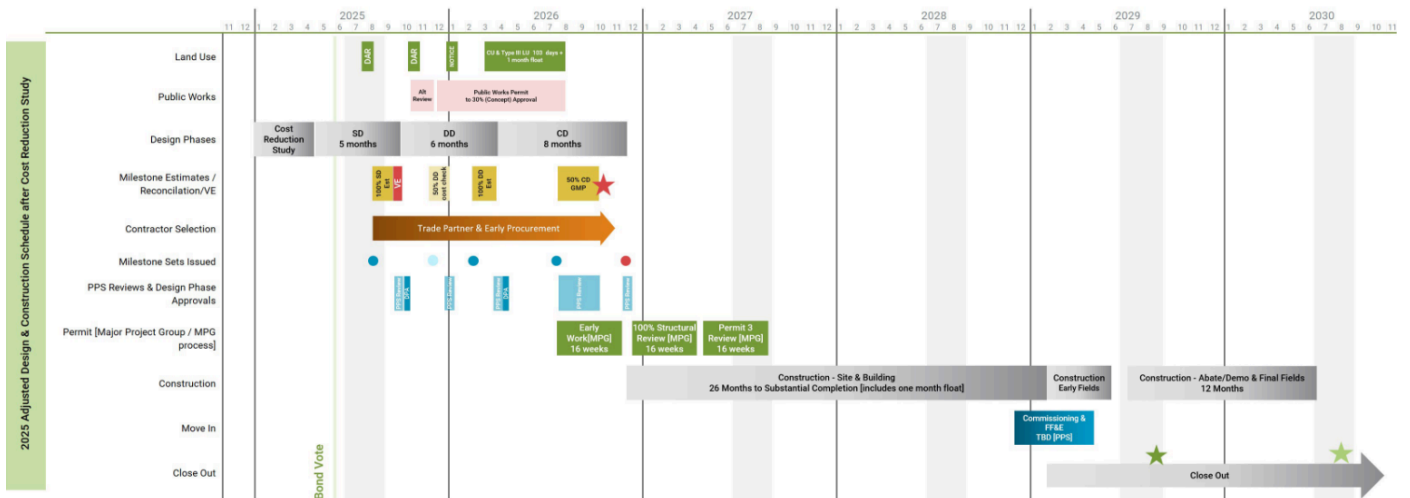
Working collaboratively, OSM, Bora and Hoffman Construction have identified an optimum permit strategy of three packages. The first permit package will include underground utilities and foundations. The second package will focus on the structure, and the final permit package will address all other requirements.

Hoffman Construction has developed a draft construction schedule for the updated design. The graphic below shows a summary of this new information, and adjusts the start date of construction to align with the new design schedule.

Construction is anticipated to commence in early 2027, and to take 25-26 months. Commissioning may begin as early as Winter Break, 2028. OTIS's installation efforts can commence in early 2029, and the school will be ready for occupancy in the Fall of that year.

After students and teachers are using the new building, it will be possible to abate and demolish the old high school building and to complete the site work. Final construction of all fields and site buildings should be achieved in time for the beginning of the 2030/31 school year.

The team will continue to look for every opportunity to expedite project delivery while mitigating risk.



APPENDICES

- FULL SPACE PROGRAM
- FLOOR PLAN DIAGRAMS – Updated August
- COST MODEL
- CONSTRUCTION SCHEDULE

BORA



PORTLAND PUBLIC SCHOOLS

OFFICE OF OPERATIONS

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

Date: November 4, 2025

To: School Board

From: Jon Franco, Senior Chief of Operations

Subject: Adoption of Ida B Wells High School Revised Comprehensive Plan

BACKGROUND

Board Resolution 6153 referred the planning and design for the Ida B Wells High School Modernization project to voters as a part of the 2020 bond. On May 7, 2024, Board Resolution 6900 adopted the Ida B Wells High School Modernization Comprehensive Plan. On April 11, 2025, Board Resolution 7051 adopted a Framework for Delivering Modernized High Schools in a Cost-Efficient Manner.

The Ida B Wells High School Modernization Project Team (Project Team) has worked with internal stakeholders, external stakeholders, a community Design Advisory Group and the internal Ida B Wells Modernization Steering Committee to develop a Revised Comprehensive Plan in conformance with the framework established by Resolution 7051.

Finally, this Revised Ida B Wells HS Comprehensive Plan was first shared at the Facilities Improvement and Oversight Committee (FIOC) and that committee reviewed and recommended to forward it to the full Board. The November 4, 2025 Board meeting date was scheduled.

RELATED POLICIES/BEST PRACTICES

The PPS 2017 Comprehensive High School Educational Specifications (2017 Ed Specs), along with information on current Ida B Wells High School programming, was used as the basis for programming of the modernized Ida B Wells High School. The Ida B Wells High School Comprehensive Plan was also informed by space programming needs of the PPS Climate Crisis Response Policy.

In addition to using these documents as the foundation for the Ida B Wells High School program, the Project Team conducted a rigorous outreach and engagement effort over several months. The Project Team met with internal and external focus groups and developed a Comprehensive Plan report for Ida B Wells High School that presents the desired room requirements, the interrelationships of spaces, specific room requirements and square footages, and most importantly, represents the core educational values of PPS.

The Framework for Delivering Modernized High Schools in a Cost-Efficient Manner included guidelines to meet the PPS 2017 Comprehensive High School Educational Specification's

(2017 Ed Specs) minimum requirements for number and size of spaces, meet the needs of the PPS Climate Crisis Response Policy for all-electric infrastructure, reduce the overall size of the project, and develop additional cost reduction options. The Ida B Wells High School Revised Comprehensive Plan is a result of applying the framework to the design and reducing the overall cost of the project while maintaining the core educational values of PPS.

ANALYSIS OF SITUATION

The existing Ida B Wells High School (IBW), located in the Hillsdale neighborhood of Southwest Portland and immediately adjacent to Rieke Elementary School, was built in 1956 and is 260,900 square feet. It currently serves approximately 1,650 students. The 26-acre site, largest of all PPS high school sites, includes a full range of athletic fields, as well as an outdoor public pool owned and maintained by the City of Portland.

A Conceptual Master Planning effort was undertaken in late 2019 to provide a basis of cost estimating for future project planning. Based on cost information and other project prioritization, the Board of Education included \$20M for planning and design for the Ida B Wells High School Modernization project on the 2020 Bond, with the understanding that funds for construction would need to be included for voter approval in a later bond measure.

As part of the Ida B Wells High School Comprehensive Plan, the Project Team developed a detailed Area Program Summary that refines the PPS High School Education Specifications so that the program meets the specific requirements for Ida B Wells High School.

In accordance with direction from the Board of Education Facilities & Operations Committee at the February 28, 2024, meeting, the IBW Comprehensive Plan leaves the existing pool in place to continue operating as it has been. The restrooms and lockers that currently serve the pool will be demolished as they are within the existing school building that is also intended for demolition. A new restroom and locker facility will be provided as part of the Ida B Wells High School Modernization project.

The IBW High School Modernization project is utilizing the PPS Design Standards, Guidelines and Educational Specifications (Ed Specs) to provide facilities that compare equitably to the recently completed comprehensive high school facilities at Roosevelt, Franklin, Grant, McDaniel, and Lincoln.

FISCAL IMPACT

The total project budget identified in the 2020 Bond materials for the planning and design for the Ida B Wells High School Modernization project was \$20,000,000. While rough cost estimates were developed as part of the 2019 Conceptual Master Plan effort, it was understood that new cost estimates would be developed in conjunction with this IBW Comprehensive Plan.

The Project Team utilized professional cost estimators to establish a project budget. The approved IBW Modernization project budget was \$455,000,518. After following the framework of Resolution 7051 for the Cost Reduction Study, the Revised Comprehensive Plan budget is now \$449,350,000 resulting in just over \$5,600,000 in savings.

It is worth noting that any delay in the proposed project schedule provided in the IBW Comprehensive Plan Presentation will result in significant additional costs in market escalation that are not included in the estimated project budget.

COMMUNITY ENGAGEMENT

The comprehensive planning phase for Ida B Wells included a broad community engagement program. A Comprehensive Planning Committee (CPC) met to review, discuss and recommend next steps for the comprehensive plan of the modernization project. Since Comprehensive Plan approval in May of 2024 the Design Advisory Group has convened for

multiple meetings.

Additionally, specific engagement efforts are conducted to include voices from other community groups including those historically underserved and/or underrepresented. More detail about this engagement process is included in the Ida B Wells Revised Comprehensive Plan. Presentations and feedback exercises were also facilitated with Ida B Wells staff, Ida B Wells student leadership groups, and broader engagement with Ida B Wells students.

TIMELINE FOR IMPLEMENTATION / EVALUATION

If the proposed Ida B Wells Revised Comprehensive Plan is approved, the Architecture/Engineering project team will continue forward with design development and construction documents. This will take place in coordination with ongoing community engagement, including the community-based Design Advisory Group as well as open houses, small focus groups, and other engagement activities.

Construction is scheduled to begin by December 2026 per the schedule provided in the attached Ida B Wells Revised Comprehensive Plan. The modernized Ida B Wells High School is scheduled to complete construction in 2029 and open for staff and students for the 2029-30 school year. After the existing building is demolished, the remaining fields will be completed by fall 2030. Any delay in this schedule will incur significant additional costs in market escalation.

CONNECTION TO BOARD GOALS

The new modernized Ida B Wells High School will provide each student with an equitable, individualized, high-quality learning experience and the tools to reach their full potential within an environment that is safe, healthy, and joyful. The new Ida B Wells High School will embody PPS's Mission, Vision and Values, and its Climate Policy, to strengthen the future of its students and its communities.

STAFF RECOMMENDATION

Staff requests approval of the proposed Ida B Wells High School Revised Comprehensive Plan.

ATTACHMENTS

- A. Ida B Wells HS Revised Comprehensive Plan Executive Summary*
- B. Ida B Wells HS Revised Comprehensive Plan Board Presentation*

IBW Phase 2 Cost Reduction Study 2025 - Appendix 1: Space Program Summary

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS											
General Education (Gen-Ed) Classrooms	41				53,180	42		42,760	37		36,850
Science Labs	11				17,480	12		17,480	11		17,680
Fine & Performing Arts (Drama, Theater)	4				21,150	8		26,897	5		24,740
Career Preparation/CTE	3				6,000	14		26,960	11		20,100
Athletics (includes area for P.E. instruction)	3				35,580	5		40,156	4		38,510
Education Support	2				67,400	10		67,445	9		62,728
<i>Sub-Total Recommended Teaching Stations</i>	64				200,790	91		221,698	77		200,608
Community Partners					1,200			1,200			690
Wrap-Around Service Providers					4,700			5,935			2,045
<i>Sub-Total Community Partners and Wrap Around Services</i>					5,900			7,135			2,735
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED NET AREA					206,690			228,833			203,343
<i>Net to Gross Multiplier</i>					74,408			82,380			91,504
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED					281,098			311,213			294,847

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
General Education Classrooms - Core Program Recommendations											
English	11	980			10,780	10	980	9,800	11	950	10,450
Math	8	980			7,840	7	980	6,860	8	950	7,600
Social Studies	8	980			7,840	7	980	6,860	8	950	7,600
Health	2	980			1,960	2	980	1,960	2	950	1,900
World Language	6	980			5,880	5	980	4,900	6	950	5,700
Electives	6	980			5,880	1	980	980	0	950	0
Sub-Total Gen Ed Classrooms	41				40,180	32		31,360	35		33,250
Specialized Classrooms - Core Program Recommendations											
Science Lab	11	1,500			16,500	11	1,500	16,500	11	1,500	16,500
Chemical Storage	1	180			180	1	180	180	1	180	180
Prep Rooms	4	200			800	4	200	800	5	200	1,000
Sub-Total Specialized Classrooms	11				17,480	12		17,480	11		17,680
Smaller Instructional Spaces			500	10		10	500	5,000	2	500	1,000
Flexible Learning Areas			1,000	8		8	800	6,400	4	650	2,600
Sub-Total Optional			13,000					11,400			3,600
Sub-Total Recommended Classrooms					63,660			75,800			71,030
SUB-TOTAL REC: CORE PROG+ FLEXIBLE LEARNING + SMALLER INSTR.					76,660			87,200			74,630
FINE & PERFORMING ARTS											
Fine & Visual Arts											
Art Room (2D)	1	1,200	1,700	1	1,200	1	1,200	1,200	1	1,200	1,200
Art Room (3D)	1	1,500	1,700	1	1,500	1	1,500	1,500	1	1,500	1,500
Kiln Room	1	100			100	1	200	200	1	200	200
Supply /Storage	1	160			160	2	160	320	2	160	320
Art Office(s)	1	120			120	1	120	120	0	120	0
Sub-Total Fine & Visual Arts					3,080	4		3,340	2		3,220

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Band / Orchestra											
Band Room	1	2,200	2,400	1	2,200	1	2,800	2,800	1	2,400	2,400
Large Instrument Storage Room	1	250			250	1	250	250	1	250	250
Music Library & Uniform Storage	1	200			200	1	200	200	1	200	200
Small Equipment Storage	1	200			200	1	200	200	1	200	200
Large Practice Rooms/Music Lab	1	300	300	2	300	1	300	300	1	300	300
Small Practice Rooms	2	100	100	3	200	2	100	200	2	100	200
Band Office	1	120			120	1	120	120	1	120	120
Sub-Total Band/Orchestra					3,470	1		4,070	1		3,670
Choir											
Choir Room			1,500	1		1	1,500	1,500	1	1,500	1,500
Choir Office / Music Library / Practice Room							1	100	100	1	200
Choir practice room								0		1	100
Equipment & Robe Storage / Practice Room			200	1	0	0	200	0	1	200	200
Sub-Total Choir					0	1		1,600	1		2,000
Sub-Total Preferred			6,700								
Sub-Total Optional			1,700								
SUB-TOTAL RECOMMENDED FINE & PERFORMING ARTS Fine & Visual Arts					6,550	6		9,010	4		8,890
Theater & Dance											
Theater (500 seat)	1	5,000	6,000	1	5,000	1	8,057	8,057	1	6,000	6,000
Sound Booth	1	100			100	1	100	100	1	100	100
Follow Spot					0	1	200	200	1	140	140
Orchestra Pit	1	500			500	1	500	500	1	500	500
Control Room	1	200			200	1	200	200	1	200	200
Stage	1	3,500			3,500	1	3,500	3,500	1	3,500	3,500
Piano Storage					0			0	1	80	80
Lighting Storage	1	100			100	1	100	100	1	100	100
Equipment Storage	1	120			120	1	120	120	1	120	120
Drama Classroom/Black Box	1	1,600	2,600	1	1,600	1	1,600	1,600	1	1,600	1,600
Multi-Purpose Production Area			1,500	1		0	1,500	0	0	1,500	0
Laundry	1	150			150	1	150	150	1	150	150
Office	1	70			70	1	100	100	1	100	100
Box Office/Tickets	1	100			100	1	100	100	1	100	100

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Concession Stand	1	100	200	1	100	1	100	100	1	100	100
Scene Shop	1	1,500			1,500	1	1,500	1,500	1	1,500	1,500
Costume Storage	1	400			400	1	400	400	1	400	400
Make-up Room	1	400			400	1	400	400	1	400	400
Boy's Dressing	1	250			250	1	250	250	0	250	0
Girl's Dressing	1	250			250	1	250	250	0	250	0
Dressing					0			0	1	500	500
Girl's Toilet	1	130			130	1	130	130	0	130	0
Boy's Toilet	1	130			130	1	130	130	0	130	0
Toilets									1	260	260
Green Room			400	1							
Sub-Total Preferred			8,800								
Sub-Total Optional			1,900								
SUB-TOTAL RECOMMENDED FINE & PERFORMING ARTS Theater/Dance					14,600	2		17,887	1		15,850
PHYSICAL EDUCATION/ATHLETICS											
Gym (large; two teaching stations)	1	13,000	14,676	1	13,000	2	14,676	14,676	1	15,080	15,080
Mat/Wrestling/Dance	1	2,750	3,500	1	2,750	1	3,500	3,500	1	2,750	2,750
Mat Room Storage						1	500	500	1	300	300
Weight Room/Aerobics/Spinning	1	2,500	3,000	1	2,500	1	2,500	2,500	1	2,500	2,500
Boy's PE Coaches Office/Lockers	1	300			300	1	300	300	1	150	150
Girl's PE Coaches Office/Lockers	1	300			300	1	300	300	1	150	150
Staff/Coach Toilet/Shower					0			0	2	150	300
Boy's Locker Room/Shower	1	1,900			1,900	1	1,900	1,900	1	1,900	1,900
Girl's Locker Room/Shower	1	1,900			1,900	1	1,900	1,900	1	1,900	1,900
Multi-purpose Toilet/Shower/Lockers	1	150			150	1	150	150	5	150	750
PE Storage	2	200			400	2	200	400	2	200	400
Training Room	1	580			580	1	580	580	1	580	580
School Team Room - Large	1	800	800	0	800	0	800	0	0	800	0
School Team Room						2	700	1,400	2	700	1,400
Athletic Storage - Large	1	1,000			1,000	1	1,000	1,000	1	1,000	1,000
Athletic Storage - Small	1	500			500	1	500	500	1	500	500
Concessions	1	100	200	1	100	1	150	150	1	150	150
Laundry Room	1	200			200	1	200	200	1	200	200

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Uniform/Equipment Storage	1	1,000			1,000	1	1,000	1,000	1	1,000	1,000
Gym (auxiliary - practice)	1	5,700	7,500	1	5,700	1	5,700	5,700	1	5,700	5,700
Auxiliary gym bleachers	1	1,000			1,000	1	1,000	1,000	1	1,000	1,000
Auxiliary gym storage	1	500			500	1	500	500	1	500	500
Seasonal Sports Equipment Storage Lockers					0			0	100	3	300
Field Equipment Storage	1	1,000			1,000	1	2,000	2,000	0	2,000	0
Sub-Total Preferred					28,876						
Sub-Total Optional											
SUB-TOTAL REQUIRED PHYSICAL EDUCATION/ATHLETICS					35,580	5		40,156	4		38,510
EDUCATION SUPPORT											
Administration											
Reception/Lobby	1	400			400	1	400	400	1	400	400
Waiting Areas	1	100			100	1	100	100	1	100	100
Principal's Office	1	200			200	1	200	200	1	200	200
Principal's Secretary	1	125			125	1	125	125	1	125	125
Vice Principal's Office	2	150			300	3	150	450	3	150	450
Vice Principal's Secretary	2	120			240	2	120	240	2	120	240
Dean of Students	1	120			120	1	120	120	1	120	120
Teacher Planning/Collaboration Area			980	10	0	0	980	0	0	950	0
Teacher Planning/Collaboration Area - Small					0				4	500	2,000
TP/CA - English					0	1	980	980			0
TP/CA - Math					0	1	980	980			0
TP/CA - Social Studies					0	1	980	980			0
TP/CA - World Language					0	1	500	500			0
TP/CA - Science					0	1	980	980			0
TP/CA - PE & Health					0	1	500	500			0
TP/CA - Special Education					0	1	500	500			0
TP/CA small meeting rooms					0	7	100	700			0
Attendance	1	120			120	1	120	120	1	120	120
Bookkeeper	1	120			120	1	120	120	1	120	120
Resource Officer/Campus Monitor	1	200			200	1	200	200	1	200	200
Camera Monitors	1	100			100	1	100	100	1	100	100

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Restrooms	2	60			120	2	60	120	2	75	150
Records Storage	1	200			200	1	200	200	0	200	0
Office Storage	1	125			125	1	125	125	1	125	125
Admin Kitchenette					0			0	1	80	80
Business Manager	1	120			120	1	120	120	1	120	120
Health Office	1	120			120	1	120	120	1	200	200
Sick Room	1	150	150	2	150	1	150	150	1	260	260
Sick Toilet	1	100			100	1	100	100	1	100	100
Student Support/Mediation Office	1	700			700	1	700	700	0	700	0
Student Support/Mediation Support	1	300			300	1	300	300	1	300	300
Workroom/Mail/Delivery Process Center	1	300			300	1	300	300	1	300	300
Mail Room					0			0	1	120	120
Staff Room	1	400			400	1	400	400	0	400	0
Conference Rooms	2	150			300	2	150	300	2	150	300
Parent Volunteers/Family Resource/PTA/Boosters/Alumni Room	1	500			500	1	500	500	1	500	500
Sub-Total Optional					10,100						
Sub-Total Administration					5,460			11,730			6,730
Sub-Total Administration + Teacher Planning/Collaboration Areas					15,260			11,730			6,730
Counseling/Career					0						
Counseling Offices	5	120			600	5	120	600	5	120	600
Social Worker					0			0	1	120	120
Counseling Secretary/Waiting	1	400			400	1	400	400	1	400	400
Drug/Alcohol Counselor Office	1	125			125	1	125	125	1	125	125
Conference Room (large)	1	240			240	1	240	240	1	240	240
Conference Room (medium)	1	150			150	1	150	150	1	150	150
College & Career Center	1	700			700	1	980	980	1	950	950
Career Center Office	1	120			120	1	100	100	1	100	100
College Counselor	1	100			100	1	100	100	1	100	100
Secure Records Storage	1	180			180	1	180	180	1	180	180
Break Room					0			0	1	80	80
Restroom	2	60			120	2	60	120	2	60	120
Sub-Total Counseling/Career					2,735			2,995			3,165

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Student Activities											
Athletic Director	1	150			150	1	150	150	1	150	150
AD Support Staff	1	120			120	1	120	120	1	120	120
Sub-Total Student Activities					270			270			270
Technology Access											
Computer Lab (dedicated)	4	1,100			4,400	0	1,100	0	0	1,100	0
Computer Lab (non-specialized)	1	1,100			1,100	0	1,100	0	0	1,100	0
Computer Cart						3	80	240	0	80	0
Sub-Total Technology Access					5,500			240			0
Special Education (SPED)											
Sensory Support Room	1	900			900	0	900	0	0	900	0
Sensory Support (Active)						1	350	350	1	350	350
Sensory Support (Quiet)						1	150	150	1	150	150
Large Sensory Support Room [Quiet]								0	0	350	0
Learning Resource Center	3	900			2,700	0	900	0	0	980	0
Small Learning Resource Center						5	450	2,250	5	500	2,500
Intensive Skills Classes								0			0
Low Intensity Classroom (includes kitchen)	2	600			1,200	2	800	1,600	2	800	1,600
Social/Emotional Classroom					0	1	980	980	1	950	950
Storage	1	100			100	1	100	100	1	100	200
Reception	1	100			100	1	100	100	0	100	0
Conference	1	120			120	1	120	120	2	120	240
Office(s)	1	100			100	1	100	100	1	100	100
Qualified Mental Health Professional [QMHP] Office					0		1	200	200	1	200
Special Needs Toilet	1	200			200	1	200	200	1	200	200
Itinerants								0			0
Speech Pathologist offices	2	120			240	1	120	120	2	120	240
Psychologist Offices	2	120			240	2	120	240	2	120	240
Sub-Total SPED					5,900	8		6,510	8		6,970
Emerging Language Learning (ELL)											
Emergent Bi-Lingual Classroom	1	800			800	1	800	800	1	600	600
Sub-Total ELL						1		800	1		600

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Student Center											
Student Center/Commons: One lunch @ 600 students	1	7,800			7,800	1	7,800	7,800	1	7,800	7,800
Student Store, Coffee Cart Storage & Box Office						1	400	400	1	400	400
Main Servery	1	1,700	1,800	1	1,700	1	1,700	1,700	1	1,700	1,700
Food Prep/Kitchen	1	1,500			1,500	1	1,500	1,500	1	1,500	1,500
Dish Washing	1	200			200	1	200	200	1	200	200
Dry Storage/Cart Storage	1	500			500	1	500	500	1	500	500
Cooler	1	200			200	1	200	200	1	200	200
Freezer	1	200			200	1	200	200	1	200	200
Office	1	120			120	1	120	120	1	120	120
Staff Lockers/Dressing Rooms	1	150			150	1	150	150	1	150	150
Table Storage	1	250			250	1	500	500	1	500	500
Sub-Total Student Center			1,800		12,620			13,270			13,270
Media Center/Library											
Library	1	8,000	4,500	1	8,000	1	4,500	4,500	1	4,500	4,500
Office	2	120			240	2	120	240	1	120	120
Workroom	1	200			200	1	200	200	1	400	400
Text Storage	1	750			750	1	750	750	1	750	750
Collaboration Space	1	400			400	1	400	400	1	400	400
Multi-use Rooms	3	150			450	3	150	450	2	150	300
Multi-use Rooms									2	100	200
IT Repair/Tech Coordinator	1	180			180	1	400	400	1	180	180
Library Classroom			980	1		1	980	980	0	950	0
Sub-Total Media Center			980		10,220			7,920	0		6,850
Student Space											
Student Government Room/Office	1	200			200	1	200	200	1	200	200
Sub-Total Student Space					200			200			200
Custodial											
Custodial Office	1	250			250	1	250	250	1	250	250
Custodial staff office						1	300	300	1	300	300
Freight/Receiving						1	500	500	1	500	500
Custodial laundry						1	150	150	1	150	150
Building furniture storage						1	1,000	1,000	1	1,000	1,000

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Custodial Rooms	10	100			1,000	10	150	1,500	10	150	1,500
Custodial Building Storage	1	2,000			2,000	1	2,000	2,000	1	500	500
Overstock Room					0			0	1	500	500
Material Storage/Teaching Supplies	1	500			500	1	1,500	1,500	1	200	200
Community Resiliency Storage					0	1	1,000	1,000	0	1,000	0
Flammable Storage	1	100			100	1	150	150	1	150	150
Sub-Total Custodial					3,850			8,350			5,050
Miscellaneous											
Lobby	1	2,000			2,000	1	2,000	2,000	1	2,000	2,000
Student Lockers	850	1			850	850	1	850	600	1	600
Student Toilets	12	250			3,000	12	250	3,000	10	600	6,000
Student Restroom	1	60	64	1	60	1	60	60	1	60	60
Gender Neutral Shower	1	100			100	1	100	100	0	100	0
Lactation Room						1	120	120	1	120	120
Boiler Room / Main Mech (Plant)	1	2,000			2,000	1	4,000	4,000	1	4,000	4,000
MDF	1	180			180	1	180	180	1	180	180
IDF	5	80			400	10	100	1,000	13	100	1,300
Main Electrical Room	1	240			240	1	1,200	1,200	1	1,200	1,200
Sub Electrical Room	5	75			375	8	100	800	8	100	800
Acid Storage					0			0	1	63	63
Fire Water Entry					0			0	1	250	250
Emergency Electrical Room					0	1	300	300	1	300	300
Water Entry					0	1	200	200	1	805	805
Satellite Water					0	1	120	120	2	120	240
Staff Restroom	10	70			700	10	85	850	10	85	850
DAS Pathway					0			0	4	20	80
Sprinkler Riser Valve Closet	1	60			60	1	60	60	8	20	160
Telecom					0			0	3	125	375
Elevator Control Room	1	80			80	4	80	320	3	80	240
Corridors	Variable					Variable					
Sub-Total Miscellaneous					10,045			15,160			19,623
SUB-TOTAL RECOMMENDED EDUCATIONAL SUPPORT					67,400			67,445			62,728

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
PARTNER & COMMUNITY USES											
Partner Program Office			150	1					2	120	240
Partner Program Storage									1	200	200
Pantry			200	1							
Clothing/Food Closet	1	1,200	2,000	1	1,200	1	1,200	1,200	1	250	250
After School Instruction			500	4						500	0
Sub-Total Preferred				2,000							
Sub-Total Optional Educational Support			850								
SUB-TOTAL COMMUNITY & PARTNER USES					1,200			1,200			690
WRAP AROUND SERVICE PROVIDERS											
Health Clinic		1	1600		1,600						
Reception						1	165	165	1	165	165
Waiting						1	500	500	1	500	500
Office						2	120	240	2	120	240
Office, Service Provider [shared]						1	160	160	1	160	160
Conference/Break						1	165	165	1	165	165
Lab						1	160	160	1	160	160
Restroom						1	80	80	1	80	80
Exam Room						2	110	220	2	110	220
Exam Room, accessbile/bariatric						1	130	130	1	130	130
Hall						1	225	225	1	225	225
Sub-Total Health Clinic						12		2,045			2,045

PPS ED SPEC 2017SUMMARY						2024 Comprehensive Plan			Phase 2 Cost Study		
AREA	Rec.		Pref/Opp.		Total	Quant.	SF Room	Total	Quant.	SF Room	Total
	Quant.	SF Room	SF Room	Quant.							
Teen Parent Services											
Infant Room	1	500	50	1	500	1	500	500	0	500	0
Breastfeeding Room			50	1		1	65	65	0	65	0
Toddler Room	1	500			500	1	500	500	0	500	0
Crawler Room	1	500			500	1	500	500	0	500	0
Restroom	1	50			50	1	85	85	0	85	0
Toddler toilet room						1	90	90	0	90	0
Changing Area	1	50			50	1	50	50	0	50	0
Nap Area	1	200			200	1	200	200	0	200	0
Storage/Kitchen	1	300			300	1	300	300	0	300	0
Hallway								0	0		0
Office						1	200	200	0	200	0
Sub-Total Teen Parent Services					2,100	10	2,490	0	0	0	
Office Space Social Service Providers (Includes SUN, STEP UP and ESL)			200	5		2	200	400	0	200	0
Classroom(s)	2	500			1,000	2	500	1,000	0	500	0
SUB-TOTAL WRAP AROUND SERVICE PROVIDERS					4,700		5,935			2,045	

IBW Phase 2 Cost Reduction Study 2025 - Appendix 2: Education Specification Deviation Request Log

PPS Ida B Wells High School Modernization

Proposed Deviations from PPS Education Specification (Ed Spec)

Proposed Deviations from PPS Education Specification (Ed Spec)													Phase 2 Cost Reduction Study	Date
Document	Section	Division	Room Description	Originating Document	Ed Spec Page #	Subject	Ed Spec Area	Proposed Area	Delta	Comment / Proposed Deviation	By	On (Date)	PPS Response	On (Date)2
Ed Spec	CORE PROGRAM	Career Prep / CTE	Classrooms	2017 Education Specification	TBD	Delete room[s]	4,800	-	(4,800)	Ed Spec placeholder removed; finer grain detail for CTE added.	Bora	12/14/23	response needed here	date here
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Wood Shop	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	3,500	3,500	IBW CTE program space; size reduced per direction from OSM to removed Tiny House program area	Bora	4/17/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Engineering	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	1,350	1,350	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Sound Engineering	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	1,650	1,650	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Sound Engineering Studio Space	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	400	400	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Computer Science Classroom - regular	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	950	950	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Computer Science Classroom - large	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	1,350	1,350	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Robotics Storage	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	300	300	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Journalism	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	950	950	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Business	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	950	950	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE SHARED Audio/Video Recording Suite	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	750	750	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Computer Lab: accounting/finance/intro to biz	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	950	950	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Costuming Storage	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	400	400	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Health Occupations Classroom	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	950	950	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Health Occupations Lab	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	950	950	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Photography [Digital and Analog]	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	1,200	1,200	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Photography lighting studio	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	300	300	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Printmaking Classroom	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	1,500	1,500	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	CTE Photography and Screen-printing darkroom and washout	2025 Phase 2 Cost Reduction Study	TBD	Added room, CTE	-	500	500	IBW CTE program space	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Career Prep / CTE	Maker Space	2017 Education Specification	TBD	No deviation required	1,200	1,200	-		Bora			
Ed Spec	CORE PROGRAM	General Education Classroom	English	2017 Education Specification	TBD	Decrease room size	10,780	10,450	(330)	Classroom size reduced from 980 SF to 950 SF	Bora	3/7/25		
Ed Spec	CORE PROGRAM	General Education Classroom	Math	2017 Education Specification	TBD	Decrease room size	7,840	7,600	(240)	Classroom size reduced from 980 SF to 950 SF	Bora	3/7/25		
Ed Spec	CORE PROGRAM	General Education Classroom	Social Studies	2017 Education Specification	TBD	Decrease room size	7,840	7,600	(240)	Classroom size reduced from 980 SF to 950 SF	Bora	3/7/25		
Ed Spec	CORE PROGRAM	General Education Classroom	Health	2017 Education Specification	TBD	Decrease room size	1,960	1,900	(60)	Classroom size reduced from 980 SF to 950 SF	Bora	3/7/25		
Ed Spec	CORE PROGRAM	General Education Classroom	World Language	2017 Education Specification	TBD	Decrease room size	5,880	5,700	(180)	Classroom size reduced from 980 SF to 950 SF	Bora	3/7/25		
Ed Spec	CORE PROGRAM	General Education Classroom	Electives	2017 Education Specification	TBD	Delete room[s]	5,880	-	(5,880)	All elective space reallocated to CTE programs	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Specialized Classrooms	Science Lab	2017 Education Specification	TBD	No deviation required	16,500	16,500	-					
Ed Spec	CORE PROGRAM	Specialized Classrooms	Chemical Storage	2017 Education Specification	TBD	No deviation required	180	180	-					
Ed Spec	CORE PROGRAM	Specialized Classrooms	Prep Rooms	2017 Education Specification	TBD	Added room[s]	1,000	800	(200)	One additional Prep room added		3/7/25		
Ed Spec	CORE PROGRAM	Smaller Instructional Spaces	Smaller Instructional Spaces	2017 Education Specification	TBD	Optional Ed Spec room	-	1,000	1,000	2 x 500 SF rooms [Optional]	Bora	3/7/25		
Ed Spec	CORE PROGRAM	Flexible Learning Areas	Flexible Learning Areas	2017 Education Specification	TBD	Optional Ed Spec room	-	2,600	2,600	4 x 650 SF rooms ILO optional 8 x1,000 SF spaces	Bora	3/7/25		
Ed Spec	FINE & PERFORMING ARTS	Fine & Visual Arts	Art Room (2D)	2017 Education Specification	TBD	No deviation required	1,200	1,200	-					
Ed Spec	FINE & PERFORMING ARTS	Fine & Visual Arts	Art Room (3D)	2017 Education Specification	TBD	No deviation required	1,500	1,500	-					
Ed Spec	FINE & PERFORMING ARTS	Fine & Visual Arts	Kiln Room	2017 Education Specification	TBD	Increase room size	100	200	100	As directed by PPS in 2023, to support third kiln	Bora	12/14/23		
Ed Spec	FINE & PERFORMING ARTS	Fine & Visual Arts	Supply /Storage	2017 Education Specification	TBD	Increase room size	160	320	160	As requested by stakeholders	Bora	3/7/25		
Ed Spec	FINE & PERFORMING ARTS	Fine & Visual Arts	Art Office(s)	2017 Education Specification	TBD	Delete room[s]	120	-	(120)	Delete Art office; reallocate space to storage.		3/7/25		
Ed Spec	FINE & PERFORMING ARTS	Band / Orchestra	Band Room	2017 Education Specification	TBD	Increase room size	2,200	2,400	200	Optional larger room in Ed Spec; reflects VAPA desire for larger room	Bora	3/7/25		
Ed Spec	FINE & PERFORMING ARTS	Band / Orchestra	Large Instrument Storage Room	2017 Education Specification	TBD	No deviation required	250	250	-					
Ed Spec	FINE & PERFORMING ARTS	Band / Orchestra	Music Library & Uniform Storage	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	FINE & PERFORMING ARTS	Band / Orchestra	Small Equipment Storage	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	FINE & PERFORMING ARTS	Band / Orchestra	Large Practice Rooms/Music Lab	2017 Education Specification	TBD	No deviation required	300	300	-					
Ed Spec	FINE & PERFORMING ARTS	Band / Orchestra	Small Practice Rooms	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	FINE & PERFORMING ARTS	Band / Orchestra	Band Office	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	FINE & PERFORMING ARTS	Choir	Choir Room	2017 Education Specification	TBD	Optional Ed Spec room	-	1,500	1,500	Choir room is optional in Ed Spec; Choir is a CTE program at Wells.	Bora	3/7/25		
Ed Spec	FINE & PERFORMING ARTS	Choir	Choir Office / Music Library / Practice Room	Phase 1 Programming	N/A	Added room[s]	-	200	200	Requested during 2/24 IBW Leadership review	Bora	3/7/25		
			Choir practice room	2024 SD Phase	N/A	Added room[s]	-	100	100		Bora	3/7/25		
			Equipment & Robe Storage / Practice Room	2024 SD Phase	N/A	Added room[s]	-	200	200		Bora	3/7/25		
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Theater (500 seat)	2017 Education Specification	TBD	Increase room size	5,000	6,000	1,000	Optional larger room in Ed Spec	Bora	3/7/25		
			Follow Spot	Phase 1 Programming	N/A	Added room[s]	-	140	140	Added room per prior discussion	Bora	6/17/25		
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Orchestra Pit	2017 Education Specification	TBD	No deviation required	500	500	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Stage	2017 Education Specification	TBD	No deviation required	3,500	3,500	-					
			Theater / Dance	2024 SD Phase	N/A	Added room[s]	-	80	80	Added room or alcove per stakeholder request	Bora	3/7/25		

Document	Section	Division	Room Description	Originating Document	Ed Spec Page #	Subject	Ed Spec Area	Proposed Area	Delta	Comment / Proposed Deviation	By	On (Date)	PPS Response	On (Date)2
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Drama Classroom/Black Box	2017 Education Specification	TBD	No deviation required	1,600	1,600	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Laundry	2017 Education Specification	TBD	No deviation required	150	150	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Control Room	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Sound Booth	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Office	2017 Education Specification	TBD	increase room size	70	100	30	Enlarge to match Ed Spec standard office size	Bora	3/7/25		
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Box Office/Tickets	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Concession Stand	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Scene Shop	2017 Education Specification	TBD	No deviation required	1,500	1,500	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Equipment Storage	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Lighting Storage	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Costume Storage	2017 Education Specification	TBD	No deviation required	400	400	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Make-up Room	2017 Education Specification	TBD	No deviation required	400	400	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Boy's Dressing	2017 Education Specification	TBD	No deviation required	250	250	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Girl's Dressing	2017 Education Specification	TBD	No deviation required	250	250	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Girl's Toilet	2017 Education Specification	TBD	No deviation required	130	130	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Boy's Toilet	2017 Education Specification	TBD	No deviation required	130	130	-					
Ed Spec	FINE & PERFORMING ARTS	Theater / Dance	Green Room	2017 Education Specification	TBD	No deviation required	-	-	-	Not included in program; optional space in Ed Spec	Bora	3/7/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Gym (large; two teaching stations)	2017 Education Specification	TBD	Increase room size	13,000	15,080	2,080	Per OSM direction 4/17/2025 to ensure safe run outs.	Bora	4/17/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Mat/Wrestling/Dance	2017 Education Specification	TBD	No deviation required	2,750	2,750	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Mat Room Storage	2025 Phase 2 Cost Reduction Study	N/A	Added room[s]	-	300	300	To support multi use of Mat Room	Bora	3/7/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Weight Room/Aerobics/Spinning	2017 Education Specification	TBD	No deviation required	2,500	2,500	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Boy's PE Coaches Office/Toilet/Shower/Lockers	2017 Education Specification	TBD	No deviation required	300	300	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Girl's PE Coaches Office/Toilet/Shower/Lockers	2017 Education Specification	TBD	No deviation required	300	300	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Boy's Locker Room/Shower	2017 Education Specification	TBD	No deviation required	1,900	1,900	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Girl's Locker Room/Shower	2017 Education Specification	TBD	No deviation required	1,900	1,900	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Multi-purpose Toilet/Shower	2024 SD Phase	TBD	Added room[s]	150	750	600	Added to provide expanded gender inclusive option	Bora	3/7/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	PE Storage	2017 Education Specification	TBD	No deviation required	400	400	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Training Room	2017 Education Specification	TBD	No deviation required	580	580	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	School Team Room - Large	2017 Education Specification	TBD	Delete room[s]	800	-	(800)	Per 12/23 workshops - based on lessons learned at other PPS modernized high schools [see next item]	Bora	3/7/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	School Team Room	Phase 1 Programming	N/A	Added room[s]	-	1,400	1,400	Per 12/23 workshops - based on lessons learned at other PPS modernized high schools. Two team rooms needed to support multiple simultaneous events	Bora	3/7/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Athletic Storage - Large	2017 Education Specification	TBD	No deviation required	1,000	1,000	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Athletic Storage - Small	2017 Education Specification	TBD	No deviation required	500	500	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Concessions	2017 Education Specification	TBD	Increase room size	100	150	50	Per 12/23 workshops - based on lessons learned at other PPS modernized high schools	Bora	3/7/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Laundry Room	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Uniform/Equipment Storage	2017 Education Specification	TBD	No deviation required	1,000	1,000	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Gym (auxiliary - practice)	2017 Education Specification	TBD	No deviation required	5,700	5,700	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Auxiliary gym bleachers	2017 Education Specification	TBD	No deviation required	1,000	1,000	-					
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Auxiliary gym storage	2017 Education Specification	TBD	No deviation required	500	500	-					
		PE / Athletics	Seasonal Equipment Storage	2024 SD Phase	TBD	Added room[s]	-	300	300	Added dedicated lockers to improve student use - sized for larger equipment	Bora	3/7/25		
Ed Spec	PHYSICAL EDUCATION / ATHLETICS	PE / Athletics	Field Equipment Storage	2025 Phase 2 Cost Reduction Study	TBD	Delete room[s]	1,000	-	(1,000)	Removed from building program; to be part of site buildings	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Administration	Reception/Lobby	2017 Education Specification	TBD	No deviation required	400	400	-					
Ed Spec	EDUCATION SUPPORT	Administration	Waiting Areas	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	EDUCATION SUPPORT	Administration	Principal's Office	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	EDUCATION SUPPORT	Administration	Principal's Secretary	2017 Education Specification	TBD	No deviation required	125	125	-					
Ed Spec	EDUCATION SUPPORT	Administration	Vice Principal's Office	2017 Education Specification	TBD	Added room[s]	300	450	150	Per 12/23 workshops - based on lessons learned at other PPS modernized high schools	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Administration	Vice Principal's Secretary	2017 Education Specification	TBD	No deviation required	240	240	-					
Ed Spec	EDUCATION SUPPORT	Administration	Dean of Students	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	EDUCATION SUPPORT	Administration	Teacher Planning/Collaboration Area	2025 Phase 2 Cost Reduction Study	TBD	Optional Ed Spec room	-	2,000	2,000	4 x 500 SF rooms ILO OPTIONAL 10 x 980 SF rooms	Bora	3/7/25		

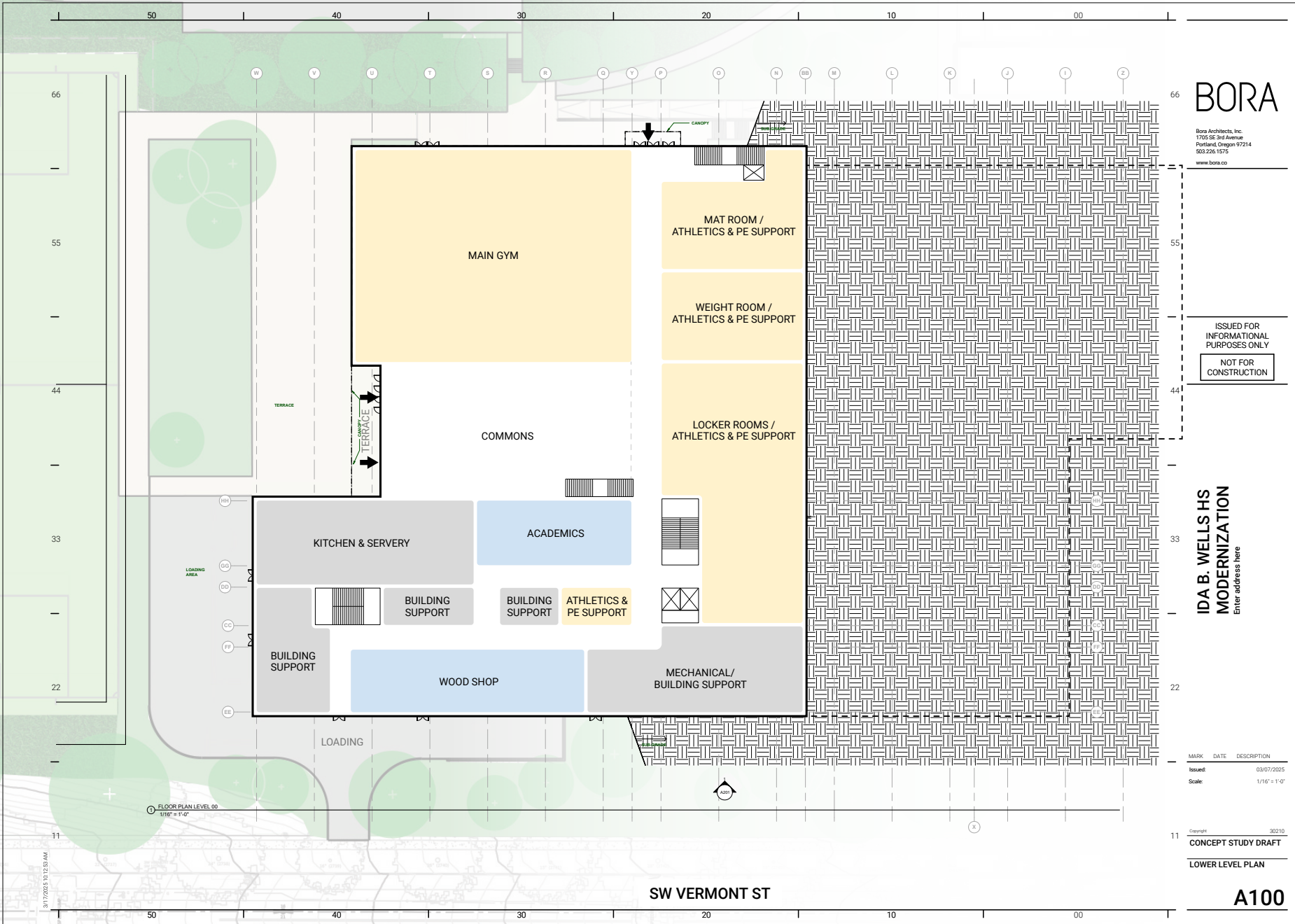
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Ed Spec	EDUCATION SUPPORT	Adminstration	Attendance	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Bookkeeper	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Resource Officer/Campus Monitor	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Camera Monitors	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Restrooms	2017 Education Specification	TBD	Increase room size	120	150	30	Larger individual rooms to meet current code	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Adminstration	Records Storage	2024 SD Phase	TBD	Delete room[s]	200	-	(200)	Not needed per IBW Admin	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Adminstration	Office Storage	2017 Education Specification	TBD	No deviation required	125	125	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Business Manager	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Health Office	2024 SD Phase	TBD	Increase room size	120	200	80	Larger room per prior discussion	Bora	6/17/25		
Ed Spec	EDUCATION SUPPORT	Adminstration	Sick Room	2024 SD Phase	TBD	Increase room size	150	260	110	Larger room to accomdate additional student	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Adminstration	Sick Toilet	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Student Support/Mediation Office	2024 SD Phase	TBD	Delete room[s]	700	-	(700)	Not needed per IBW Admin	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Adminstration	Student Support/Mediation Support	2017 Education Specification	TBD	No deviation required	300	300	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Workroom/Mail/Delivery Process Center	2017 Education Specification	TBD	No deviation required	300	300	-	[not located in Admin Suite - additional mail room needed on L1]	Bora	3/7/25		
		Adminstration	Mail Room	2024 SD Phase	TBD	Added room[s]	-	120	120	Added room to support effective admistrative need	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Adminstration	Staff Room	2024 SD Phase	TBD	Delete room[s]	400	-	(400)	Offset with four distributed Teacher Planning spaces	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Adminstration	Conference Rooms	2017 Education Specification	TBD	No deviation required	300	300	-					
Ed Spec	EDUCATION SUPPORT	Adminstration	Parent Volunteers/Family Resource/PTA/Boosters/Alumni Room	2017 Education Specification	TBD	No deviation required	500	500	-					
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Counseling Offices	2017 Education Specification	TBD	No deviation required	600	600	-					
		Counseling / Career	Social Worker Office	2024 SD Phase	TBD	Added room[s]	-	120	120	Added per IBW Admin request	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Counseling Secretary/Waiting	2017 Education Specification	TBD	No deviation required	400	400	-					
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Drug/Alcohol Counselor Office	2017 Education Specification	TBD	No deviation required	125	125	-					
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Conference Room (large)	2017 Education Specification	TBD	No deviation required	240	240	-					
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Conference Room (medium)	2017 Education Specification	TBD	No deviation required	150	150	-					
Ed Spec	EDUCATION SUPPORT	Counseling / Career	College & Career Center	2017 Education Specification	TBD	increase room size	700	950	250	Per 2/24 IBW Leadership meetings, change name and increase size to standard classroom size	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Career Center Office	2017 Education Specification	TBD	Decrease room size	120	100	(20)	Per 2/24 IBW Leadership meetings, reduce size of this office	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Counseling / Career	College Counselor	2017 Education Specification	TBD	Change room name	100	100	-	Per 2/24 IBW Leadership meeting, change room name	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Secure Records Storage	2017 Education Specification	TBD	No deviation required	180	180	-					
		Counseling / Career	Break Room	2024 SD Phase	TBD	Added room[s]	-	80	80	Added per stakeholder request	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Counseling / Career	Restroom	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	EDUCATION SUPPORT	Student Activities	Athletic Director	2017 Education Specification	TBD	No deviation required	150	150	-					
Ed Spec	EDUCATION SUPPORT	Student Activities	AD Support Staff	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	EDUCATION SUPPORT	Technology Access	Computer Lab (dedicated)	2017 Education Specification	TBD	Delete room[s]	4,400	-	(4,400)	Per 12/2023 Workshops; retain one non-specialized lab but remove all dedicated labs. Multiple CTE programs will have dedicated computers	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Technology Access	Computer Lab (non-specialized)	2017 Education Specification	TBD	Delete room[s]	1,100	-	(1,100)	Per 2/24 IBW Leadership meeting, all computer classrooms are subject specific	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Sensory Support Room	2017 Education Specification	TBD	Delete room[s]	900	-	(900)	3/7/24: deleted to reflect lessons learned	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Sensory Support Room (Active)	Phase 1 Programming	TBD	Added room[s]	-	350	350	3/7/24: added to reflect lessons learned	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Sensory Support Room (Quiet)	Phase 1 Programming	TBD	Added room[s]	-	150	150	3/7/24: added to reflect lessons learned	Bora	3/7/25		
		Special Education	Large Sensory Support Room [Quiet]	2024 SD Phase	TBD	Added room[s]	-	350	350	Added per stakeholder request	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Learning Resource Center	2017 Education Specification	TBD	No deviation required	2,700	-	(2,700)	Per 2/24 IBW Leadership meetings, request 5 smaller rooms shown below	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Learning Resource Center [small]	Phase 1 Programming	TBD	Added room[s]	-	2,500	2,500	Per 2/24 IBW Leadership meetings, request 5 smaller rooms ILO 3 larger	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Intensive Skills Classes	2017 Education Specification	TBD	No deviation required	-	-	-					
Ed Spec	EDUCATION SUPPORT	Special Education	Low Intensity Classroom (includes kitchen)	2017 Education Specification	TBD	Increase room size	1,200	1,600	400	3/7/24: added to reflect lessons learned	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Social / Emotional Classroom	2024 SD Phase		Added room[s]	-	950	950	Per 2/24 IBW Leadership meetings, added room to reflect current program	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Storage	2017 Education Specification	TBD	Added room[s]	-	100	100					
Ed Spec	EDUCATION SUPPORT	Special Education	Reception	2024 SD Phase	TBD	Delete room[s]	100	-	(100)	Removed per stakeholder request	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Conference	2024 SD Phase	TBD	Added room[s]	120	240	120	Added per stakeholder request	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Office(s)	2017 Education Specification	TBD	No deviation required	100	100	-					
Ed Spec	EDUCATION SUPPORT	Special Education	Qualified Mental Health Professional [QMHP] Office			Added room[s]	-	200	200	Per 2/24 IBW Leadership meetings, added room to reflect current program	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Special Education	Special Needs Toilet	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	EDUCATION SUPPORT	Special Education	Itinerants	2017 Education Specification	TBD	No deviation required	-	-	-					
Ed Spec	EDUCATION SUPPORT	Special Education	Speech Pathologist offices	2017 Education Specification	TBD	No deviation required	240	240	-					
Ed Spec	EDUCATION SUPPORT	Special Education	Psychologist Offices	2017 Education Specification	TBD	No deviation required	240	240	-					
Ed Spec	EDUCATION SUPPORT	Emerging Language	Emergent Bi-Lingual Classroom	2024 SD Phase	TBD	Decrease room size	800	600	(200)	Smaller student population	Bora	6/17/25		
Ed Spec	EDUCATION SUPPORT	Student Center	Student Center/Commons: One lunch @ 600 students	2017 Education Specification	TBD	No deviation required	7,800	7,800	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Student Store & Coffee Cart Storage	Phase 1 Programming	N/A	Added room[s]	-	400	400	Per 12/23 workshops - based on lessons learned at other PPS modernized high schools	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Student Center	Main Servery	2017 Education Specification	TBD	No deviation required	1,700	1,700	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Food Prep/Kitchen	2017 Education Specification	TBD	No deviation required	1,500	1,500	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Dish Washing	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Dry Storage/Cart Storage	2017 Education Specification	TBD	No deviation required	500	500	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Cooler	2017 Education Specification	TBD	No deviation required	200	200	-					

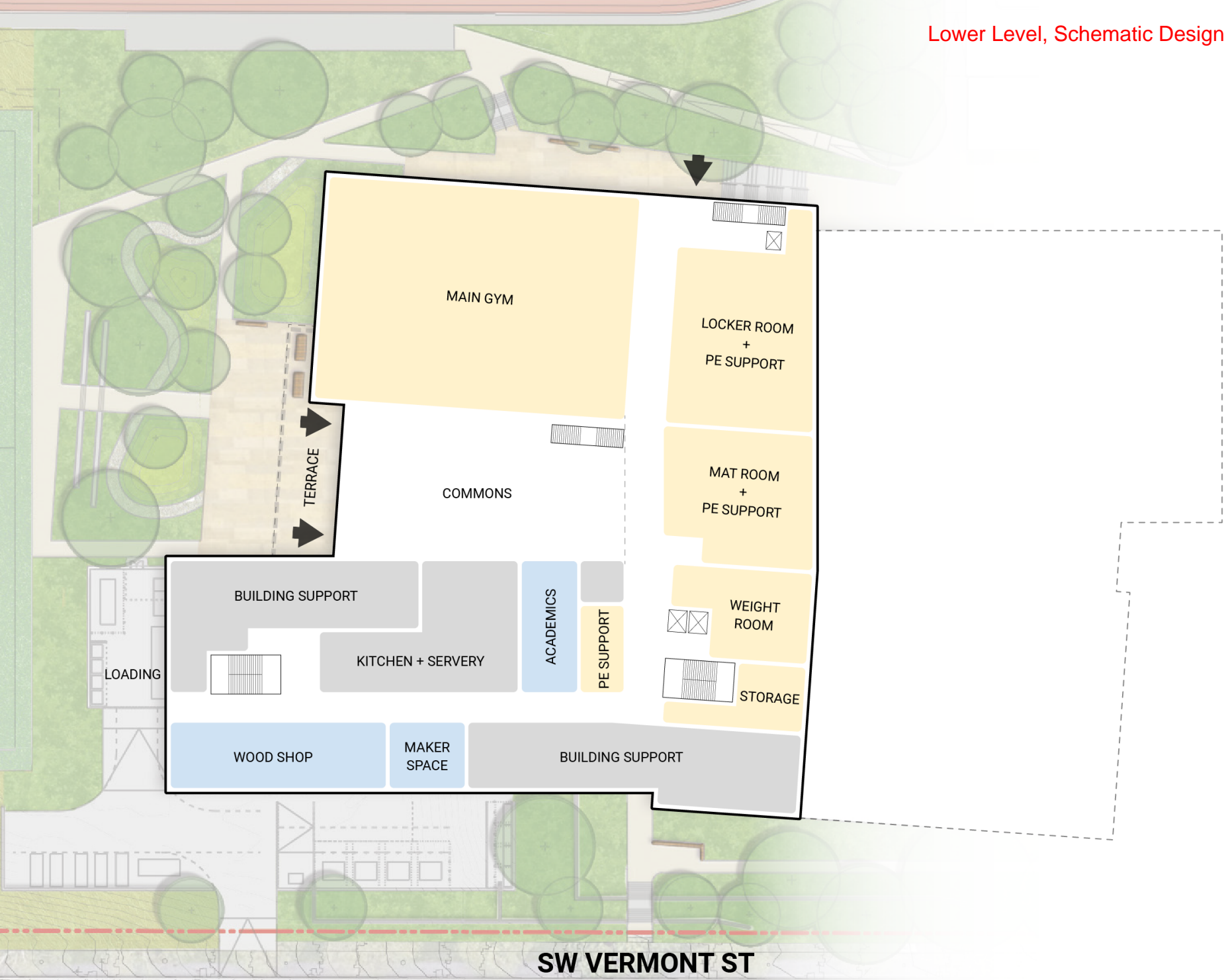
Document	Section	Division	Room Description	Originating Document	Ed Spec Page #	Subject	Ed Spec Area	Proposed Area	Delta	Comment / Proposed Deviation	By	On (Date)	PPS Response	On (Date)2
Ed Spec	EDUCATION SUPPORT	Student Center	Freezer	2017 Education Specification	TBD	No deviation required	200	200	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Office	2017 Education Specification	TBD	No deviation required	120	120	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Staff Lockers/Dressing Rooms	2017 Education Specification	TBD	No deviation required	150	150	-					
Ed Spec	EDUCATION SUPPORT	Student Center	Table Storage	2017 Education Specification	TBD	Increase room size	250	500	250	Per 12/23 workshops - based on lessons learned at other PPS modernized high schools	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Media Center / Library	Library	2017 Education Specification	TBD	Optional Ed Spec room	8,000	4,500	(3,500)	Smaller library is standard option for new HS designs. See Ed Spec footnotes.	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Media Center / Library	Office	2024 SD Phase	TBD	Delete room[s]	240	120	(120)	Removed per stakeholder request				
Ed Spec	EDUCATION SUPPORT	Media Center / Library	Workroom	2024 SD Phase	TBD	Increase room size	200	400	200	Added per stakeholder request				
Ed Spec	EDUCATION SUPPORT	Media Center / Library	Text Storage	2017 Education Specification	TBD	No deviation required	750	750	-					
Ed Spec	EDUCATION SUPPORT	Media Center / Library	Collaboration Space	2017 Education Specification	TBD	No deviation required	400	400	-					
Ed Spec	EDUCATION SUPPORT	Media Center / Library	Multi-use Rooms	2024 SD Phase	TBD	Increase room size	450	500	50	four rooms ILO three rooms	Bora	3/7/25		
Ed Spec	EDUCATION SUPPORT	Media Center / Library	IT Repair/Tech Coordinator	2017 Education Specification	TBD	No deviation required	180	180	-					
Ed Spec	EDUCATION SUPPORT	Student Space	Student Government Room/Office	2017 Education Specification	TBD	No deviation required	200	200	-					

Program Summaries	Ed Spec Minimum	Approved Comprehensive Plan 2024	Phase 2 Cost Reduction Study 2025
Gen Ed	<p>Building Area: 284,190 GSF Teaching Stations: 64</p> <p>Gen Ed Gen Classrooms: 41 @ 980sf Computer Labs: 5 @ 1100sf Flex: 10 @ 1000sf (Optional) Sim Instr: 10 @ 500sf (Optional)</p> <p>Science Science Labs: 11 E-Prep: 4</p> <p>SPED Intensive Skills: 2 @ 600sf Sensory: 1 @ 900sf L&C: 3 @ 900sf Speech Path: 2 @ 100sf</p> <p>Reception: 100sf SESC: 0 OMHP: 0 ELL: 800sf</p>	<p>Building Area: 311,213 GSF Teaching Stations: 87</p> <p>Gen Ed Gen Classrooms: 32 @ 980sf Computer Labs: 0 Flex: 4 @ 800sf Sim Instr: 10 @ 500sf</p> <p>Science Science Labs: 11 Prep: 4</p> <p>SPED Intensive Skills: 2 @ 800sf Sensory: 1 @ 300sf, 1 @ 1500sf L&C: 5 @ 400sf Speech Path: 1 @ 100sf</p> <p>Reception: 0 SESC: 1 @ 980 OMHP: 100sf ELL: 800sf</p>	<p>Building Area: 284,847 GSF Teaching Stations: 77</p> <p>Gen Ed Gen Classrooms: 35 @ 980sf Computer Labs: 0 Flex: 4 @ 650sf Sim Instr: 2 @ 500sf</p> <p>Science Science Labs: 11 Prep: 5</p> <p>SPED Intensive Skills: 2 @ 800sf Sensory: 2 @ 300sf, 1 @ 1500sf L&C: 5 @ 500sf Speech Path: 2 @ 100sf</p> <p>Reception: 0 SESC: 1 @ 980sf OMHP: 100sf ELL: 600sf</p>
CTE	<p>CTE Classrooms: 4800sf total Recording Suite: 0</p>	<p>14 CTE Classrooms: 25,960sf total Including: Recording Suite: 500sf</p>	<p>11 CTE Classrooms: 13,700sf Including: Recording Suite: 750sf</p>
Visual & Performing Arts	<p>Theater Theater: 500 Seats, 5,000sf Office: 70sf</p> <p>Music Band: 2,200sf Practice: 1 Large 300sf, 2 Small 100sf Choir: 0</p> <p>Fine Art Kin: 100sf Art Office: 1,200sf Supply Storage: 160sf</p>	<p>Theater Theater: 300 Seats, 8,000sf Office: 100sf</p> <p>Music Band: 2,800sf Band Practice: 1 Large 300sf, 2 Small 100sf Choir: 1500sf Choir Office: 100sf</p> <p>Fine Art Kin: 200sf Art Office: 1,200sf Supply Storage: 320sf</p>	<p>Theater Theater: 500 Seats, 6,000sf Office: 100sf</p> <p>Music Band: 2,400sf Practice: 2 Large 300sf, 3 Small 100sf Choir: 1,500sf Choir Office: 200sf</p> <p>Fine Art Kin: 200sf Art Office: 1 Supply Storage: 120sf</p>
Athletics	<p>Main Gym: 13,000sf Mat Room: 2,750sf Mat Stor: 0 Seasonal Equip. Lockers: 0 All User Shower and Locker: 1 @ 150 Team Room: 1 @ 800sf Field Storage: 1,000sf</p>	<p>Main Gym: 14,070sf Ed Spec Optional Mat Room: 3,500sf Mat Stor: 300sf Seasonal Equip. Lockers: 0 All User Shower and Locker: 1 @ 150sf Team Rooms: 2 @ 700sf Field Storage: 2,000sf</p>	<p>Main Gym: 14,070sf Ed Spec Optional Mat Room: 2,750sf Mat Stor: 300sf Seasonal Equip. Lockers: 300sf All User Shower and Locker: 1 @ 150sf Team Rooms: 2 @ 700sf Field Storage: 0sf</p>
Education Support	<p>Student Spaces Student Store: 0</p> <p>Admin & Counseling Teacher Planning: 10 @ 980sf (optional) Student Mediation: 1,000sf Staff Room: 400sf</p> <p>Media Library: 4,000sf Library Classroom: 0 Library Office: 2 @ 120sf Comp. Carts: 0 IT Repair: 180sf</p>	<p>Student Spaces Student Store: 400sf</p> <p>Admin & Counseling Teacher Planning: 4 @ 980sf, 3 @ 500sf, 7 meeting rooms Student Mediation: 1,000sf Staff Room: 400sf</p> <p>Media Library: 4,500sf (optional size) Library Classroom: 800sf Library Office: 2 @ 120sf Comp. Carts: 240sf IT Repair: 400sf</p>	<p>Student Spaces Student Store: 400sf</p> <p>Admin & Counseling Teacher Planning: 4 @ 500sf (includes 4 small meeting/room rooms) Student Mediation: 300sf Staff Room: 0</p> <p>Media Library: 4,500sf (optional size) Library Classroom: 0 Library Office: 1 @ 120sf Comp. Carts: 0 IT Repair: 180sf</p>
Community	<p>Clothing/Food: 1,200sf Partner Offices: 0 Health Clinic: 1,600sf Teen Parent: 7,100sf Community Classrooms: 2 @ 500sf</p>	<p>Clothing/Food: 1,200sf Partner Offices: 0 Health Clinic: 2,040sf Teen Parent: 2,400sf Community Classroom: 2 @ 500sf</p>	<p>Clothing/Food: 250sf Partner Offices: 440sf Health Clinic: 2,040sf Teen Parent: 0 Community Classrooms: 0</p>
Building Support	<p>Custodial Cust Offices: 250sf Cust Rooms: 10 @ 100sf Custodial Laundry: 0 Overstock: 0</p> <p>MEP Custodial Building Storage: 2,000sf Furniture Storage: 0 Table Storage: 250sf Teaching Supplies: 500sf Main Mech: 2,000sf IDE: 5 @ 80sf Fans: 0 Electrical: Main Elec: 240sf, Sub Elec: 5 @ 75sf, Emergency: NONE Elev. Ctrl: 1 @ 80sf, Water Entry: 0</p> <p>Misc Community Storage: 0 Lockers: 850sf Student Restrooms: Gendered, 3000sf</p>	<p>Custodial Cust Office: 550sf Cust Rooms: 10 @ 150sf Custodial Laundry: 150sf Overstock: 0</p> <p>MEP Custodial Building Storage: 2,000sf Furniture Storage: 1,000sf Table Storage: 500sf Teaching Supplies: 1,500sf Main Mech: 4,000sf IDE: 10 @ 100sf Fans: 0 Electrical: Main Elec: 1,200sf, Sub Elec: 8 @ 100sf, Emergency: 300sf Elev. Ctrl: 4 @ 80sf, Water Entry: 320sf</p> <p>Misc Community Storage: 1,000sf Lockers: 850sf Student Restrooms: All User, 3,000sf</p>	<p>Custodial Cust Office: 550sf Cust Rooms: 10 @ 150sf Custodial Laundry: 150sf Overstock: 900sf</p> <p>MEP Custodial Building Storage: 500sf Furniture Storage: 1,000sf Table Storage: 500sf Teaching Supplies: 200sf Main Mech: 4,000sf IDE: 13 @ 100sf Fans: 0 Electrical: Main Elec: 1,200sf, Sub Elec: 8 @ 100sf, Emergency: 300sf Elev. Ctrl: 3 @ 80sf, Water Entry: 1,045sf</p> <p>Misc Community Storage: 0sf Lockers: 600sf Student Restrooms: All User, 6,000sf</p>

KEY

- Meets Ed Spec
- Below Ed Spec
- Exceeds Ed Spec
- Reduced from 10% to 10
- Not Included





MAIN GYM

LOCKER ROOM
+
PE SUPPORT

MAT ROOM
+
PE SUPPORT

WEIGHT
ROOM

STORAGE

COMMONS

BUILDING SUPPORT

KITCHEN + SERVERY

ACADEMICS

PE SUPPORT

WOOD SHOP

MAKER
SPACE

BUILDING SUPPORT

TERRACE

LOADING

SW VERMONT ST

Level 1, Cost Reduction Study Phase

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MODERNIZATION
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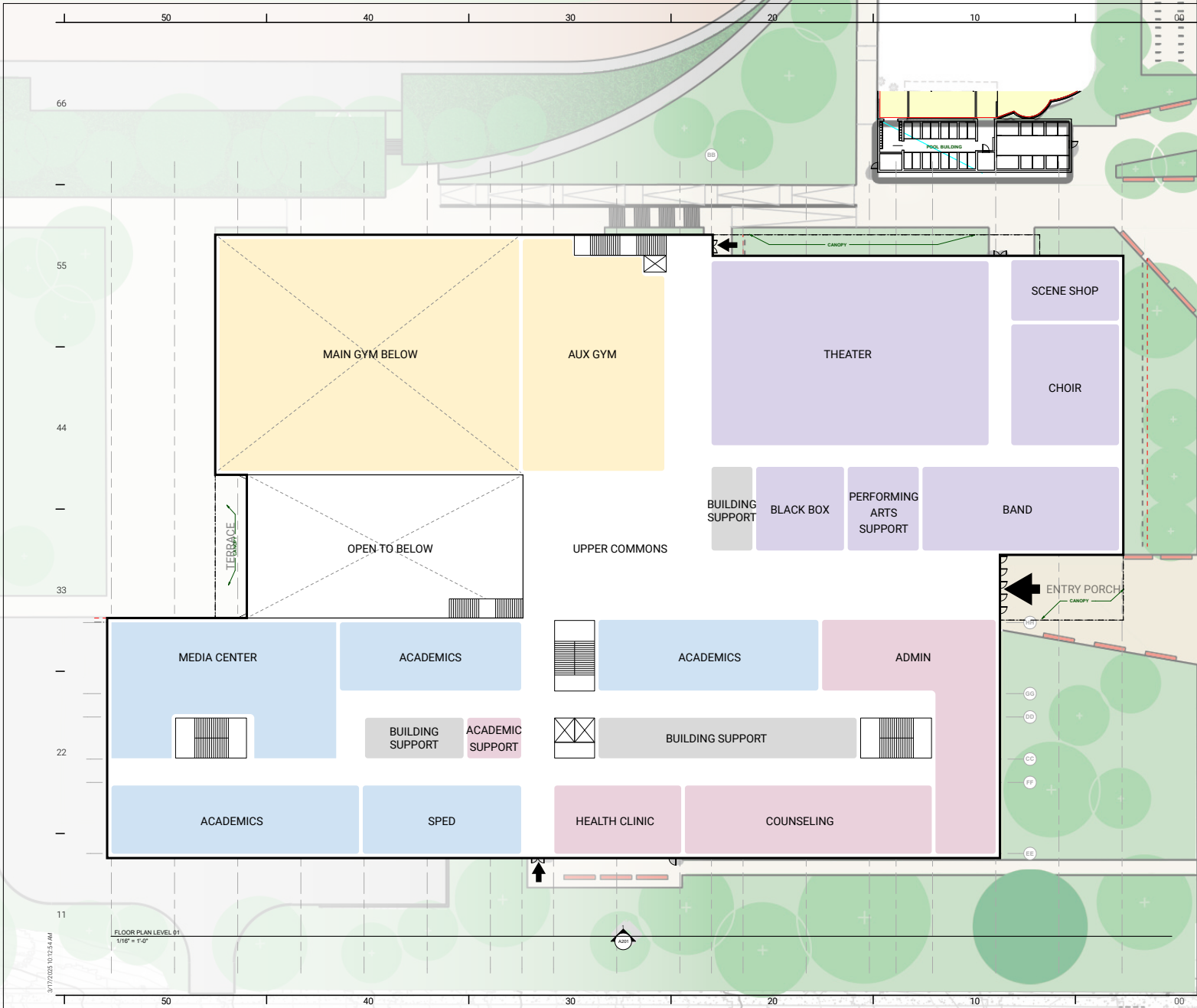
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Client: 20210

CONCEPT STUDY DRAFT

FIRST FLOOR PLAN

A101

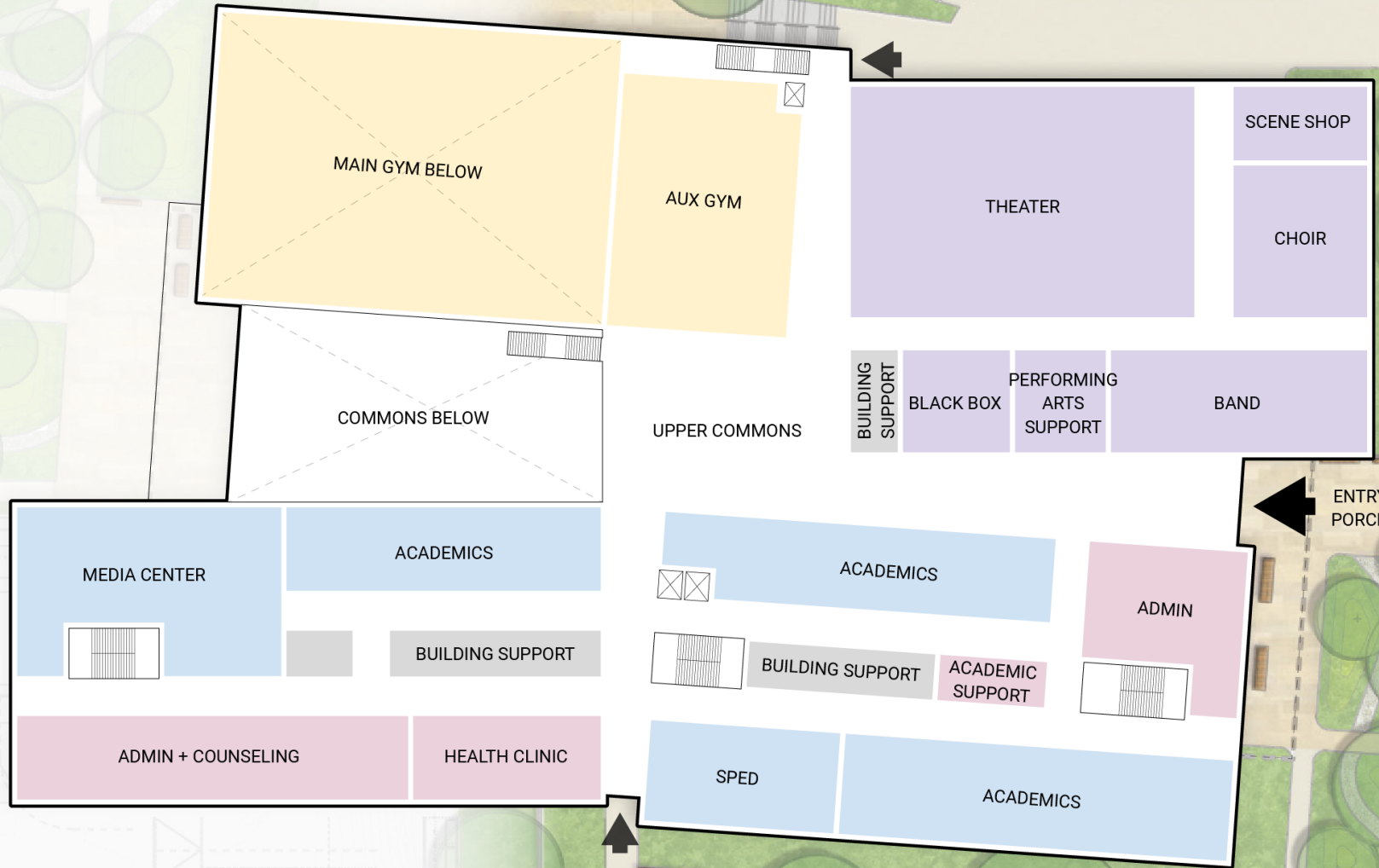


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FLOOR PLAN LEVEL 01
1/16" = 1'-0"

SW VERMONT ST

SW VERMONT STREET



SW VERMONT ST

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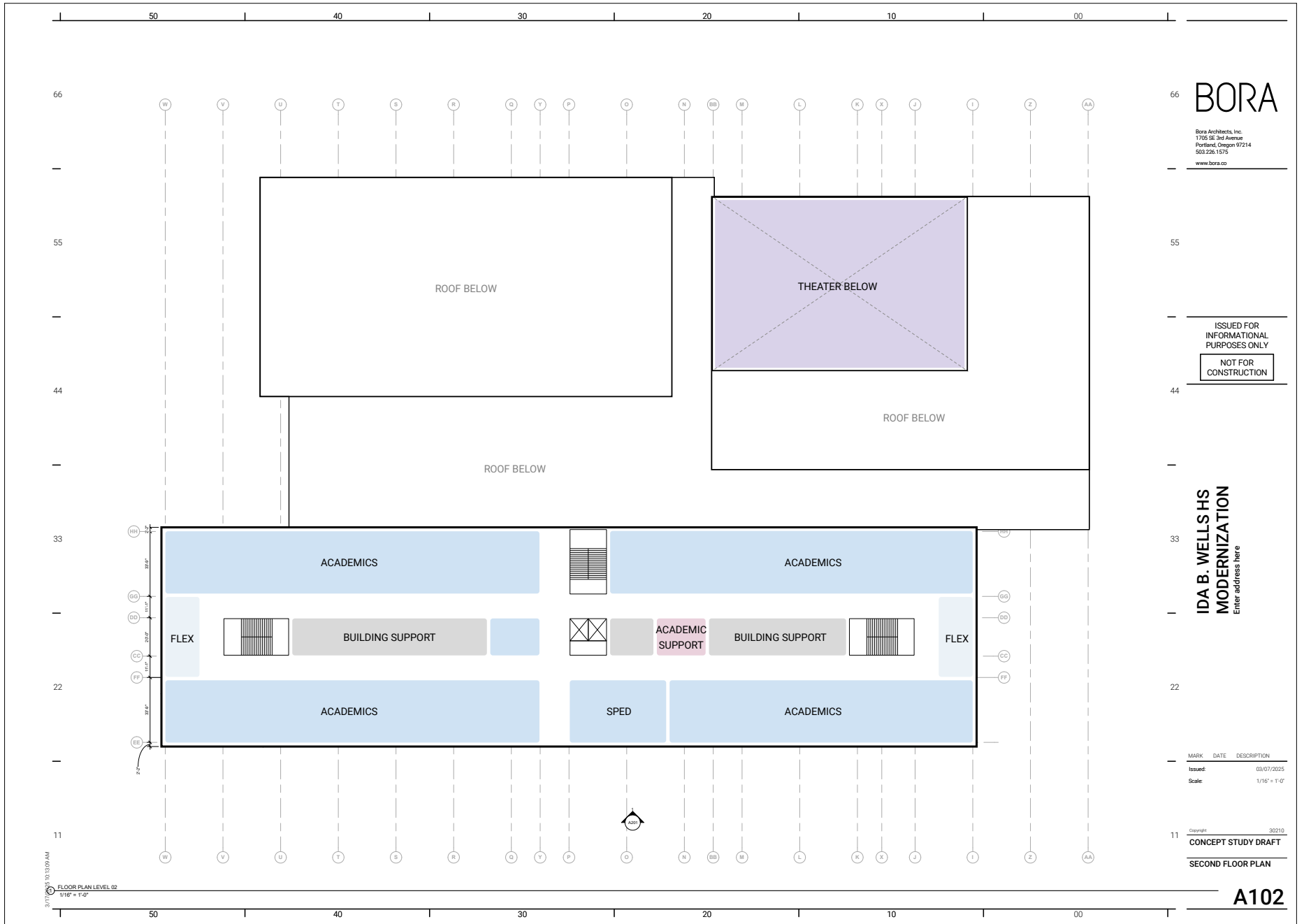
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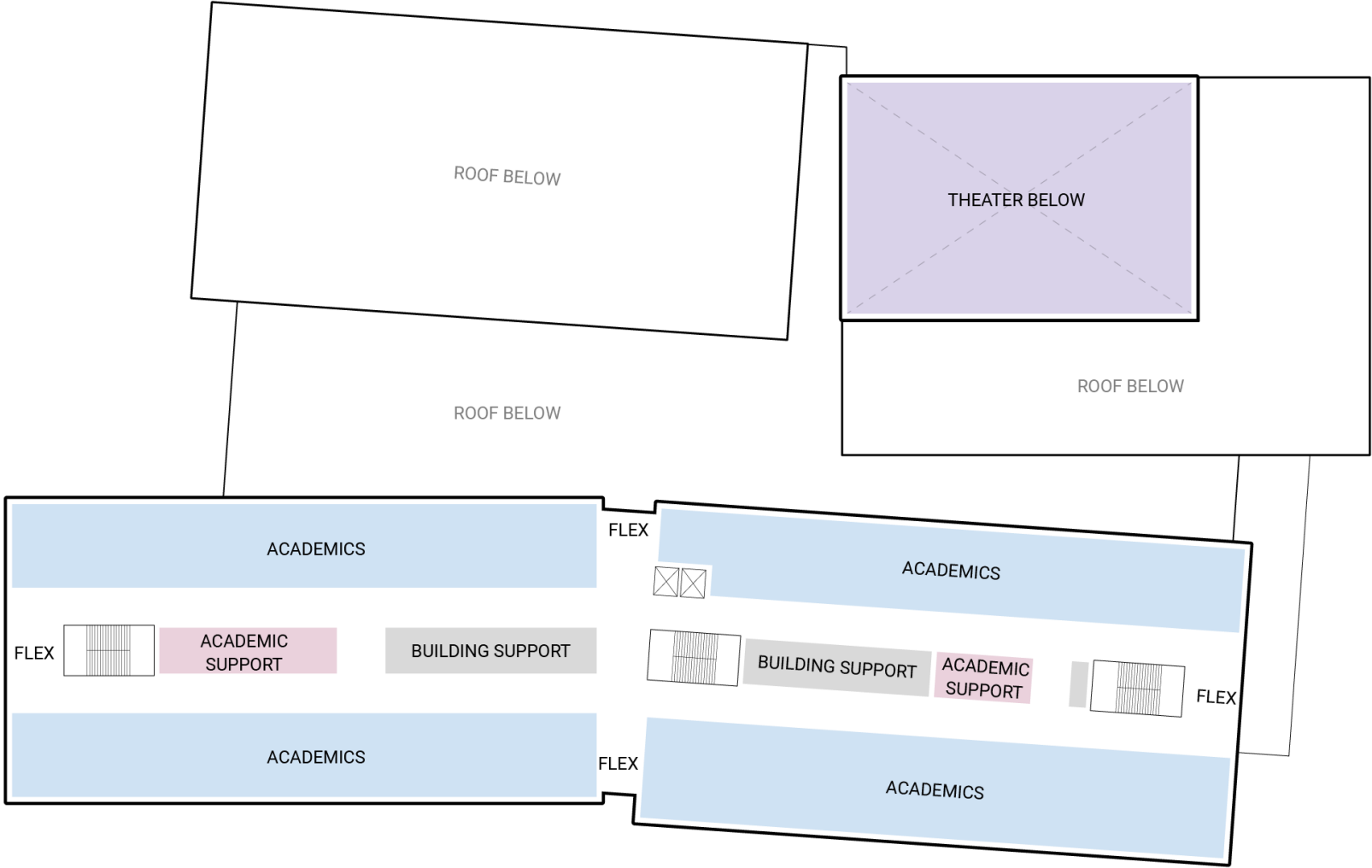
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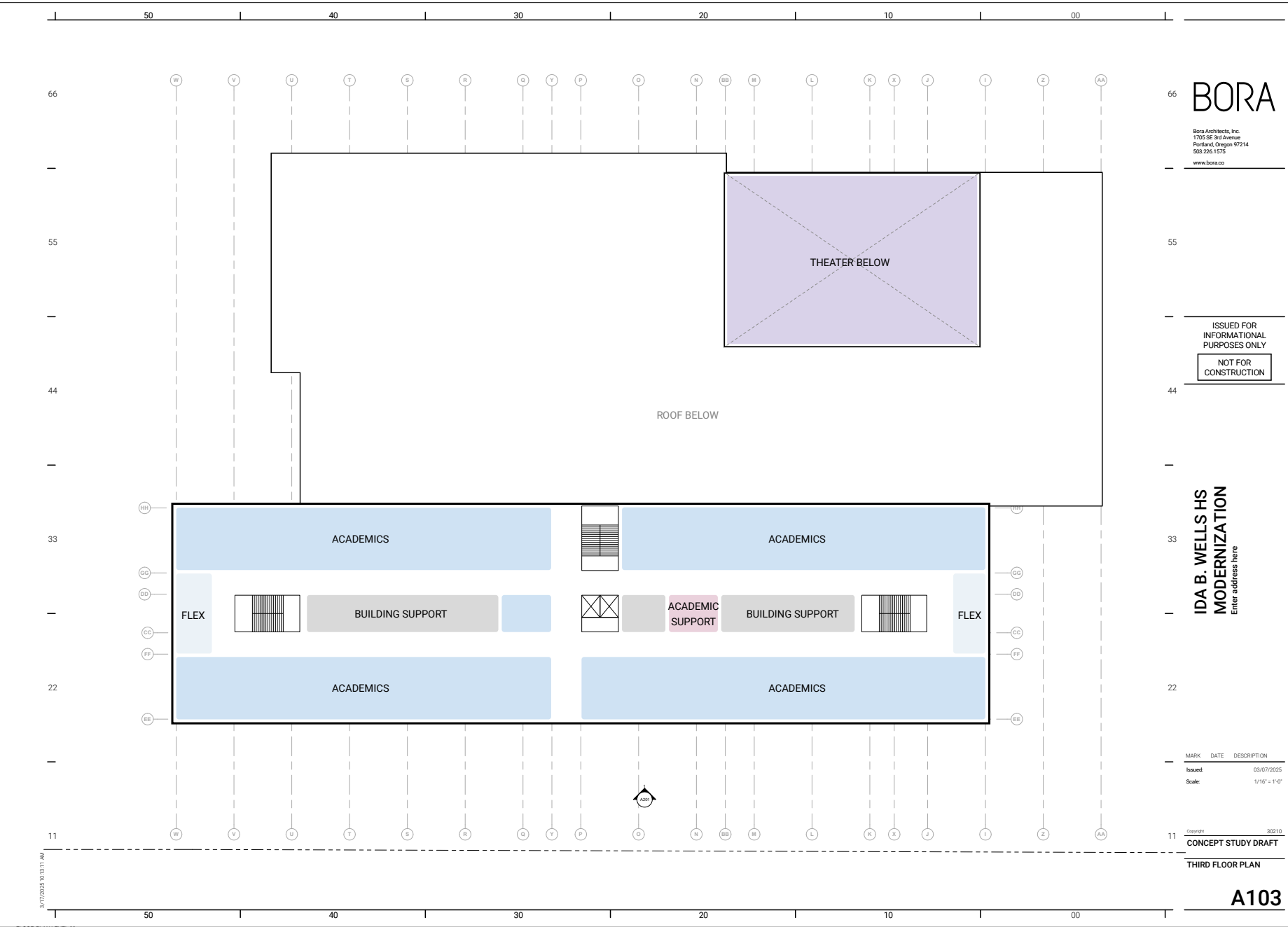
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CONCEPT STUDY DRAFT
SECOND FLOOR PLAN

A102



FLOOR PLAN LEVEL 02
1/16" = 1'-0"





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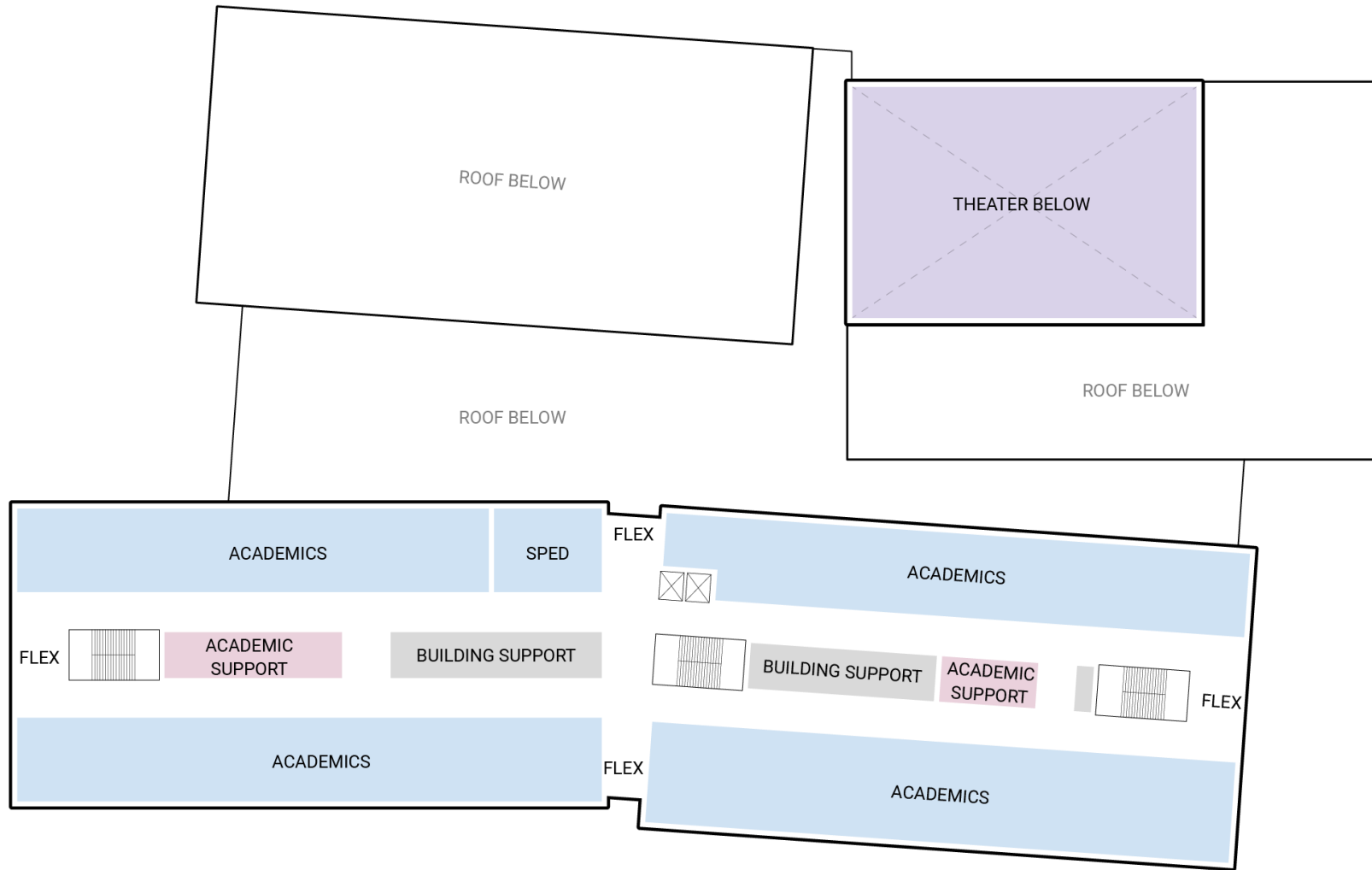
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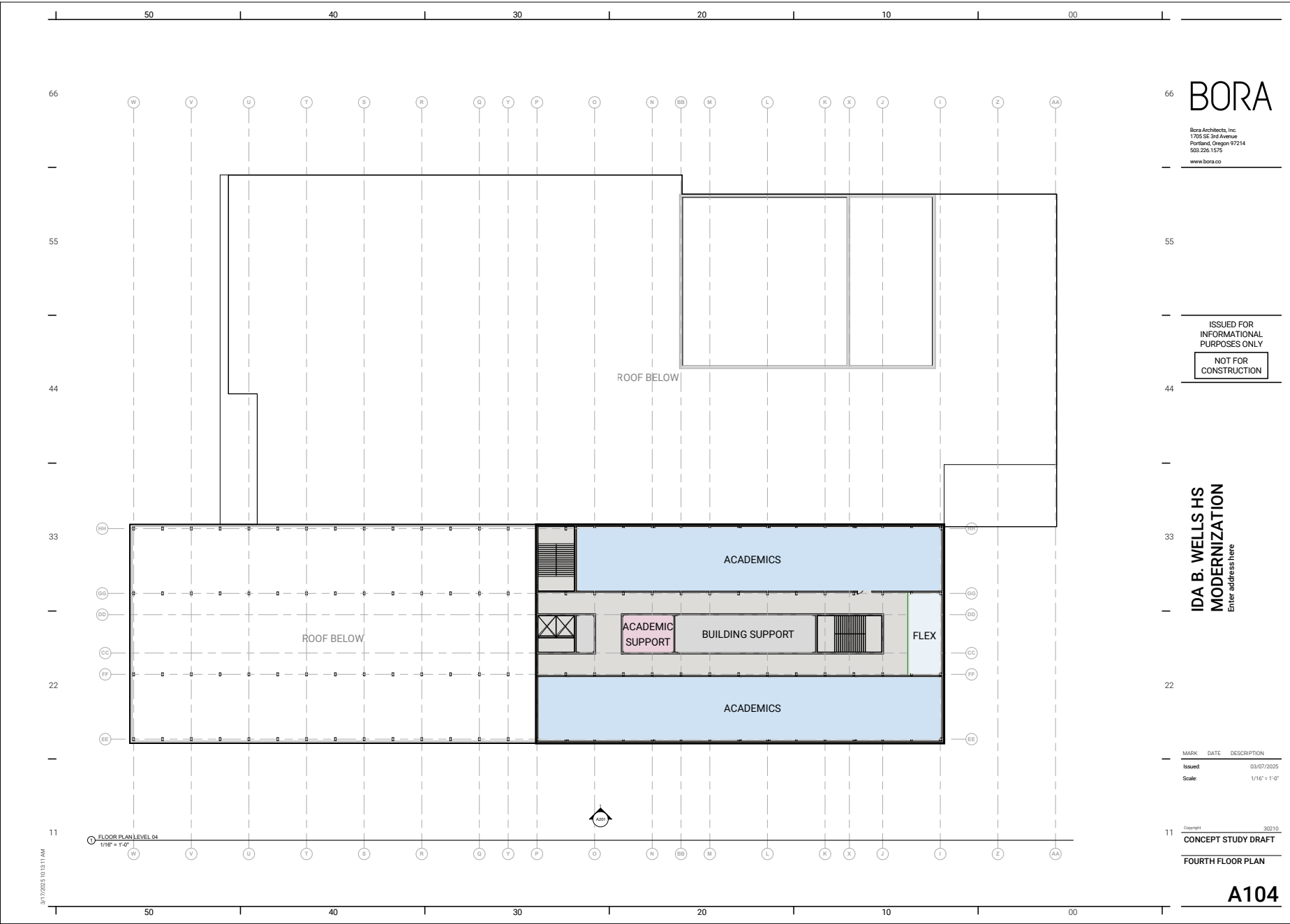
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THIRD FLOOR PLAN

A103





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 MODERNIZATION
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MARK	DATE	DESCRIPTION
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Scale:	1/16" = 1'-0"	

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 FOURTH FLOOR PLAN

A104

FLOOR PLAN LEVEL 04
 1/16" = 1'-0"

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IBW Phase 2 Cost Reduction Study 2025 - Appendix 5: Cost Estimate
 prepared by Hoffman Construction [CMGC]



BUILDING: Ida B Wells High School Replacement
 LOCATION: Portland, OR
 ARCHITECT: BORA
 SUBJECT: 250411 Cost Study Estimate R2

ESTIMATOR: MT
 CHECKED BY: NI
 DATE: 4/15/2025
 DWG DATE: 3/07/2025

Description	Area	\$/sf	Total
New Building Estimate	295,032	\$931.56	\$274,839,908
Site Work Estimate	950,000	\$72.91	\$69,269,245
Project Construction Estimate	295,032	\$1,166.35	\$344,109,153
Budget			TBD
Owner Contingency			
Total Estimate Value			\$344,109,153

Alternate Pricing (including markups):		Cost Add / (Cost Deduct)
Alt 1	Path Connector and Retaining Wall from IBW to Rieke	\$326,058
Alt 2	Grandstands - Seismic upgrade existing stadium in lieu of new	(\$173,447)
Alt 3	Delete Orchestra Pit	(\$1,056,278)
Alt 4	Track & Field Lighting - use existing field lighting	(\$972,732)

Allowance Pricing (incl. in estimate):		
Wayfinding and Storytelling Scope		\$500,000
Exterior Mockup		\$200,000

NOTES

- Excludes Cost Premiums due to Tariffs (unforeseen)
- Excludes Contaminated Soil Costs (except as noted)
- Excludes Permits (other than Trade Permits)
- Excludes FF&E
- Excludes Utility Connection Fees and Relocates (except as noted)

BUILDING: Ida B Wells High School Replacement
 LOCATION: Portland, OR
 ARCHITECT: BORA
 SUBJECT: 250411 Cost Study Estimate R2



ESTIMATOR: MT
 CHECKED BY: NI
 DATE: 4/15/2025
 DWG DATE: 3/07/2025

100% SD Estimate Rev3, 12/05/2024

		Qty	Unit	Unit Cost	Building	Site	Total	Cost/GSF	324,593	1,150,000	324,593	
Description					295,032	950,000	295,032		Building	Site	100% SD	Cost/GSF
A10 - Foundations							\$6,234,288	\$21.13	\$6,028,151	\$0	\$6,028,151	\$18.57
	A1010 - Standard Foundations											
03 31 00	Concrete - Footings	295,032	gsf	\$ 6.21	\$1,832,149							
07 17 00	Waterproofing - Elevator Pits	3	ea	\$ 10,000	\$30,000							
31 23 00	Footing excavation and backfill	123,054	sf	\$ 9.10	\$1,119,791							
33 42 00	Storm Drainage Utility System - Perimeter Slab Drainage	1,590	lf	\$ 50.00	\$79,500							
31 62 00	Tension Piles @ Braced Frame Footings	80	ea	\$ 7,500	\$600,000							
	A1030 - Slab on Grade											
03 31 00	Concrete - SOG	123,054	sf	\$ 17.18	\$2,114,068							
07 21 00	Rigid Insulation @ Radiant Floor (Commons)	16,200	sf	\$ 3.00	\$48,600							
03 31 00	SOG Base course - 12"	4,558	cy	\$ 90.00	\$410,180							
A20 - Basement Construction							\$3,409,094	\$11.55	\$4,262,183	\$0	\$4,262,183	\$13.13
	A2010 - Basement Excavation											
31 23 00	Mass excavation - Basement Excavation - Export	33,333	cy	\$ 38.00	\$1,266,667							
31 23 00	Mass excavation - Orchestra Pit Excavation - Export	381	cy	\$ 50.00	\$19,037							
31 41 00	Shoring - H Pile and Lagging - Basement East Side only	5,760	sf	\$ 100.00	\$576,000							
31 41 00	Shoring - H Pile and Lagging - Orchestra Pit	2,240	sf	\$ 100.00	\$224,000							
	A2020 - Basement Walls											
03 31 00	Concrete - Basement Walls	7,500	sf	\$ 124.07	\$930,525							
03 31 00	Concrete - Orchestra Pit Walls	2,016	sf	\$ 124.07	\$250,125							
07 17 00	Waterproofing - Below Grade Walls	7,500	sf	\$ 12.00	\$90,000							
07 17 00	Waterproofing - Orchestra Pit Walls	2,016	sf	\$ 12.00	\$24,192							
07 21 00	Rigid Insulation @ Below Grade Walls	7,500	sf	\$ 3.00	\$22,500							
07 21 00	Rigid Insulation @ Orchestra Pit Walls	2,016	sf	\$ 3.00	\$6,048							
B10 - Superstructure						\$0	\$28,331,781	\$96.03	\$34,155,779	\$0	\$34,155,779	\$105.23
	B1010 - Floor Construction											
03 31 00	Concrete - SOMD	121,946	sf	\$ 10.95	\$1,335,309							
03 31 00	Concrete - Elevated Slab @ Orchestra Pit	755	sf	\$ 99.34	\$75,002							
03 31 00	Concrete - Misc	295,032	gsf	\$ 1.09	\$321,585							
05 12 00	Structural Steel - Level 01 Classroom - 12 psf	197	tons	\$ 7,500	\$1,475,100							
05 12 00	Structural Steel - Level 01 Commons - 14 psf	43	tons	\$ 7,500	\$325,500							
05 12 00	Structural Steel - Level 01 Gym - 14 psf	73	tons	\$ 7,500	\$545,423							
05 12 00	Structural Steel - Level 02 Classroom - 12 psf	263	tons	\$ 7,500	\$1,973,205							
05 12 00	Structural Steel - Level 03 Classroom - 12 psf	263	tons	\$ 7,500	\$1,973,205							
05 12 00	Structural Steel - Level 04 Classroom - 12 psf	145	tons	\$ 7,500	\$1,090,395							
05 12 00	Structural Steel - BRBF's (non classroom area)	16,586	sf	\$ 10.00	\$165,860							
05 12 00	Structural Steel - Side Plate Moment Framing (classroom) (7 psf)	154,000	sf	\$ 26.25	\$4,042,500							
05 12 00	Theater Tiered Seating - Complete	3,100	sf	\$ 75.00	\$232,500							
05 12 00	Theater Catwalk System	3,250	sf	\$ 60.00	\$195,000							
05 12 00	Wind Girts @ Theater (allow)	10	tons	\$ 7,500	\$75,000							
05 12 00	Wind Girts @ Gym	22	tons	\$ 7,500	\$167,400							
05 31 00	Metal Deck + 10%	134,141	sf	\$ 8.50	\$1,140,195							
05 58 00	Misc Steel allow	295,032	gsf	\$ 5.00	\$1,475,160							
05 31 00	Spray Applied Fireproofing	121,946	sf	\$ 8.00	\$975,568							
07 84 00	Firestopping / Caulking allow	295,032	gsf	\$ 1.00	\$295,032							
07 95 00	Expansion Joints - Interior Walls	63	lf	\$ 100.00	\$6,250							

*Mass Timber Removed from estimate, all steel

BUILDING: Ida B Wells High School Replacement
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100% SD Estimate Rev3, 12/05/2024

		Qty	Unit	GSF	295,032	950,000	295,032					
Description				Unit Cost	Building	Site	Total	Cost/GSF	324,593	1,150,000	324,593	
					Building	Site			Building	Site	100% SD	Cost/GSF
07 95 00	Expansion Joints - Interior Floors	19	lf	\$ 200.00	\$3,750							
07 95 00	Expansion Joints - Interior Ceiling	138	lf	\$ 100.00	\$13,750							
B1020 - Roof Construction		<i>*Mass Timber Removed from estimate, all steel w/ some premium allow at Commons</i>										
05 12 00	Canopy Framing - 15 psf	43	tons	\$ 7,500	\$320,625							
05 12 00	Structural Steel - BRBF's (non classroom area)	76,504	sf	\$ 10.00	\$765,040							
05 12 00	Structural Steel - Side Plate Moment Framing (classroom) (7 psf)	48,340	sf	\$ 26.25	\$1,268,925							
05 12 00	Structural Steel - Level 02 Auditorium Roof - 18 psf	94	tons	\$ 7,500	\$703,688							
05 12 00	Structural Steel - Level 02 Performing Arts Roof - 12 psf	105	tons	\$ 7,500	\$784,530							
05 12 00	Structural Steel - Level 02 Gym Roof - 15 psf	188	tons	\$ 7,500	\$1,406,250							
05 12 00	Structural Steel - Level 04 Classroom Roof - 10 psf	121	tons	\$ 7,500	\$904,088							
05 12 00	Structural Steel - Level 05 Classroom Roof - 10 psf	121	tons	\$ 7,500	\$908,625							
05 31 00	Acoustical Roof Deck + 10% (arts wing)	30,645	sf	\$ 15.00	\$459,672							
05 31 00	Metal Roof Deck + 10%	80,641	sf	\$ 7.50	\$604,808							
06 17 00	Premium - Commons Roofs	23,674	sf	\$ 82.68	\$1,957,478							
06 17 00	Premium - Canopies	5,700	sf	\$ 41.38	\$235,866							
07 95 00	Roof Expansion Joint	365	lf	\$ 300.00	\$109,500							
B20 - Exterior Enclosure							\$18,988,878	\$64.36	\$21,306,244	\$0	\$21,306,244	\$65.64
B2010 - Exterior Walls												
	Exterior GFRC System - complete	88,773	sf	\$ 150.68	\$13,376,316							
07 95 00	Facade Expansion Joint	74.00	lf	\$ 300.00	\$22,200							
07 42 00	Allowance - Exterior Mockup	1.00	allow	\$ 200,000	\$200,000							
07 62 00	Parapet cap	3,055	lf	\$ 30.00	\$91,650							
05 12 00	Screenwall Support Steel - 10 psf	25.14	tons	\$ 7,500	\$188,550							
07 42 00	Screenwall x 12' - Perf Alum Corrugated panel	5,028	sf	\$ 40.00	\$201,120							
B2020 - Exterior Windows												
	Exterior Windows - Avg Values	34,014	sf	\$ 143.06	\$4,866,043							<i>adjusted +15% from prev.</i>
B2030 - Exterior Doors												
	Exterior Door Allow	1	ls	\$ 43,000	\$43,000							
B30 - Roofing							\$5,695,941	\$19.31	\$5,246,550	\$0	\$5,246,550	\$16.16
B3010 - Roof Coverings												
07 52 00	R01 - 2 ply SBS modified bituminous roofing	124,843	sf	\$ 37.00	\$4,619,191							
07 52 00	R02 - Canopy Membrane Roof	5,700	sf	\$ 37.00	\$210,900							
07 52 00	Lower Exposed Roof Premium	23,674	sf	\$ 25.00	\$591,850							
07 52 00	Walk off pad allow	1	ls	\$ 50,000	\$50,000							
B3020 - Roof Openings												
07 71 00	Roof Hatch	7.00	ea	\$ 2,000	\$14,000							
08 63 00	Skylights	1,400.00	sf	\$ 150.00	\$210,000							
C10 - Interior Construction							\$13,459,360	\$45.62	\$14,825,486	\$0	\$14,825,486	\$45.67
	C1010 - Partitions	295,032	gsf	\$ 32.31	\$9,532,484							
	C1020 - Interior Doors	295,032	gsf	\$ 8.26	\$2,436,964							
	C1030 - Fittings	295,032	gsf	\$ 5.05	\$1,489,912							
C20 - Stairs							\$594,000	\$2.01	\$1,158,000	\$0	\$1,158,000	\$3.57
C2010 - Stair Construction												
05 51 00	Stairs - Public Stair Towers	8	ftt	\$ 50,000	\$400,000							
05 51 00	Stairs - Public Open Stair - Premium	1.00	ftt	\$ 100,000	\$100,000							
05 51 00	Stairs - Theater Stairs	1.00	ls	\$ 94,000	\$94,000							

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100% SD Estimate Rev3, 12/05/2024

		Qty	Unit	Unit Cost	295,032 Building	950,000 Site	295,032 Total	Cost/GSF	324,593 Building	1,150,000 Site	324,593 100% SD	Cost/GSF
C30 - Interior Finishes							\$14,314,345	\$48.52	\$15,766,051	\$0	\$15,766,051	\$48.57
	C3010 - Wall Finishes	295,032	gsf	\$ 20.19	\$5,955,711							
	C3020 - Floor Finishes	295,032	gsf	\$ 10.90	\$3,215,002							
	C3030 - Ceiling Finishes	295,032	gsf	\$ 17.43	\$5,143,632							
D10 - Conveying							\$935,000	\$3.17	\$970,000	\$0	\$970,000	\$2.99
	D1010 - Elevator & Lifts											
14 21 00	Elevator - Passenger Elevator - 5 stop	1.00	ea	\$ 285,000	\$285,000							
14 21 00	Elevator - Service Elevator - 5 stop	1.00	ea	\$ 335,000	\$335,000							
14 21 00	Elevator - Passenger Elevator - 3 stop	1.00	ea	\$ 215,000	\$215,000							
14 21 00	Wheelchair Lift - ADA allow	1.00	ea	\$ 50,000	\$50,000							
14 21 00	Wheelchair Lift - Orchestra Pit	1.00	ea	\$ 50,000	\$50,000							
D20 - Plumbing							\$7,469,991	\$25.32	\$8,543,570	\$0	\$8,543,570	\$26.32
	D2020 - Domestic Water Distribution											
32 84 00	Domestic Water Distribution	295,032	gsf	\$ 4.51	\$1,329,860							
32 84 00	Subtier Subcontractors	295,032	gsf	\$ 4.11	\$1,211,940							
32 84 00	Plumbing Fixtures	295,032	gsf	\$ 3.67	\$1,083,987							
	D2030 - Sanitary Waste											
32 84 00	Sanitary Waste	295,032	gsf	\$ 5.41	\$1,595,474							
	D2040 - Rain Water Drainage											
32 84 00	Rain Water Drainage System	295,032	gsf	\$ 2.16	\$636,810							
	D2090 - Other Plumbing Systems											
32 84 00	Plumbing System Equipment	295,032	gsf	\$ 1.95	\$575,075							
32 84 00	Misc. Materials & Methods	295,032	gsf	\$ 1.54	\$453,300							
32 84 00	BIM/CAD Plumbing	295,032	gsf	\$ 0.79	\$233,418							
32 84 00	BIM/CAD Piping	295,032	gsf	\$ 1.19	\$350,127							
D30 - HVAC							\$26,616,184	\$90.21	\$29,670,303	\$0	\$29,670,303	\$91.41
	D3010 - Energy Supply											
32 84 00	Heating Systems & Equipment	295,032	gsf	\$ 13.06	\$3,853,315							
32 84 00	Cooling Systems & Equipment	295,032	gsf	\$ 5.41	\$1,596,995							
32 84 00	Terminal & Package Units	295,032	gsf	\$ 35.59	\$10,499,661							
32 84 00	System Test & Balance	295,032	gsf	\$ 1.26	\$370,992							
32 84 00	Misc. HVAC Systems	295,032	gsf	\$ 1.91	\$562,706							
32 84 00	Commissioning Support	295,032	gsf	\$ 0.30	\$88,433							
32 84 00	Indirects	295,032	gsf	\$ 16.94	\$4,998,010							
32 84 00	BIM/CAD Ductwork	295,032	gsf	\$ 1.27	\$374,139							
32 84 00	Subtier Subcontractors / Controls	295,032	gsf	\$ 14.48	\$4,271,932							
D40 - Fire Protection							\$2,360,256	\$8.00	\$2,596,744	\$0	\$2,596,744	\$8.00
	D4010 - Sprinklers											
32 84 00	Fire Protection	295,032	gsf	\$ 8.00	\$2,360,256							
D50 - Electrical							\$27,999,236	\$94.90	\$29,950,000	\$0	\$29,950,000	\$92.27
	D5010 - Electrical Service & Distribution											
26 05 00	Seismic Engineering	295,032	gsf	\$ 0.06	\$18,158							
26 05 00	Shared Scaffold Cost	295,032	gsf	\$ 0.11	\$31,777							
26 05 00	Equipment Rental	295,032	gsf	\$ 2.23	\$658,243							
26 05 00	Mobilization	295,032	gsf	\$ 0.25	\$72,634							
26 05 00	BIM Coordination	295,032	gsf	\$ 0.69	\$204,282							

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100% SD Estimate Rev3, 12/05/2024

				GSF	295,032	950,000	295,032					
Description		Qty	Unit	Unit Cost	Building	Site	Total	Cost/GSF	324,593	1,150,000	324,593	
					Building	Site	Total	Cost/GSF	Building	Site	100% SD	Cost/GSF
26 05 00	Clean up	295,032	gsf	\$ 1.00	\$295,075							
26 05 00	Firestop conduits	295,032	gsf	\$ 0.62	\$181,584							
26 05 00	Safe off existing bldg for demo	295,032	gsf	\$ 0.15	\$45,396							
26 23 00	Electrical Testing	295,032	gsf	\$ 0.17	\$49,936							
26 23 00	Normal Power Equipment and feeders	295,032	gsf	\$ 6.92	\$2,042,825							
26 23 00	Install Gear and Panels	295,032	gsf	\$ 6.86	\$2,024,666							
26 32 00	Emergency Power Distribution and Feeders	295,032	gsf	\$ 1.77	\$522,055							
D5020 - Lighting and Branch Wiring												
26 09 00	Site and Bldg Lighting controls	295,032	gsf	\$ 3.11	\$917,001							
26 27 00	Trim Devices/ Mech Connects	295,032	gsf	\$ 4.77	\$1,407,279							
26 27 00	Branch Power, equipment and Devices	295,032	gsf	\$ 23.77	\$7,013,698							
26 51 00	Lighting Fixtures and branch	295,032	gsf	\$ 5.85	\$1,725,052							
26 51 00	Site and Bldg Light Fixtures	295,032	gsf	\$ 9.39	\$2,769,162							
D5030 - Communications & Security												
27 15 00	A/V and Stage Roughin	295,032	gsf	\$ 2.00	\$590,149							
27 15 00	Telephone/ Data raceways, Cabling & Equipment	295,032	gsf	\$ 3.00	\$885,224							
27 51 00	Intercom/ Paging raceways, Cabling & Equipment	295,032	gsf	\$ 0.40	\$118,030							
27 53 00	DAS Radio Antenna System raceways, Cabling 800mz only	295,032	gsf	\$ 1.00	\$295,075							
28 11 00	Security - Access Control Equipment, raceways, and cabling	295,032	gsf	\$ 2.00	\$590,149							
28 21 00	CCTV System raceways, Cabling & Equipment	295,032	gsf	\$ 0.77	\$226,981							
28 31 00	Security - Intrusion Detection, inc'd raceways and cabling	295,032	gsf	\$ 0.31	\$90,792							
28 46 00	Fire Alarm & ARA, raceways and cabling	295,032	gsf	\$ 1.74	\$512,976							
D5090 - Other Electrical Systems												
26 05 00	Preconstruction (moved to below the line)				\$0							
26 05 00	Overhead / GC's/ Fee	295,032	gsf	\$ 10.46	\$3,086,935							
26 05 00	Permits / Fees & related fees	295,032	gsf	\$ 0.37	\$108,951							
26 05 00	Temporary Power and Lighting	295,032	gsf	\$ 2.00	\$590,149							
26 31 00	Photovoltaic Power	1	ls	\$ 925,000	\$925,000							
E10 - Equipment							\$7,698,000	\$26.09	\$7,698,000	\$30,000	\$7,728,000	\$23.81
E1010 - Commercial Equipment												
11 30 13	Residential Appliances - OFCI	1.00	allow	\$ 25,000	\$25,000							
32 84 00	Food Service Equipment - JBK Budget	1.00	ls	\$ 1,300,000	\$1,300,000							
11 30 13	Library Shelving / Misc	1.00	ls	\$ 150,000	\$150,000							
E1020 - Institutional Equipment												
12 32 00	IN85 - Fume Hoods	4.00	ea	\$ 10,000	\$40,000							
12 32 00	Misc Lab Equipment allow	1.00	ls	\$ 50,000	\$50,000							
12 32 00	Athletic Equipment	1.00	ls	\$ 350,000	\$350,000							
E1021 - Theatrical Equipment												
32 84 00	Theater Variable Acoustics	1.00	ls	\$ 75,000	\$75,000							
32 84 00	AV Systems - Theater Rigging System	1.00	ls	\$ 850,000	\$850,000							
32 84 00	Theater Stage Draperies	1.00	ls	\$ 90,000	\$90,000							
32 84 00	Theater Orchestra Shell	1.00	ls	\$ 400,000	\$400,000							
32 84 00	Theater Orchestra Pit Filler / Stage Extension Platforms	1.00	ls	\$ 90,000	\$90,000							
32 84 00	Theater Production Lighting Control	1.00	ls	\$ 375,000	\$375,000							
32 84 00	Theater Lighting Fixtures	1.00	ls	\$ 350,000	\$350,000							
32 84 00	Theater Fixed Seating	500.00	ea	\$ 650	\$325,000							

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100% SD Estimate Rev3, 12/05/2024

				GSF		295,032	950,000	295,032				
Description		Qty	Unit	Unit Cost	Building	Site	Total	Cost/GSF	324,593	1,150,000	324,593	
					Building	Site	Total	Cost/GSF	Building	Site	100% SD	Cost/GSF
32 84 00	Drama Classroom Stage Rigging	1.00	ls	\$ 115,000	\$115,000							
32 84 00	Drama Classroom Stage Draperies	1.00	ls	\$ 20,000	\$20,000							
32 84 00	Drama Classroom Production & Lighting Control	1.00	ls	\$ 130,000	\$130,000							
32 84 00	Band & Choir Classroom Variable Acoustics	2.00	ea	\$ 15,000	\$30,000							
32 84 00	CTE Journalism & Audio Engineering Stage Rigging	1.00	ls	\$ 75,000	\$75,000							
32 84 00	CTE Journalism & Audio Engineering Stage Draperies	1.00	ls	\$ 35,000	\$35,000							
32 84 00	CTE Journalism & Audio Engineering Production Lighting Control	1.00	ls	\$ 15,000	\$15,000							
32 84 00	CTE Journalism & Audio Engineering Production Lighting Fixtures	1.00	ls	\$ 50,000	\$50,000							
32 84 00	Theater House Lighting Fixtures EXCLUDED in Building lighting	-	ls	\$ 150,000	\$0							
32 84 00	Drama Classroom Telescopic Audience Platforms	85.00	ea	\$ 1,200	\$102,000							
E1030 - Vehicular Equipment												
11 13 00	Loading Dock Equipment	1.00	ls	\$ 60,000	\$60,000							
E1090 - Other Equipment												
32 84 00	AV Systems - Theater Production	1.00	ls	\$ 665,000	\$665,000							
32 84 00	AV Systems - Drama Classroom Production	1.00	ls	\$ 210,000	\$210,000							
32 84 00	AV Systems - Band & Choir Classroom	2.00	ea	\$ 60,000	\$120,000							
32 84 00	AV Systems - Standard Classrooms	41.00	ea	\$ 8,000	\$328,000							
32 84 00	AV Systems - Lab Classrooms	16.00	ea	\$ 8,000	\$128,000							
32 84 00	AV Systems - Standard Conference Rooms - Excluded	-	ea	\$ 8,000	\$0							
32 84 00	AV Systems - Video Conference Rooms	4.00	ea	\$ 15,000	\$60,000							
32 84 00	AV Systems - Lobby / Digital Signage	3.00	ea	\$ 5,000	\$15,000							
32 84 00	AV Systems - Student Center / Commons AV Systems	1.00	ls	\$ 220,000	\$220,000							
32 84 00	AV Systems - Main Gymnasium	1.00	ls	\$ 265,000	\$265,000							
32 84 00	AV Systems - Auxiliary Gymnasium	1.00	ls	\$ 45,000	\$45,000							
32 84 00	AV Systems - Dance Studios / Wrestling	2.00	ea	\$ 35,000	\$70,000							
32 84 00	AV Systems - Stadium	1.00	ls	\$ 85,000	\$85,000	\$85,000						
32 84 00	AV Systems - CTE Sound Engineering	1.00	ls	\$ 60,000	\$60,000							
32 84 00	AV Systems - CTE Journalism & Audio Engineering	1.00	ls	\$ 175,000	\$175,000							
32 84 00	AV Systems - CTE Journalism & Audio Engineering, Media Server	1.00	ls	\$ 150,000	\$150,000							
32 84 00	AV Systems - Main Gymnasium LED Wall Option Excluded	-	ls	\$ 70,000	\$0							
E20 - Furnishings							\$3,390,669	\$11.49	\$4,202,537	\$0	\$4,202,537	\$12.95
E2010 - Fixed Furnishings												
12 21 00	Window Blinds - Interior	295,032	gsf	\$ 0.53	\$154,987							
12 21 00	Window Blinds - Exterior	295,032	gsf	\$ 0.94	\$278,216							
12 32 00	Casework Allow	295,032	gsf	\$ 10.02	\$2,957,465							
F20 - Selective Building Demolition							\$7,330,008	\$24.84	\$0	\$7,330,008	\$7,330,008	\$22.58
F2010 - Building Elements Demolition												
02 41 13	Demo - Existing School	338,100	gsf	\$ 11.68		\$3,949,008						
F2020 - Hazardous Components Abatement												
02 41 13	Demo - Existing School - Abatement	338,100	gsf	\$ 10.00		\$3,381,000						
G10 - Site Preparation							\$5,584,490	\$18.93	\$0	\$6,598,524	\$6,598,524	\$20.33
G1010 - Site Clearing												
31 11 00	Clear and Grub - 12" Strip	30,481	cy	\$ 42.00		\$1,280,222						
G1020 - Site Demolition and Relocations												
	Misc Site Protections	1.00	ls	\$ 10,000.00		\$10,000						
	Site Demo	950,000	sf	\$ 1.19		\$1,130,535						

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100% SD Estimate Rev3, 12/05/2024

				GSF	295,032	950,000	295,032						
		Description	Qty	Unit	Unit Cost	Building	Site	Total	Cost/GSF	324,593	1,150,000	324,593	
										Building	Site	100% SD	Cost/GSF
		G1030 - Site Earthwork											
		Mass excavation - Level 1 Excavation/Fill	47,319	sf	\$ 7.00		\$331,233						
		Mass excavation - Site Excavation/Fill	1.00	ls	\$ 2,000,000		\$2,000,000						
31 23 00		Subgrade Finish	950,000	sf	\$ 0.35		\$332,500						
31 25 00		Erosion Control	1.00	ls	\$ 500,000.00		\$500,000						
		G20 - Site Improvements						\$20,887,174	\$70.80	\$0	\$28,944,558	\$28,944,558	\$89.17
		G2020 - Parking Lots											
32 11 00		Prep - AC Paving	62,877	sf	\$ 3.00		\$188,631						
32 11 00		Prep - AC Paving Patch	6,616	sf	\$ 5.00		\$33,080						
32 11 00		Prep - Concrete Paving	117,610	sf	\$ 3.00		\$352,830						
32 11 00		Prep - Concrete Curbs	7,430	lf	\$ 5.00		\$37,150						
32 11 00		Prep - Retaining Walls	1,838	lf	\$ 10.00		\$18,380						
		G2020 - Parking Lots											
32 12 00		AC Paving - Parking, Loading Dock	62,877	sf	\$ 4.50		\$282,947						
32 12 00		AC Paving - Patch Curb Cuts into (e) Parking	6,616	sf	\$ 6.00		\$39,696						
32 12 00		AC Paving - Patch for Utilities in Vermont St	1.00	ls	\$ 5,000		\$5,000						
32 17 00		Paving Specialties - Pavement Markings, TW, Signs	1	ls	\$ 40,000		\$40,000						
		G2030 - Pedestrian Paving											
32 13 00		Concrete Paving / Sidewalks	99,213	sf	\$ 15.00		\$1,488,195						
32 13 00		Concrete Paving - Specialty Finish	18,397	sf	\$ 25.00		\$459,925						
32 13 00		Stairs	384	lf-rsr	\$ 120.00		\$46,080						
32 13 00		Curbs	4,122	lf	\$ 20.00		\$82,440						
32 13 00		Curbs in Curb Cuts in (e) Parking	3,308	lf	\$ 20.00		\$66,160						
		G2040 - Site Development											
32 31 00		Fencing Allow (Athletic Field Fencing w/ Field Cost)	1	ls	\$ 150,000		\$150,000						
32 32 00		Retaining Walls w/ waterproofing	7,600	sf	\$ 111.00		\$843,600						
32 33 00		Site Furnishings - Bike Racks	80	ea	\$ 500.00		\$40,000						
32 33 00		Site Furnishings - Bollards	1	allow	\$ 10,000		\$10,000						
32 33 00		Site Furnishings - Seatwall	428	lf	\$ 400.00		\$171,200						
32 33 00		Site Furnishings - Play Equipment allow	1	ls	\$ 30,000		\$30,000						
32 33 00		Site Furnishings - Site Signage	1	ls	\$ 100,000		\$100,000						
32 33 00		Site Furnishings - Trash Enclosure - covered	1	ls	\$ 100,000		\$100,000						
32 31 00		Site Furnishings - Mechanical Yard Enclosure	1	ls	\$ 100,000		\$100,000						
32 33 00		Site Furnishings - Covered Bike Parking	5,056	sf	\$ 75.00		\$379,200						
32 33 00		Site Furnishings - Misc Furnishings	1	ls	\$ 25,000		\$25,000						
32 32 00		Handrails	400	lf	\$ 200.00		\$80,000						
32 32 00		Guardrails	180	lf	\$ 500.00		\$90,000						
		G2040 - Site Development											
32 18 00		Football Bleacher System	1	ls	\$ 1,000,000		\$1,000,000						
32 18 00		Site Bldg - Football Bathroom Building	1,400	sf	\$ 500.00		\$700,000						
32 18 00		Site Bldg - Pool Support Building	2,340	sf	\$ 500.00		\$1,170,000						
32 18 00		Athletic Surfacing - Baseball Field Complete	1	ls	\$ 3,453,445		\$3,453,445						
32 18 00		Athletic Surfacing - Football Field and Track Complete	1	ls	\$ 3,727,924		\$3,727,924						
32 18 00		Athletic Surfacing - Soccer Practice Field Complete	1	ls	\$ 2,257,096		\$2,257,096						
32 18 00		Athletic Surfacing - Softball Field Complete	1	ls	\$ 1,372,096		\$1,372,096						
32 18 00		Athletic Surfacing - Tennis Courts Complete	1	ls	\$ 458,805		\$458,805						

BUILDING: Ida B Wells High School Replacement
 LOCATION: Portland, OR
 ARCHITECT: BORA
 SUBJECT: 250411 Cost Study Estimate R2



ESTIMATOR: MT
 CHECKED BY: NI
 DATE: 4/15/2025
 DWG DATE: 3/07/2025

100% SD Estimate Rev3, 12/05/2024

		Qty	Unit	GSF	295,032	950,000	295,032					
Description				Unit Cost	Building	Site	Total	Cost/GSF	324,593	1,150,000	324,593	
									Building	Site	100% SD	Cost/GSF
G2050 - Landscaping												
32 92 00	Landscaping - Grass	49,080	sf	\$ 1.00		\$49,080						
32 92 00	Landscaping - Planting Area	142,670	sf	\$ 4.00		\$570,680						
32 92 00	Landscaping - Trees	94	ea	\$ 500.00		\$47,000						
32 92 00	Landscaping - Irrigation	191,750	sf	\$ 2.00		\$383,500						
32 92 00	Landscaping - Planting Area in Curb Cuts @ (e) Parking	9,400	sf	\$ 4.00		\$37,600						
32 92 00	Landscaping - Tress in Curb Cuts @ (e) Parking	60	ea	\$ 500.00		\$30,000						
32 92 00	Landscaping - Irrigation Curb Cuts @ (e) Parking	9,400	sf	\$ 3.00		\$28,200						
32 92 00	Topsoil - 12" @ Planting Areas	5,284	cy	\$ 50.00		\$264,204						
32 92 00	Topsoil - 8" @ Grass	1,212	cy	\$ 50.00		\$60,623						
32 92 00	Topsoil - 12" @ Curb Cuts @ (e) Parking	348	cy	\$ 50.00		\$17,407						
G30 - Site Mechanical Utilities							\$3,252,180	\$11.02	\$0	\$2,871,147	\$2,871,147	\$8.85
G3010 - Water Supply												
33 14 00	Domestic Water Piping	2,009	lf	\$ 130.00		\$261,170						
33 14 00	Fire Protection Piping	232	lf	\$ 130.00		\$30,160						
33 14 00	Irrigation Piping	81	lf	\$ 80.00		\$6,480						
33 14 00	Connections	2	ea	\$ 3,500.00		\$7,000						
33 14 00	Vaults and Backflows	1	ls	\$ 50,000		\$50,000						
33 14 00	Gas Piping	414	lf	\$ 100.00		\$41,400						
G3020 - Sanitary Sewer												
33 31 00	Sanitary Sewer Piping	1,858	lf	\$ 140.00		\$260,120						
33 31 00	SS Manholes	10	ea	\$ 10,000		\$100,000						
33 31 00	Sanitary Sewer Utility System - Water Quality Catch Basin	1	ea	\$ 10,000		\$10,000						
33 31 00	Sanitary Sewer Utility System - Grease Interceptor	1	ea	\$ 10,000		\$10,000						
33 31 00	Sanitary Sewer Utility System - Connection to Building	4	ea	\$ 2,000		\$8,000						
33 31 00	Sanitary Sewer Utility System - Connection to Existing	1	ls	\$ 100,000		\$100,000						
G3030 - Storm Sewer												
33 42 00	Storm Drainage Utility System - Catch Basin	10	ea	\$ 1,500		\$15,000						
33 42 00	Storm Drainage Utility System - Connection to Existing	3	ea	\$ 2,500		\$7,500						
33 42 00	Storm Drainage Utility System - Manhole	15	ea	\$ 8,000		\$120,000						
33 42 00	Storm Drainage Utility System - Piping	2,695	lf	\$ 130.00		\$350,350						
33 42 00	Storm Drainage Utility System - Treatment Vault	3	ea	\$ 100,000		\$300,000						
33 46 00	Stormwater Detention Basin - Underground	105,000	cf	\$ 15.00		\$1,575,000						
G40 - Site Electrical Utilities							\$4,600,000	\$15.59	\$0	\$4,600,000	\$4,600,000	\$14.17
G4010 - Electrical Distribution												
26 55 00	Street (ROW) PGE Infrastructure power	1	ls	\$ 800,000		\$800,000						
26 56 00	Site Power	1	ls	\$ 1,100,000		\$1,100,000						
G4020 - Site Lighting												
26 55 00	Athletic Field power and lighting	1	ls	\$ 850,000		\$850,000						
26 55 00	Athletic Field power and lighting (additional)	1	ls	\$ 600,000		\$600,000						
26 55 00	Street (ROW) Lighting and power	1	ls	\$ 250,000		\$250,000						
26 56 00	Site Lighting	1	ls	\$ 500,000		\$500,000						
26 56 00	Site Lighting landscape	1	ls	\$ 500,000		\$500,000						
Subtotal, Cost of Work					\$167,412,022	\$41,738,852	\$209,150,874	\$708.91	\$186,379,598	\$50,374,237	\$236,753,835	\$729.39
					\$567.44	\$43.94	\$708.91		\$574.19	\$43.80	\$729.39	

BUILDING: Ida B Wells High School Replacement
 LOCATION: Portland, OR
 ARCHITECT: BORA
 SUBJECT: 250411 Cost Study Estimate R2



ESTIMATOR: MT
 CHECKED BY: NI
 DATE: 4/15/2025
 DWG DATE: 3/07/2025

100% SD Estimate Rev3, 12/05/2024

		Qty	Unit	GSF	295,032	950,000	295,032					
Description				Unit Cost	Building	Site	Total	Cost/GSF	324,593	1,150,000	324,593	
					Building	Site	Total	Cost/GSF	Building	Site	100% SD	Cost/GSF
MARK-UPS												
Contingencies & Escalation												
12.50%	Design Contingency				\$20,926,503	\$5,217,356	\$26,143,859	\$88.61	\$18,637,960	\$5,037,424	\$23,675,383	\$72.94
5.00%	Construction Contingency				\$8,370,601	\$2,086,943	\$10,457,544	\$35.45	\$9,318,980	\$2,518,712	\$11,837,692	\$36.47
15.83%	Esc. to Midpoint of Construction (5% to May 2028)				\$26,506,903	\$6,608,652	\$33,115,555	\$112.24	\$25,627,195	\$6,926,458	\$32,553,652	\$100.29
General Conditions, Requirements & Logistics												
	Pre-Construction Services				\$765,514	\$190,856	\$956,370	\$3.24	\$752,883	\$203,487	\$956,370	\$2.95
	Pre-Construction Services - Trade Partner Allow				\$960,524	\$239,476	\$1,200,000	\$4.07	\$1,000,569	\$270,431	\$1,271,000	\$3.92
	General Conditions, Requirements & Logistics				\$34,418,775	\$8,581,225	\$43,000,000	\$145.75	\$34,679,931	\$9,373,210	\$44,053,141	\$135.72
Insurances												
1.107%	Subcontractor Default Insurance (SDI)				\$2,471,001	\$616,065	\$3,087,067	\$10.46	\$2,656,399	\$717,965	\$3,374,364	\$10.40
0.649%	Hoffman Bond				\$1,776,500	\$442,914	\$2,219,414	\$7.52	\$1,894,966	\$512,167	\$2,407,133	\$7.42
by owner	Builder's Risk Insurance				\$0	\$0	\$0	\$0.00	\$0	\$0	\$0	\$0.00
0.379%	Offsite GL and Professional Liability Insur				\$1,037,432	\$258,651	\$1,296,083	\$4.39	\$1,106,614	\$299,093	\$1,405,707	\$4.33
0.50%	DSIP Difference in Coverage requirements				\$1,368,644	\$341,228	\$1,709,872	\$5.80	\$1,459,912	\$394,582	\$1,854,494	\$5.71
Taxes												
Excluded	City of Portland Clean Energy Tax - NIC				\$0	\$0	\$0	\$0.00	\$0	\$0	\$0	\$0.00
Fees & Non Marked Up Costs												
2.90%	Contractor Fee, including CAT				\$7,714,418	\$1,923,344	\$9,637,762	\$32.67	\$8,467,492	\$2,288,574	\$10,756,066	\$33.14
TOTAL DIRECT CONSTRUCTION COST					\$273,728,839	\$68,245,561	\$341,974,400	\$1,159.11	\$291,982,499	\$78,916,339	\$370,898,837	\$1,142.66
1.50%	Allowance for Green Energy Technology				\$4,105,933	\$1,023,683	\$5,129,616		\$4,379,737	\$1,183,745	\$5,563,483	\$17.14
	Credit for PV above the Line				(\$1,303,646)	\$0	(\$1,303,646)					
	Credit for Mechanical Premium above the line				(\$1,691,217)	\$0	(\$1,691,217)					
	Remaining GET Allow				\$1,111,069	\$1,023,683	\$2,134,753					
TOTAL with Green Energy Technology					\$274,839,908	\$69,269,245	\$344,109,153	\$1,166.35	\$296,362,236	\$80,100,084	\$376,462,320	\$1,159.80

Alternate Pricing

Alt 1 - Path Connector and Retaining Wall from IBW to Rieke

32 11 00	Prep - Concrete Paving	5,071	sf	\$	3.00		\$15,213		
32 12 00	Concrete Pavement - 4"PCC; Sidewalks	5,071	sf	\$	13.00		\$65,923		
32 11 00	Prep - Retaining Walls	372	lf	\$	10.00		\$3,720		
32 32 00	Retaining Walls w/ waterproofing	1,289	sf	\$	111.00		\$143,079		
Subtotal							\$227,935		
Markups, Contingency and Escalation							43.05%	of \$227,935	\$98,123
Total								\$326,058	

MEMORANDUM



To: Josh Brandt Bora
CC: Srinu Goparaju RLB
From: Dan Junge RLB
Date: 4/16/25
Subject: RLB review of HCC Cost Study Ph.2 Estimate for Ida B. Wells HS
Reference: PDX21594

RLB REVIEW OF HCC COST STUDY PH.2 ESTIMATE FOR IDA B. WELLS HS

RLB has conducted a review of Hoffman Construction Company's Ida B. Wells Cost Study Phase 2 Estimate dated 4/11/25. It is in a conceptual cost model format that is based on elemental unit costs per square foot taken from the previous Schematic Design Rev. 3 estimate. The unit rates have then been applied to the new reduced building Gross Floor Area of 295, 032 SF. HCC has also adjusted floor plate and exterior envelope quantities to reflect the reduced building area. This is a common approach to cost modelling and one that RLB also employs. RLB agrees with the methodology.

The primary change from the SD Rev.3 Estimate is the use of an all-structural steel framing system in lieu of the previous mass timber system. This results in a significant (nearly \$6M in direct costs) savings. HCC's rates for steel are reasonable for the current market. There is also a significant reduction in sitework scope, which aligns with RLB's understanding of the current design direction.

To follow are RLB's individual notes on HCC's estimate (these are shown on the cover page of RLB's markup of the HCC estimate).

- (1) - No allowance for possible tariff impact may increase risk of cost overrun. A 1-3% allowance for tariffs and/or general market volatility is prudent.
- (2) - 53% reduction in basement retaining wall qty. Verify.
- (3) - Steel unit rate consistent with current market. Steel rates should be monitored closely to forecast tariff impact.
- (4) - Unit rate for GFRC of \$75/SF is consistent with market. Less expensive and lighter cladding type is VE opportunity.
- (5) - Unit rates for curtainwall (\$150/SF) and windows (\$100/SF) are both lower than current market rates. A quote to verify would be helpful.

MEMORANDUM



16 April 2025
IBW HS HCC Cost Study Phase 2 Review

- (6) - Unit rates for metal stud framing, both interior and exterior, are competitive.
- (7) - Approx. \$800K direct cost in the estimate for signage. VE opportunity.
- (8) - Approx. \$900K direct cost in the estimate for VP-1 Veneer Plaster. VE opportunity.
- (9) - HCC plumbing @ \$25.32/SF vs. RLB @ \$23.81/SF (SD Rev.3). Price OK.
- (10) - HCC HVAC @ \$90.21/SF vs. RLB @ \$88.72/SF (SD Rev.3). Price OK.
- (11) - HCC Fire Protection @ \$8.00/SF vs. RLB @ \$6.84/SF (SD Rev.3). Price slightly high but within current market range.
- (12) - HCC Electrical @ \$91.77/SF vs. RLB @ \$85.72/SF (SD Rev.3). 6.5% variance.
- (13) - HCC site lighting cost is \$2.7M vs. RLB \$3.35M. This scope needs review in future estimates.
- (14) - 12.5% is slightly high for design contingency at SD but given that this model contains no hedge for market volatility RLB it's probably OK.

In conclusion, RLB agrees with the methodology HCC used to create the estimate and takes no exception to the total construction cost beyond the specific items noted above. HCC's estimate of general conditions and general requirements is competitive in the current market. RLB believes a market volatility contingency of between 1-3% should be added to mitigate the potential impact of tariffs, immigration enforcement that may affect the subcontractor labor pool, and other political and macroeconomic factors.

Yours sincerely,

Dan Junge
Principal
Rider Levett Bucknall Ltd

Activity ID	Activity Name	Orig Dur	Remaining Duration	Start	Finish	Total Float	Predecessor Details	Successor Details	2025 2026 2027 2028 2029 2030 2031																																																			
									Gantt chart area with monthly grid from Jan 2025 to Jan 2031.																																																			
PRECONSTRUCTION																																																												
Land Use																																																												
PREC1000	Bond Approved	0	0	20-May-25	20-May-25	1333		Ⓞ Bond Approved																																																				
Design																																																												
D1010	Design Development	126	126	15-Sep-25	13-Mar-26	0	A1260: FS	D1040: FF																																																				
D1030	50% DD Check Set	0	0	29-Jan-26		1163		Ⓞ 50% DD Check Set																																																				
D1040	100% DD Issued	0	0		13-Mar-26	0	D1010: FF	D1050: FS, D1060: FS, D1130: FS																																																				
D1050	100% DD Estimate	20	20	16-Mar-26	10-Apr-26	68	D1040: FS	D1060: FF																																																				
D1060	50% CD	88	88	16-Mar-26	17-Jul-26	0	D1040: FS, D1050: FF	D1070: FS, D1120: FS, PROC1080: FS, I																																																				
D1130	100% CD Early Work Permit	60	60	16-Mar-26	08-Jun-26	72	D1040: FS	PRE1050: FS																																																				
D1070	50% CD Estimate	20	20	20-Jul-26	14-Aug-26	69	D1060: FS	D1080: FS																																																				
D1120	100% CD	84	84	20-Jul-26	13-Nov-26	0	D1060: FS	PRE1020: FS, PROC1150: FS 20, PROC																																																				
D1140	Structural Frame 100% CD (Design Lock)	0	0	20-Jul-26		94	D1060: FS	PROC1100: FS																																																				
D1080	50% CD Reconciliation	20	20	17-Aug-26	14-Sep-26	69	D1070: FS	D1090: FS																																																				
D1090	GMP Submitted	0	0	15-Sep-26		69	D1080: FS	D1100: FS																																																				
D1100	GMP Review	20	20	15-Sep-26	12-Oct-26	69	D1090: FS	D1110: FS																																																				
D1110	GMP Approved	0	0		12-Oct-26	69	D1100: FS	SP1000: FS																																																				
Permit																																																												
PRE1050	Early Site Prep Permit Submitted	5	5	03-Aug-26	07-Aug-26	34	D1060: FS 10, D1130: FS	PRE1040: FS																																																				
PRE1040	Early Site Prep Permit Review	80	80	10-Aug-26	02-Dec-26	34	PRE1030: FS	PRE1050: FS																																																				
PRE1020	Main Building Permit Submitted	5	5	16-Nov-26	20-Nov-26	0	D1120: FS	PRE1010: FS																																																				
PRE1010	Main Building Permit Review	80	80	23-Nov-26	18-Mar-27	0	PRE1020: FS	PRE1000: FS																																																				
PRE1030	Early Site Prep Permit	0	0		02-Dec-26	34	PRE1040: FS	SP1000: FS																																																				
PRE1000	Main Building Permit	0	0	19-Mar-27		0	PRE1010: FS	BW1000: FS, BASE1120: FS 10																																																				
PROCUREMENT																																																												
PROC1000	Trade Partner Selection	60	60	11-May-26	04-Aug-26	1027	D1060: SS 40																																																					
Steel																																																												
PROC1080	Steel Modeling RFP	20	20	20-Jul-26	14-Aug-26	54	D1060: FS	PROC1090: FS																																																				
PROC1090	Steel Modeling Executed	20	20	17-Aug-26	14-Sep-26	54	PROC1080: FS	PROC1100: FS																																																				
PROC1100	Steel Modeling	60	60	15-Sep-26	09-Dec-26	54	PROC1090: FS, D1140: FS	PROC1110: SS 40																																																				
PROC1110	Steel Detailing / Fabrication Drawings	90	90	10-Nov-26	19-Mar-27	54	PROC1100: SS 40	PROC1120: SS 60																																																				
PROC1120	Steel Fabrication	60	60	09-Feb-27	30-Apr-27	54	PROC1110: SS 60	BW1010: FS																																																				
Long Lead Equipment																																																												
PROC1130	Switchgear	400	400	16-Nov-26	13-Jun-28	70	D1120: FS	BASE1110: FS																																																				
PROC1140	Generators	400	400	16-Nov-26	13-Jun-28	70	D1120: FS	BASE1110: FS																																																				
PROC1150	Air Handler Units	200	200	16-Dec-26	28-Sep-27	65	D1120: FS 20	BA1010: FS 15																																																				
CONSTRUCTION																																																												
Phase 1																																																												
Site Prep																																																												
SP1000	Mobilize	10	10	03-Dec-26	16-Dec-26	34	PRE1030: FS, D1110: FS	SP1010: FF																																																				
SP1010	Tree Protection / Erosion Control	5	5	10-Dec-26	16-Dec-26	34	SP1000: FF	SP1020: FS, SP1060: FS																																																				
SP1020	Utility Relocation	30	30	17-Dec-26	29-Jan-27	34	SP1010: FS	SP1070: FS, SP1050: FS, SP1080: FS, S																																																				
SP1060	Temp Roads / Temp Retaining Walls	15	15	17-Dec-26	08-Jan-27	54	SP1010: FS	SP1030: FS																																																				
SP1030	Shoring	25	25	01-Feb-27	05-Mar-27	39	SP1020: FS, SP1060: FS	SP1040: FS																																																				
SP1050	Grandstand Demo	5	5	01-Feb-27	05-Feb-27	59	SP1020: FS	SP1040: FS																																																				
SP1070	Dewatering	10	10	01-Feb-27	12-Feb-27	54	SP1020: FS	SP1040: FS																																																				
SP1080	Temp Power & Water	30	30	01-Feb-27	12-Mar-27	34	SP1020: FS	SP1090: FS																																																				
SP1040	Mass Excavation & Fill to Subgrade	30	30	08-Mar-27	16-Apr-27	39	SP1030: FS, SP1050: FS, SP1070: FS	SP1090: SS																																																				
SP1090	Tower Crane	20	20	15-Mar-27	09-Apr-27	34	SP1040: SS, SP1080: FS	BW1000: FS																																																				
Basement																																																												
BASE1010	Basement - SOG 1	35	35	30-Apr-27	18-Jun-27	0	BASE1140: FS	BASE1020: SS 10																																																				
BASE1020	Basement - SOG 2	35	35	14-May-27	02-Jul-27	0	BASE1010: SS 10	BW1000: SS 10, BE1010: FS																																																				
BASE1030	Basement - SOG 3	35	35	14-Jun-27	02-Aug-27	0	BASE1150: FS, BW1000: SS 10	BASE1040: SS 10																																																				
BASE1040	Basement - SOG 4	35	35	28-Jun-27	16-Aug-27	0	BASE1030: SS 10, BASE1160: FS	BASE1050: FS, BC1000: SS 10																																																				
BASE1050	Basement - Structural Steel Zone 1	20	20	17-Aug-27	14-Sep-27	8	BASE1040: FS	BASE1060: SS 5, BASE1080: FS																																																				
BASE1060	Basement - Structural Steel Zone 2	20	20	24-Aug-27	21-Sep-27	8	BASE1050: SS 5	BASE1070: SS 5, BASE1090: FS																																																				
BASE1070	Basement - Structural Steel Zone 3	20	20	31-Aug-27	28-Sep-27	8	BASE1060: SS 5	BASE1100: FS																																																				
BASE1080	Basement - SOMD 1	10	10	15-Sep-27	28-Sep-27	735	BASE1050: FS																																																					
BASE1090	Basement - SOMD 2	10	10	22-Sep-27	05-Oct-27	730	BASE1060: FS																																																					
BASE1100	Basement - SOMD3	10	10	29-Sep-27	12-Oct-27	8	BASE1070: FS	BA1000: FS, CON1000: FS																																																				
Dividing Wall																																																												
BASE1120	Basement - Dividing Wall Pour 1	10	10	02-Apr-27	15-Apr-27	0	PRE1000: FS 10	BASE1130: SS 5																																																				
BASE1130	Basement - Dividing Wall Pour 2	10	10	09-Apr-27	22-Apr-27	0	BASE1120: SS 5	BASE1140: SS 5																																																				
BASE1140	Basement - Dividing Wall Pour 3	10	10	16-Apr-27	29-Apr-27	0	BASE1130: SS 5	BASE1150: SS 5, BASE1010: FS																																																				

■ Remaining Level of Effort
 ■ Actual Work
 ■ Critical Remaining Work
■ Actual Level of Effort
 ■ Remaining Work
 Ⓞ Meeting Milestone

Ida B Wells High School

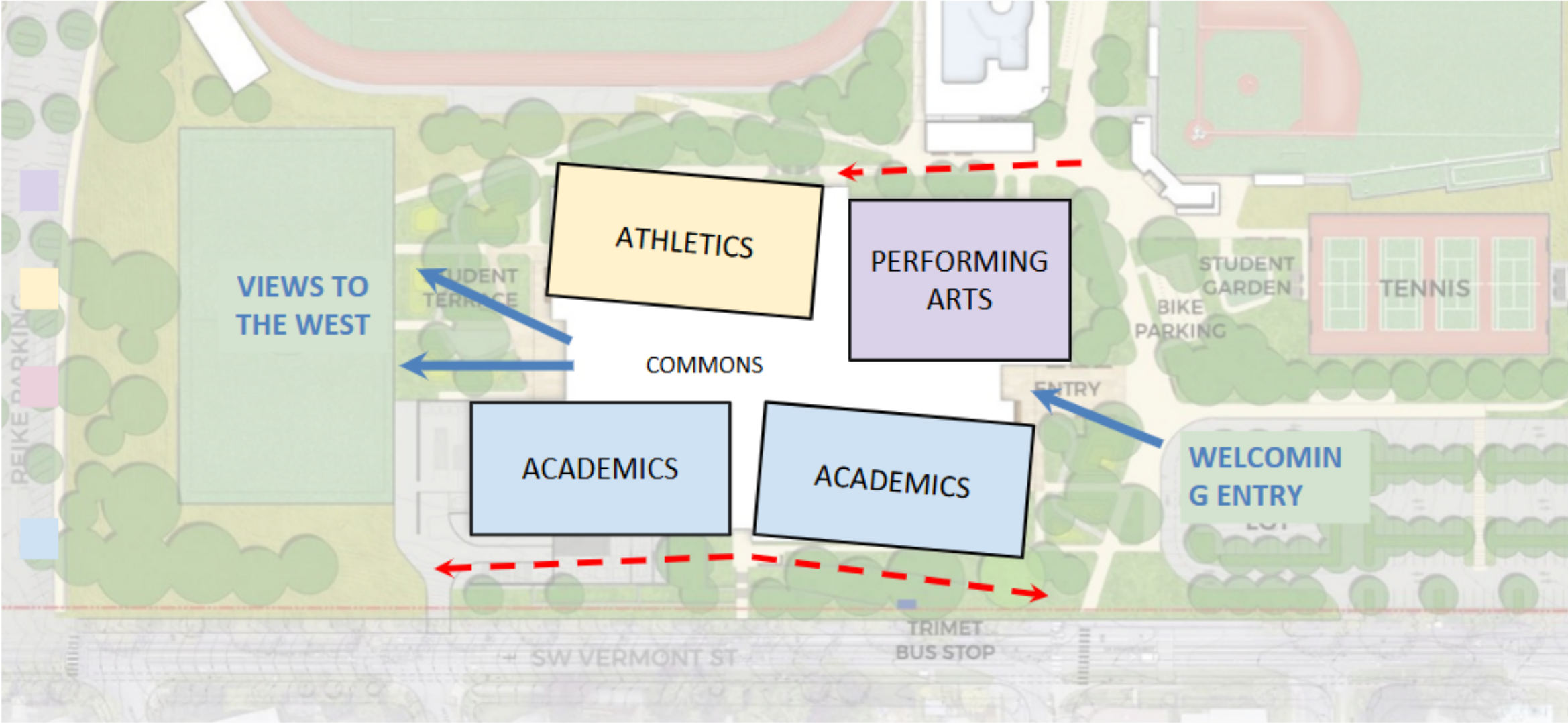


Ida B. Wells High School Modernization Comprehensive Plan Update

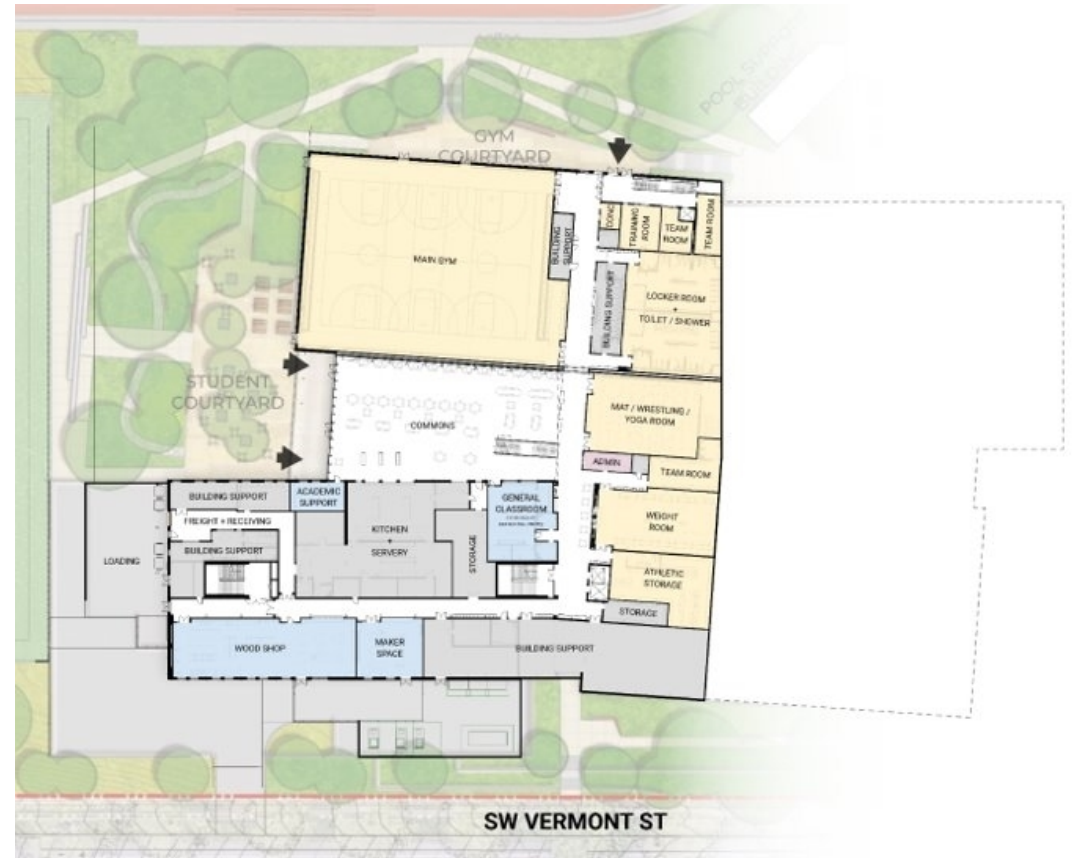
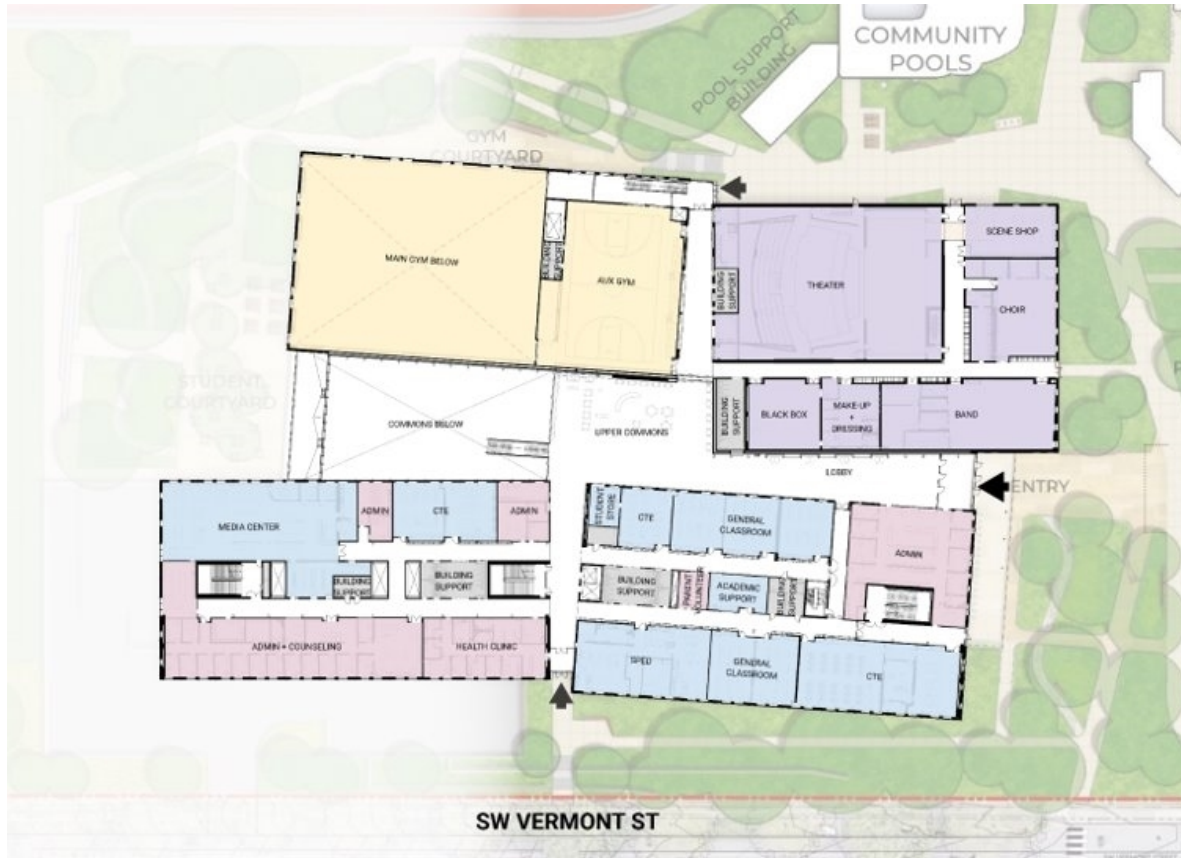
October 14th, 2025



Building Organization



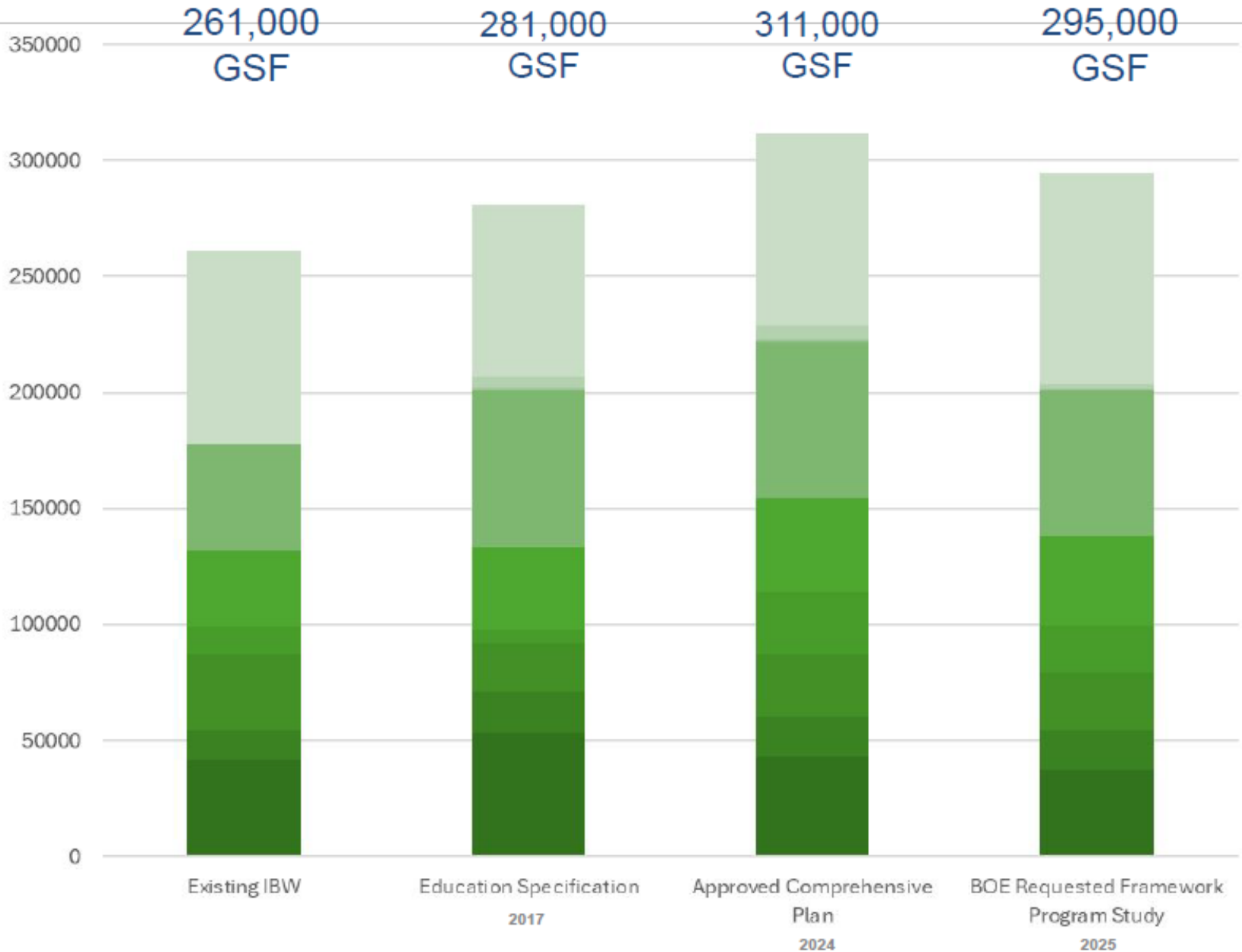
Level 1 (Main Entrance Level) & Level 0 (Terrace Level) Floor Plan



SCHOOL BOARD FRAMEWORK

“REDUCE BUILDING AREA TO APPROXIMATELY 295,000 sf”

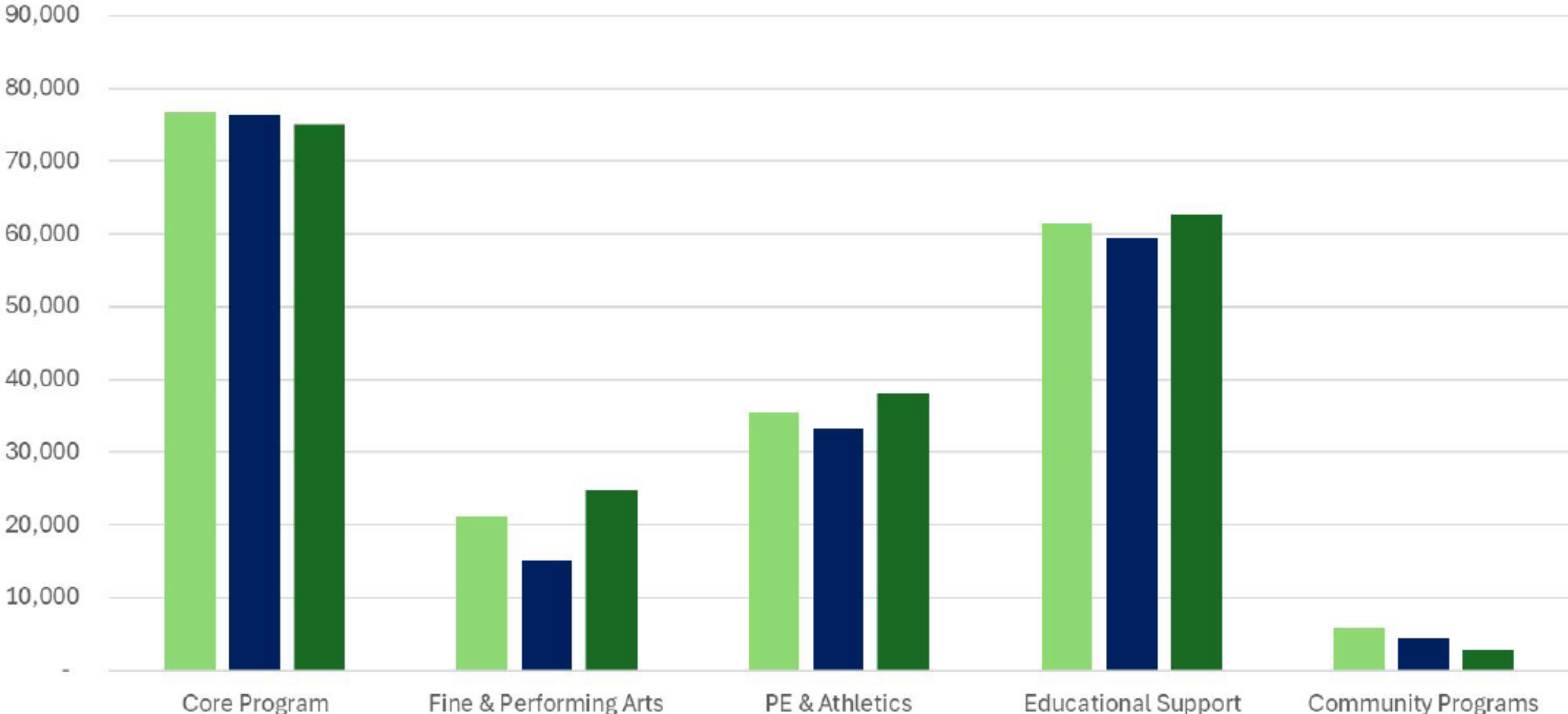
- Net / gross
- Wrap-Around Service Providers
- Community Partners
- Education Support
- Athletics (includes area for P.E. instruction)
- Career Preparation/CTE
- Fine & Performing Arts (Drama, Theater)
- Science Labs
- General Education (Gen-Ed) Classrooms



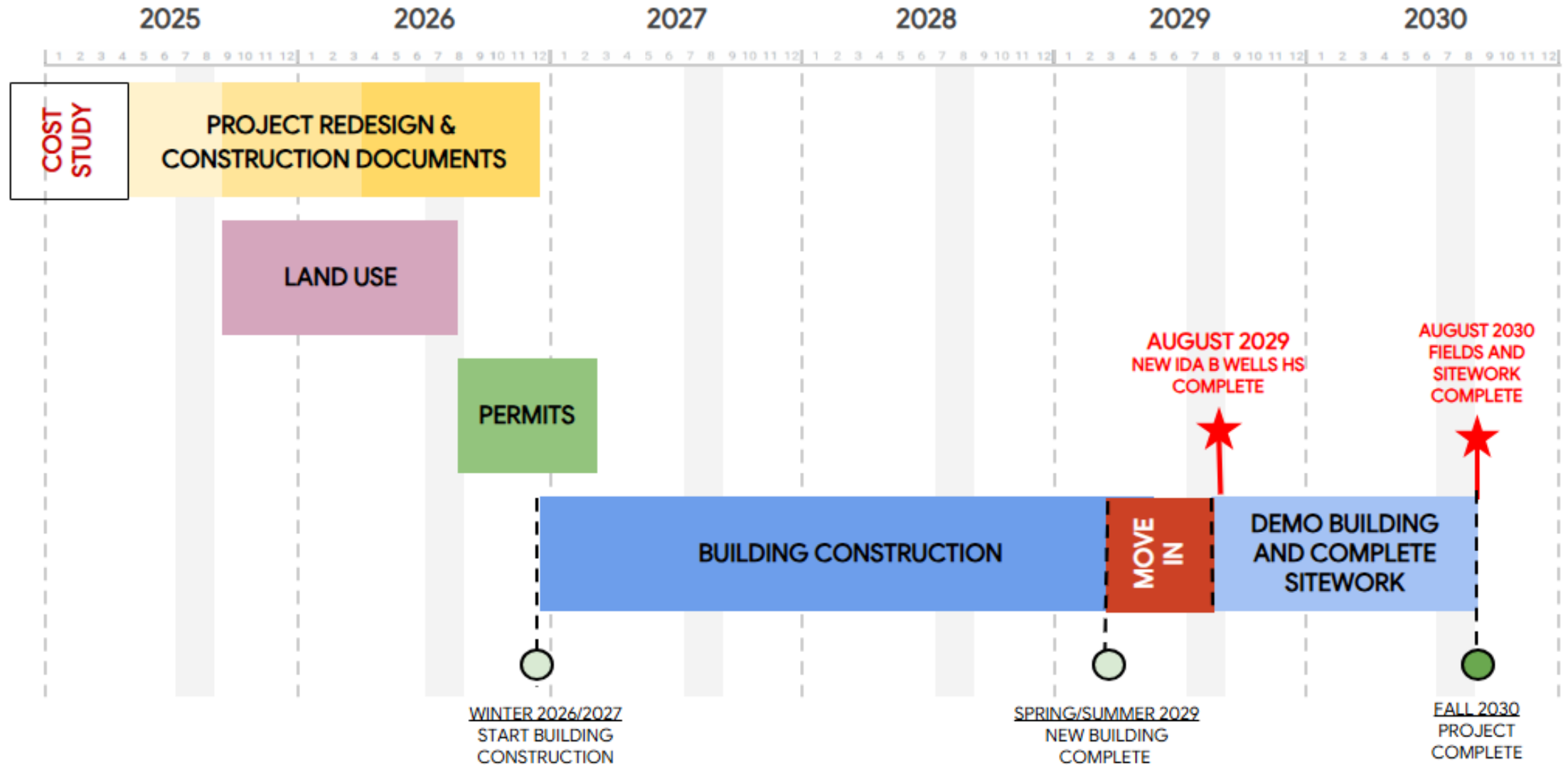
Board's Framework

- Educational Specification
- Lincoln High School
- Ida B Wells High School

Area Program Comparison



IBW Overall Project Schedule



Budget Summary

IBW MODERNIZATION BUDGET SUMMARY

		2024	2025
COMPONENT	COMMENTS	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
Subtotal		\$365,300,518	\$345,000,000
Owner Direct Hard Costs	2025: Utilities, additional right-of-way/ public improvements	\$2,200,000	\$4,750,000
TOTAL HARD COSTS		\$367,500,518	\$349,750,000
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		
TOTAL PROJECT BUDGET*		\$455,000,518	\$449,350,000
SAVINGS FROM 2024 DESIGN			\$ (5,650,518)
*Expecting 2025 100% SD Estimates and subsequent Value Engineering Workshop Results by end of September 2025.			

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



Resolution No. 7208

Resolution to adopt the Budget Calendar for 2026-27

The Portland Public Schools Board of Education adopts the following Budget Calendar for 2026-27 budget development:

<p style="text-align: center;">Portland Public Schools Calendar to Adopt the 2026-27 Budget <i>Drafted for review on October 28 and adoption on November 4, 2025</i></p>					
			Board Inform / Review	Board Action	
BUDGET PLANNING	October 28, 2025	School Board Meeting Board reviews draft 2026-27 Budget Calendar	✓		PEC
	October - December 2025	Community Engagement			TBD
	November 4, 2025	School Board Meeting Board adopts 2026-27 Budget Calendar Board appoints Community Budget Review Committee (CBRC) members		✓ ✓	PEC
	December 16, 2025	School Board Budget Work Session Establish priorities, budget principles, and policies	✓		PEC
	January - March 2026	School Board Budget Work Sessions Inclusive of budget trainings, CBRC work session, and school staffing	✓		PEC
BUDGET BUILDING	April 2026	Publish 1st Notice of Budget Committee Meeting <i>(5 to 30 days before the meeting)</i>			The Oregonian Web Site
	April 2026	Publish 2nd Notice of Budget Committee Meeting <i>(5 to 30 days before the meeting)</i>			The Oregonian Web Site
	April 28, 2026	Budget Committee Meeting (School Board Work Session) <i>CBRC in attendance</i> Proposed Budget: Superintendent delivers 2026-27 Proposed Budget message and presentation	✓		PEC
	May 12, 2026	School Board Meeting <i>CBRC presents 2026-27 Proposed Budget Report to the Board</i> Board discussion and feedback focused on the budget		✓	PEC
	May 19, 2026	Budget Committee Meeting and Budget Work Session Board conducts a public hearing and work session on the Proposed Budget	✓		TBD
	May 26, 2026	Budget Committee Meeting Approved Budget: Board as Budget Committee approves 2026-27 Proposed Budget		✓	PEC
	June 2026	Publish Notice of Budget Hearing and Budget Summary <i>(5 to 30 days before the meeting)</i>			The Oregonian Web Site
	June 23, 2026	TSCC Hearing (pending TSCC confirmation) TSCC certifies 2026-27 Approved Budget Budget Committee Meeting (School Board Meeting) Adopted Budget: Board conducts a public hearing, adopts budget, makes appropriations, and imposes taxes	✓		PEC
	July 15, 2026	Submit Tax Certification documentations <i>File budget information with County Recorder and Designated Agencies</i>			

RESOLUTION No. 7209Expenditure 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 Administrator, Funding Source	Certified Business
Colas Hoffman, LLC	11/5/25 through 12/31/30	Construction Manager / General Contractor CM/GC 97228	Preconstruction services for the Jefferson High School Modernization. Request for Proposals 2025-018	\$1,248,489	J. Franco Fund 459 Dept. 5511 Project DA011	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 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
Portland Community College	7/1/25 through 6/30/26	Intergovernmental Agreement IGA 97203	Provides students at Jefferson Middle College access to college level coursework.	\$460,000	K. Howard Fund 101 Dept. 5438

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Amendment Term	Contract Type	Description of Services	Amendment Amount; New Contract Amount	Responsible Administrator, Funding Source	Certified Business
MacDonald-Miller Facility Solutions, Inc.	11/5/25 through 12/1/26	Services S 91037 Amendment 2	HVAC & boiler work on an as-needed basis. This amendment adds funds to support continued work per the RFP. Request for Proposals 2021-3012	\$995,000 \$4,754,000	T. Odgers Fund 101 Dept. 5592	No

Benchmark Education Company	11/5/25 through 8/11/28	Digital Resource DR 96555 Amendment 1	Purchase of adopted Spanish DLI curriculum consumables for Grades K-5. This amendment allows for purchase of 2-3 additional kits per grade level. Special Class Procurement – Copyrighted Materials and Creative Works PPS-47-0288(4)	\$82,203 \$269,382	K. Howard Fund 191 Dept. 5445 Grant H0315	No
Benchmark Education Company	11/5/25 through 8/11/28	Digital Resource DR 90525 Amendment 6	Purchase of adopted bond-funded Spanish DLI curriculum durables for Grades K-5. This amendment allows for purchase of 2-3 additional kits per grade level. Special Class Procurement – Copyrighted Materials and Creative Works PPS-47-0288(4)	\$60,402 \$1,715,239	K. Howard Fund 459 Dept. 5445 Project DC203	No
Alma Advisory Group	11/5/25 through 6/30/26	Personal Services PS 97147 Amendment 1	Provide change management and communications support for a revised principal evaluation system. This amendment adds Domain 4 & 5 of the Racial Equity Centered Pipeline Initiative work through the Wallace Foundation grant. Direct Negotiation – Unique Knowledge and/or Expertise PPS-46-0525(4)	\$110,000 \$218,000	K. Howard Fund 299 Dept. 5449 Grant S0455	No
Mackenzie, Inc.	11/5/25 through 4/30/26	Personal Services PS 96820 Amendment 1	Provide project manager/owner's representative services for the PEC relocation project. This amendment extends the contract and adds additional funds. Direct Negotiation – Ongoing Long Term-Relationship PPS-46-0525(3)	\$150,000 \$285,000	J. Franco Fund 438 Dept. 5597 Project J0361	No

RESOLUTION No. 7210

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
State of Oregon	7/1/25 through 6/30/27	Intergovernmental Agreement / Revenue IGA/R 97209	Funding for PPS to provide educational programs to school-age youth placed in long term care and treatment facilities.	\$4,292,678	I. Cardona

AMENDMENTS TO EXISTING CONTRACTS

No New Amendments to Existing Revenue Contracts

