

**RESOLUTION No. 7051**

Resolution to Adopt a Framework to Build High Quality-High Schools in a Cost-Efficient Manner

**RESOLUTION**

The Portland Public Schools Board of Education hereby adopts the attached Framework for Delivering Modernized High Schools (Attachment A) in order to reduce costs so additional investments can be made in critical improvements and repairs in the District's aging elementary and middle schools.

**PPS Board of Education Framework for**  
**Delivering Modernized High Schools with Cost Reductions**

The district must be responsible stewards of public dollars and targeted cost reductions in the high school projects will allow the school district to optimize bond funds to support critical improvements and repairs in the school district's aging elementary and middle schools.

The Board has received the PPS High School Cost Comparison report completed by Cornerstone Management Group and also received additional information from the Office of School Modernization regarding the projected costs of the three high school modernizations.

The Board provides the following direction in two sections (i) General Contractor Cost Reductions; and (ii) Modernization Cost Reductions.

**General Contractor Cost Reductions:**

The Board directs the Superintendent to provide potential near-term cost reduction options, and associated tradeoffs, regarding cost items such as pre-construction services, general conditions, contractor fee, and more. In addition, in the mid-term, the Board directs the Superintendent to provide recommendations related to future contracting method utilization and efficiencies related to Office of School Modernizations project management.

**Modernizations Cost Reductions:**

The Board establishes "Guidelines" for the 2025 Bond High School Modernizations and directs the Superintendent to use the guidelines to provide potential cost reduction options, and associated tradeoffs, regarding "hard" construction costs including building square footage, building systems and material, etc.

Guidelines
<p>Each project will reduce total building area to approximately 295,000 square feet (based on Franklin and Lincoln HS approximate area).</p> <p>Each project will aim to meet PPS's Comprehensive High School Education Specifications "area program" minimum requirements for number and size of spaces.*</p> <p>The Board acknowledges that no previous Modernization project meets 100% of all minimum Ed Spec requirements. All projects have exceeded minimum Ed Spec requirements in some areas, and exceeded preferred Ed Specs in others; deviations from Ed Specs were noted in project Comprehensive Plans and approved by the Board. Features or designs that exceed the preferred Ed Specs are subject to approval of the Board as part of the Comprehensive Plan review.</p>
<p>Projects will only include a Health Center if there is a commitment from a health provider to provide services.</p>

Projects will only include a Teen Parent Child Center if there is a demonstrated need at each school.
All projects will conform to PPS's Climate Policy requirement for all electric infrastructure.
All projects will continue to conform to PPS's Equity in Contracting Policy and Administrative Directives.
PPS's Ed Specs do not include exterior athletic facilities and PPS high schools have widely varying athletic facilities; the project teams will not propose material reductions to exterior athletic spaces and facilities included in each project's Comprehensive Plan. Excessive cost items that are not in service to student-athletes and athletic teams should be reduced or eliminated.
Implementation of the PPS's Climate Crisis Response Policy drives long term energy savings, waste and carbon emissions reductions, and for near term projects increases construction costs. Staff will present options other than LEED Gold Certification that can fully or partially meet the PPS Climate Crisis Response, Climate Justice and Sustainable Practices Policy goals. Staff will evaluate structural material choices such as mass timber versus steel, weighing factors such as embodied carbon, durability and cost.
Staff will provide options, and tradeoffs, to reduce or eliminate basement construction.
Staff will provide additional options, and associated trade offs, to reduce costs, example of reduction options include less expensive building materials, building systems, specialized spaces not in the ed specs, etc. These costs reductions have a \$10M per project target, which are in addition to the general contractor cost reductions and any of the other school-based cost reductions outlined above.

The Board has stated that time is of the essence and requests to receive Modernization Cost Reduction information as soon as possible from the Project Teams who have been working on cost reduction strategies. The Board will schedule time on meeting agendas to review additional Modernization Cost Reduction information based on the February 11 discussion, and future meetings to discuss General Contractor Cost Reductions.

The high school Design Advisory Groups should reconvene as soon as possible to commence this work with the Project Teams.