

Jefferson High School Cost Reduction Study Update

Portland Public Schools - Board Meeting
March 18, 2025



BORA

LEVER

PLACE

Cost Reduction Study Updates

Topics For Review

- Site Constraints / Cost Reduction Opportunities
- PPS Comprehensive Education Specifications Alignment
- Teen Parent Center
- Commitment to PPS Climate Policy - All Electric Infrastructure
- Alternatives to LEED Gold Certification
- Additional Options / Trade-Offs Under Consideration

Site Constraints

Constrained Site Area Caused By

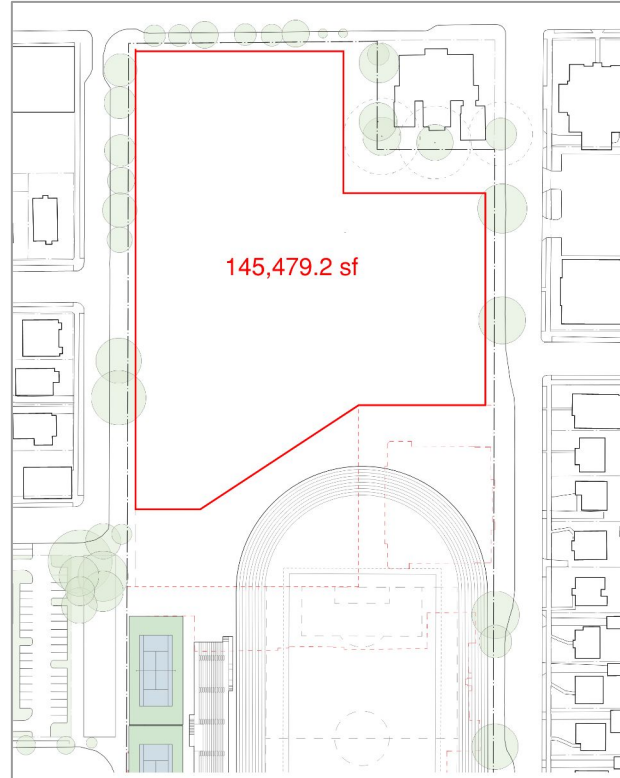
- Existing Building Location
- Crossblock Requirements
- Demolition/Construction Access Requirements

Smaller building footprint, makes it challenging to fit all of the program elements that want to be on the ground floor, such as:

- Theater
- Main Gym*
- Commons
- Health Center
- Teen Parent Center
- SPED Classrooms

*Added Cost to have on L2

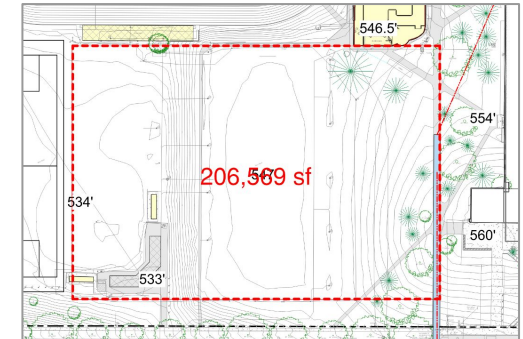
Buildable Area Comparison with Other Modernizations



Jefferson



Cleveland

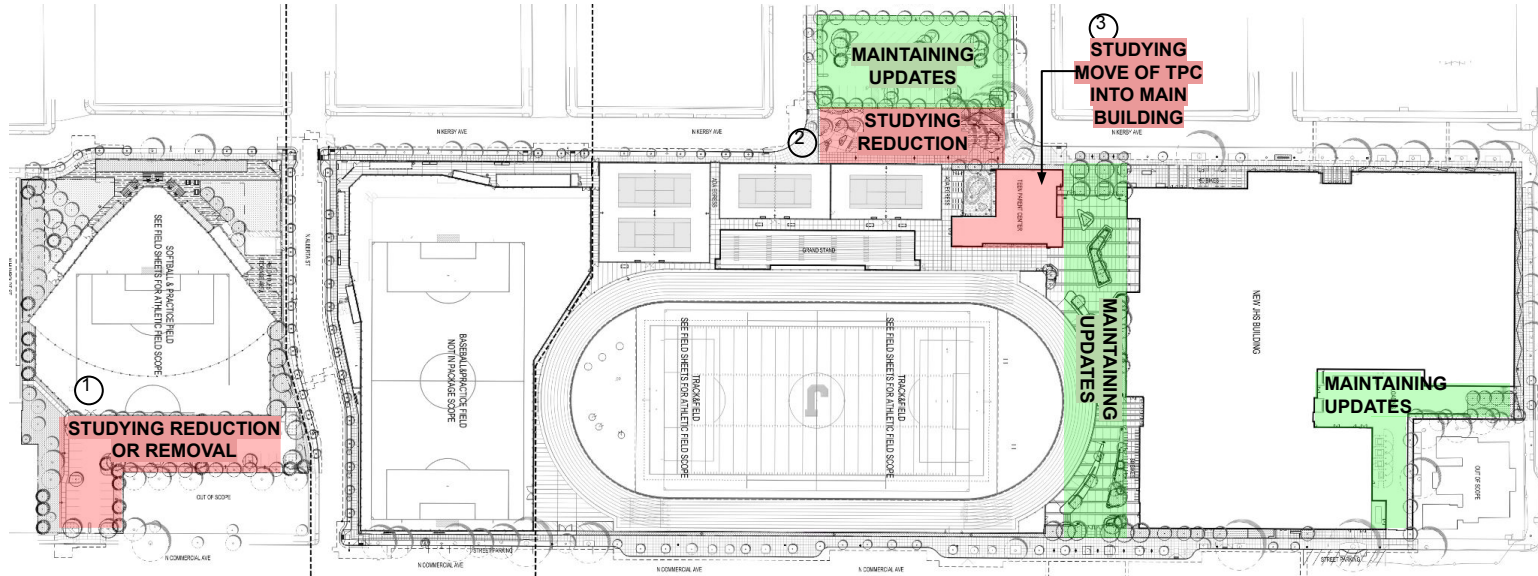


Ida B. Wells

Site Opportunities for Cost Reduction

Site Scope That Is Not In Service To Student-Athletes/Athletic Teams And Is Under Study To Be Removed/Reduced From Project

1. Studying potential removal/reduction of new parking south of Alberta, adjacent to softball fields.
2. Studying potential reduction of landscape improvements to Kerby Grove area.
3. Studying relocation of Teen Parent Center to the inside main building.



PPS Comprehensive Education Specifications Alignment

Ed Spec Minimum

Building Area

284,190 GSF

Previous Design - 50%DD
(EdSpec+)

Building Area

311,139 GSF

BoE Requested Framework
Program Study

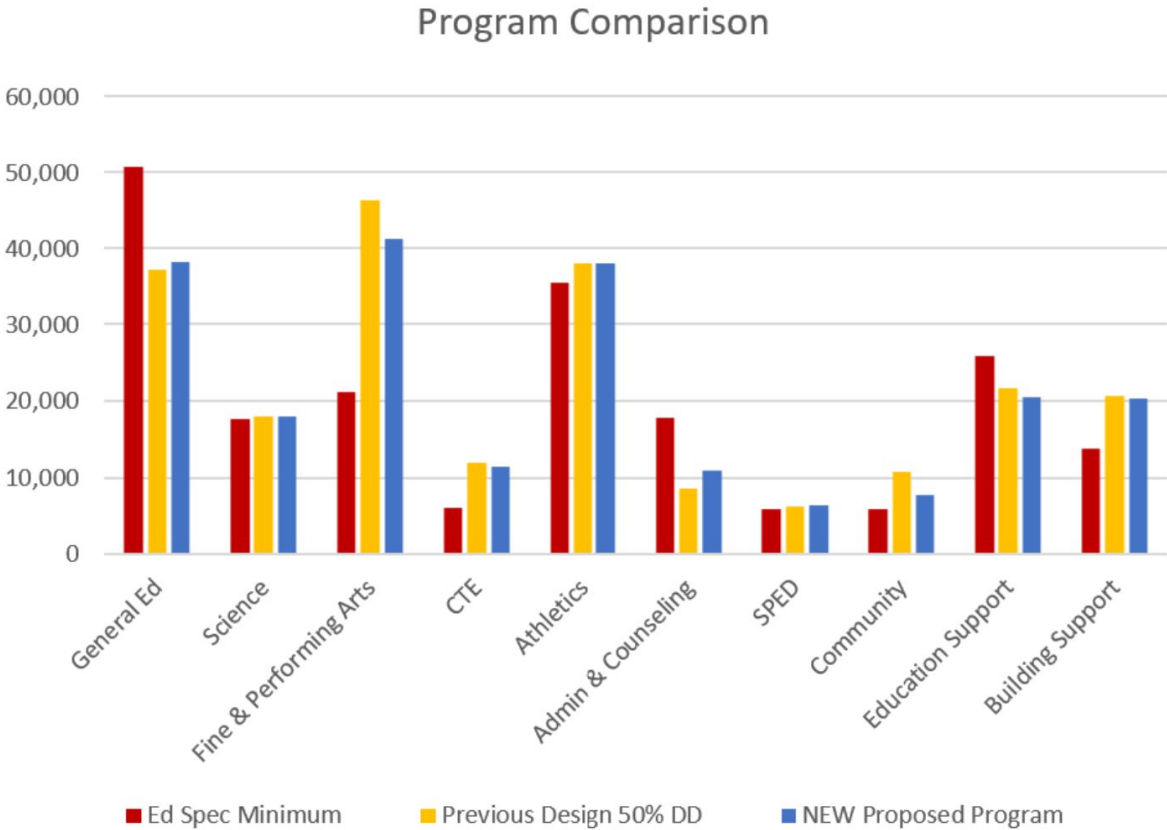
Building Area

301,680 GSF

Reduction of 9,459 sf
from 50% DD

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

296,448 GSF



PPS Comprehensive Education Specifications Alignment

Spaces Included in Original Board Approved Plan **To Be Potentially Adjusted** Per New Board Framework Direction

- Dedicated Community Partner Spaces
 - SEI Coordinator Offices - Partner Offices remain per Ed Spec
 - Indian Education
- (2) Athletic Team Rooms - (3) Remain
- Student Mediation Office
- Student Government Office
- Library Classroom
- School Archive Room

PPS Comprehensive Education Specifications Alignment

Spaces **Potentially Reduced** from EdSpec+ Program To Achieve Reduced Square Footage

- Theater reduced from 1,000 seats to 500 seats - per Ed Spec
- Dance Studios reduced by 700 sf each - in alignment with theater stage size (500 sf larger than current JHS dance studios)
- General use locker count reduced to 1,000 lockers from 1,700
- Choir Room reduced by 200 sf - per Ed Spec

Teen Parent Center

BoE Framework guidelines state that projects will only include a Teen Parent Child Center if there is a demonstrated need at each school. The team is working with the school and district leaders, exploring opportunities and needs.

Health Center

The Jefferson BoE Framework Study maintains the 50% DD size of 1750 sf and keeps that space within the main building.

Commitment to PPS Climate Policy - All Electric Infrastructure

The Jefferson BoE Framework Study maintains a commitment to all electric infrastructure and the design team is only studying building system options that maintain this standard.

Alternatives to LEED Gold Certification

Project will seek sustainable solutions that are practical, maintainable and cost effective

Additional Options / Trade-Offs To Save Cost or Square Footage

Design team is studying:

- VAV mechanical system solution
- Structural options
- Building material selections

NEXT STEPS

Building Size and Ed Specs:

- Design team to test-fit proposed Space Program into proposed building footprint
- JHS administration team to test its Master Schedule with the proposed Classrooms in the new Space Program

Construction Costs:

- Design team is exploring alternative mechanical and structural system options
- RLB is developing a Cost Model based on updated site plan and space program.