

Jefferson High School Cost Reduction Study Update

Portland Public Schools - Board Meeting
April 8, 2025



BORA

LEVER

PLACE

Cost Reduction Study Updates

Topics For Review

- Site Opportunities & Constraints
- Adjustments to Building Size
- Cost Reduction Study Impacts
 - Building Design Update
 - BoE Framework Directives
 - Updated Budget
- Community Information Session

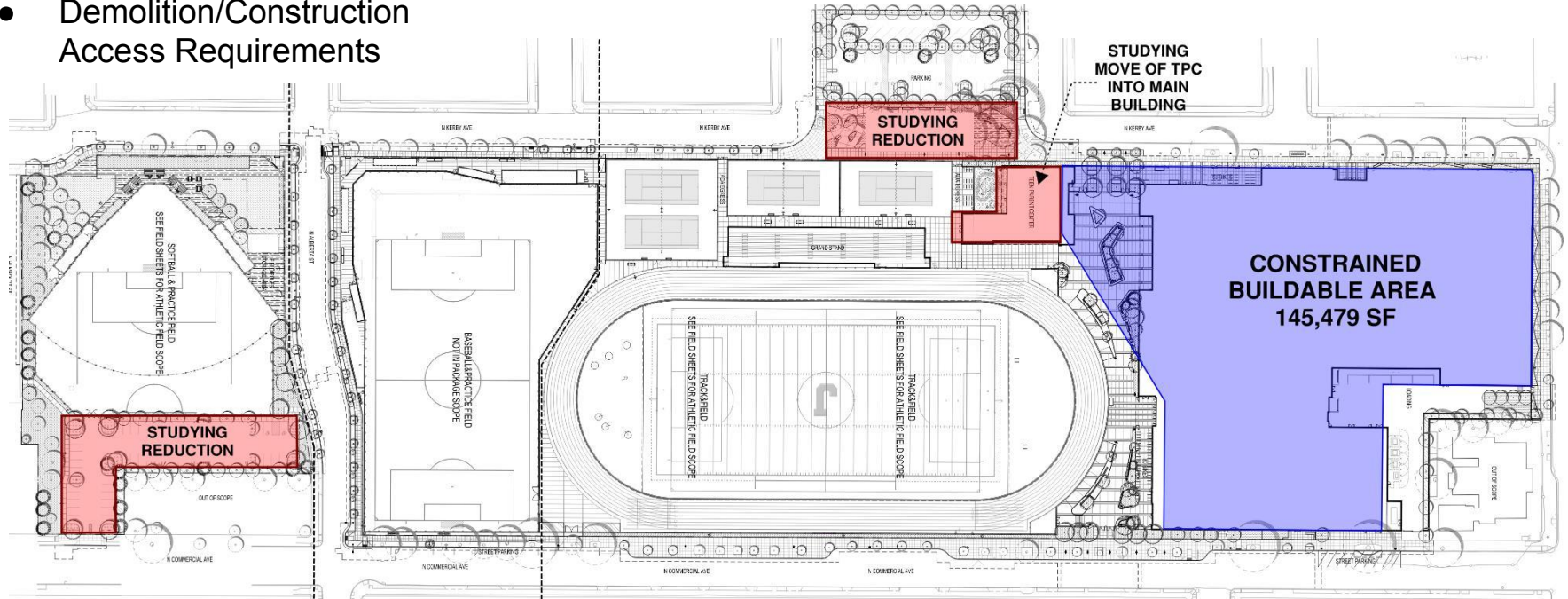
Site Opportunities & Constraints

Constrained Site Area Caused By:

- Students Occupying the Existing Building
- Crossblock Requirements
- Demolition/Construction Access Requirements

Opportunities for Site Scope Reduction:

- Reduction of new parking south of Alberta
- Reduction of landscape improvements to Kerby Grove area.
- Relocation of Teen Parent Center to inside the main building.



Adjustments to Building Size

Ed Spec Minimum

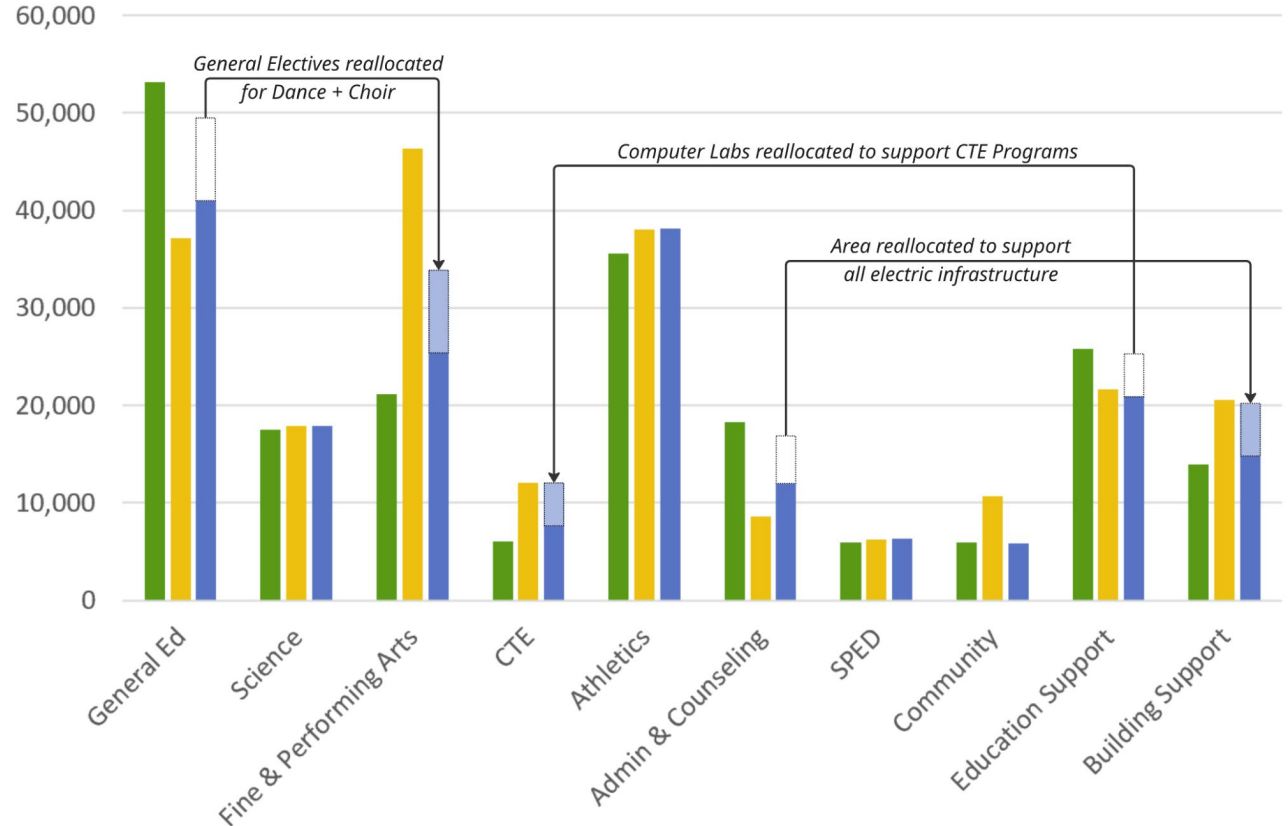
Building Area
281,098 GSF

Previous Design

Building Area
311,139 GSF

Jefferson High School Cost Reduction Study

Building Area
295,716 GSF



Building Size Comparison

Ed Spec Minimum

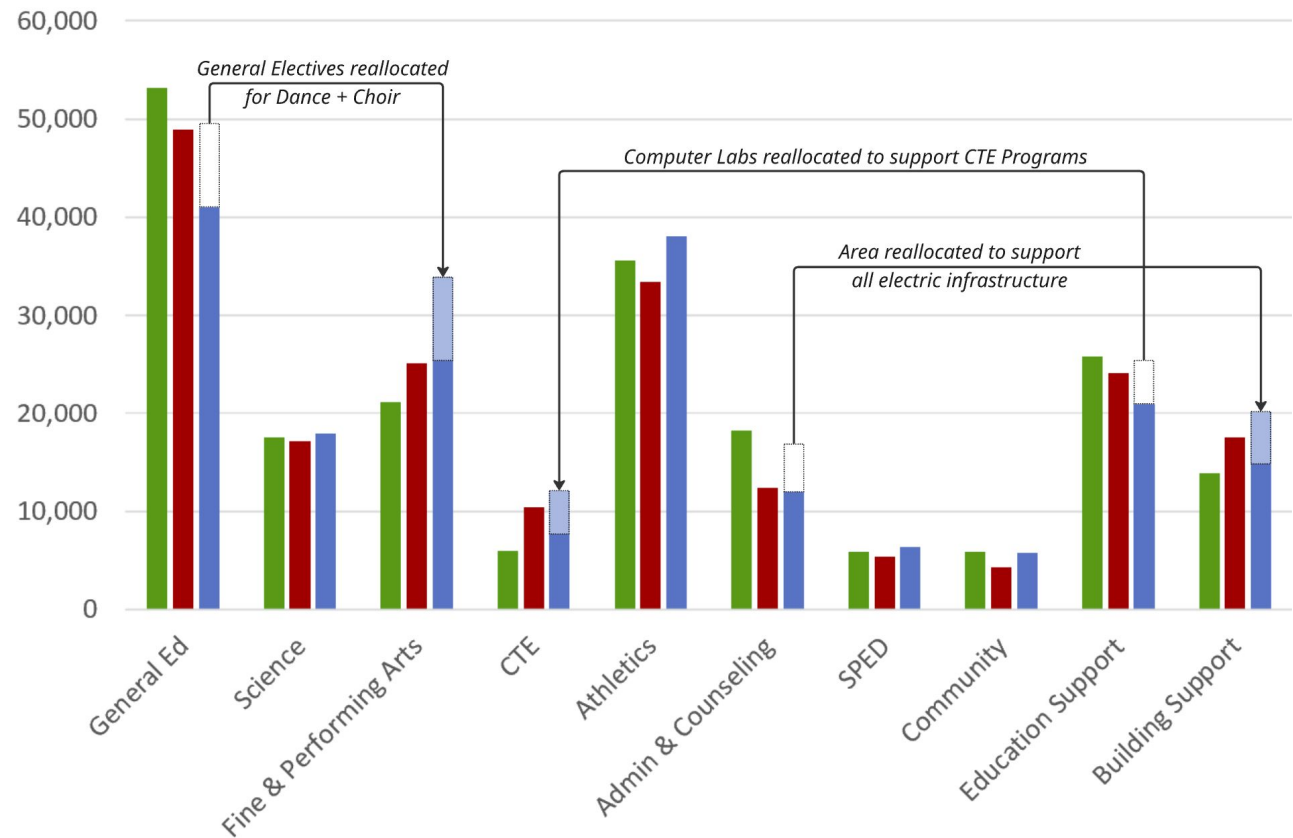
Building Area
281,098 GSF

Lincoln High School

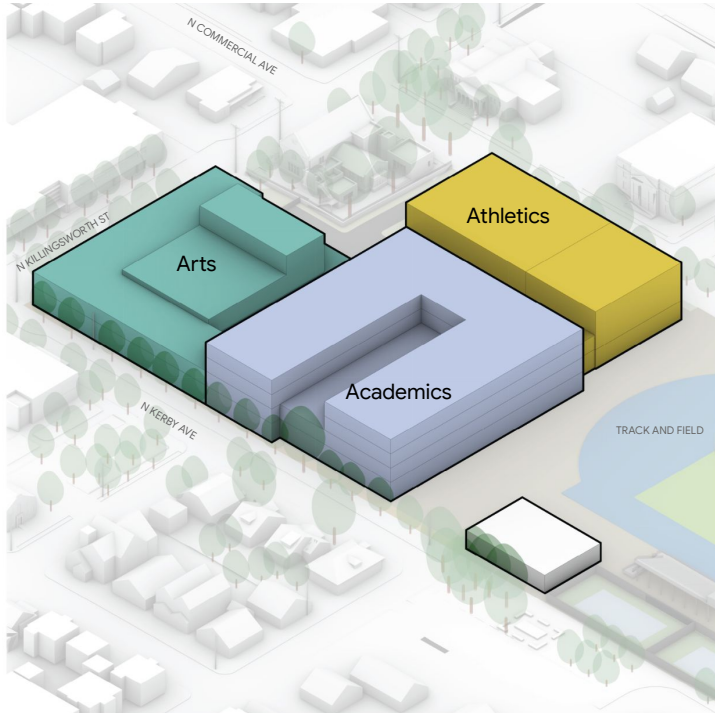
Building Area
295,749 GSF

Jefferson High School
Cost Reduction Study

Building Area
295,716 GSF



Current Design Strategy

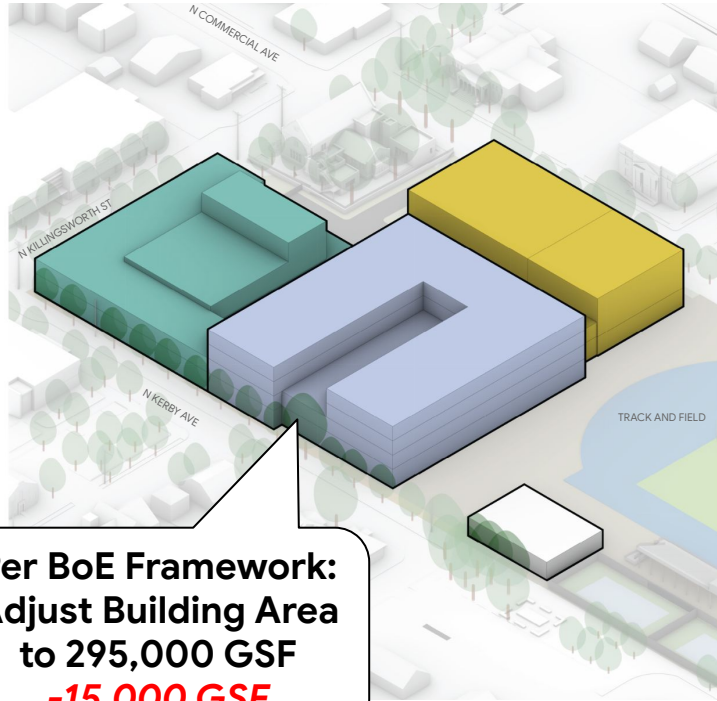


Project will maintain:

- Students will stay on-site during construction
- 1700-student capacity
- Building stays on the North
- Main entry stays on Kerby
- Athletic Fields remains as designed
- Maintain relationship of Athletics/Gyms next to fields on Commercial
- Activating Killingsworth
- Crossblock connection required
- Alignment with community priorities

Building Design: Update

Previous Design



**Per BoE Framework:
Adjust Building Area
to 295,000 GSF**
-15,000 GSF



ACADEMICS

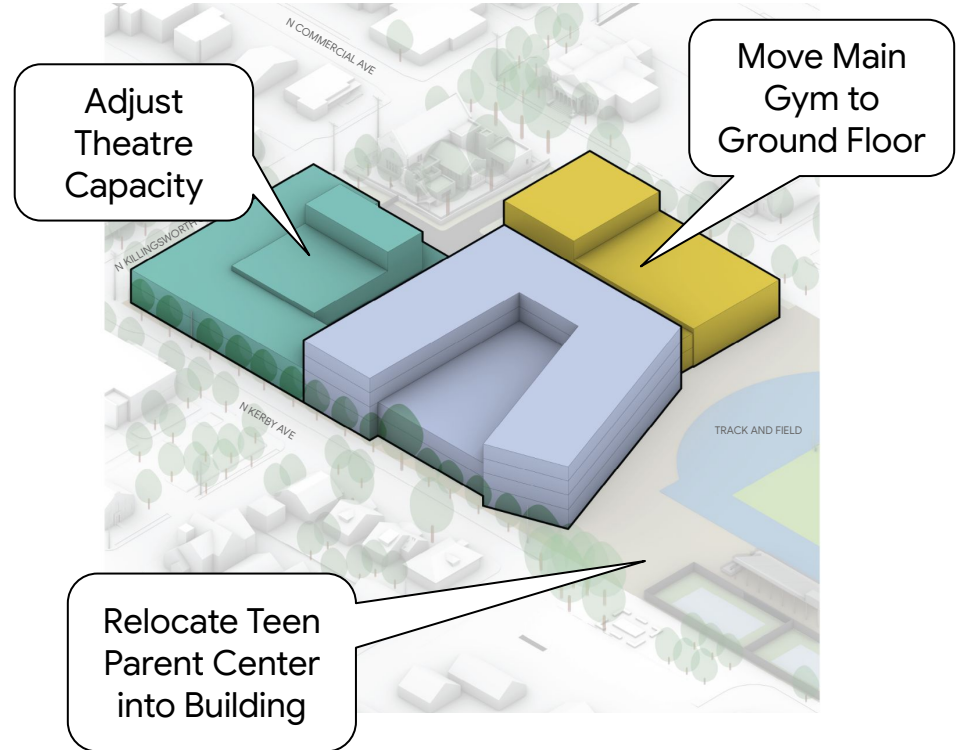


PERFORMING ARTS



ATHLETICS

Updated Design








Adjust
Theatre
Capacity

Move Main
Gym to
Ground Floor

Relocate Teen
Parent Center
into Building

Building Design: Floor Plan Updates

Level 1

-  ADMIN & PARTNER RELATED SPACES
-  ACADEMIC RELATED SPACES
-  PERFORMING ARTS RELATED SPACES
-  ATHLETIC RELATED SPACES
-  BUILDING SUPPORT RELATED SPACES



Building Design: Floor Plan Updates

Level 2



ADMIN & PARTNER
RELATED SPACES



ACADEMIC
RELATED SPACES



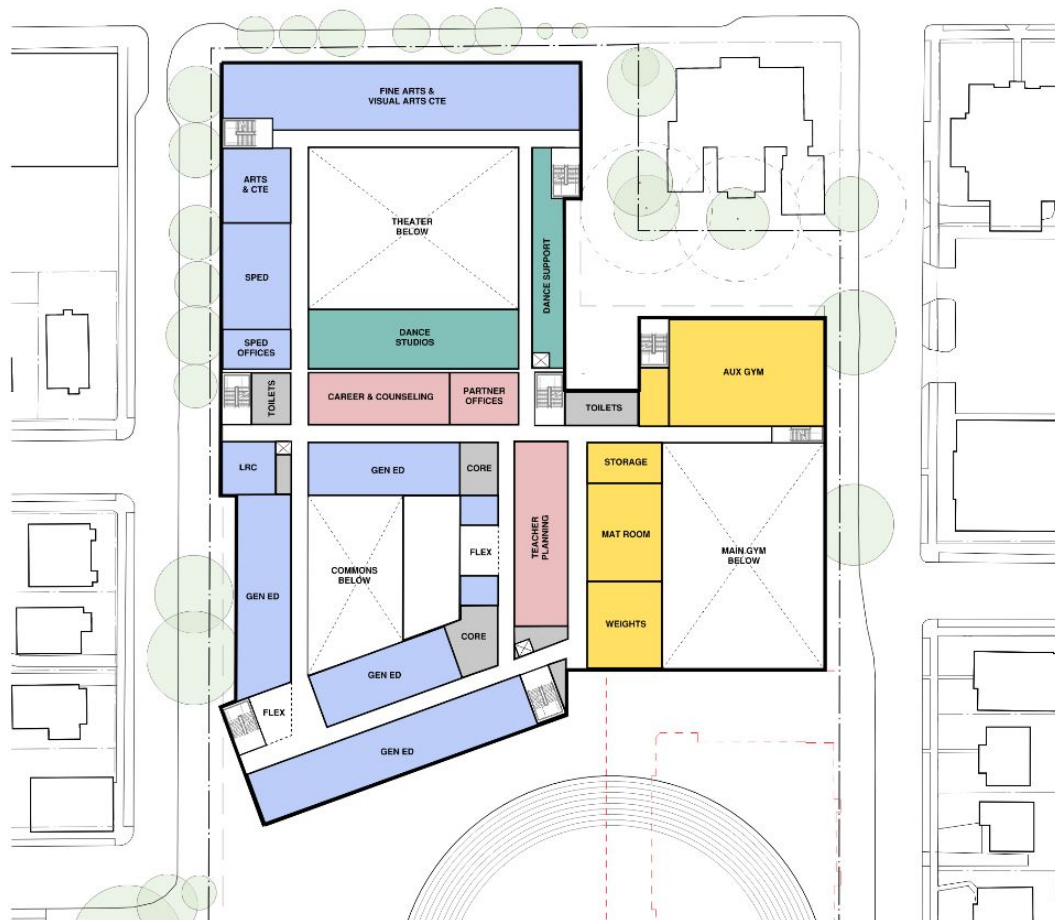
PERFORMING ARTS
RELATED SPACES



ATHLETIC RELATED
SPACES



BUILDING SUPPORT
RELATED SPACES



Building Design: Floor Plan Updates

Level 3



ADMIN & PARTNER
RELATED SPACES



ACADEMIC
RELATED SPACES



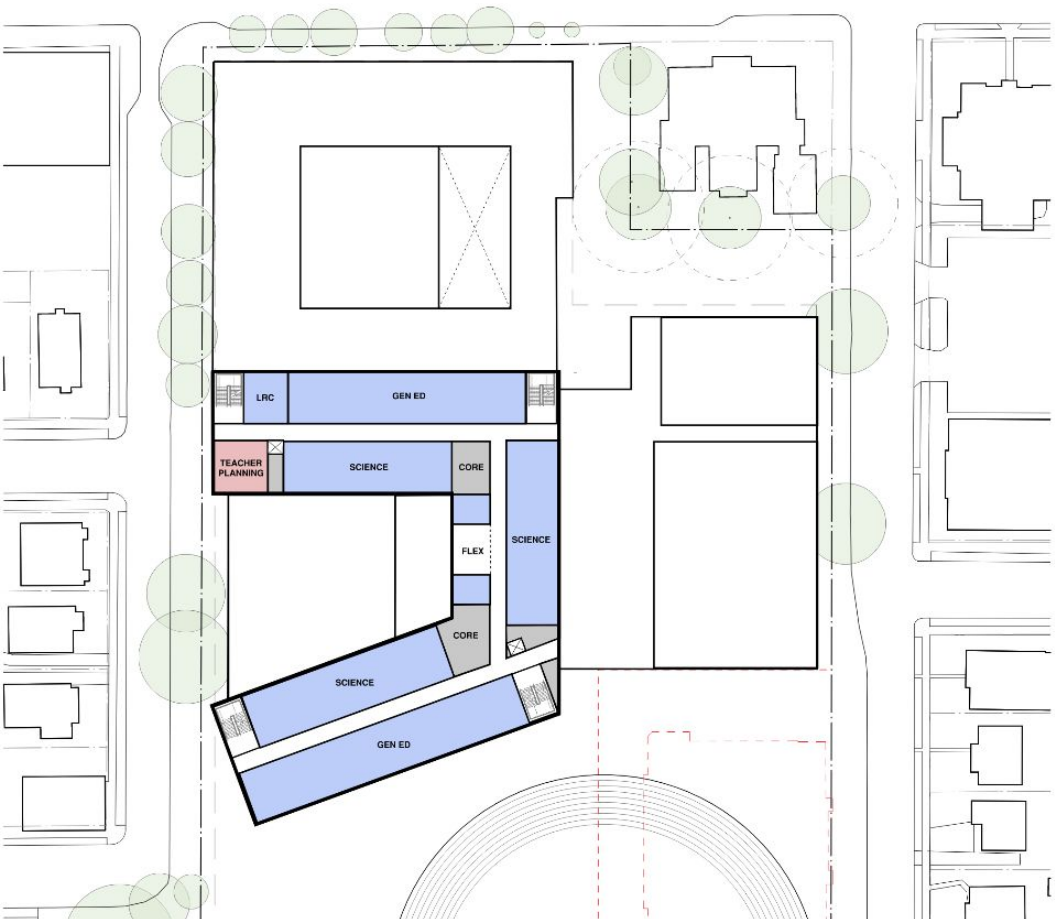
PERFORMING ARTS
RELATED SPACES



ATHLETIC RELATED
SPACES



BUILDING SUPPORT
RELATED SPACES



Building Design: Floor Plan Updates

Level 4



ADMIN & PARTNER
RELATED SPACES



ACADEMIC
RELATED SPACES



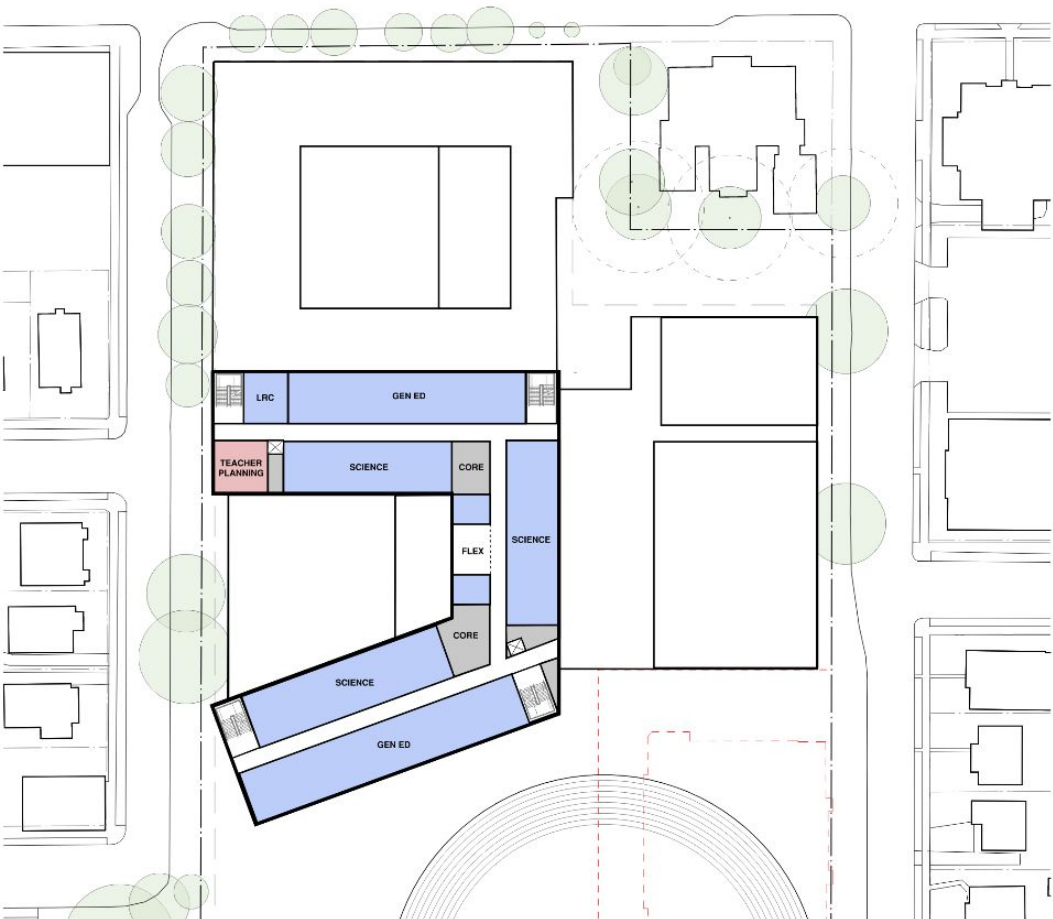
PERFORMING ARTS
RELATED SPACES



ATHLETIC RELATED
SPACES



BUILDING SUPPORT
RELATED SPACES



BoE Framework Directives

Teen Parent Center

Based on current feedback from PPS District Leadership, there is a demonstrated need for the Teen Parent Center at Jefferson HS and it is currently included in the project. To reduce costs it will be incorporated into the main building.

Health Center

JHS has an existing Health Center. The project maintains the size according to HS Ed Specs and keeps that space within the main building.

Commitment to PPS Climate Policy - All Electric Infrastructure

The project 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

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

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

The project team is studying cost efficient solutions for the following:

- Mechanical systems
- Structural options & constructability
- Building material selections

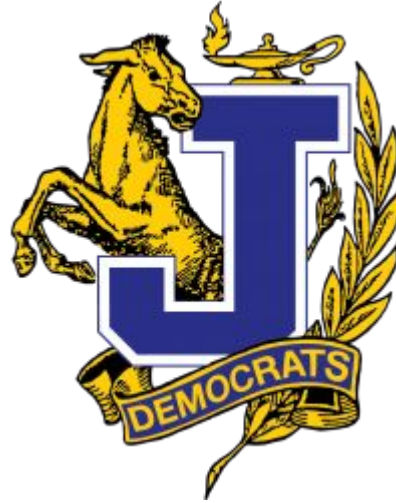
Update on Cost Reductions

Draft Cost Summary

JHS Modernization Budget

COMPONENT	2022 BOE APPROVED COMPREHENSIVE PLAN		2023 BOE APPROVED PROJECT PIVOT		2025 COST REDUCTION STUDY			
					LOW	HIGH		
TOTAL PROJECT BUDGET	\$	366,000,000	\$	490,752,797	\$	457,500,000	\$	465,500,000
Savings Range					\$	(33,252,797)	\$	(25,252,797)

Community Information Session



When: Tomorrow, Wednesday, April 9, 6-8pm
Where: Jefferson High School Cafeteria, 5210 N. Kerby Ave