

**BOARD OF EDUCATION**

Portland Public Schools  
**Study Session**  
**November 7, 2011**

**Board Auditorium**

Blanchard Education Service Center  
501 North Dixon Street  
Portland, Oregon 97227

**Note:** Those wishing to speak before the School Board should sign the citizen comment sheet prior to the start of the regular meeting. No additional speakers will be accepted after the sign-in sheet is removed, but citizens are welcome to sign up for the next meeting. While the School Board wants to hear from the public, comments must be limited to three minutes. All citizens must abide by the Board's Rules of Conduct for Board meetings.

Citizen comment related to an action item on the agenda will be heard immediately following staff presentation on that issue. Citizen comment on all other matters will be heard during the "Remaining Citizen Comment" time.

This meeting may be taped and televised by the media.

Background materials for this meeting may be found on the Board's website under "Public Notices".

**STUDY SESSION AGENDA**

1. **CITIZEN COMMENT** 5:00 pm
2. **SUPERINTENDENT OVERVIEW** 5:20 pm
3. **MARYSVILLE SCHOOL OPTIONS** - (action item) 5:25 pm
4. **BUSINESS AGENDA** 5:45 pm
5. **UPCOMING AGENDA REVIEW** 5:50 pm
6. **ADJOURN** 6:10 pm

The next Study Session of the Board will be held on **November 14, 2011**, at **5:00 pm** in the Windows Cafeteria Room at the Blanchard Education Service Center.

**Portland Public Schools Nondiscrimination Statement**

Portland Public Schools recognizes the diversity and worth of all individuals and groups and their roles in society. All individuals and groups shall be treated with fairness in all activities, programs and operations, without regard to age, color, creed, disability, marital status, national origin, race, religion, sex, or sexual orientation.

Board of Education Policy 1.80.020-P

DATE:

Board Meeting Date: October 24, 2011

Executive Committee Lead: C.J. Sylvester, Chief  
Operating Officer

Department: Office of School Modernization

Staff Lead: Antonio Lopez - Regional Administrator  
Judy Brennan - Director Family Support, School Choices  
Sarah Schoening - Executive Di

District Priority: Design and Implement Capital  
Improvement Plan



The site is 5.2 acres, and will not accommodate modular classroom buildings. The existing parking lot contains space for 26 cars.

On the north side of the site, a community park was completed in partnership with PDC and the community in 2009. The park was designed for joint use by the school and the community. Marysville School and the park have become a gathering place for the community as a whole. The fenced and damaged school is a blight on the neighborhood and masks the beauty of the park behind it.

Returning students to Marysville in its current boundary configuration would not require bussing for any of its students.

As a single story wood frame building, the original seismic risk was relatively low and will be improved in the area of the rebuilt fire damaged portion.

The rebuild of the Marysville school would include restoring the burned portion of the school to a condition equivalent to its pre-fire condition, installing a new fire alarm and fire sprinkler system throughout the entire facility, seismic and accessibility (ADA) upgrades within the reconstructed portion of the building, increasing visibility from the school office to the school entrance, addition of a new security camera system and providing an accessible ramp at the front entrance.

The Marysville School has limitations in the support of the middle school students (grades 6-

Additional suggestions included:

- x Fully repainting the building interior;
- x Removing existing vinyl siding on the building exterior to replace with siding matching the rebuilt portion.

Costs for this rebuild option are summarized in FISCAL IMPACT below. A reference floor plan of the Marysville School is provided as Attachment C.

#### KELLOGG SCHOOL OPTION CONSIDERATIONS

Kellogg School was in use as a middle school through the spring of 2007. The school was closed as part of the District's K-8 configuration process. Since its closure it has been used as an AP testing site, a venue for district continuing education programs and furniture storage.

The school, constructed in 1917, has a total of 90,105 square feet and a Magellan 2009 Modified FCI rating of 78%. The facility contains 39 classrooms, two full sized gymnasiums - one with bleachers and a formal stage, two science labs, a full separate cafeteria and an industrial arts room. Although the school most recently functioned as a middle school, it also once operated as an elementary school and has some facilities to accommodate younger students in the building annex. The annex will require the installation of additional restrooms to allow it to function in comparative fashion to other district elementary facilities. The Kellogg facility allows for enrollment that is at or above the target size of 500 students for a K-8 school. There is a strong potential for Kellogg to serve as a point of enrollment relief for nearby overcrowded K-8 schools. A move to the Kellogg site would require boundary changes between more schools, as Kellogg is currently located in the Bridger boundary.

The site is 6.36 acres with a parking lot for 67 vehicles, an asphalt play area, two ball fields and a large soccer field. The site does not currently have a play structure or equipment for small children, though there is space for the installation of such a structure. Additional fencing for security would also be needed.

The three story building was constructed in phases and consists primarily of unreinforced concrete exterior walls covered with brick veneer, reinforced concrete floors, and unreinforced clay tile demising walls. There is no elevator access. Costs of elevator accessibility and seismic improvements are well beyond the allotted insurance funds. Limited

- x Providing kitchen equipment including new fume hood with fire suppression; and
- x Expanding the existing restroom facilities for students within the annex building.

Estimated future operational costs for Kellogg are slightly higher than those for the Marysville School. A move to Kellogg would require bussing for approximately 50% of the students based on the current boundary configuration. As a larger facility, Kellogg would also require an additional half- time custodian for maintenance.

Community support of a move to the Kellogg School is strongly tied to its ability to house a larger, and perceived stronger, K-8 program than can be accomplished at the original Marysville site and a desire to retain and make use of the Marysville facility.

Reuse of the Marysville School site for this option have not been fully explored. Cost and scope for any necessary improvements or modifications to the Marysville site are dependent on its future use. FAM staff reports there are program operators who may potentially be interested in the remaining Marysville School building.

Costs for this option are summarized in FISCAL IMPACT below. A reference floor plan of the Kellogg School is provided as Attachment D.

#### ENROLLMENT ANALYSIS

number of years. The duration of the construction work at Kellogg would be relatively shorter.

### III. RELATED POLICIES/BEST PRACTICES

8.80.015-P Capital Improvements – Process for the completion of capital projects.

### IV. FISCAL IMPACT

The costs of both of the proposed options are closely tied to the insurance proceeds that are available to them.

#### Marysville School

**Initial Costs:** The overall rebuilding costs are estimated to be \$4,500,000 from insurance funds plus an additional \$300,000 from Fund 405. This work would include, in addition to the rebuilding of the burned portion of the school and any code required upgrades, upgrades to the building exterior, interior paint, the science classroom enhancement and the addition of 3 classrooms with the relocation of the Media Center and Computer Lab. Increasing the size of the Discovery Zone Gymnasium could be accomplished for an additional cost of approximately \$550,000. This could be constructed as part of the original reconstruction or as a future addition.

**Ongoing Costs:** Under current boundary configuration, no bussing is required. No change from pre-fire gross square footage would occur. Better insulation and lighting in the burned portion of the building would provide small reduction in energy usage.

#### Kellogg School

**Initial Costs:** Basic improvements to the Kellogg School are estimated to cost approximately \$2,000,000. The Marysville site would require \$500,000 - \$850,000 of demolition and clean-up to allow the building to operate for limited ongoing uses. The future use of the Marysville building and potential partner funding would impact the ultimate total cost of this option.

**Ongoing Costs:** Under current boundary configuration, bussing for approximately 50% of Marysville students would be required. Larger building gross area would require additional maintenance. Energy costs would be more than the Marysville site since Kellogg is larger, would be occupied rather than vacant and would not have significant changes in building systems or insulation.

Additional estimated cost details are included in Attachment A.

### V. COMMUNITY ENGAGEMENT

Conducting the Marysville School out of the Rose City Park school facility has been a challenge for the staff, the students and the community. The District desires to bring that community closer to home soon.

The Superintendent, a board member and district staff attended a community organized picnic at the Marysville School Park on August 13 to hear community feedback and provide notice of a plan to conduct district meetings regarding Marysville School options. During the month of September three community engagement events were held: on September 10 and 13 to gather information from the community; and on September 19 to report and review

concerns and preferences surfaced by the prior discussions. Two similar events with staff occurred on September 6 and 15. On September 17 a public tour was given at the Kellogg thr theille



Support voiced by the Marysville community for a move to Kellogg School has been strongly linked with a desire for a plan for the reuse of the Marysville building. If this recommendation is pursued, staff could pursue solicitation of

Marysville Rebuild

Budget \$4,500,000 Insurance Funds; \$300,000 Fund 405  
Schedule 14 months

Scope of Work

Reconstruct interior & exterior burned portion of building including hazardous materials abatement at burned portion, new all building fire alarm system, and new all building fire sprinkler system, paint interior of existing building.

Repair exterior existing landscaping overall grounds clean up, add accessibility ramp at entrance, add additional visibility and security camera at building primary entrance, remove vinyl siding at existing building and replace with new wood siding to match new construction, repaint existing exterior to match rebuild.

Move existing Media Center and Computer Lab to West Gymnasium convert existing Media Center to 2 classrooms including new walls and finishes, rebuild burned Discovery Zone as new gymnasium with opportunity for expansion to full sized middle school gym, and create new Science Lab within existing classroom providing new gas outlets, lab tables, sinks, and casework.

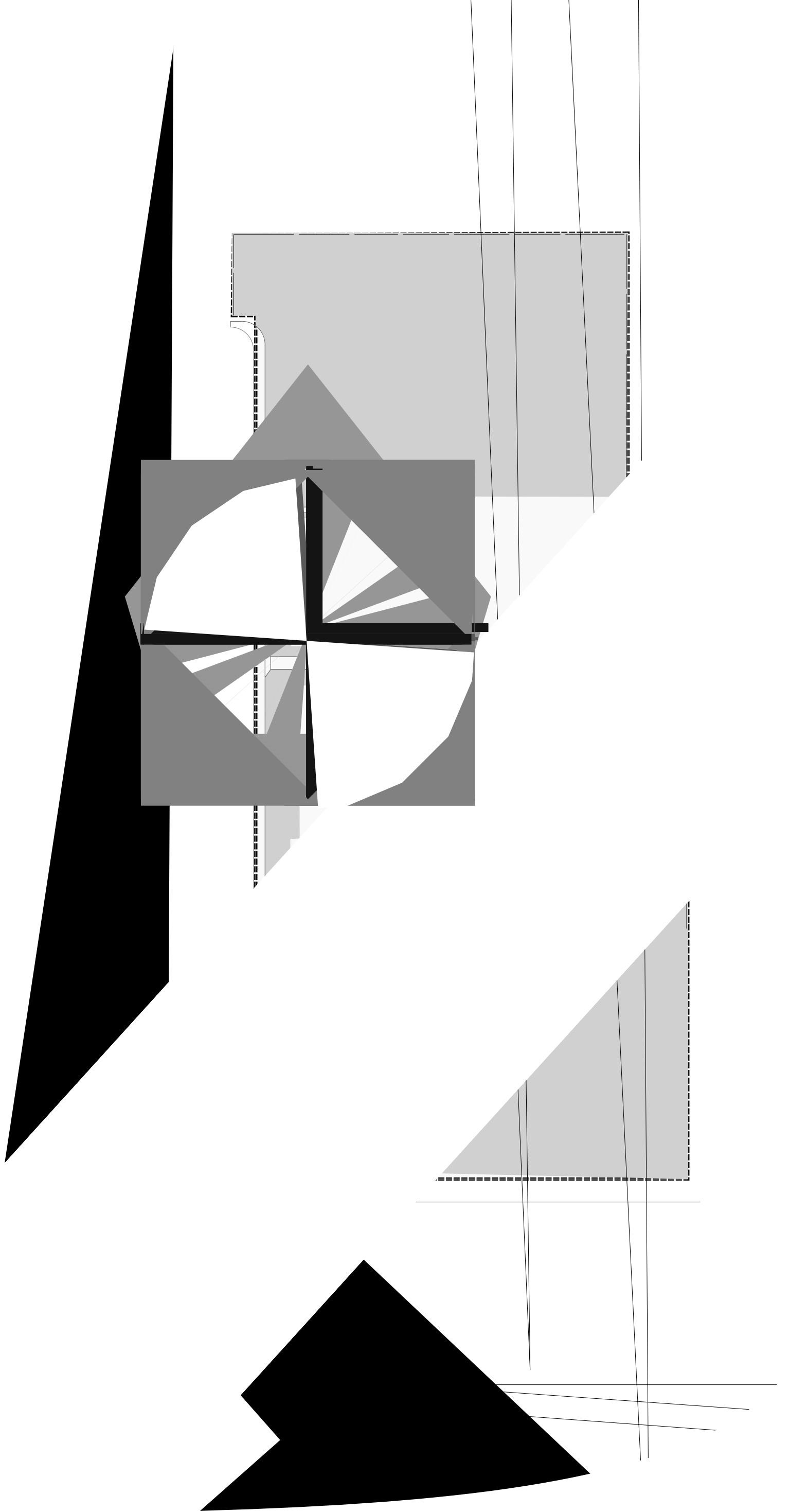
Add Alternate 1: Expand newly rebuilt Discovery Zone Gymnasium to create a full sized middle school gymnasium 68' x 80' accommodating full court 42' x 74' youth basketball court, and add higher basketball hoops. Estimated

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BOARD OF EDUCATION  
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON

INDEX TO THE AGENDA

Purchases, Bids, Contracts

The Superintendent RECOMMENDS adoption of the following item:

Number 4506



RESOLUTION No. 4506

Personal / Professional Services, Goods, and Services Expenditure Contracts  
Exceeding \$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 reaches \$150,000 or more 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 agreements in a form approved by General Counsel for the District.

NEW CONTRACTS

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Insight Public Sector	10/18/11 through				

Other Matters Requiring Board Action

The Superintendent RECOMMENDS adoption of the following item:

Number 4507

RESOLUTION No. 4507

Resolution to Approve the Rebuild of Marysville School

RECITALS

- A. In November 2009, a fire irreparably damaged approximately a third of Marysville School. Marysville students and staff have moved to Rose City Park School approximately five miles north of the Marysville School site. Marysville students are bussed to the site.
- B. In 2010, the Board of Education voted (Resolution 4381) to use insurance proceeds for the rebuild of the Marysville School building to leverage funding from the district's proposed

