mahlum STUDIO PETRETTI ARCHITECTURE

AUGUST 7TH, 2025
DESIGN ADVISORY GROUP

Cleveland High School

DAG 11

PORTLAND PUBLIC SCHOOLS

Land Acknowledgment

The Portland Metro
area rests on traditional
village sites of the Multnomah,
Wasco, Cowlitz, Kathlamet, Clackamas, Bands of
Chinook, Tualatin, Kalapuya, Molalla, and many other tribes who made their homes along the Columbia River. Indigenous people have created communities and summer encampments to harvest and enjoy the plentiful natural resources of the area for the last 11,000 years.

We want to recognize that Portland today is a community of many diverse Native peoples who continue to live and work here. We respectfully acknowledge and honor all Indigenous communities—past, present, future—and are grateful for their ongoing and vibrant presence.

We also acknowledge the systemic policies of genocide, relocation, and assimilation that still impact many Indigenous/Native American families today. As settlers and guests on these lands, we respect the work of Indigenous leaders and families, and pledge to make ongoing efforts to recognize their knowledge, creativity, and resilience. Within the Cleveland community we also acknowledge how we have systematically failed native students, and commit to ensuring a better future for the Indigenous and Native students and families who have continued to contribute to bettering our community despite our failings.

-written by Cleveland High School students

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Agenda

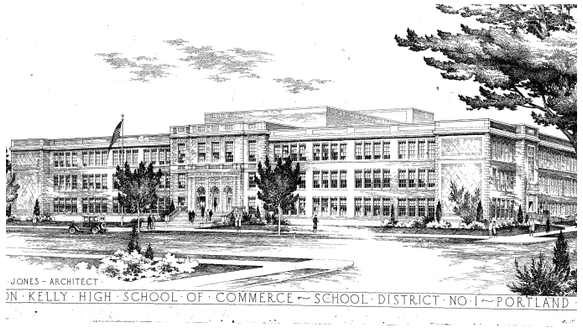
- Welcome - 5 min
- Recap of DAG 10 - 10 min
- Design Updates & Feedback - 60 min
- Schedule & Cost Updates - 30 min
- Regroup / Next Steps - 15 min

Cleveland Historical Timeline











PAST
Portland Metro area is home to the Multnomah, Wasco, Cowlitz, Kathlamet, Clackamas, Bands of Chinook, Tualatin, Kalapuya, Molalla, and many other tribes.

1860
Clinton Kelly donates land that he received through the US 1850 Donations Claims Act, with the stipulation that it be used as an educational site

1890's
Clinton Kelly School erected in series of expansions on Kelly land site

1929
School constructed on current site and renamed Clinton Kelly HS of Commerce

1948
Commerce High School name changed to Grover Cleveland by school board decision

2029
Proposed construction completion for new Cleveland High School

FUTURE
Possible name change and a new legacy for CHS students

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Terminology Reminder

Architectural Salvage

Architectural Salvage are **components of a building that are removed and saved** for restoration, **reuse**, or repurpose.

Material Recovery

Material recovery is the process of **select removal of materials as a resource** and diverts it from landfills.

Memorabilia & Artwork

Memorabilia and artwork are **expressions of visual culture and identity** providing representation of people and place.

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Recap DAG 10: Murals & Memorabilia

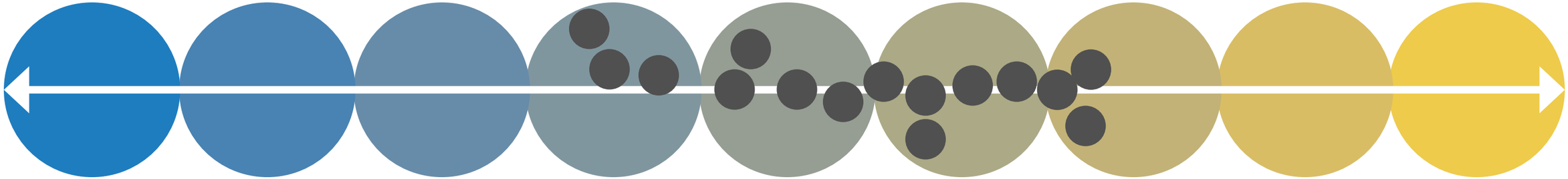


Activity Results:

Most feedback leaned towards ‘curating **some physical memorabilia** for the new building’

Takeaways:

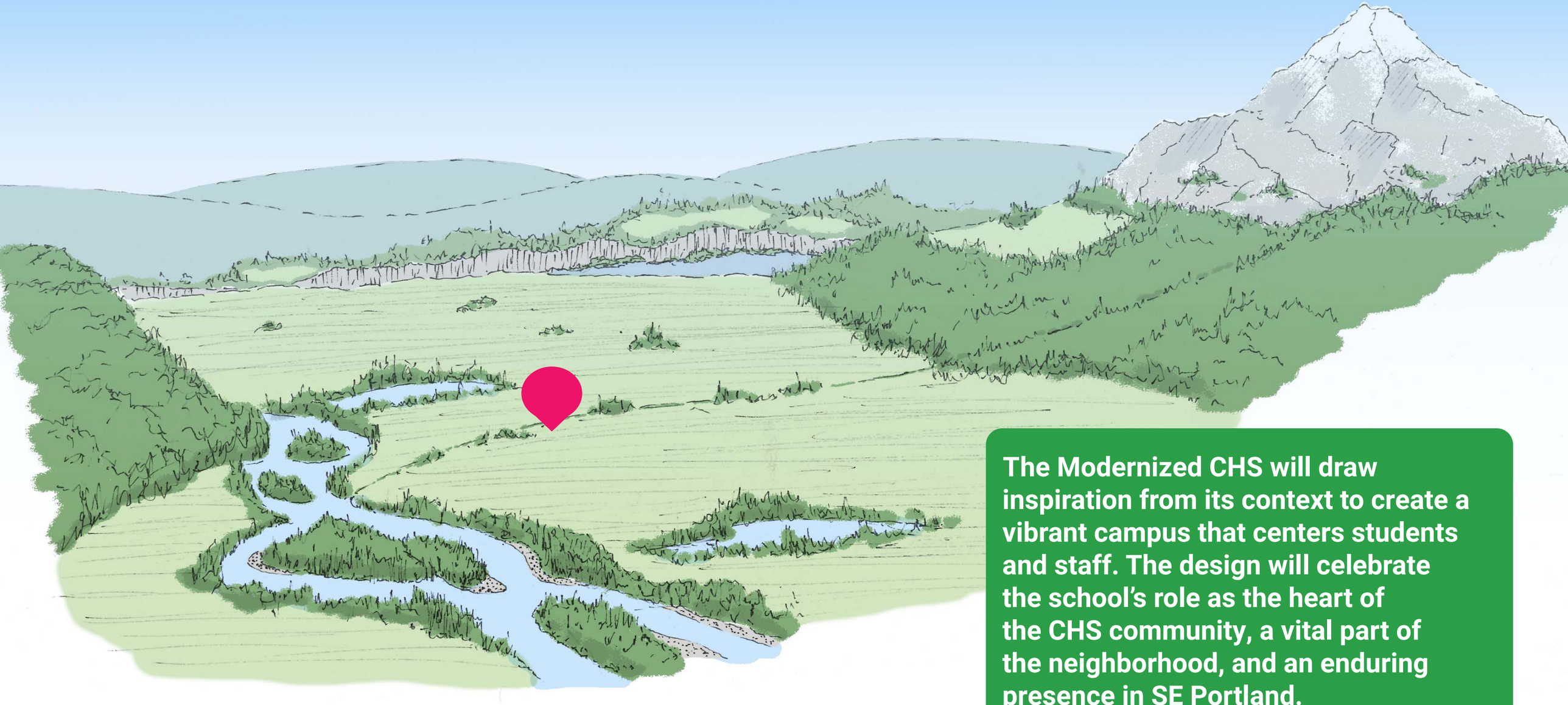
> Curating & displaying historical elements, art, and graphics presents a **valuable learning opportunity** for current and new students
> A **digital archive** would help document elements that may not be salveagable
> A range of student voices can be represented throughout the building by including a historic display of **alumni across generations**
> Desire to **reuse elements with craftsmanship & character**
> Most interested in preserving elements associated with **personal memories**



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Design Updates

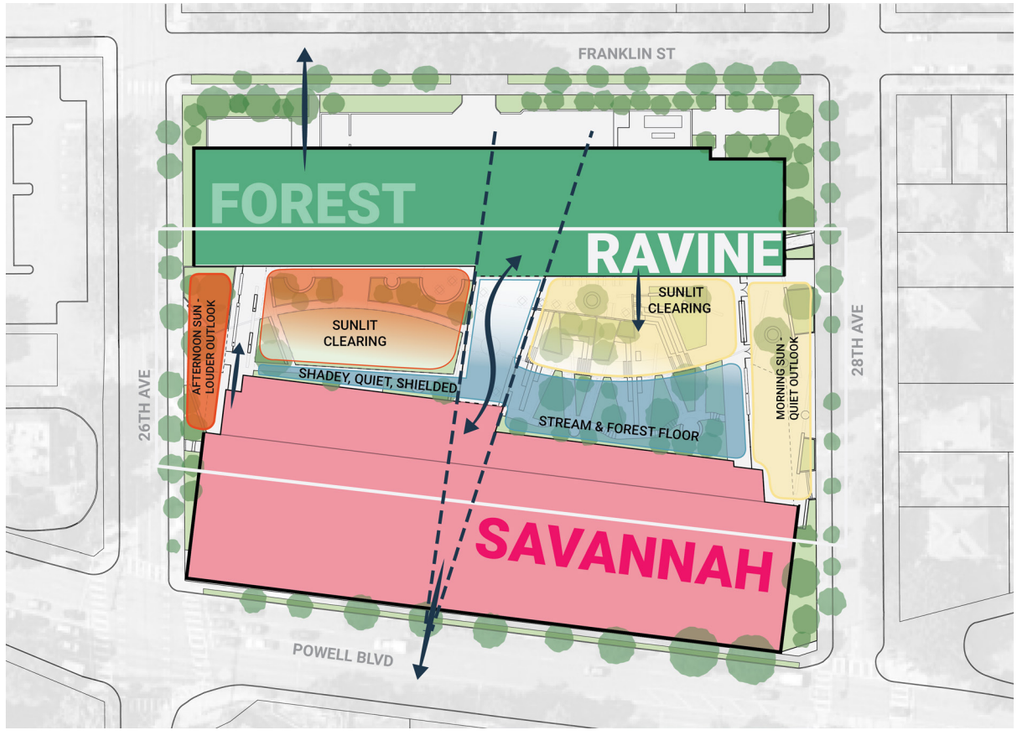
Design Framework

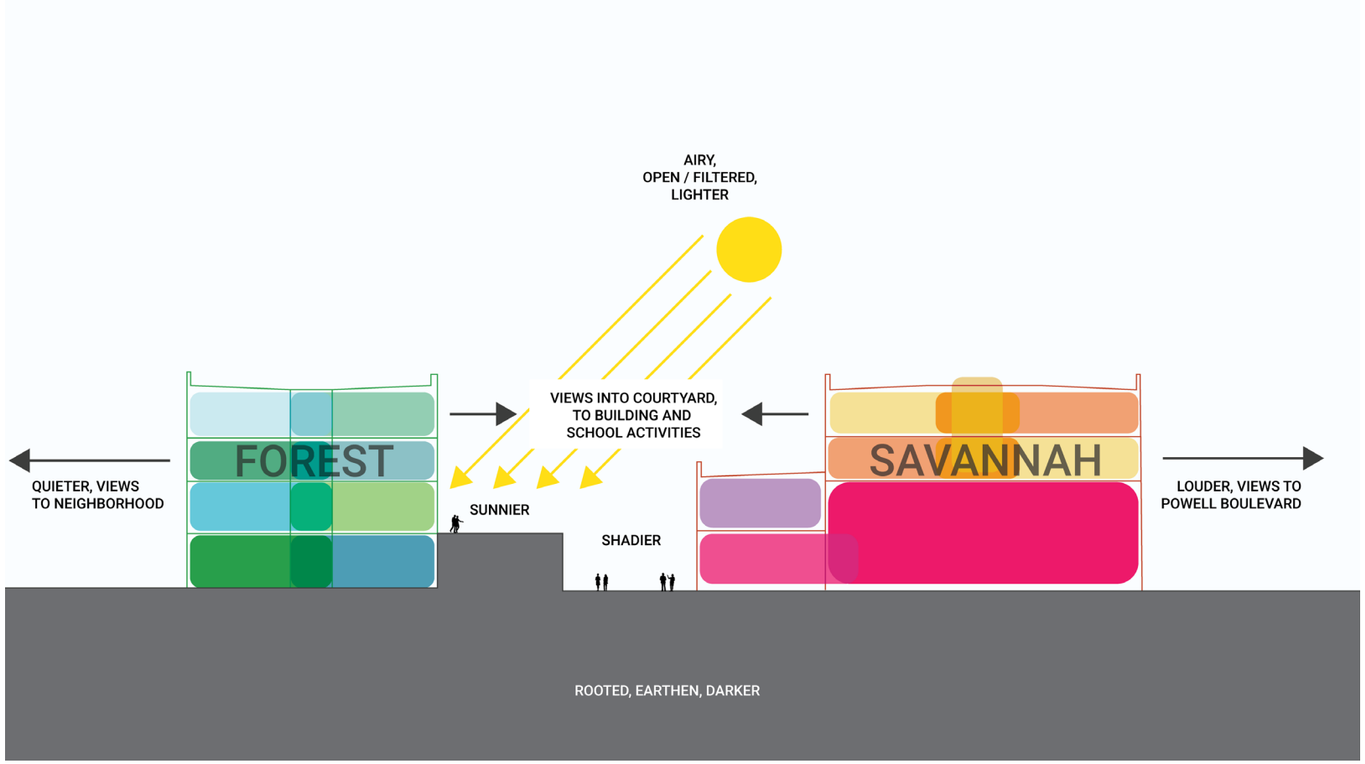


The Modernized CHS will draw inspiration from its context to create a vibrant campus that centers students and staff. The design will celebrate the school's role as the heart of the CHS community, a vital part of the neighborhood, and an enduring presence in SE Portland.

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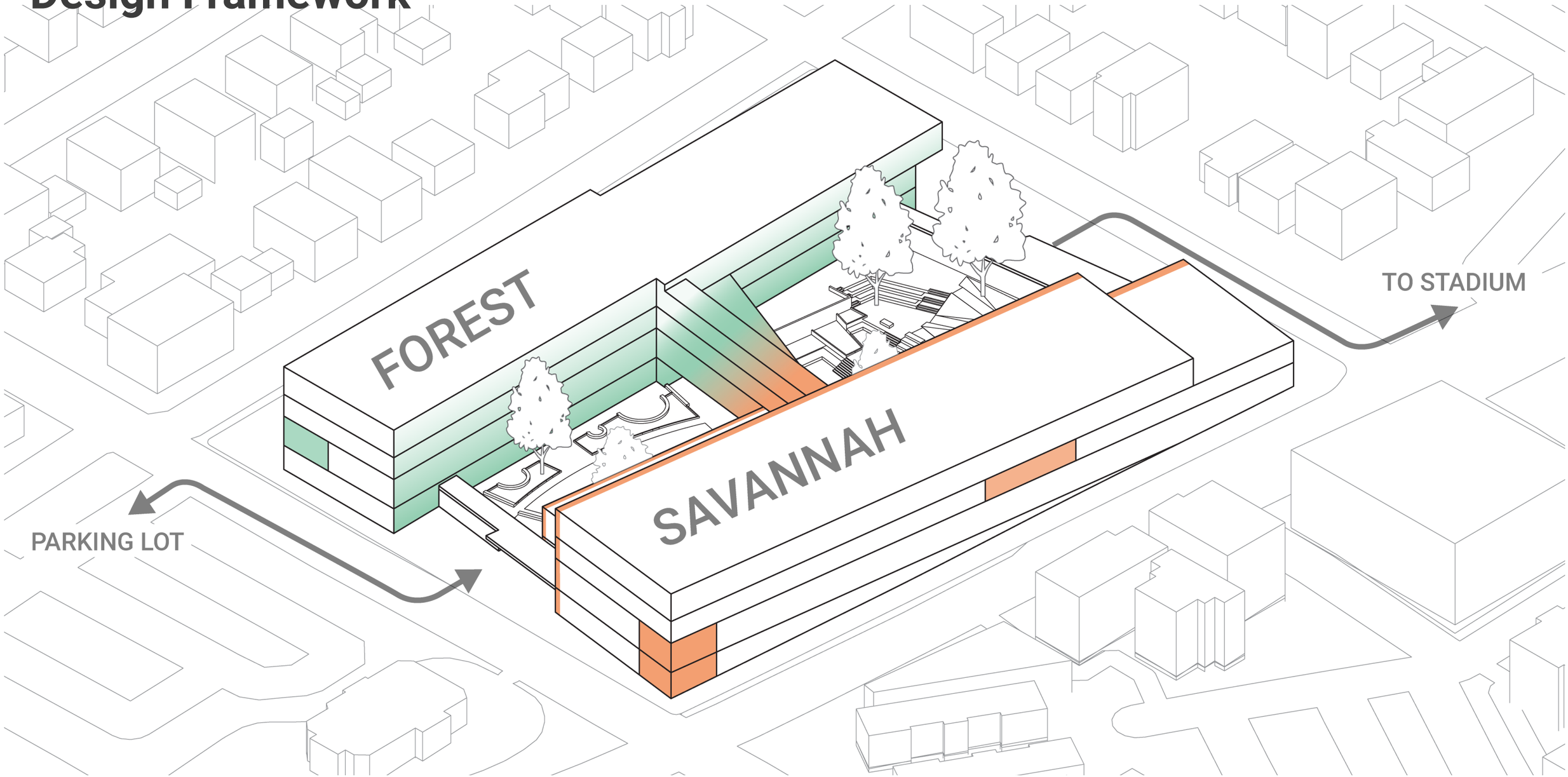
Design Framework





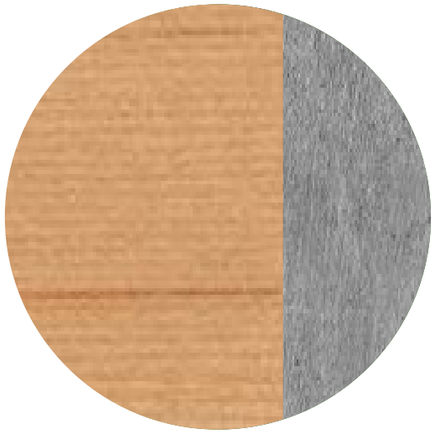
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Design Framework

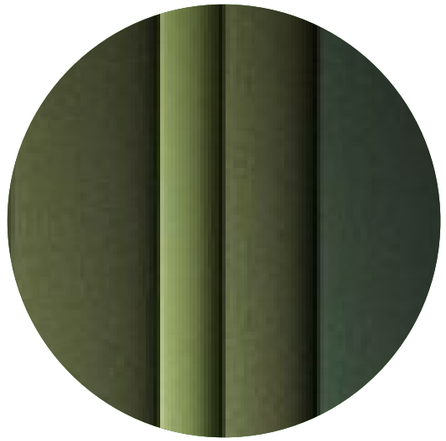


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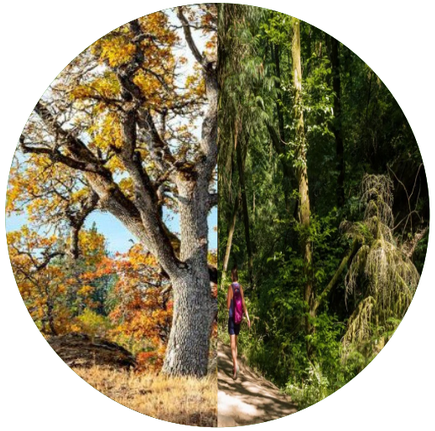
Interior Design Framework



Emphasis on activity: Building is natural, warm, with simple palette



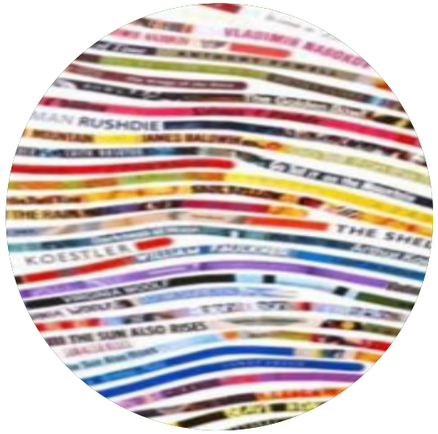
This place matters: Northwest- specific and site-specific tones



Microclimates: Each wing of building is it’s own environment



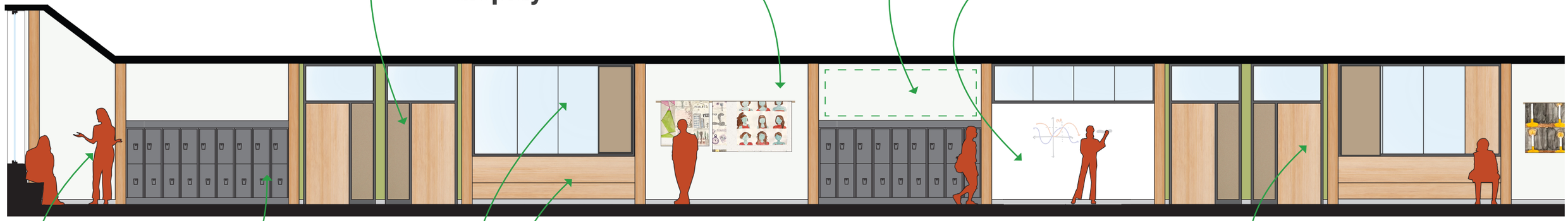
Intuitive wayfinding: Texture and saturation change based on building level



Meaning through color: Brighter colors occur at spaces for gathering, circulation, collaboration

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Typical Hallway



Teacher-curated display

Student-curated display

Permanent display

Whiteboard

Lockers

Flexible learning settings

Benches for pause & rest

Appropriate visibility

Biophilic materials, colors & patterns

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Interior Materiality



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Interior Views



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Commons Looking West

Interior Views



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Connector Looking North

Interior Views



South Corridor Looking East

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Interior Views



North Corridor

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Interior Views



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Typical Classroom

Interior Views



Typical Classroom

Interior Views



South Corridor

Interior Views



South Corridor

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Interior Views



Gym

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Interior Views



Elevated Track at Gym Mezzanine

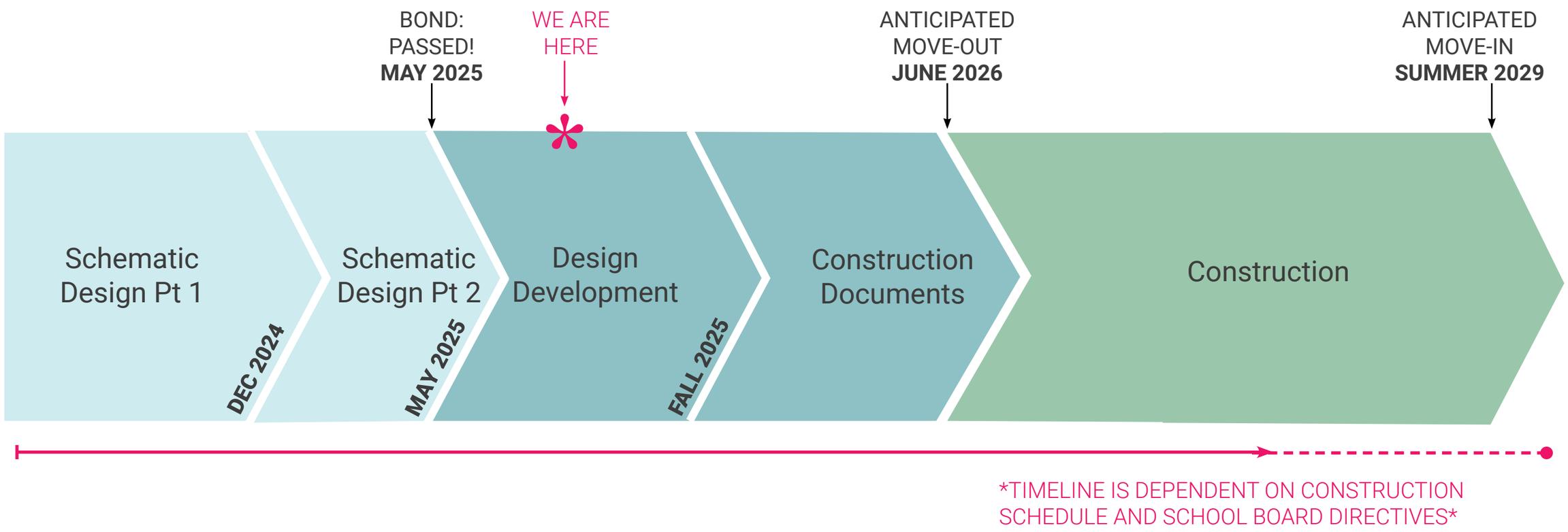
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Activity

- Visit the listening stations and provide your feedback
  - Public Areas
  - Learning Spaces
  - Interior Materials

Schedule &
Design Process

Project Schedule



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Project Budget

Pending Board Approval

COMPONENT	COMMENTS	COMP PLAN TOTAL 04/17/2024	REVISED COMP PLAN TOTAL 08/04/2025	VARIANCE	NOTES
Construction Hard Cost	Building, Site Work, & Preconstruction Fees. Estimates provided by CM/GC and professional cost estimators Gamut/KJF.	$377,654,178	$364,284,431	($13,369,747)	Cost Study Results
Green Energy Technology 1.5%	Required by State of Oregon	$5,664,813	$5,529,547	($135,266)	
Subtotal		**$383,318,991**	**$369,813,978**	**($13,505,013)**	
Owner Direct Hard Costs	Off Site Improvements, utility costs not included above	$1,650,000	$1,200,000	($450,000)	Reduced Budget
Total Hard Costs		**$384,968,991**	**$371,013,978**	**($13,955,013)**	
Soft Costs	Approx. 9.3% of Hard Costs	$33,155,000	$34,290,000	$1,135,000	Design Fees for Cost Study
Fixtures, Furniture & Equipment	Approx. $34/SF	$8,700,000	$10,000,000	$1,300,000	Increased for Inflation
Swing Space/Temp Facilities	Marshall Campus Improvements	$500,000	$1,500,000	$1,000,000	Increase for Added Work
Owner Contingency	10% of Total Project Costs Minus CM/GC Contingency	$41,320,859	$40,198,693	($1,122,166)	
Escalation	Included in Hard Cost Estimate				
Total Project Budget		**$468,644,850**	**$457,002,671**	**($11,642,179)**	Overall Cost Reduction
Deduct 2020 Bond Funding for Planning and Design		-$20,000,000	-$20,000,000		
Remaining Budget Funding Requirement from 2025 Bond		**$448,644,850**	**$437,002,671**	**($11,642,179)**	
Powell Park Field Improvements Allowance in 2025 Bond			**$15,000,000**		

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Path to Budget

Pending Board Approval

COMPONENT	COMMENTS	Const. Budget Target
Revised Construction Budget	**Established after the Cost Reduction Study**	**$369,813,978**
Reconciled Cost Estimate - SD V2	**Estimating by Skanksa and KJF Cost Studio**	**$377,436,812**
Cost Delta	**Estimate is over budget by 2.06%**	**$7,622,834**
VE Items	**Accepted Cost Reductions**	**($8,466,686)**
Additional VE Items to Study	**Cost Reduction Ideas requiring further study**	**($8,900,000)**
Revised Delta if all VE Items Realized	**Minus number means under budget**	**-$9,743,852**
Project Add Alternates not including athletic fields (5 & 6)		**$11,116,600**
1. Field Storage Building		**$1,102,000**
2. Raised Track in Gym		**$1,581,000**
3. Building Integrated Solar Panels		**$2,261,000**
4. Backup Battery Energy Storage System		**$4,000,000**
5. ROM Quote for Hosford Field Improvements - Hard cost only, design and permits excluded		**$6,911,000**
6. ROM Quote for Powell Park Improvements - Hard cost only, design and permits excluded		**$10,000,000**
7A. Resiliency - Ventilation for gym during power outage		**$222,000**
7B. Resiliency - Heating and Cooling for gym during power outage		**$835,000**
7C. Resiliency - Seismic bracing of water supply to fixtures near the gym		**$41,600**
7D. Resiliency - External water connection for emergency use		**$118,000**
7E. Resiliency - Seismic bracing of mech and structural systems in south building Category IV.		**Included**
8. Fiber Connections to Stadium, parking lot, and Powell Park		**$956,000**

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Looking Ahead

- Board Meeting Presentation: TBD
- Staff Focus Group meetings: September/ October
- Student Group sessions: September/ October
- DAG 12: Thursday, September 18th
- Public Design Workshop: TBD

Thank you!