



December 11, 2025
Design Advisory Group Meeting

Cleveland High School

DESIGN RECAP

PORTLAND PUBLIC SCHOOLS

Contents

- Bond Program Overview
- Comprehensive Plan: Build a New School
- Project Timeline
- Cost
- Design Update
- Process for Name Change

Office of School Modernization – 13 Years of Success

Bond Program History

2012 Bond

Franklin High School Modernization:	Opened on Time Fall 2017
Roosevelt High School Modernization:	Opened on Time Fall 2017
Faubion PK-8 School and CU College of Education:	Opened on Time Fall 2017
Grant High School Modernization:	Opened on Time Fall 2019

- 26 schools receive ADA Access upgrades
- 21 schools receive new roofs
- 13 schools receive seismic upgrades
- 27 schools receive science room upgrades

Link to GIS map with all completed Bond projects > [**CLICK HERE**](#)

Office of School Modernization – 13 Years of Success

Bond Program History

2017 Bond

McDaniel High School Modernization:	Opened on Time Fall 2021
Kellogg Middle School:	Opened on Time Fall 2021
Lincoln High School Modernization Building:	Phase 1 on Time Fall 2022
Lincoln High School Modernization Fields & TPC:	Phase 2 on Time Fall 2023
Benson High School Modernization/MPG:	Opened on Time Fall 2024*

- 12 schools receive ADA Access upgrades
- 10 schools receive new roofs
- 3 schools receive seismic upgrades
- Numerous schools receive asbestos remediation, lead paint stabilization, radon mitigation, fire sprinkler and alarm upgrades, and upgrades.
- ALL sites receive water quality upgrades

* Some spaces at Benson were completed shortly after the start of the school year.

Link to GIS map with all completed Bond projects > [CLICK HERE](#)

Office of School Modernization – 13 Years of Success

Bond Program History

2020 Bond

Jefferson High School Modernization:

Building to open Fall 2029

Track & Field to open Fall 2030

> December 2023 PPS School board directs project team to stop work and redesign the project so students do not have to relocate during construction. Revised Comprehensive Plan approved in April 2024. Construction schedule delayed by one year.

>December 2024 PPS Leadership directs project team to stop work and redesign for reduced costs. Second Revised Comprehensive Plan approved in October 2025. Construction schedule delayed by another year.

- Center for Black Student Excellence
- Ida B. Wells and Cleveland High School Modernizations – Design and Planning funds
- Most schools receive ADA Access upgrades
- Many schools receive new roofs and seismic upgrades
- ALL sites receive security upgrades

Link to GIS map with all completed Bond projects > [CLICK HERE](#)

Office of School Modernization

Bond Program Summary

2025 Bond

Cleveland High School Modernization:	Scheduled to open Fall 2029
Ida B. Wells High School Modernization, Building:	Scheduled to open Fall 2029
Ida B. Wells High School Modernization, Fields:	Scheduled to open Fall 2030

Other modernizations TBD

- Technology: \$176M
- Curriculum: \$56M
- Athletics: \$79M
- Seismic, Critical Repairs and Deferred Maintenance \$190M
- PE Upgrades \$10M

Office of School Modernization

Bond Project Timeliness

Projects expect to see delays for multiple reasons and have occurred on all modernizations. These delays are primarily managed by the contractor with assistance from the project management team. Delays are mitigated by various methods such as overtime, trade stacking, scope changes, and other acceleration strategies. For example, there were multiple delays on the Lincoln High School project due to: Ice and Snow, Wildfire Smoke, Excessive Heat, COVID-19 cases, Fire, Power Outages, Supply Chain Disruptions, Labor Shortages, and more. The project still opened on time AND returned \$16M of savings back to the Bond program.

Schedule Risk:

- >The General Contractor (CMGC) takes the primary risk of completing the project on time as a fundamental contract requirement.
- >The CMGC is subject to a daily financial penalty if the building is not delivered on time. This is called Liquidated Damages and is set in the contract at \$9,200 a calendar day.

PPS Guiding Documents

PPS Comprehensive HS Education Specifications

<https://resources.finalsite.net/images/v1751569723/PPSNET/IVU8PEN4JETENI07NIYP/>

Purpose

"Building design characteristics that establish the ways facilities support programs and curriculum" equitably across all high schools

Example

11 Science Labs, 1,500 square feet each; "Supports biology, chemistry, physics, anatomy, physiology, geology and astronomy curriculums"

the CPC will use to:

recommend CHS-specific adjustments for specialized programs

The Design Advisory Group (DAG) will use to:

understand functional requirements of school (storage, technology, etc)

PPS Energy & Sustainability Standards

<https://www.pps.net/departments/climate-justice/climate-crisis-response-policy>

"Goals, processes and strategies for occupant health, indoor air quality, and resource efficiency"

"All bond projects will commence with an Integrated design charrette . . . strategies and systems necessary to meet the EUI target and district climate policy goals"

look for building/site options that support passive solar & other strategies

understand design team's approach

PPS Technical Design and Construction Standards

<https://www.pps.net/departments/facilities-asset-management/facility-standards-design-and-construction>

Provide reference standards for building materials

"Windows should be designed to contribute to daylighting without introducing unnecessary glare and minimizing heat gain"

review existing conditions analysis in making recommendations to retain or remove existing structures

understand design team's selections

PPS Vision

<https://www.pps.net/about/portland-public-schools-information/vision>

Focuses on "what we want to be true for our graduates"

"Includes a Graduate Portrait; a set of Educator Essentials; a set of Educational System Shifts; and a set of Core Values."

reference LRFP for Planning Principles

reference LRFP for Planning Principles

PPS Long Range Facilities Plan

<https://www.pps.net/departments/facilities-asset-management/long-range-facility-plan>

Defined "Planning Principles" to express District values for physical space as a reflection of the Graduate Portrait

"District buildings will include gender-neutral facilities with appropriate signage and recognize all personal pronouns in signage"

confirm building includes dedicated space for community programs, wellness, inclusion

consider how design process & building will be organized to best support Planning Principles

Comprehensive Plan

Decision to Build New Building

Fall 2023-Spring 2024

Cleveland: PPS-owned Properties

Smallest Contiguous High School Site; Located on State Highway

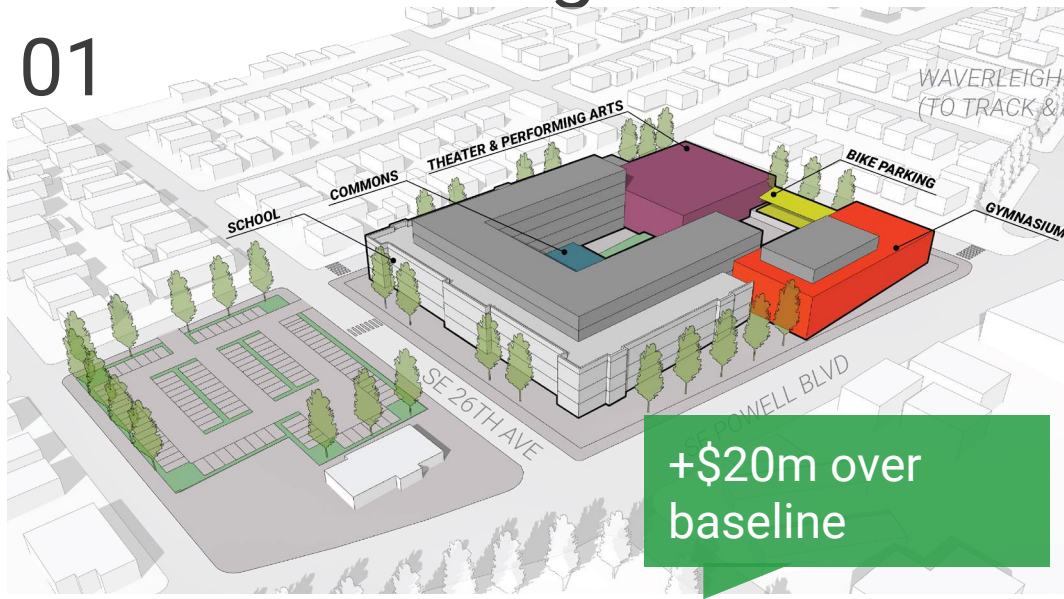


Comprehensive Plan

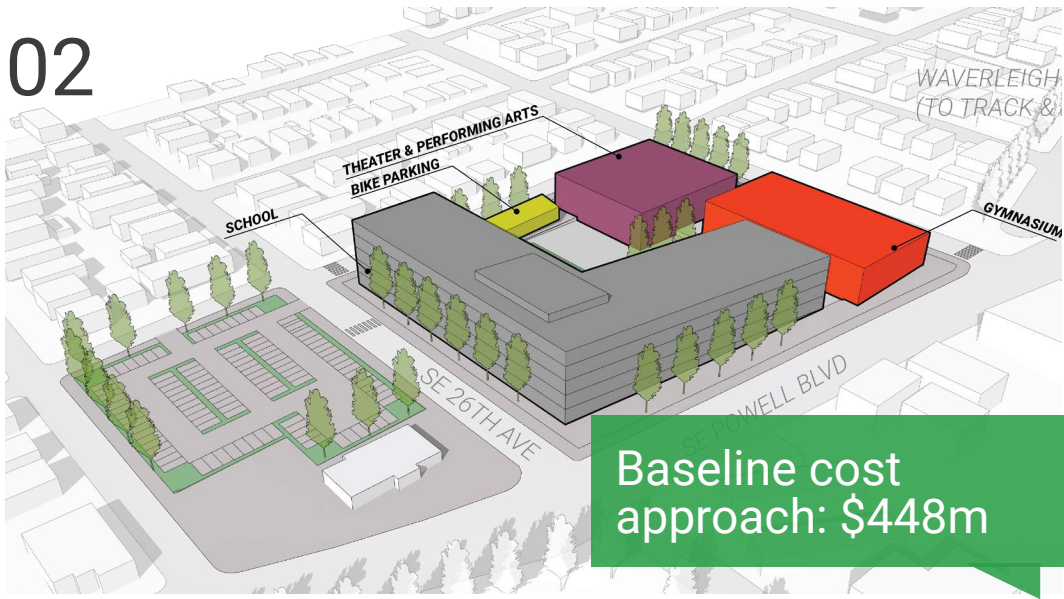
Concept Design Approaches

Consolidated
(One Property)

Partial Existing
01

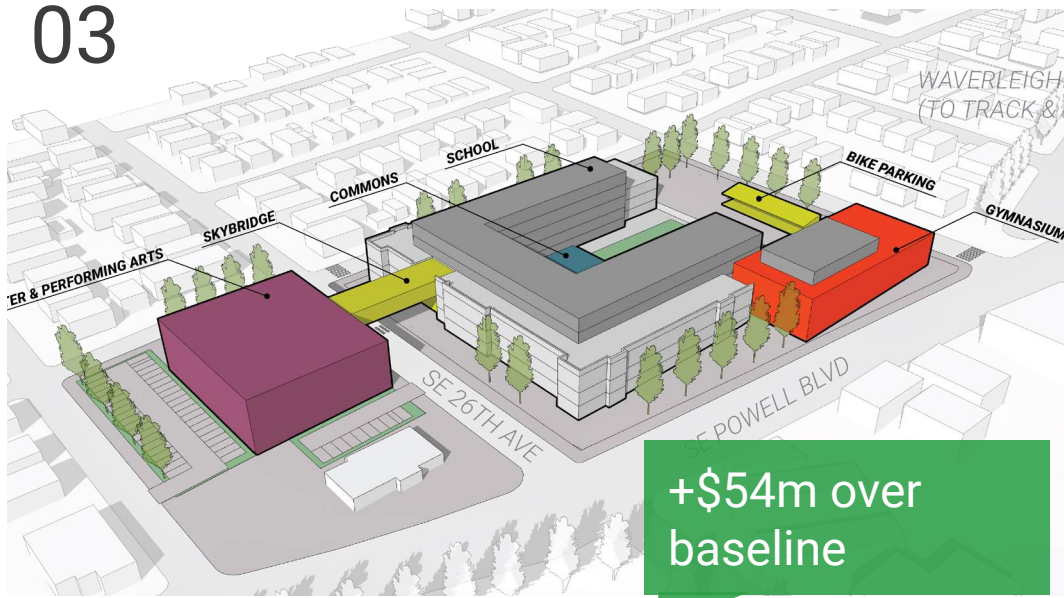


All New Construction
02

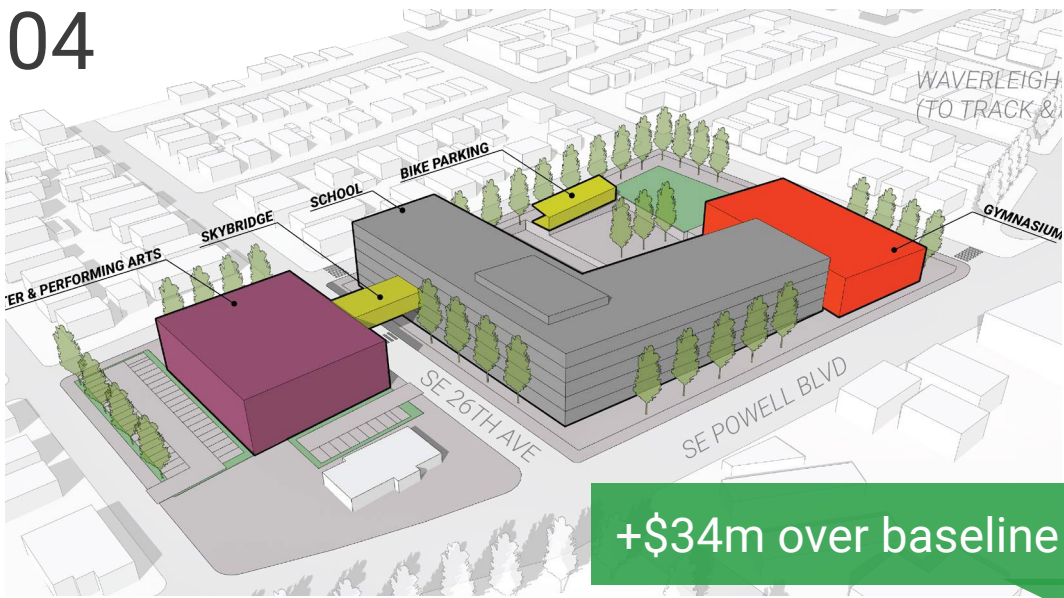


Distributed
(Two Properties)

03



04



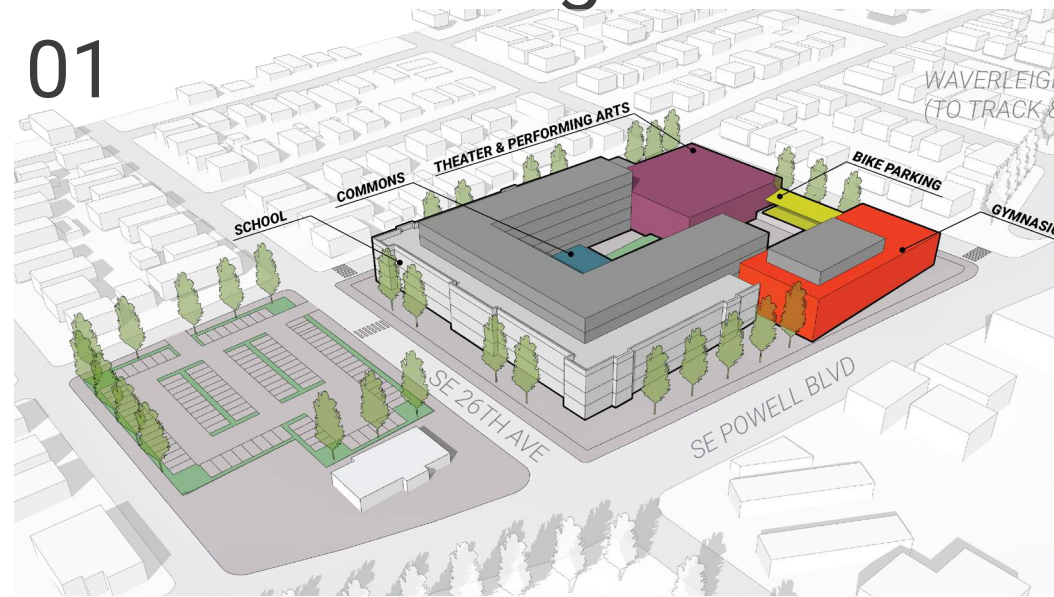
Comprehensive Plan

Analysis of Retaining Existing Building

Partial Existing

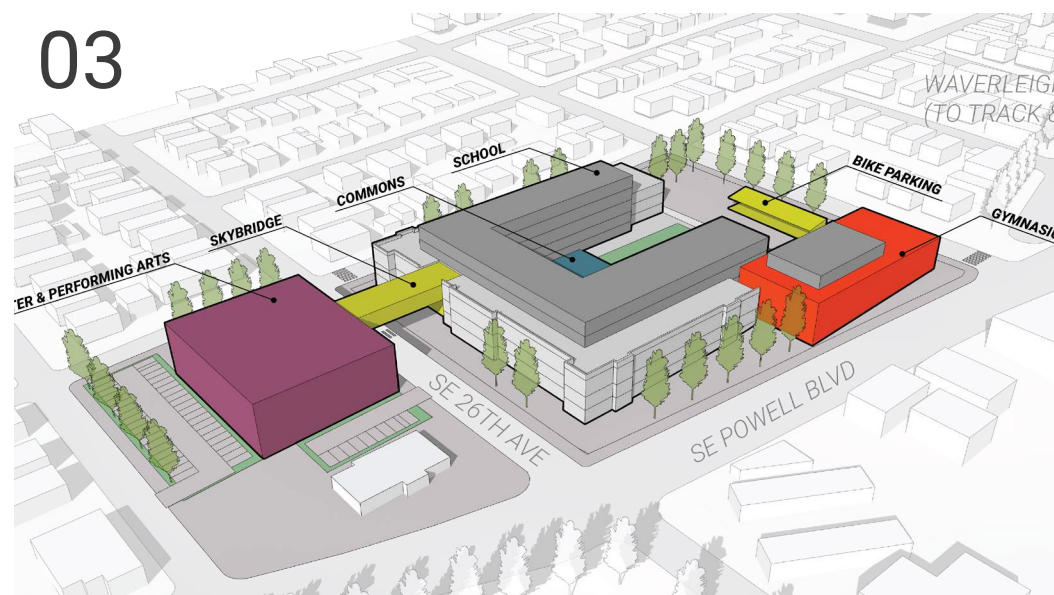
01

Consolidated
(One Property)



03

Distributed
(Two Properties)



- > **Program fit:** to meet Ed Spec, only 22% of existing 1929 Building can be retained and modernized.
- > **Site fit:** 10% of site available for exterior student gathering space; all-new building reserves 25% of the site for exterior student gathering space.
- > **Design:** must dramatically modify existing facade to create accessible entries. Compromises to classrooms proportions & daylight.
- > **Cost:** significant increase over baseline, increased contingency.
- > **Carbon:** higher operational carbon usage (due to building inefficiencies). Marginal embodied carbon savings over an all-new Mass Timber building.
- > **Risk:** unknown conditions.

Comprehensive Plan

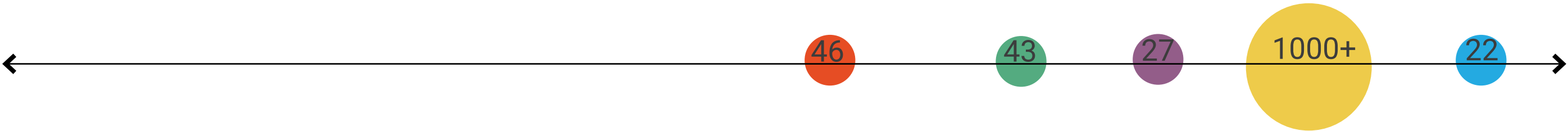
Survey Feedback, Spring 2024

- CPC
- Public
- Staff
- Stud.
- Survey

Whether or not
to keep the 1929

Retain 1929 Building

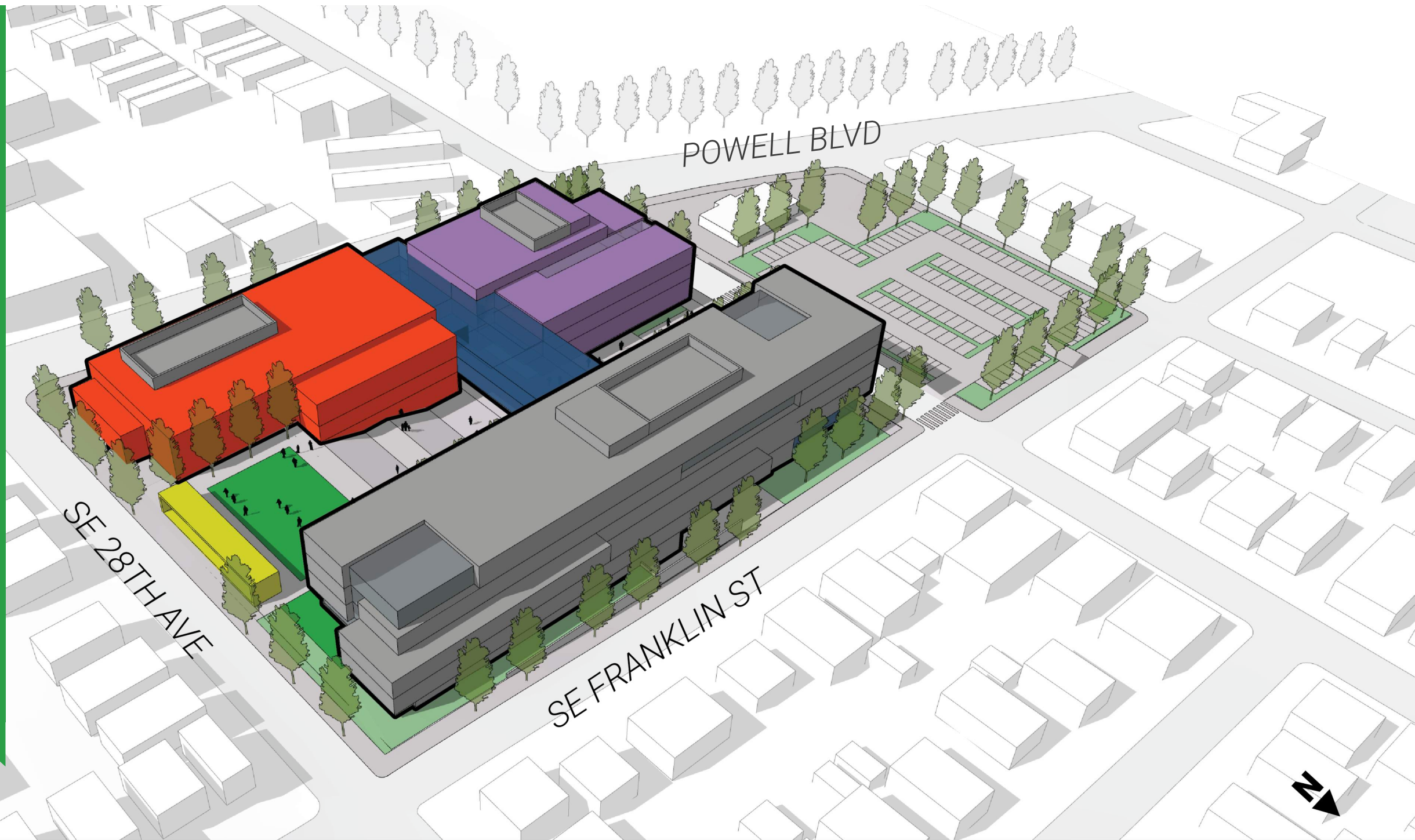
Build All-New



Comprehensive Plan

Selected Approach

- > Taller, more compact structures fit PPS Ed Spec
- > Allows large open space for student use
- > Optimal solar configuration
- > Lowest-cost approach
- > Least-risky approach
- > Preserves space for CHS staff to park



The April 2024 Comprehensive Plan documents the planning process and decision-making.

mahlum STUDIO PETRETTI
ARCHITECTURE



VOLUME 1

PPS CLEVELAND HIGH SCHOOL

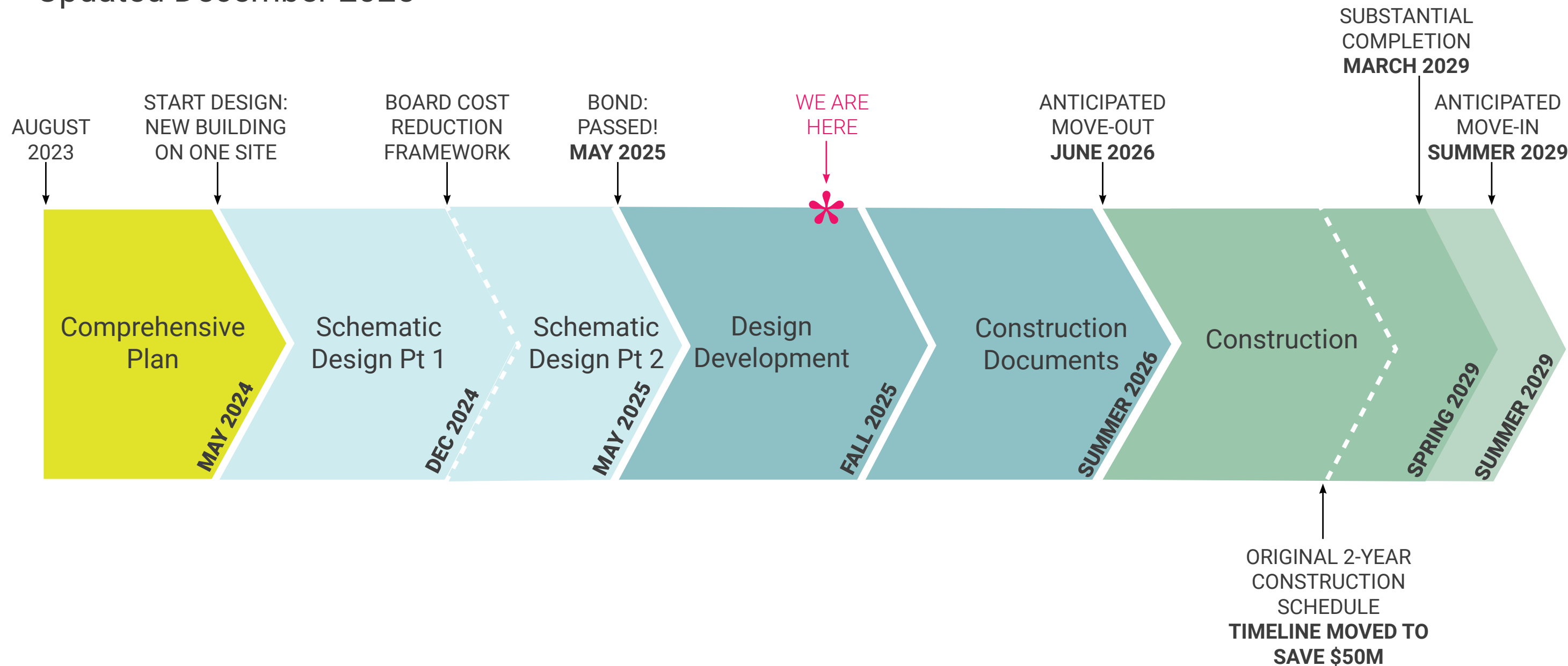
COMPREHENSIVE PLAN

17 APRIL 2024

Timeline of Process

Project Schedule

Updated December 2025



*TIMELINE IS DEPENDENT ON CONSTRUCTION
SCHEDULE AND SCHOOL BOARD DIRECTIVES*

Factors Influencing Schedule of Concurrent Modernizations

May 2025

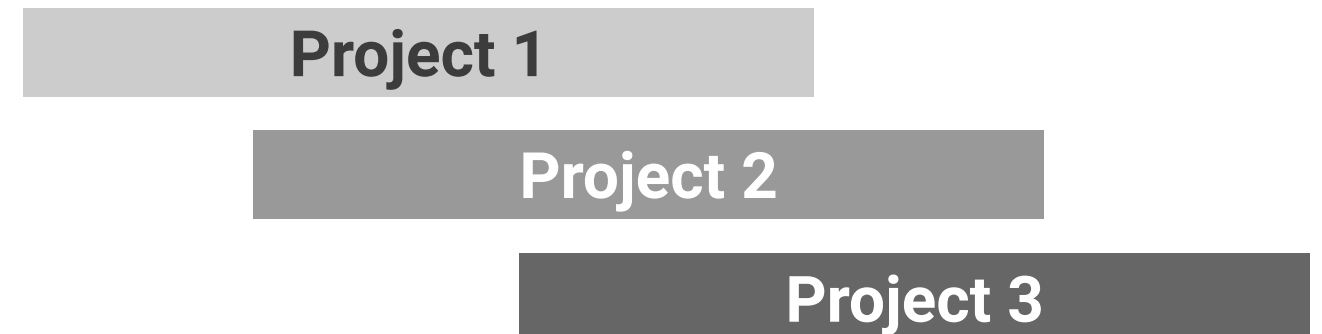
Risks of Concurrent Projects

- > City's capacity to review permits
- > Sub-contractor bidding process, COBID, supply chain capacity
- > Timing of Owner move-in activities (OTIS, FF&E, systems start up, commissioning)
- > Three high schools opening on same day



Risks of Delaying / Extending Schedules

- > Construction cost increases;
Impact: \$15-30m depending on final schedule
- > Loss of key team members (A&E, trade partners, OSM, COBID firms)
Impact: project efficiency, performance, equity
- > Community trust
Impact: disappointment or delay and additional tax dollars



Project Cost

Value Engineering: Schedule

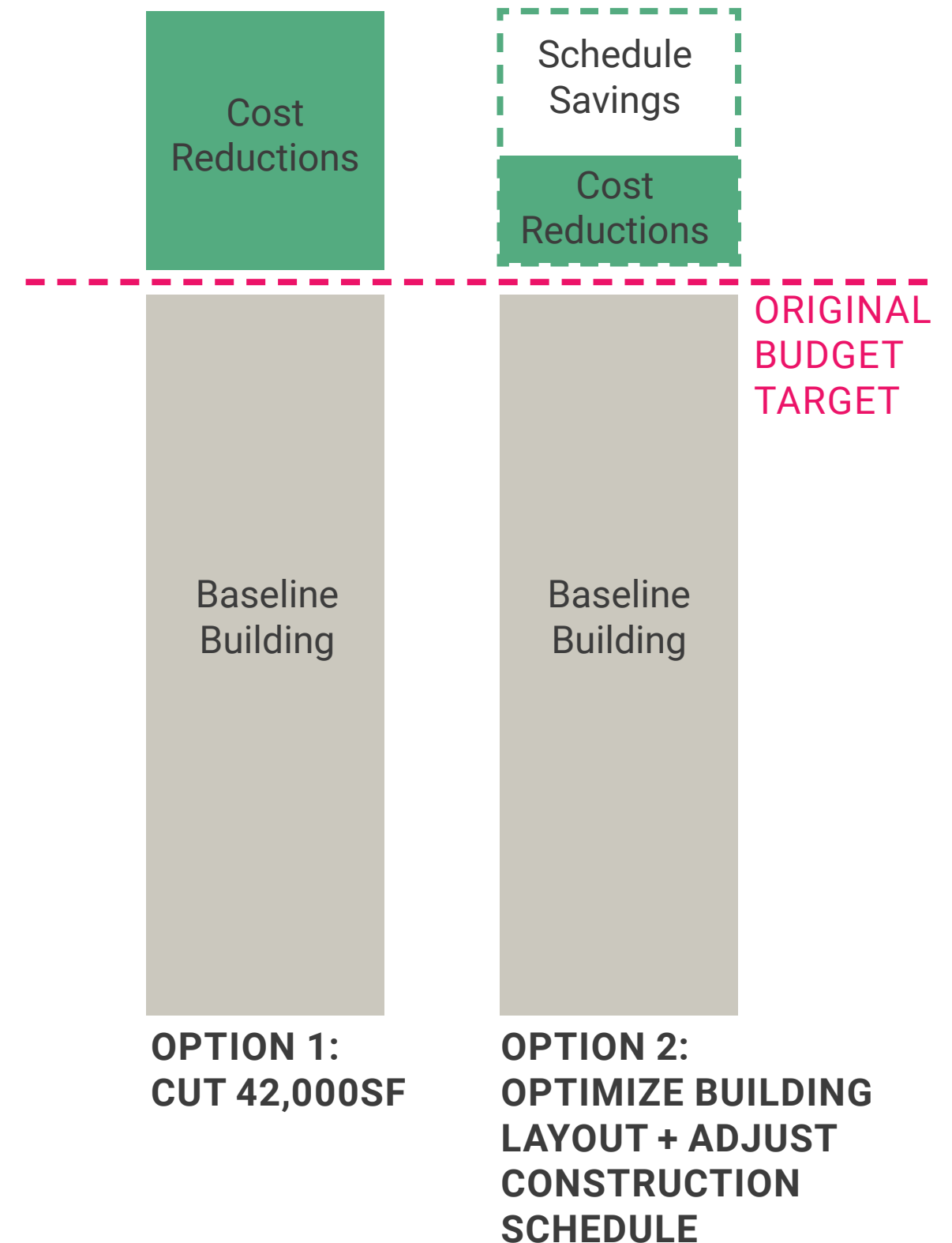
Pathway to Budget (late 2024)

Cost estimate from Construction Manager/ General Contractor (CMGC) includes \$50 million for overtime and logistics to complete the building in 2 years. This added cost was not in the original budget.

1) Make **extreme** changes to building size, materials, and systems

-or-

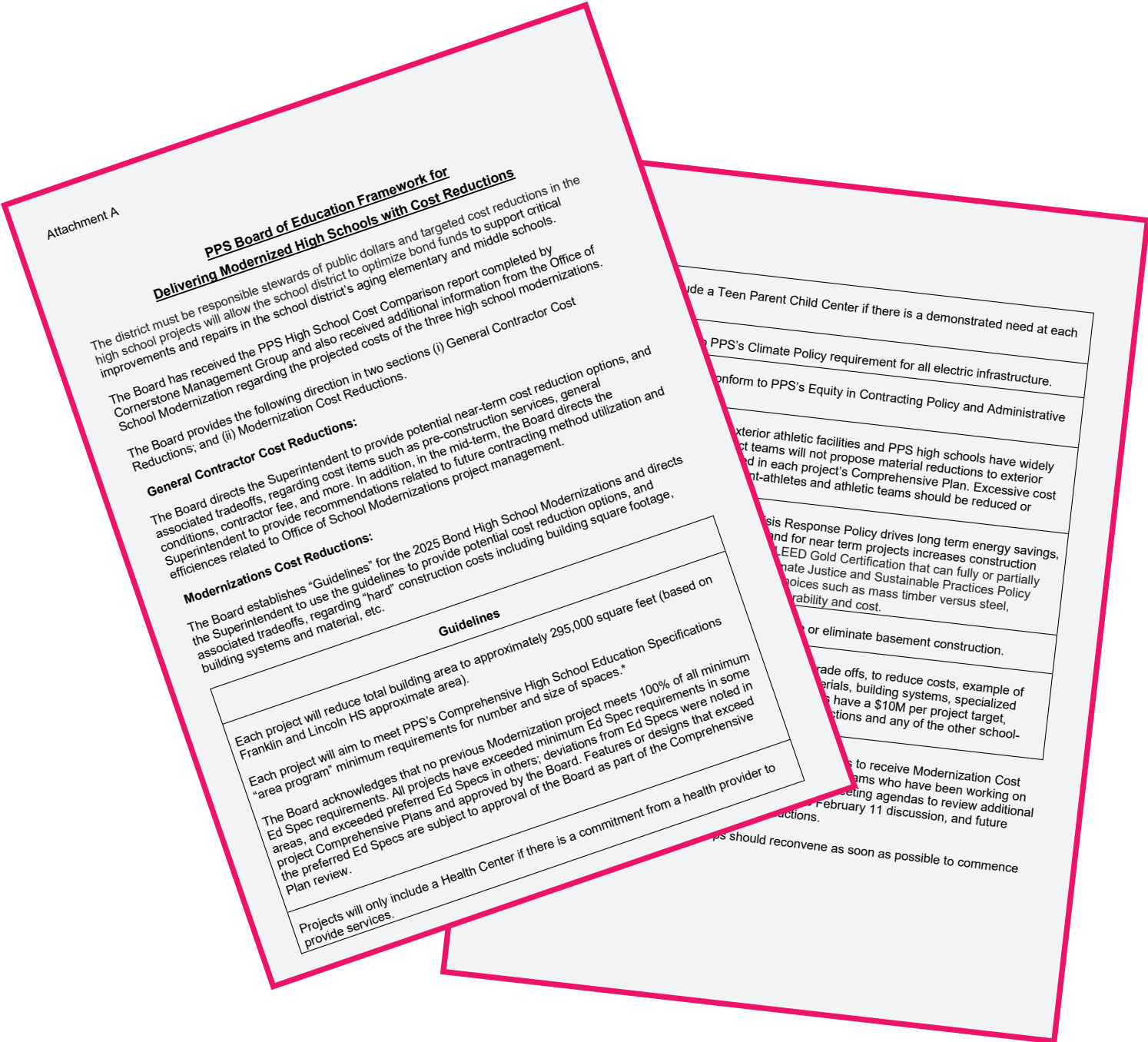
2) Change **schedule** + make **minor** changes to



Board Framework

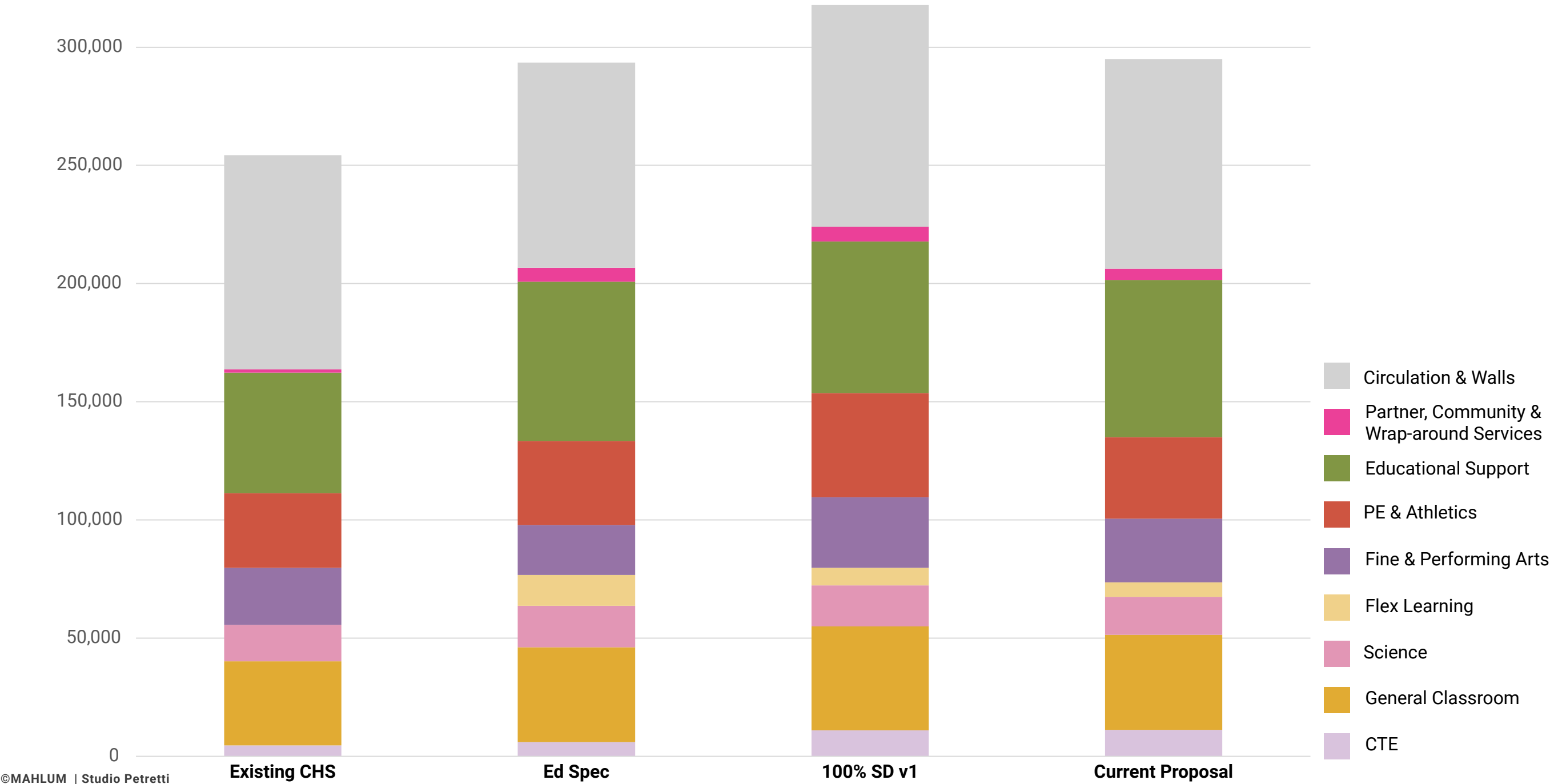
Cost Reductions (early 2025)

- > PPS Leadership directs project teams to stop design work in November 2024 and conduct cost reduction studies.
- > PPS Board provides the “Framework” document of requirements in February 2025.
- > Revised CHS Comprehensive Plan approved in October 2025 with \$11 million savings.

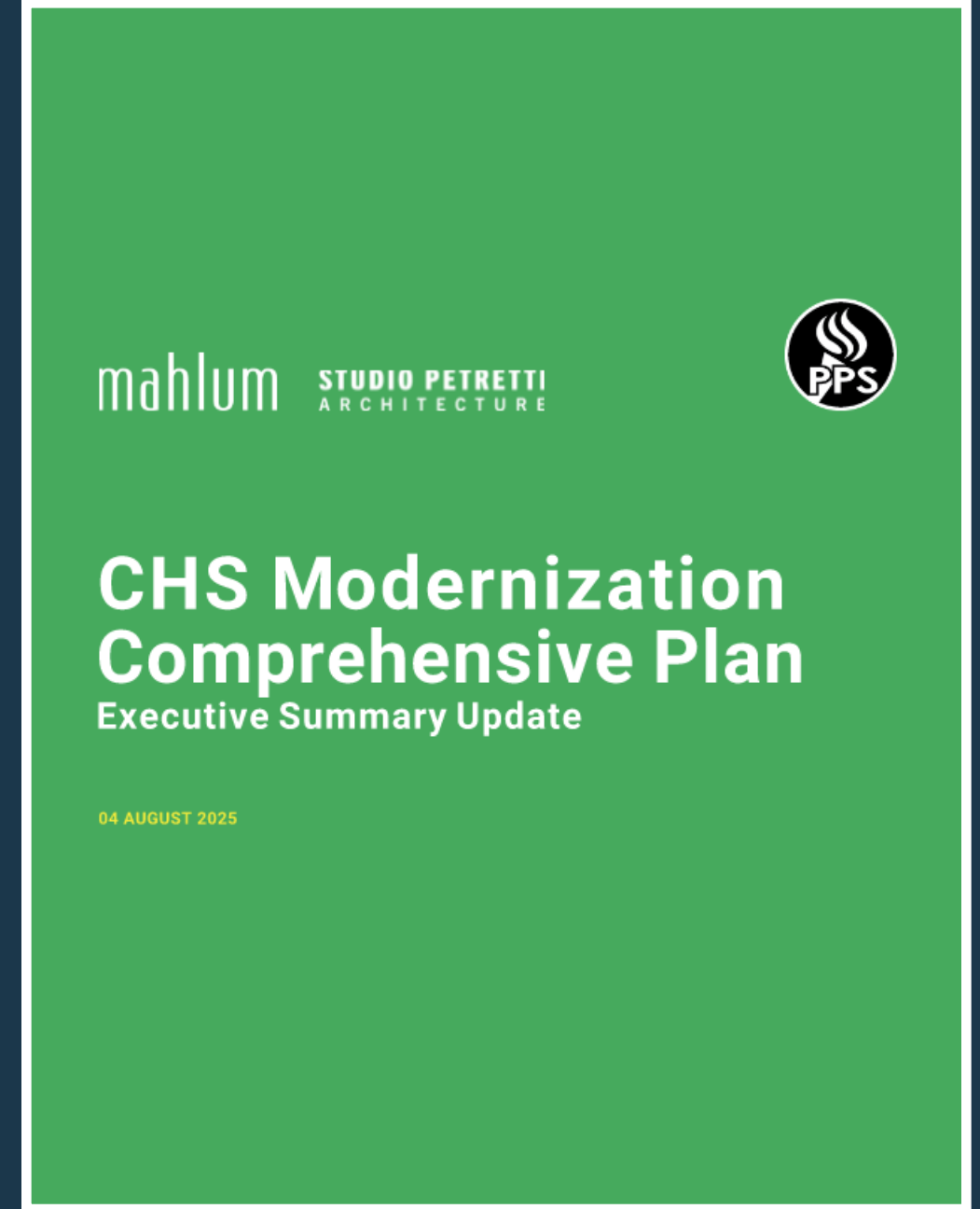


Board Framework

Program Adjustments (early 2025)



The August 2025 Revised Comprehensive Plan represents Board-approved scope, budget & schedule.



Design Overview

75% Design Development

Vision & Goals

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.

Develop academic and extracurricular excellence with intercultural understanding

Promote health, wellness, and climate resiliency

Improve student safety in and around the sites

Create a welcoming, inclusive environment that supports students and staff

Acknowledge the Indigenous legacy of the site

Enhance CHS's role as a civic presence and community resource

Be good stewards of local taxpayer dollars and balance district-wide facility needs

A Transformation

Current CHS on Site
254,000sf



Proposed Design on Site
297,500sf



VIEW FROM SE FRANKLIN STREET & 28TH AVENUE

Program Summary

Existing CHS



Gross SF: 254,255 SF
Teaching Stations: 71



+43,245 SF
+7 Teaching Stations

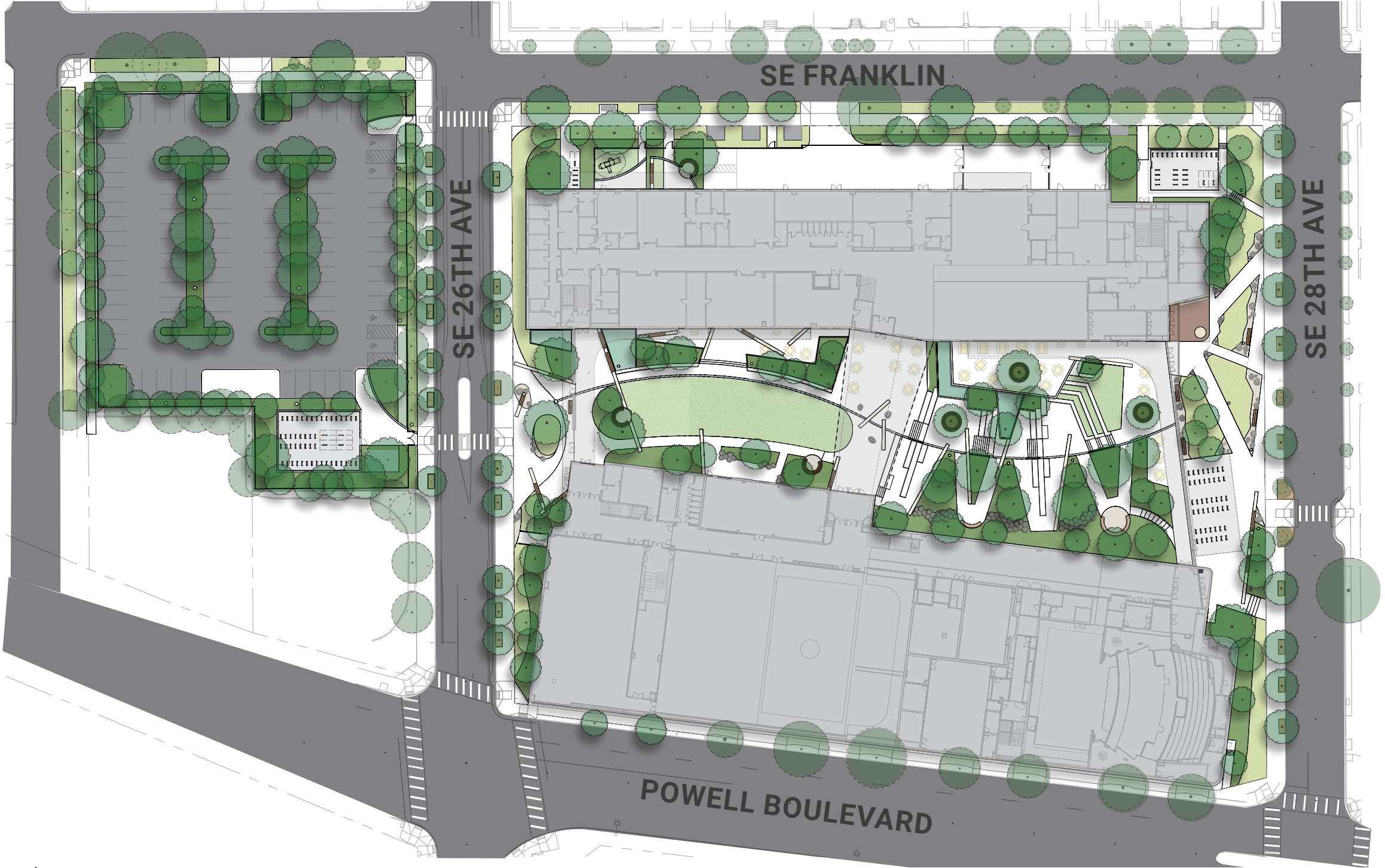


Gross SF: 297,500 SF
Teaching Stations: 78

75% Design Development



Main Campus Landscape Plan



East Courtyard, Looking West



Interior Views



Process for Name Change

A Student Initiative

Renaming Cleveland: A Student Initiative

As representatives of various student groups we are here in a united effort to rename our school and inform you of our research, our progress, and our ideals. We believe that Grover Cleveland must be removed from our school's identity to better represent the values and goals of our learning community.

Opinion: Portland's Cleveland High School needs a name change

Published: Dec. 01, 2021, 6:30 a.m.



Cleveland High School on Sept. 2, 2014. (Photo by Brad Schmidt/The Oregonian) LC- Brad Schmidt



By [Guest Columnist | The Oregonian](#)

Ailsa Beckwith

Beckwith is a senior at Cleveland High School.

The Process so far:

In 2021, then senior student, [Ailsa Beckwith](#), wrote an Op-Ed for the Oregonian on Grover Cleveland's appalling sexual violence.

In 2022, students from diverse backgrounds came to a consensus that Cleveland must be renamed. They began a formal initiative outlining their research, values, and ideas. Student groups wrote **impact statements** outlining the many reasons why we must rename the school.

Our movement to change the name is 100% aligned with PPS' priorities regarding name changes:

“disrupting racial inequities” and

eliminating “systemic discrimination”

PPS RENAMING GUIDANCE:

FROM **Board Policy**

2.20.010-P

Naming School District Property:

All considerations must reflect our commitment to eliminating racism and other systemic discrimination based on protected classes and its impact on student learning and educational activities.

a decision must take into account the District's focus on eliminating racism and other systemic discrimination based on protected classes and its impact on student learning and educational activities.

FROM **Administrative Directive 2.20.011-AD**

Procedures for Naming School District

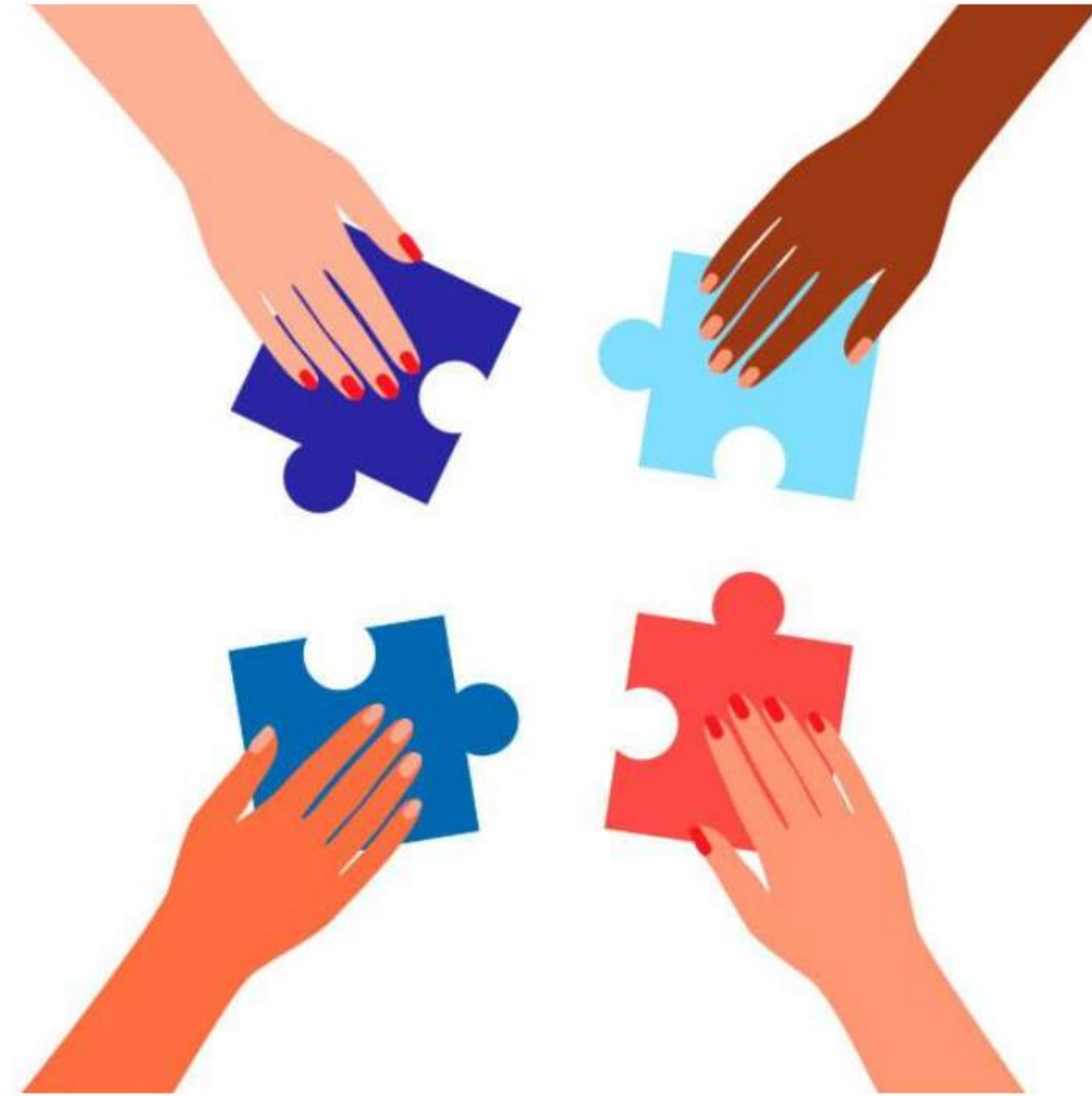
Property:

Naming decisions must be grounded in the District's vision, mission, and core values. Importantly, naming decisions must be guided by the District's mission to “disrupt racial inequities to create vibrant environments for every student to demonstrate excellence.” Renaming, however, is neither the sole nor the primary way by which PPS fulfills its aspirations to become more inclusive and to build a sense of belonging.

Please show your support!

We are now asking for staff, families, and alumni to write short statements of support. Please email them to:
thecarecommittee@gmail.com

We are hopeful that we will soon be able to present to the district and school board, urging them to initiate the formal renaming process of PPS schools.



FOR THE LATEST INFORMATION:

<https://bond.pps.net/current-modernizations/cleveland-modernization/cleveland-modernization-planning-design>