

RESOLUTION No. 7207

Resolution Authorizing Amending of the Ida B. Wells High School Modernization Comprehensive Plan

RECITALS

- A. The Board of Education adopted resolution 6900 authorizing a Comprehensive Plan for the modernization of Ida B. Wells High School.
- B. The District has proposed revisions to the Ida B. Wells High School Comprehensive Plan to, among other things, revise the size of the modernized school to approximately 295,000 square feet and to begin construction of the new building at the start of winter 2026/2027, concluding in spring/summer of 2029. Those revisions were presented to the Facilities Improvement & Oversight Committee on October 8th 2025.

RESOLUTION

The Board of Education authorizes a revised Ida B. Wells High School Comprehensive Plan as detailed on Exhibit A.

Ida B. Wells High School Modernization Cost Reduction Studies Revised Comprehensive Plan Executive Summary

October 28, 2025

EXECUTIVE SUMMARY

Process & Timeline:

On May 7, 2024, the PPS Board of Education approved the Ida B Wells High School Comprehensive Plan, as follows:

- Total hard costs: \$367,500,518 [including construction costs, 1.5% GET, and offsite improvements for swing athletics]
- Total project cost: \$455,000,518 [including soft costs, FF&E, contingencies and escalation] [including \$20,000,000 funded by 2020 Bond]. 2025 Bond Request: \$435,000,518.
- School capacity: 1,700 students +/-
- Includes spaces to support IBW's unique CTE programs
- Includes right-sizing of spaces to reflect lessons learned from other PPS modernized high schools
- Incorporates PPS's current Technical Standards
- Reflects PPS's Climate Crisis Response Policy and Resiliency Goals
- Schedule: building complete June 2028, and site complete June 2029

Based on this direction, Bora developed the Schematic Design for IBW. This project has been estimated by Hoffman Construction and RLB [a third-party estimator], and after a Value Engineering effort the project was tracking on budget and schedule as follows:

- Total hard costs: at or below the budget of \$367,500,518 [including construction costs, 1.5% GET, and offsite improvements for swing athletics]
- School capacity: 1,700 students +/- with space to support IBW's CTE programs
- Schedule: building complete June 2028, and site complete June 2029

In December 2024, the IBW design team was directed to develop a series of cost reduction strategies for the IBW modernization, reducing project scope and costs associated with the 100% Schematic Design. A series of memos and meetings have informed this work:

1. "Cost Reduction Study Proposal and Deliverables Memo" issued December 3, 2024, and Appendix A, issued December 9, 2024, further clarified in the "High School Modernization Cost Reduction Study – Option Clarifications" issued on December 12, 2024;
2. Additional direction was provided by OSM in two ways: marked up comments in draft materials for CHS, JHS and IBW HS studies shared on 12/20/24, and a 10 AM phone conversation with OSM on 12/21/24 [recorded by OSM].

Bora delivered a Cost Reduction Study Phase 1 Package on December 24, 2024. The study provide (3) options framed within the parameters set by these memos and conversations, specifically that at least one option reaches a target construction budget of \$270M. The information for these studies has been developed as a collaboration between PPS OSM, Design Team led by Bora and PPS's CMGC, Hoffman Construction. Hoffman has provided schedule input and ROM pricing. Bora's third-party estimator, RLB, was provided the draft submissions on December 17, 2024, and is comparing overall costs with benchmarks from projects in other school districts in the area.

In February 2025, IBW design team was directed to develop a Cost Reduction Study Phase 2 that meets the framework provided in the Board Resolution No. 7051 to Adopt a Framework to Build High-Quality High Schools in a Cost-Efficient Manner. The design team has worked collaboratively with OSM to determine the revised scope and appropriate cost reductions. The Board of Education's new Framework document includes the directive to reduce or eliminate "excessive cost items that are not in service to student-athletes and athletic teams"; based on this directive, OSM instructed the design team to retain the existing orientation of the track and field. This required a new site plan for the campus, and the development of a new building design. Option 1 from the 2024 Comprehensive Plan became the basis of the new study.

In Spring 2025, the design was directed to re-start the Phase 2 scope of services from the beginning with a new Schematic Design [SD] Phase based on Option 1. The updated total project budget identified for the Ida B. Wells Modernization project budget and schedule were modified as follows:

were modified as follows:

- Total hard cost: \$349,750,000
- Total project cost: \$449,350,000
- Schedule: Building complete Summer 2029, and site complete Summer 2030

The project continues to face various risks that could increase the cost, including:

- Construction market escalation caused by possible tariffs that may be imposed by the current administration
- Hazardous materials discovery beyond what is known and/or included in the budget
- Saturated labor market [for example, Federal investment in microprocessor manufacturing, and/or three large high schools on similar construction schedules]
- Additional pre-construction fees and "doubled-up" contingencies in future sub-tier contractor budgets

Previous Design: The Ida B. Wells High School modernization paused work at the completion of the VE Workshop based on the 100% Schematic Design set and with continued updates during the Design Development phase [to approximately 35% Design Development]. The team stopped the VE process at PPS direction on December 6, 2024. The basis of the Cost Reduction Study is the last reconciled cost estimate by Hoffman and RLB, the 100%SD Revision 3 Estimate with a Construction Cost of \$376,462,320 with VE options considered "accepted" of over \$12M, for a building size of 324,593 gross square feet.

Site Constraints: While the IBW site is one of PPS's largest, there are a number of constraints that have limited the area on which a building can be constructed. With the assumption that students stay on site during construction [because the Marshall campus is considered too far to be feasible] and the PP&R public pool remains, and with the size required for the fields required by the Education Specification, the remaining area for a new building is much smaller than the existing building footprint. In addition, the site slopes approximately 60' from east to west, there is a beloved and well-established Farmer's Market which uses the west parking lot which is shared with Rieke Elementary School, and arrival to the school comes from both the north and the south sides of the site.

The following matrix summarizes the revisions to the Comprehensive Plan from the 2024 100% SD design:

Revised Comprehensive Plan Comparison

	Previous Design 2024 100% SD	Revised Comprehensive Plan
Building Size (GSF)	324,593	295,000
Student Capacity	1,700	1,700
Deviates from Standards	No	No
Site Program		
Track & Field	New in New Location	New in Place
Baseball	New	New
Softball	New in Place	New in Place
Tennis	New	New
Practice Field	New	New
Swings students off site	No	No
School Opening Date	Building: Fall 2028 Field: Fall 2029	Building: Fall 2029 Field: Fall 2030
ROM cost (\$ millions)	\$376.5M	\$349.8M

There will be no change to the following project criteria:

1. **Students will remain on-site for the duration of construction.** This will require at least two-phases of work.
2. **Capacity will remain at 1700** students at 85% classroom utilization

REVISIONS TO THE COMPREHENSIVE PLAN

Revisions to the Comprehensive Plan Summary:

The 2024 Comprehensive Plan effort studied various site configurations, and Option 2 was selected for final development. The Board of Education's new Framework document [see prior page] includes the directive to reduce or eliminate "excessive cost items that are not in service to student-athletes and athletic teams"; based on this directive, OSM instructed the design team to retain the existing orientation of the track and field. This required a new site plan for the campus, and the development of a new building design. Option 1 from the 2024 Comprehensive Plan became the basis of the new study.

Updates the building organization include:

- The new site organization supports an efficient building configuration.
- A three-story classroom/administrative bar steps down the sloped site from east to west, fronting Vermont Street.
- The athletics and performing arts programs are located to the north
- A central commons area creates a "heart" for the school community, and opens to a terrace that faces west

Site Program Summary:

- The track and field will remain in its current location
- The baseball field will be rebuilt to the northeast
- The existing road to the east will be retained and improved
- The southeast parking lot will expand to offset lost parking elsewhere on the site

Building Program Summary:

The 2024 Board-approved Comprehensive Plan and associated budget was based on a building size of over 310,000 SF. The team was directed to reduce the building size to 295,000 SF, which required a reconsideration and adjustment of the rooms in the new High School. An updated Program has been proposed and is summarized below:

- The Board directed the inclusion of a Health Clinic or Teen Parent center to be based on demonstrated need
- The design team and OSM identified various opportunities for reducing the program, which were shared with various PPS stakeholders and with IBW leadership
- OSM directed the team to establish 950 SF as the standard classroom size
- While many small adjustments were adopted, the following key changes are included:
 - o Standard classroom size reduced from 980 SF to 950 SF
 - o Removes Teen Parent Center from the project
 - o Reduces proposed size of Band Room to 2,400 SF, and Mat Room to 2,750 SF
 - o CTE spaces are right-sized and two rooms deleted - does not impact ability of IBW to teach its CTE classes
 - o Reduces number of Flexible Learning Areas and quantity of Teacher Planning & Collaboration spaces
 - o Reduces amount of storage - project still exceeds Ed Spec minimum requirements
 - o Adjust size of Main Gym to ensure safe run out distances
- Ongoing studies will address:
 - o Test fits of equipment in complex spaces to optimize area and potentially reduce room size
 - o Reduction of standard classroom count by one - potential for more programs to share space

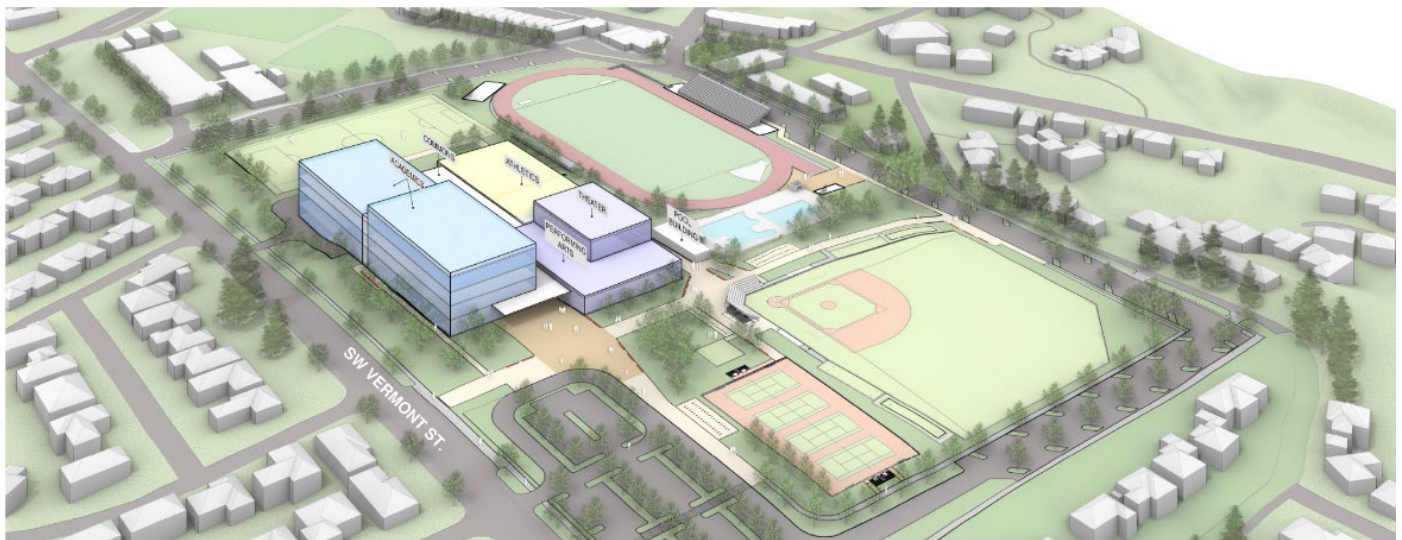
Area Program Summary [compare with page 49 of 2017 Education Specification [Page 55 of PDF]

<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/PPS%20Comp%20HS%20Ed%20Specs%20September%2017.pdf>

PPS ED SPEC 2017 SUMMARY			2024 Comprehensive Plan		Phase 2 Cost Study	
AREA	Quant.	Total	Quant.	Total	Quant.	Total
COMPREHENSIVE HIGH SCHOOL PROGRAM						
General Education (Gen-Ed) Classrooms	41	53,180	42	42,760	37	36,850
Science Labs	11	17,480	12	17,480	11	17,680
Fine & Performing Arts (Drama, Theater)	4	21,150	8	26,897	5	24,740
Career Preparation/CTE	3	6,000	14	26,960	11	20,100
Athletics (includes area for P.E. instruction)	3	35,580	5	40,156	4	38,510
Education Support	2	67,400	10	67,445	9	62,728
Sub-Total Recommended Teaching Stations	64	200,790	91	221,698	77	200,608
Community Partners		1,200		1,200		690
Wrap-Around Service Providers		4,700		5,935		2,045
Sub-Total Community Partners and Wrap Around Services		5,900		7,135		2,735
SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED NET AREA		206,690		228,833		203,343
Net to Gross Multiplier		74,408		82,380		91,504
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED		281,098		311,213		294,847

BORA

Site Diagram



Schedule

The Cost Reduction Study effort for the Ida B Wells Modernization project has resulted in a new plan configuration and site design that require a return to the first conventional design phase, Schematic Design. The design team anticipates a shorter SD effort than in 2024, followed by the Design Development and Construction Document efforts.

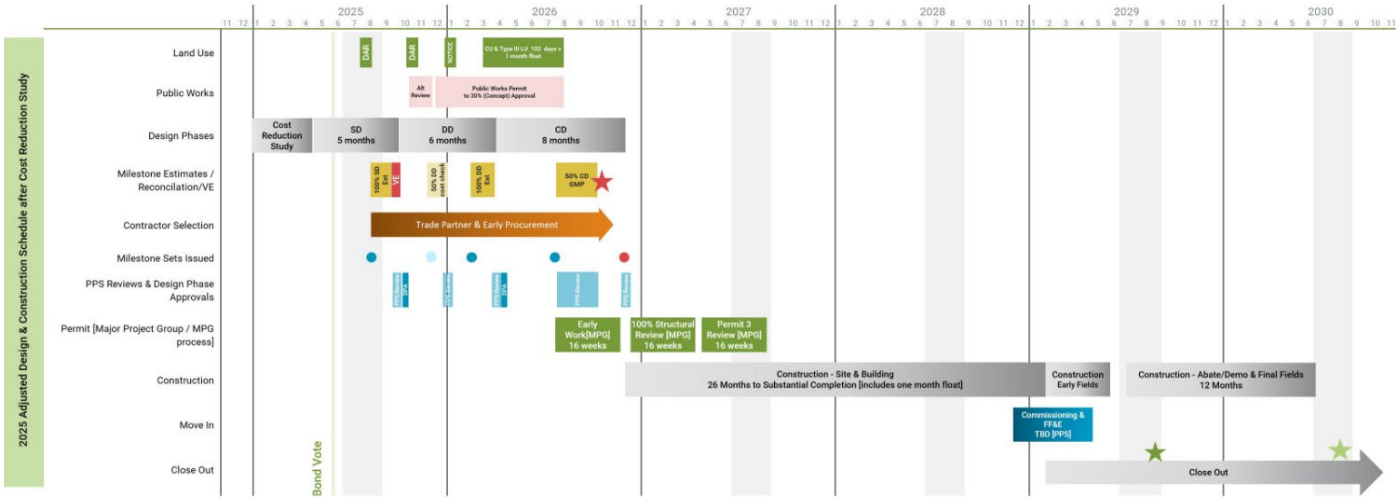
Working collaboratively, OSM, Bora and Hoffman Construction have identified an optimum permit strategy of three packages. The first permit package will include underground utilities and foundations. The second package will focus on the structure, and the final permit package will address all other requirements.

Hoffman Construction has developed a draft construction schedule for the updated design. The graphic below shows a summary of this new information, and adjusts the start date of construction to align with the new design schedule.

Construction is anticipated to commence in early 2027, and to take 25-26 months. Commissioning may begin as early as Winter Break, 2028. OTIS's installation efforts can commence in early 2029, and the school will be ready for occupancy in the Fall of that year.

After students and teachers are using the new building, it will be possible to abate and demolish the old high school building and to complete the site work. Final construction of all fields and site buildings should be achieved in time for the beginning of the 2030/31 school year.

The team will continue to look for every opportunity to expedite project delivery while mitigating risk.



APPENDICES

- FULL SPACE PROGRAM
- FLOOR PLAN DIAGRAMS – Updated August
- COST MODEL
- CONSTRUCTION SCHEDULE