

PORTLAND PUBLIC SCHOOLS

2012 BOND SUBCOMMITTEE MEETING

MAY 17, 2016

Master Plan Committee (MPC) Updates

- Benson Polytechnic High School – DOWA/IBI Architects
- Madison High School – Opsis Architecture + Dao
- Lincoln High School – BORA Architects



Benson Polytechnic High School Master

Plan Status

Portland Public Schools May 17, 2016



Agenda

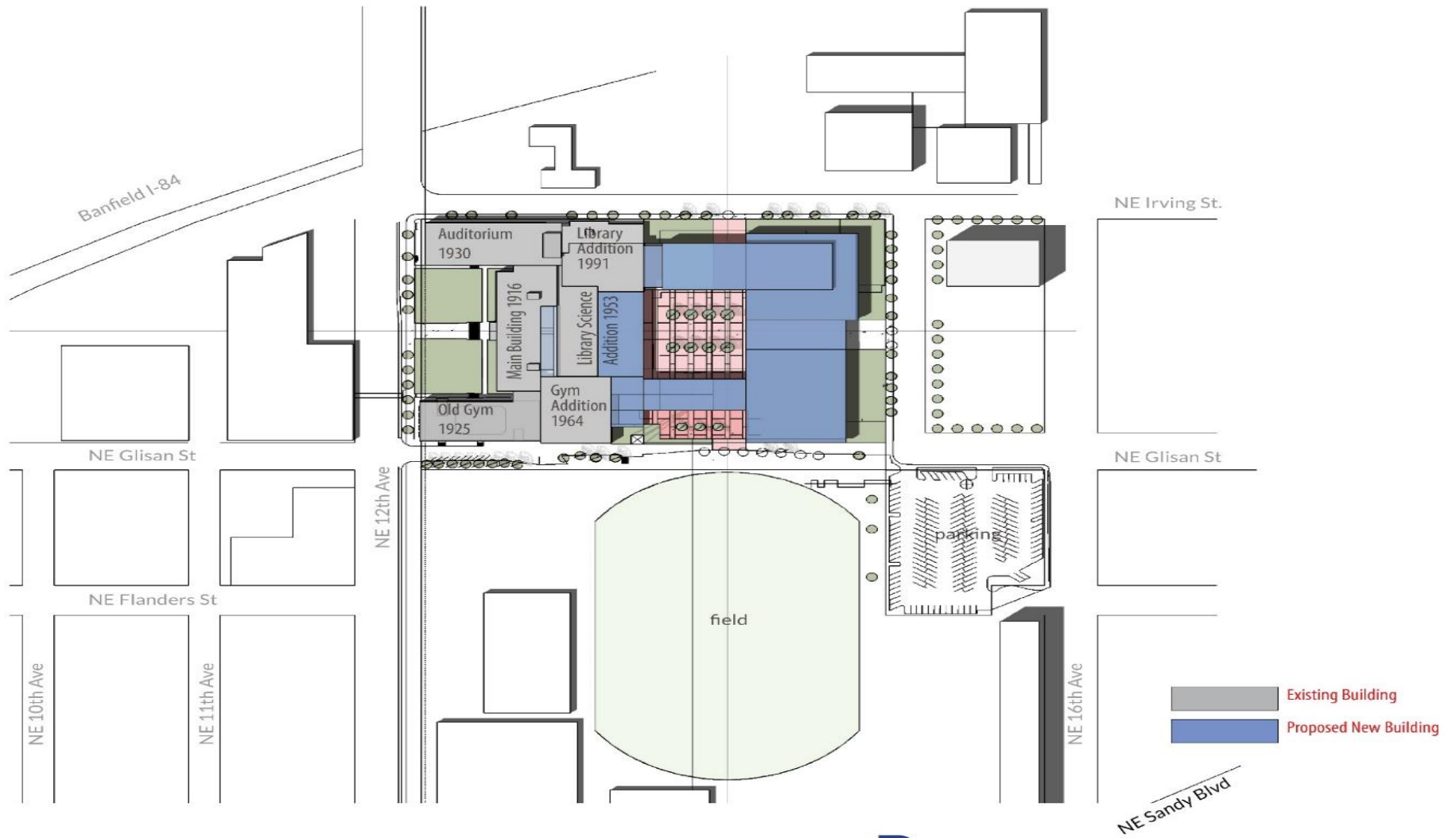
- Area Program Update
- Committee Recommendation – Option D
- Conceptual Budget Analysis
- The Benson Story - Key Issues Unique to Benson Polytechnic High School
- Next Steps

Area Program & Educational Specifications

- Area Program Update
 - Target Area Program – 391,000 sf
 - Compiling list of deviations from draft program
 - Review and Finalize deviations
 - Final Ed Spec – June 2016

Master Plan Committee Recommendation





Student Center/ Cafeteria Kitchen adjacent to Plaza/ Courtyard and Lobby

Media Center / Library at second floor



CONSISTENT THEMES

Maintain presence of iconic NE 12th Avenue portions of the building (Theater, Main Classroom Wing, Old Gym)

Plaza as a gathering space for entire campus

Provide connections between academic and CTE learning

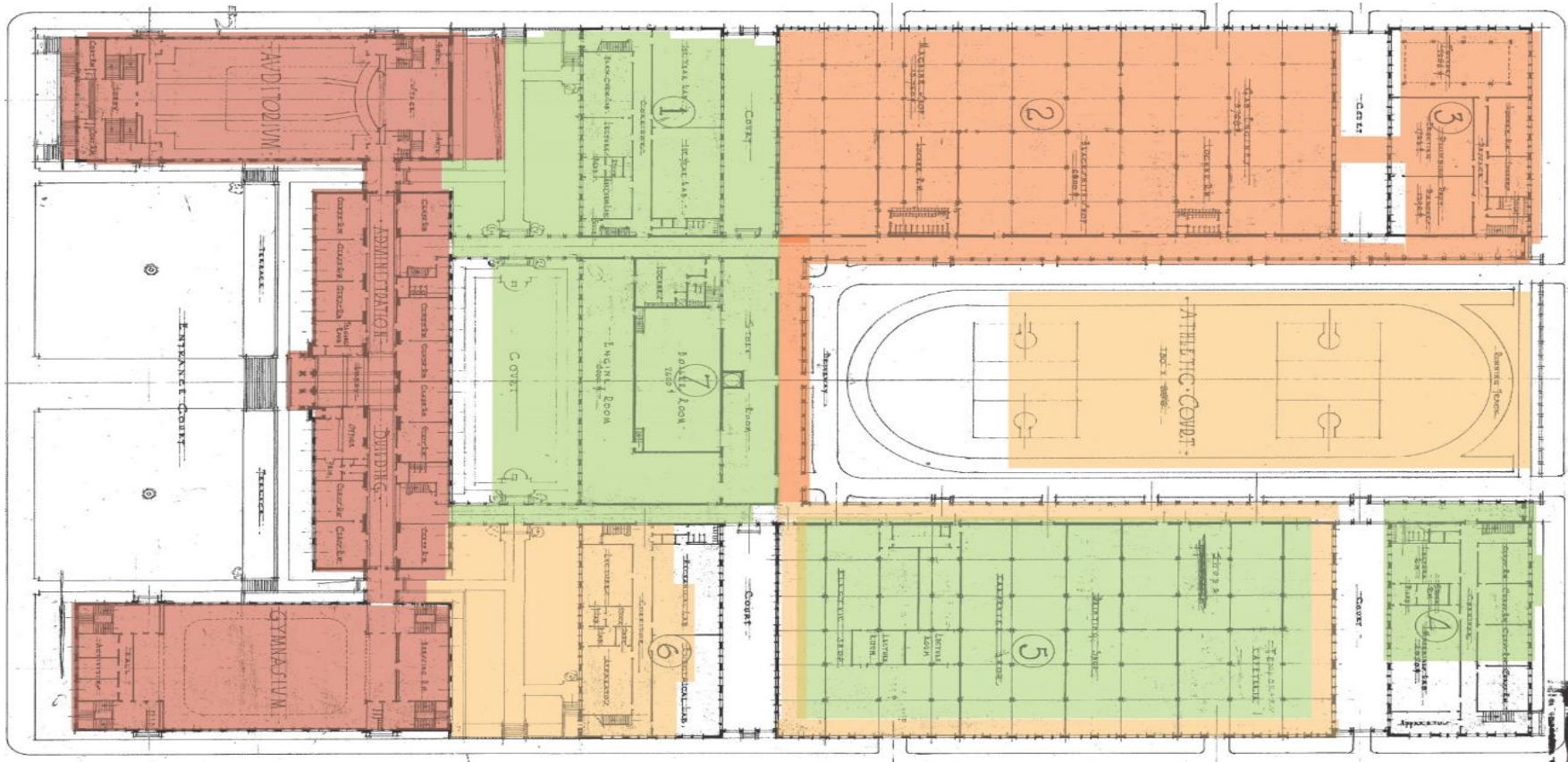
CONCEPTS IDEAS

- 3 significant public spaces combine to create the heart of the school: Student Center, Library, Plaza
- Makes connections to surrounding urban context

- Connects building and field to create a unified campus
- Provides greater flexibility for re-imagining CTE spaces



HISTORICAL CONTEXT



- Contributing High Significance
- Contributing Moderately Significance
- Contributing Low Significance
- Non Contributing/ Non Historic



ARCHITECTURAL CONCEPT – EXISTING CONDITIONS



BENSON POLYTECHNIC HIGH SCHOOL
03.31.2016
SCALE: 1"=40'-0"

↑↑ MASTER PLAN CONCEPT



Budget Assumptions

- Site Scope
 - New Entry Plaza on West Facade
 - New Interior Courtyard
 - Re-build Existing Off-site Parking Lot
 - Storm Water Improvements to Meet City Standards
 - Re-build South Fire Lane including new driveway to NE 12th

Budget Assumptions

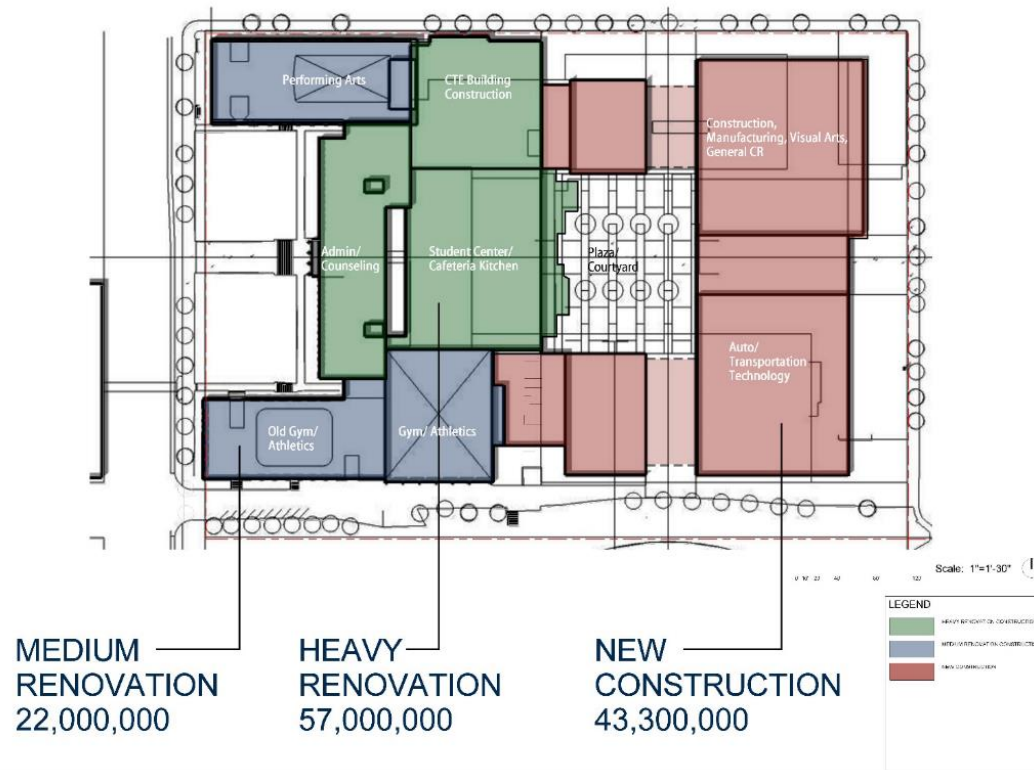
- Existing Building Renovation Scope
 - Full Seismic Upgrade
 - Complete Roof Replacement
 - Historical Renovation to Exterior Envelope
 - Full Replacement of Building Systems (HVAC, Plumbing, Electrical, Technology)
 - Demolition and HazMat Abatement
 - **Medium Renovation:** *Some interior walls & finishes remain, most building structure remains*
 - **Heavy Renovation:** *Complete removal of all interior walls and finishes, structure removed and replaced as needed*

Conceptual Construction Budget (in today's dollars, excludes all soft costs and Program costs)

	Benson HS	Lincoln HS	Madison HS
Proposed Building Size	391,000 sf		
Site Size			
Design Enrollment	1,700		
Building Direct Cost	\$ 122,300,000		
On Site Development Direct Cost	\$ 8,000,000		
Off Site Development Direct Cost	\$ 500,000		
Special Conditions			
Geotechnical Conditions			
Design Review/Entitlements			
Historic/Preservation Requirements	\$ 3,700,000		
1.5% Solar Requirements	\$ 2,000,000		
Temporary Swing Facilities	\$ 1,000,000		
Total Construction Cost	\$ 137,500,000		
Professional Fees, Permits, Testing, etc.			
Project Management			
Fixtures, Furnishings and Equipment			
Project Contingency			
Total Project Cost			



Renovation Scope



D - LEVEL 1



BULL DOGS SERVICES IBI GROUP
ARCHITECTS INC.

The Benson Story

- Unique Educational Opportunity in Portland
 - A comprehensive approach to CTE Education
- Reaches Entire District
 - Opportunity for Underserved Population
- Addresses Safety & Building Deficiencies
 - Seismic, ADA, Fire & Life Safety, Security, HVAC Deficiencies
- Preserves a Community Asset
 - Only High School designated as a Portland Landmark

Next Steps

- Budget Estimate for Option D at 391,000 sf – June 1, 2016
- Open House: Tuesday May 31st at 5:30 PM BPHS
- Finalize Ed Spec and Area Program – final review with staff
- Potential Additional MPC Meetings

MADISON HIGH SCHOOL MASTER PLAN UPDATE

The new Madison High School will be a welcoming, safe and secure place that builds upon the diversity and resiliency of everyone in the Madison community – students, parents, teachers and neighbors alike.



Opsis Architecture + Dao

THE MADISON STORY

- Diverse Community with a poorly designed, outdated school that doesn't encourage folks to **connect across the cultural barriers** that exist.
- Need to **encourage** students to attend their neighborhood school. It's an opaque space that is not inviting or welcoming.
- This part of Portland represents some of the biggest growth in the city in the next couple of decades. **Madison needs to be ready** for that.
- All the systems are in need of an overhaul. There is a significant opportunity to **sustainably expand and enhance program** opportunities including urban agriculture, computer science, and textiles
- There are significant opportunities **to integrate the site and building** improving community connections and safety.



MADISON'S DIVERSE COMMUNITY



Asian Community



Latino Community



Public Open House



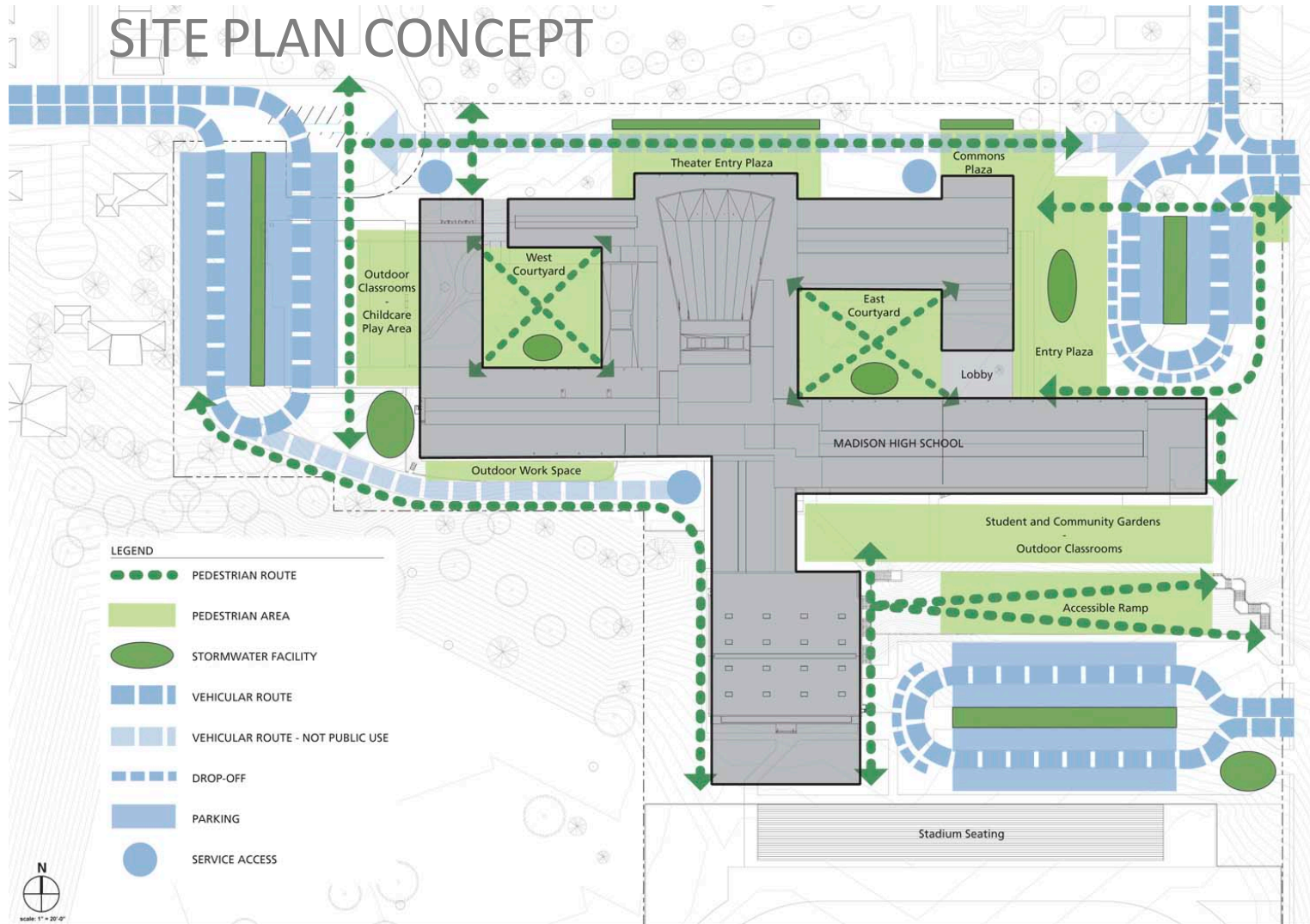
African American Community

PLANNING PRINCIPLES



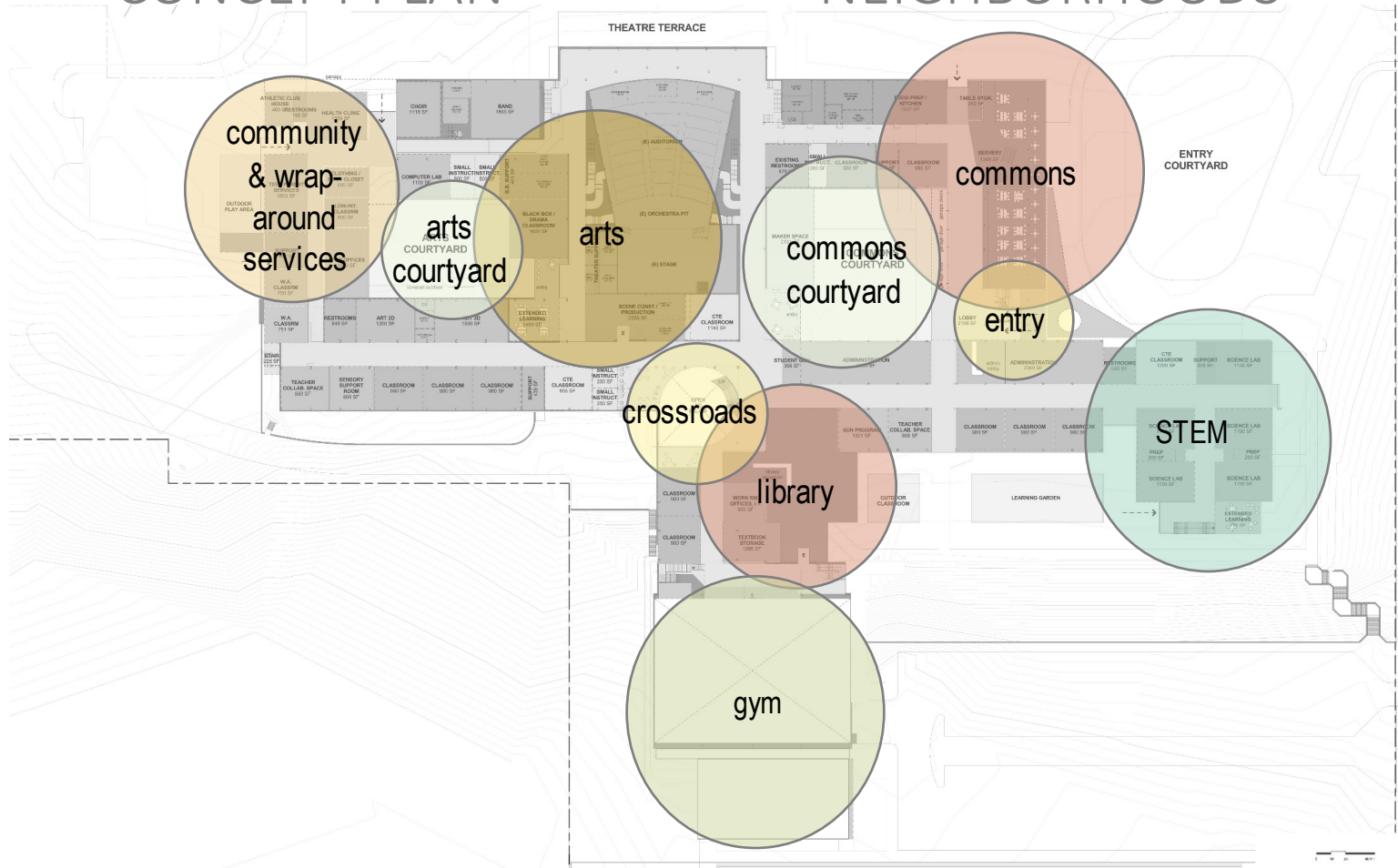
- Recognize Diversity
- Welcome with Transparency
- Common Space Builds Community
- Support Diverse Learning Styles
- Spaces to Collaborate
- Integrate STEM / CTE
- Embrace Outdoor Learning
- Flexible for the Future

SITE PLAN CONCEPT



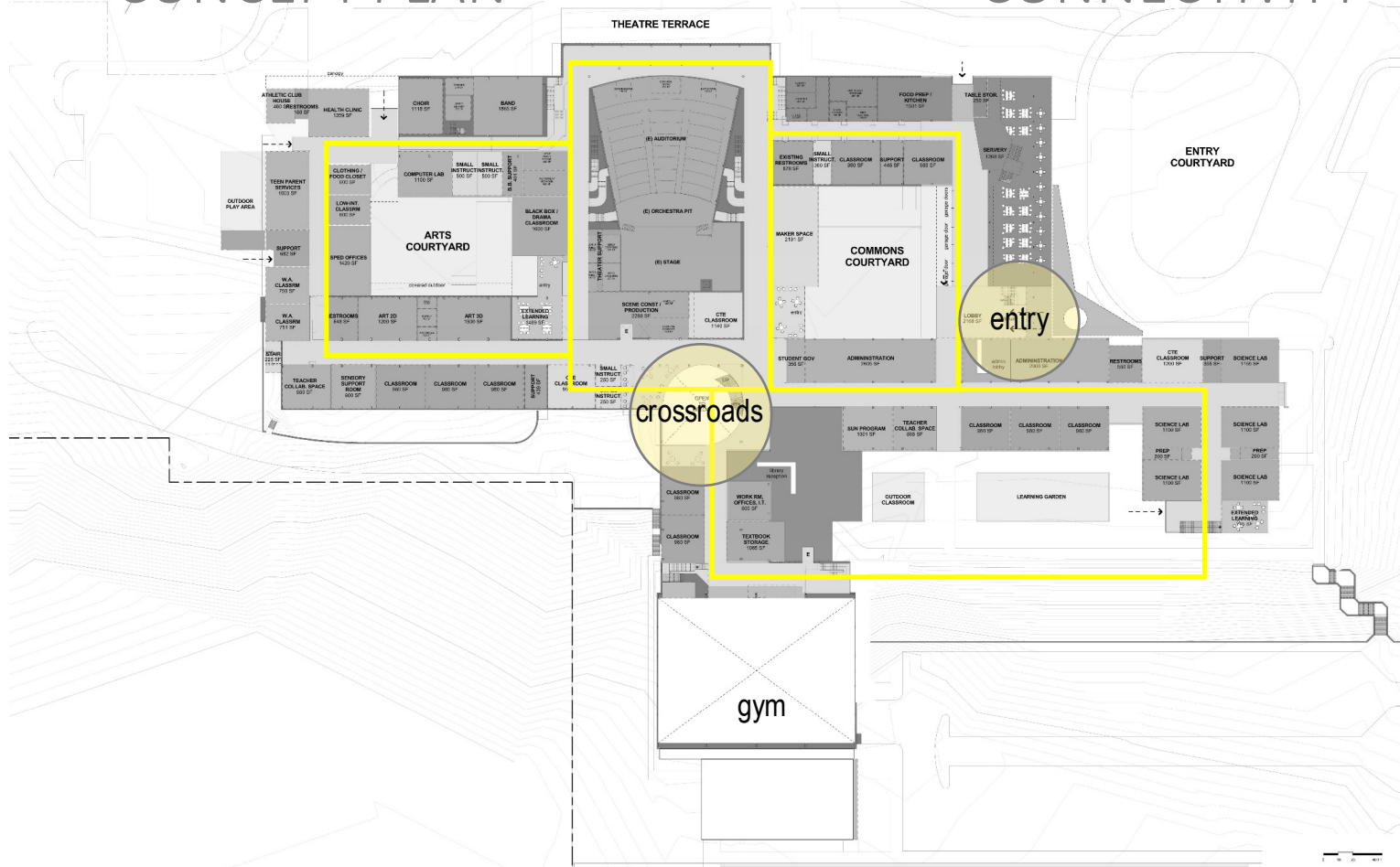
CONCEPT PLAN

NEIGHBORHOODS



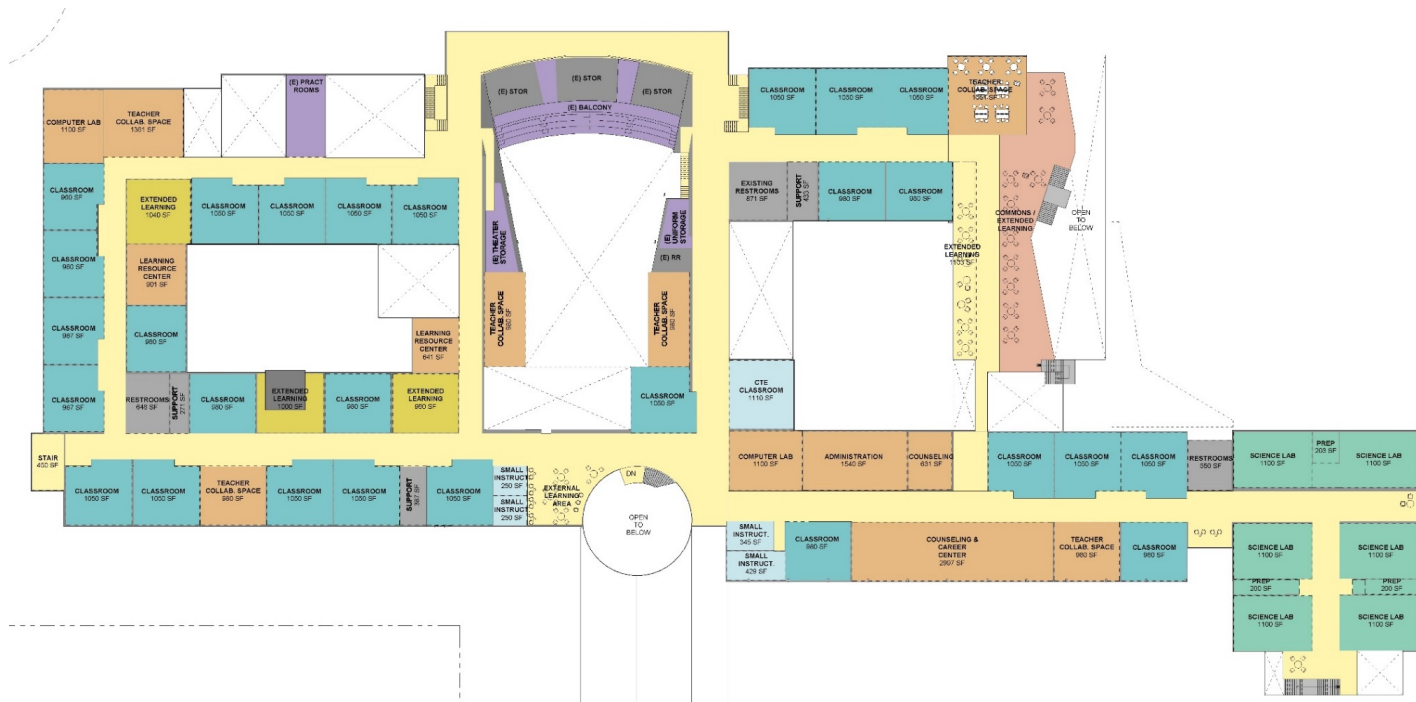
CONCEPT PLAN

CONNECTIVITY



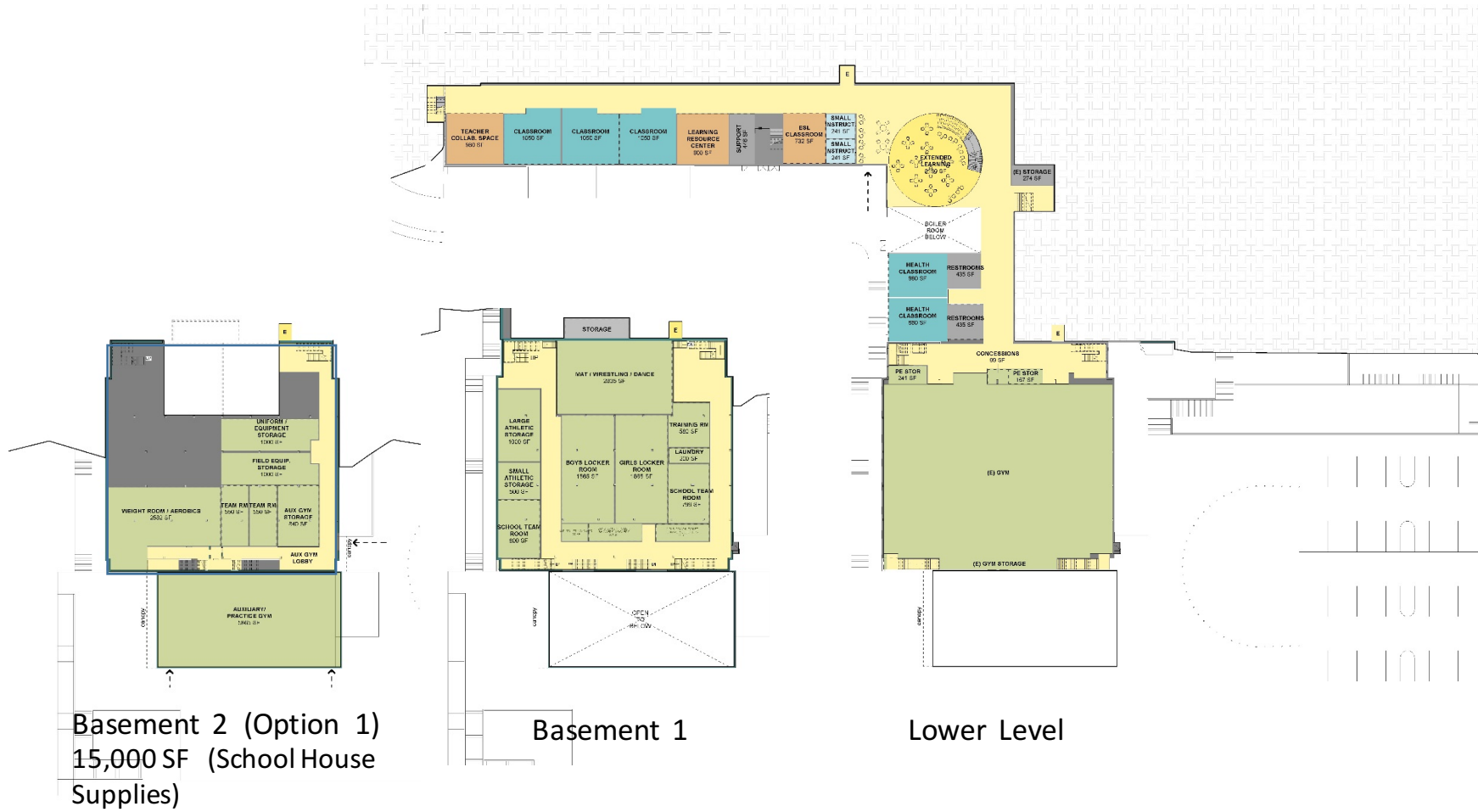
CONCEPT PLAN

UPPER LEVEL



CONCEPT PLAN

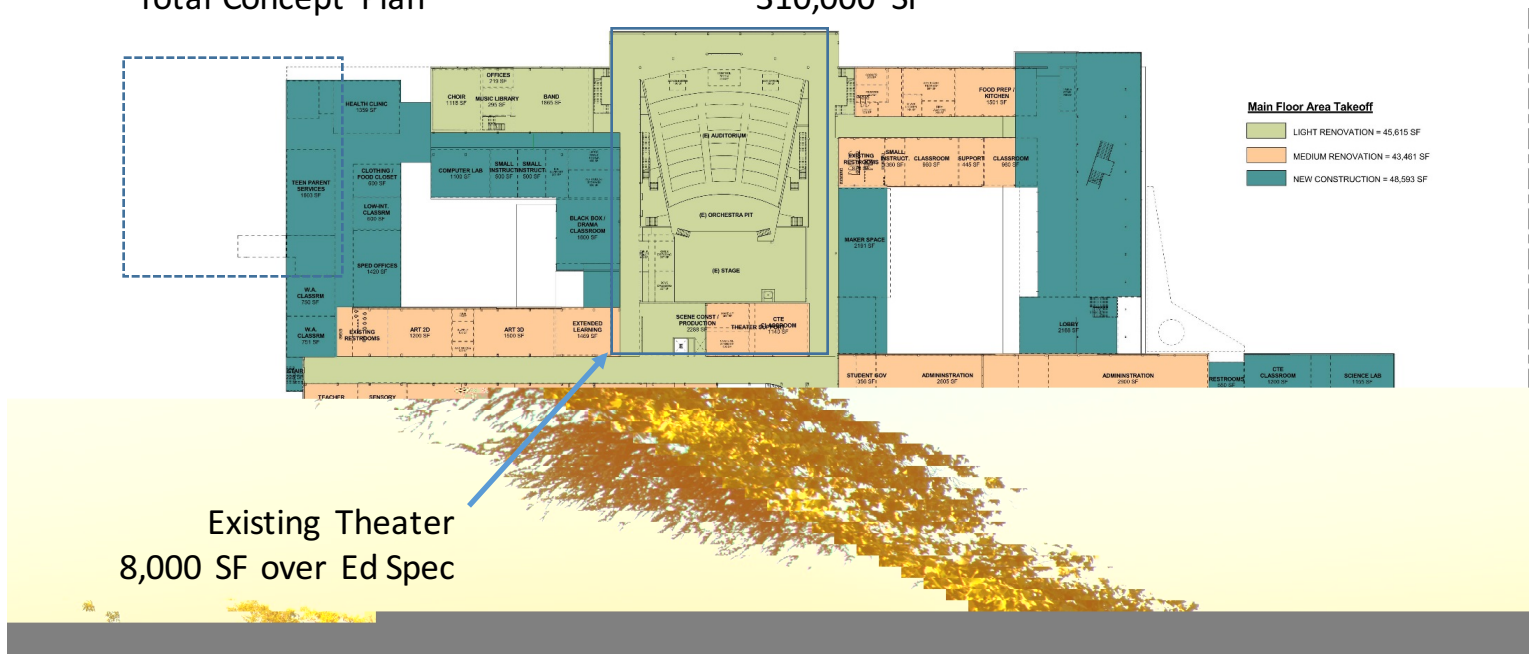
LOWER LEVELS



CONCEPT PLAN

RENOVATION / NEW

Existing Building	284,482 SF
Building Demo	50,000 SF
Renovation Heavy	123,000 SF
Renovation Light	93,000 SF
<u>New Construction</u>	<u>94,000 SF</u>
Total Concept Plan	310,000 SF



Conceptual Construction Budget (today's dollars, excludes soft costs and Program costs)

	Benson HS	Lincoln HS	Madison HS	
Proposed Building Size			310,144	excludes 10,000 sf school house supplies space
Site Size			868,006	
Design Enrollment			1,700	SF/Student
Building Direct Cost			82,315,000	
On Site Development Direct Cost			4,327,000	
Off Site Development Direct Cost			500,000	ROW work, water, sewer, Title 17, 33, signal and crosswalk (range)
Special Conditions				
Geotechnical Conditions			-	
Design Review/Entitlements				
Historic/Preservation Requirements			100,000	
1.5% Solar Requirements			1,307,130	building +onsite+off site x .015
Temporary Swing Facilities				
Total Construction Cost			88,549,130	

PPS BOND SUBCOMMITTEE

Lincoln High School Master Plan

May 17, 2016

BORA



THE LINCOLN STORY

- Largest enrollment, smallest building on the most constrained high school site within PPS.
- Boundary adjustments are more challenging on the West side, so need to increase size of Lincoln is urgent.
- Current building is poorly built and undersized. The cost to expand and modernize the existing facility is more expensive than building new.
- This site must respond to the City's updated urban zoning process (West Quadrant Plan). The PPS process has the opportunity to shape this policy before it is enacted.

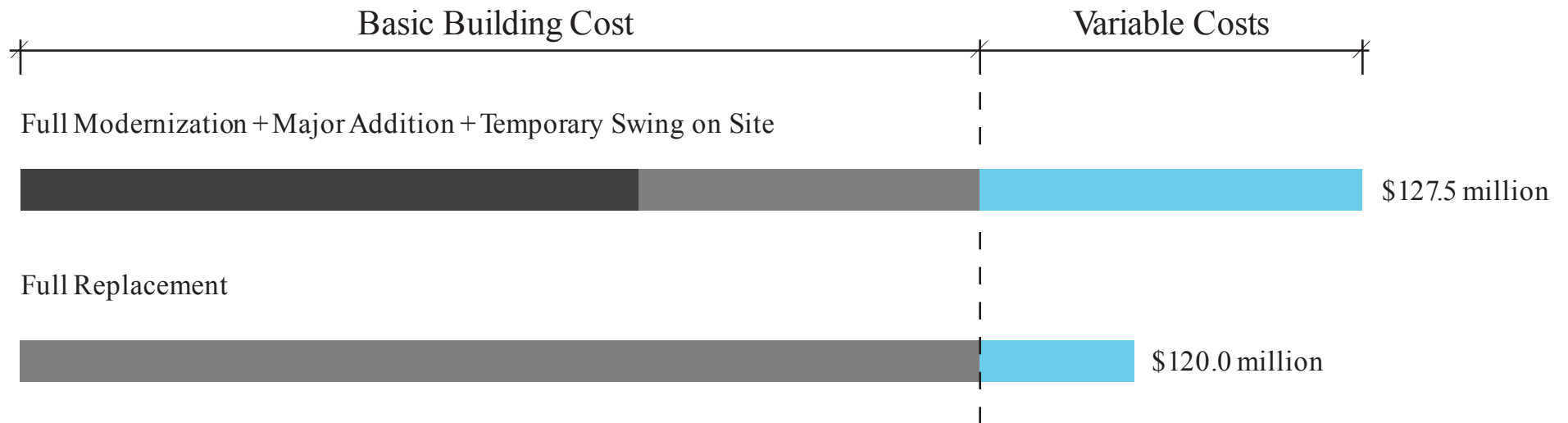


Photos of LHS today: (clockwise from upper left)
Main hallway, Weight Room, Cafeteria, Library

BORA



LINCOLN HIGH SCHOOL OPTIONS Cost Comparison



- Renovation
- New construction

BORA



LINCOLN HIGH SCHOOL Aerial view

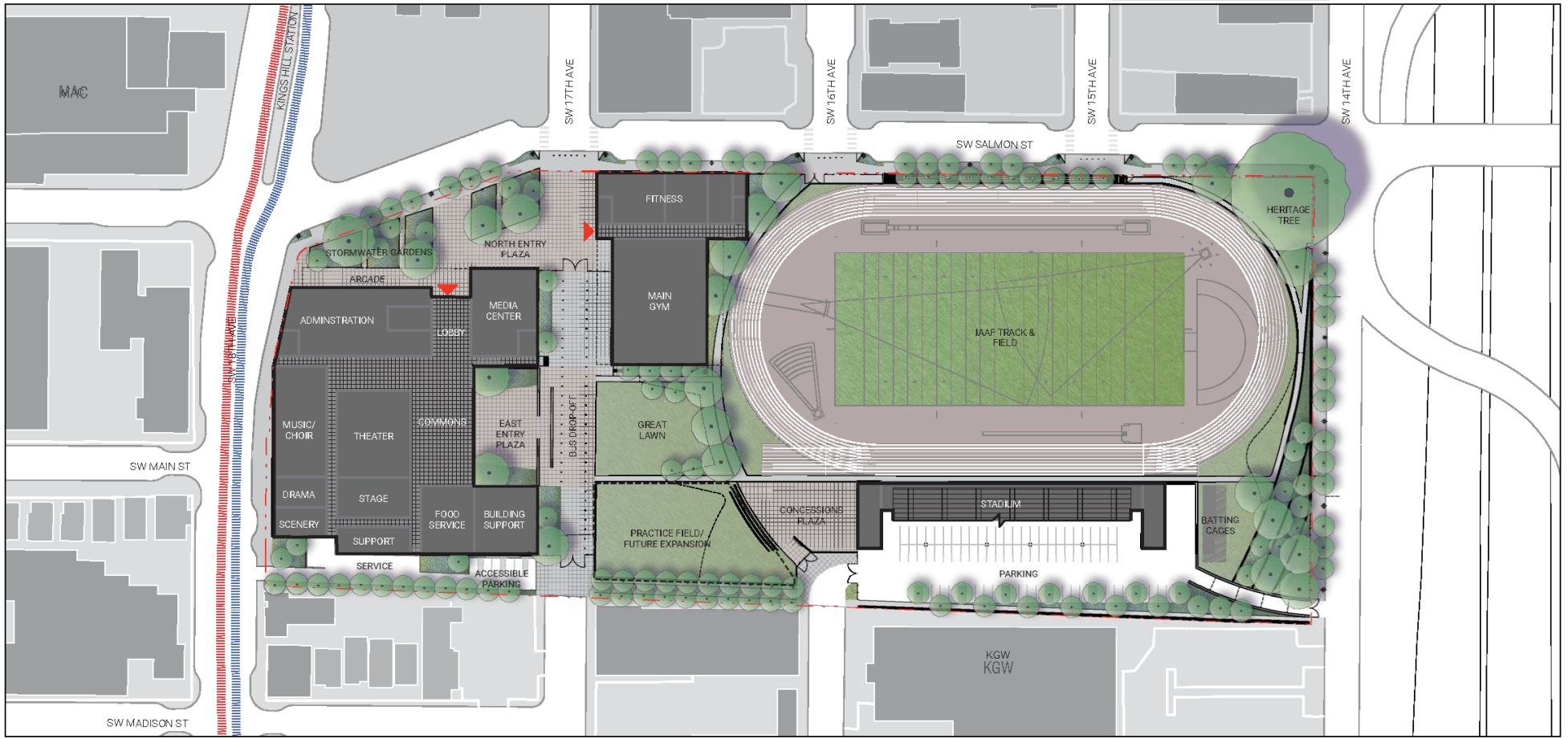


- All new construction on west side of site
- Students remain in existing building during construction
- Meets Ed Spec
- Meets current building and seismic codes
- Meets City planning goals
- Accommodates future PPS growth on site

BORA



LINCOLN HIGH SCHOOL Proposed Master Plan



BORA



LINCOLN HIGH
SCHOOL

Conceptual Construction Budget (in today's dollars, excludes soft costs
and Program costs)

Proposed Building Size	282,300
Site Size (acres)	10.9
Base Enrollment	1,700
Building Direct Cost	\$ 90,300,000
On Site Development Direct Cost	\$ 21,800,000
Off Site Development Direct Cost	\$ 600,000
Special Conditions	
Geotechnical Conditions	\$ 2,600,000
DR Enhancements	\$ 1,500,000
City required "covered" parking	\$ 1,500,000
Historic/Preservation Requirements	N/A
1.5% Green Energy (State Requirement)	\$ 1,700,000
Temporary Swing Facilities	N/A
Total Construction Cost	\$ 120,000,000
Increase Capacity to 1975 Students	\$ 5,300,000

BORA





SCHOOL BUILDING IMPROVEMENT BOND



Roll-up of Master Planning Conceptual Budgets for 3 High Schools (construction budgets in today's dollars, project soft costs derived from a parametric model, no program costs included until entire bond program is identified)

	Benson HS	Lincoln HS	Madison HS			
Proposed Building Size	391,000	282,300	310,144			
Site Size	219,295	477,417	868,006			
Design Enrollment	1,700	1,700	1,700			
Building Direct Cost	\$122,300,000	\$90,300,000	\$82,300,000			
On Site Development Direct Cost	\$8,000,000	\$21,800,000	\$4,300,000			
Off Site Development Direct Cost	\$500,000	\$600,000	\$500,000			
Special Conditions						
Geotechnical Conditions	\$0	\$2,600,000	\$0			
Design Review/Entitlements	\$0	\$1,500,000	\$0			
Historic/Preservation Requirements	\$3,700,000	\$0	\$100,000			
1.5% Solar Requirements	\$2,000,000	\$1,700,000	\$1,400,000			
Temporary Swing Facilities	\$1,000,000	\$0	\$0			
Total Construction Cost	\$137,500,000	\$118,500,000	\$88,600,000			
Soft / Owner Costs	\$53,100,000	\$56,600,000	\$23,700,000	\$40,100,000	\$18,700,000	\$33,000,000
Contingency	\$20,500,000	\$30,000,000	\$17,800,000	\$24,400,000	\$14,000,000	\$18,300,000
Swing / Phasing	\$7,000,000	\$5,000,000	\$7,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Escalation	\$45,800,000	\$21,300,000	\$35,200,000	\$18,600,000	\$36,200,000	\$13,000,000
Total Project Cost	\$263,900,000	\$250,400,000	\$202,200,000	\$203,600,000	\$159,500,000	\$154,900,000
	Range		Range		Range	
Median	\$257,150,000	\$202,900,000	\$157,200,000			
Potential 3 HS Project Costs	\$617,000,000					