



Board of Education

Staff Analysis and Report to the Board

Board Work Session Date: 3/12/2019

District Priority: 4

Board Meeting Date: 3/19/2019

Executive Leadership: Claire Hertz

Department: Facilities & Asset Management

Staff Lead: Dan Jung, Chief Operating Officer
Jen Sohm, Senior Project Design
Manager

SUBJECT: Benson Campus

I. **BACKGROUND**

Board Resolution 5780 (December 18, 2018) approved the Benson Polytechnic High School Ed Specs and Master Plan with the provision to return with master plan revisions by March 31, 2019 including:

1. Updated plans incorporating the master plan revisions noted in this resolution.
2. Updated plans identifying all programs and program spaces intended to be located on the Benson Campus at the completion of construction.
3. Updated construction phasing plan to include all school programs that will remain at the Benson Campus after completion of construction.

The master plan revisions identified in the resolution include the addition of visual and future performing arts program spaces, ADA and code compliant access from Benson to Buckman field to ensure a safe route for school use and coordination of future track and field improvements design with Portland Parks and Recreation.

Board Resolution 5828 (February 26, 2019) approved the following:

1. Co-location of Portland International Scholars Academy (PISA), Pioneer, Virtual Scholars classroom(s), Evening and Summer School within the Benson Polytechnic High School modernization;
2. A new Multiple Pathways to Graduation (MPG) building on the existing Benson parking lot for Alliance High School, Reconnection Center & Services, Teen Parent Childcare, and DART/Clinton School.
3. An evaluation of the Alliance program currently at Meek to determine feasibility of co-locating in the MPG building.
4. The plan to relocate all programs offsite during construction, with a final temporary housing plan to be determined.

II. RELATED POLICIES/BEST PRACTICES

Project due diligence processes have started for adding a new building for Multiple Pathways to Graduation (MPG) schools, programs, childcare & offices. These include analysis and coordination with the project team, the Alliance High School programs and authorities having jurisdiction.

III. ANALYSIS OF SITUATION

The Benson Polytechnic High School master plan revisions include the following:

1. Performing Arts Program & CTE Spaces in the lower level of the auditorium wing
2. Replacement of Core Academic Makerspace lab with classroom use.
3. Removal of computer labs in lower level gym building.
4. Benson Tech classrooms relocated to lower level of historic gym building.

5. Site improvements under discussion and review with Portland Parks and Recreation in order to access the adjacent Portland Parks Buckman Fields.
6. Classrooms, offices and support spaces for: PISA, Pioneer, Virtual Scholars, Night and Summer School within the Benson Polytechnic Master Plan on the second floor of the main building.
7. A new auxiliary building on the parking lot for the Multiple Pathways to Graduation programs: DART/Clinton School, Alliance High School, Reconnection Services & Center, Teen Parent Childcare and the Food and Clothes Closet.

The project team is evaluating the impacts of adding a new building to the project schedule, land use implications and other analysis while providing adequate & required parking for all schools and programs. While the assumption is that the new building would maintain some surface parking beneath the new building, site parking is anticipated to be reduced by about 50%.

Alliance at Meek campus programming needs will be compiled to determine feasibility of co-locating in or adjacent to the Multiple Pathways to Graduation building at Benson.

With the addition of co-located programs, a new structure, and offsite temporary housing locations, the project team is in the process of updating the overall construction phasing plan. The team anticipates providing an updated phasing plan (to include feedback from the project Construction Manager / General Contractor) and temporary location plan by the end of 2019.

IV. FISCAL IMPACT

Board Resolution 5780 included the anticipated Total Project Budget for Benson Comprehensive Focus Option High School with enhanced CTE programming based upon the Master Plan to be \$296,000,000.

With the addition of all co-located programs including Multiple Pathways to Graduation, Portland International Scholars Academy and Pioneer High School, the preliminary budget increase is estimated to be \$330,000,000. Adding Alliance at Meek and structured parking costs are not included.

The project team will participate in a Risk and Value Engineering workshop in May which will produce recommendations and strategies for efficiencies and overall project savings.

The Board of Education expects to undertake a future capital bond campaign in 2020 to support all phases of the ongoing Benson Polytechnic High School & MPG campus construction, among other projects. If a bond is not referred to the voters or passed by voters in 2020, the Benson project, including the MPG dedicated building, is expected to be completed by a Full Faith and Credit Bond.

V. **COMMUNITY ENGAGEMENT**

The master plan revisions have been reviewed with the Benson Tech Design Advisory Group (DAG) and will be included in the school & community project design workshop/update at the Benson Tech Show.

With the addition of a new MPG building to the project, we propose a separate MPG DAG process to advise on the design of the new building.

VI. **TIMELINE FOR IMPLEMENTATION/EVALUATION**

Both Benson Polytechnic High School & Multiple Pathways to Graduation buildings will be submitted simultaneously for conditional use and subsequent permitting to keep the project on schedule. The Alliance at Meek location will need to be confirmed in May, in order for the MPG building design to catch up with the Benson Polytechnic High School modernization design by design development phase early 2020.

Kenton and Marshall will be vacated by July 2021 and will require tenant improvements prior to move in. The updated phasing plan will analyze the scope of the improvements and identify the timeline for design, permit and construction.

VII. **BOARD OPTIONS WITH ANALYSIS**

Staff requests approval of the proposed Benson Campus Master Plan Revisions & Resolution. Additional new building analysis including impacts on parking requirements & land use processes, cost estimates and value engineering will be determined and evaluated.

The project development will be evaluated regularly with the Benson Steering Committee and updates on major developments and revisions will be provided to the Board through regularly scheduled updates. Staff will return to the Board to review project development as soon as possible.

VIII. **STAFF RECOMMENDATION**

Staff is recommending the Board accept the revised Benson Campus Master Plan Revisions & Updates as defined in the attached Resolution **5859**

IX. I have reviewed this staff report and concur with the recommendation to the Board.



Guadalupe Guerrero
Superintendent
Portland Public Schools

3/14/19

Date

ATTACHMENTS & LINKS

- A. Resolution **TBD** Authorizing Revised Benson Campus Master Plan Revisions
- B. Benson Polytechnic High School Master Plan & Program Updates, dated 3/13/19

PPS District Priorities FY 2018-19

- *Set a clear Vision and Strategic Plan*
- *Create equitable opportunities and outcomes for all students*
- *Build management and accountability systems and structures*
- *Allocate budget, funding and resources focused on improving outcomes for students*

BENSON POLYTECHNIC HIGH SCHOOL

MASTER PLAN & PROGRAM UPDATES



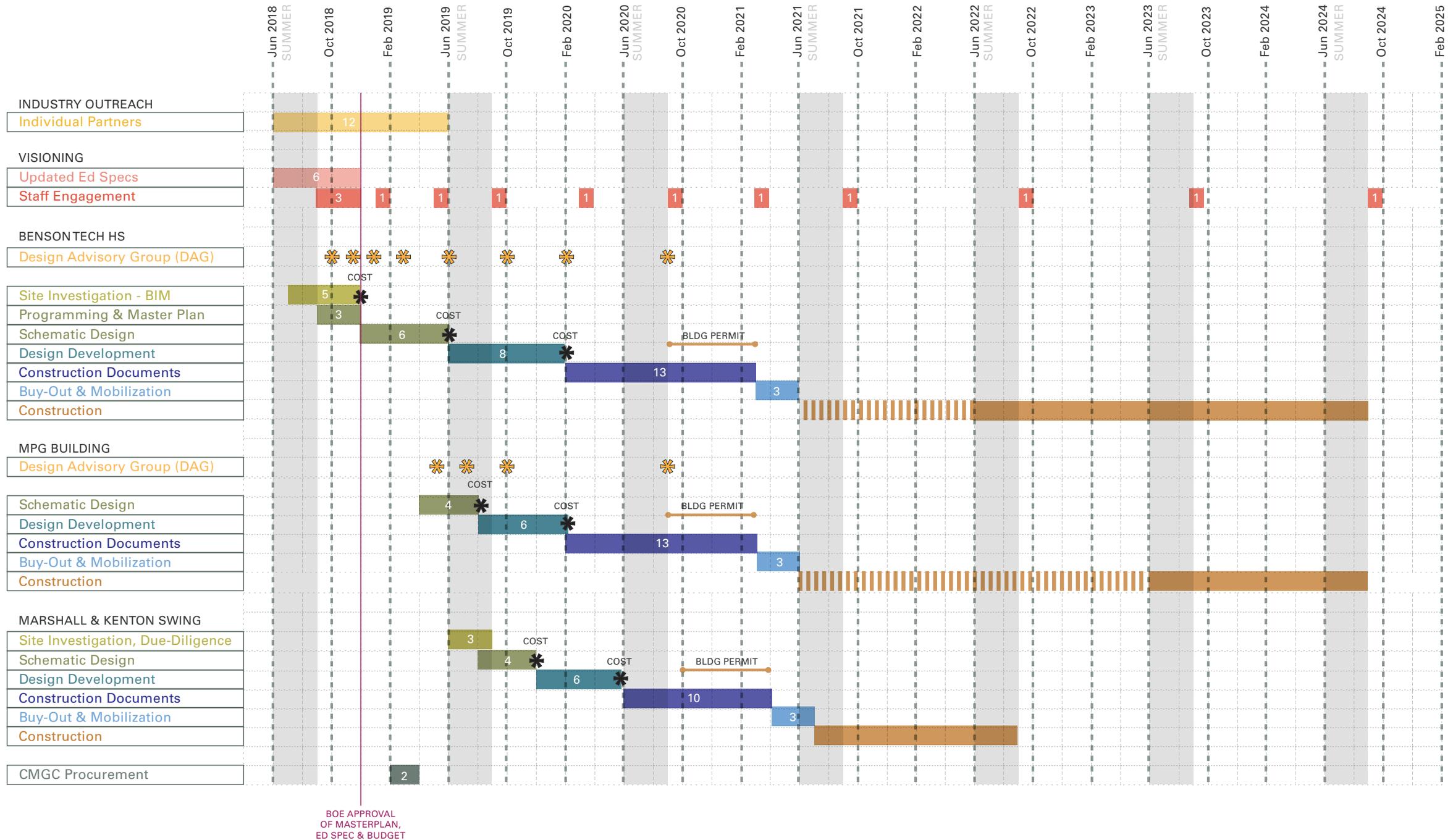
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Updated Opening Day Program Summary
Updated Utilization Tables

UPDATED SCHEDULE



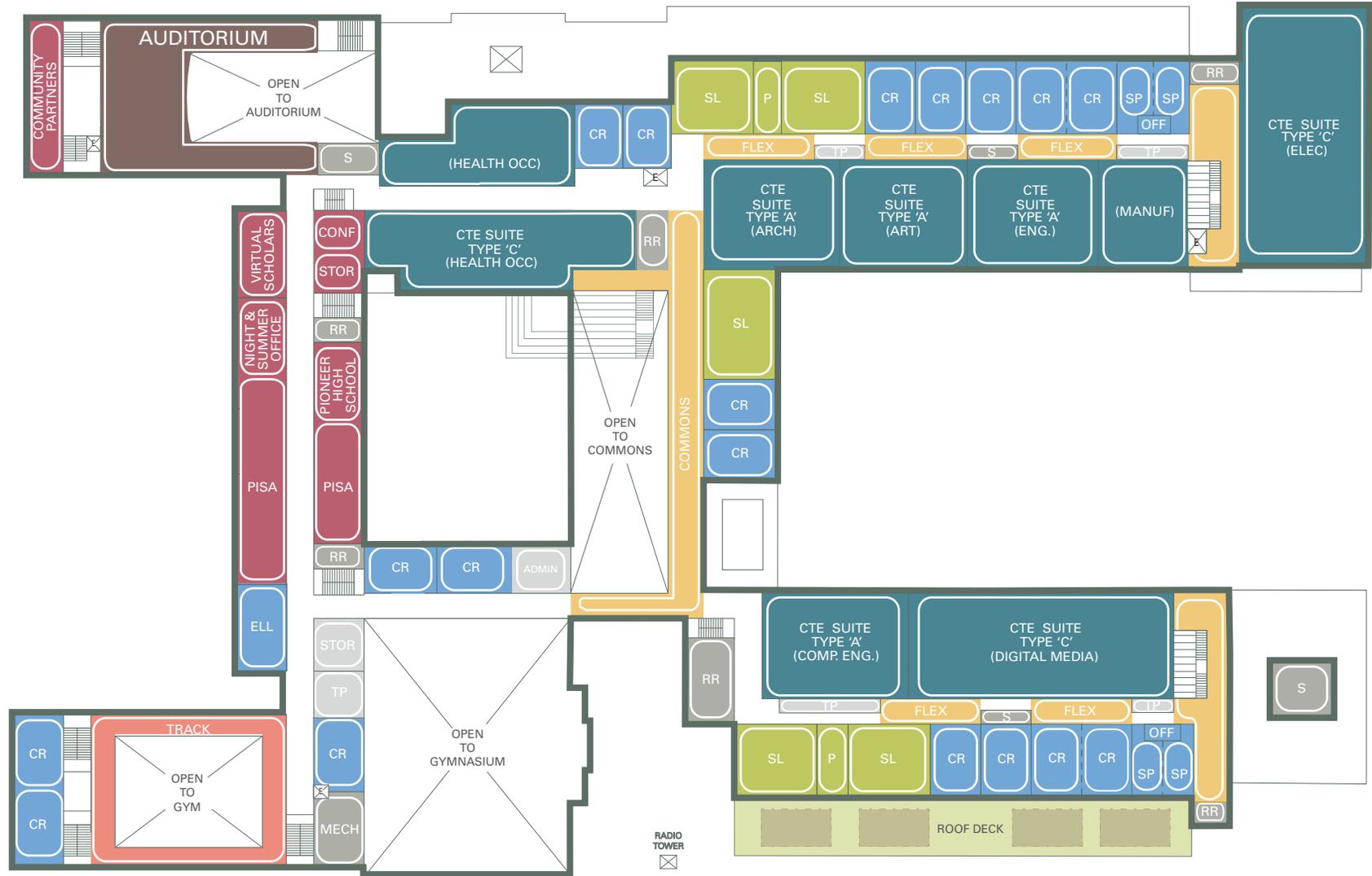
BOE APPROVAL OF MASTERPLAN, ED SPEC & BUDGET

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UPDATED SITE PLAN



UPDATED MASTER PLAN / UPPER LEVEL

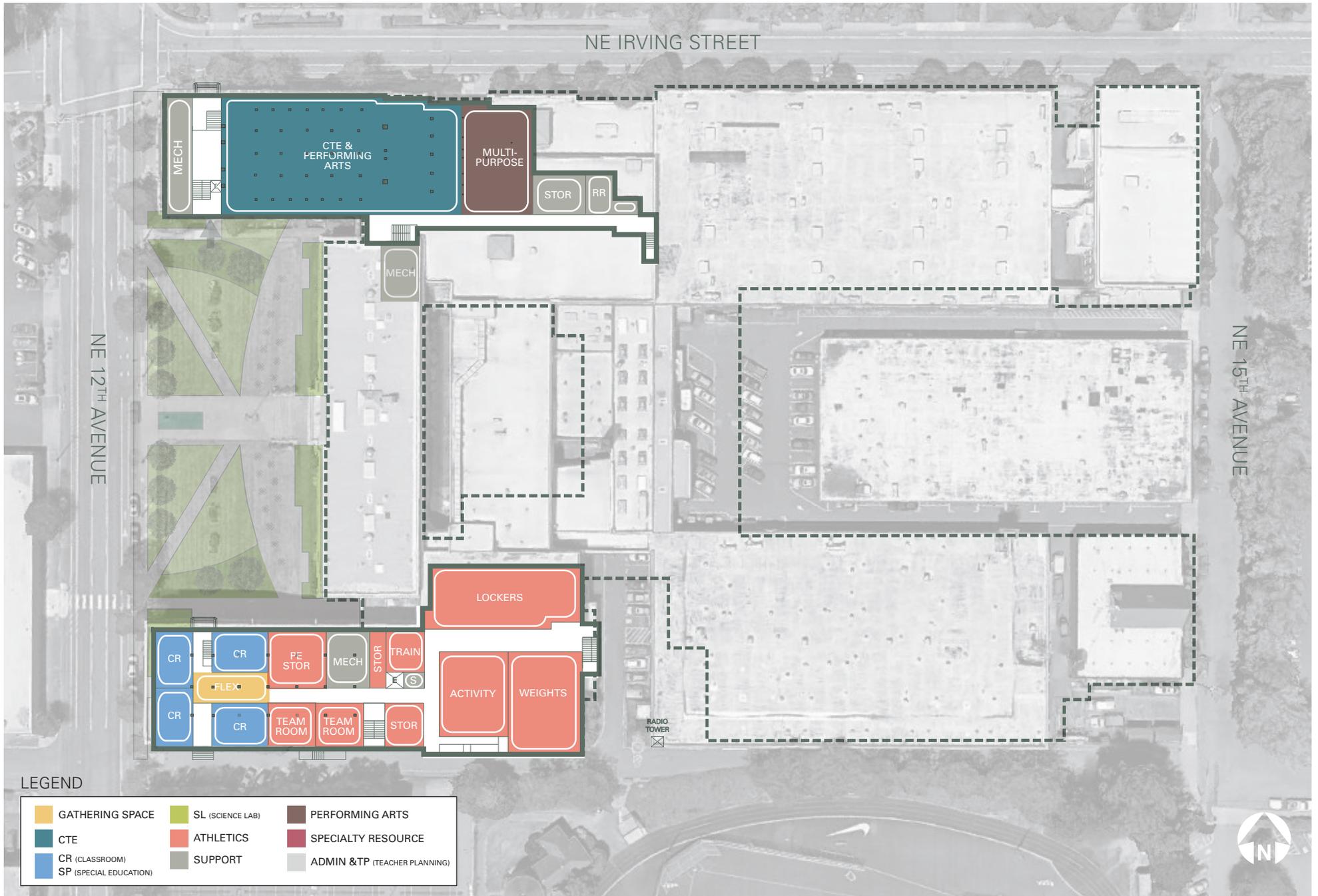


LEGEND

 GATHERING SPACE	 SL (SCIENCE LAB)	 PERFORMING ARTS
 CTE	 ATHLETICS	 SPECIALTY RESOURCE
 CR (CLASSROOM)	 SUPPORT	 ADMIN & TP (TEACHER PLANNING)
 SP (SPECIAL EDUCATION)		

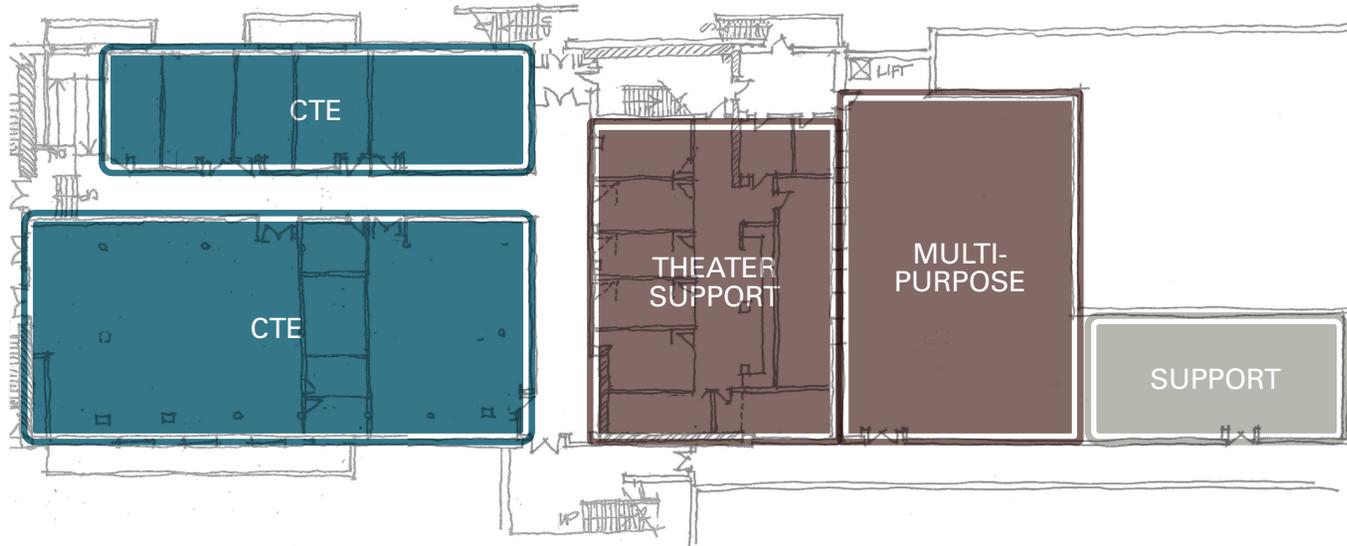


UPDATED MASTER PLAN / LOWER LEVEL

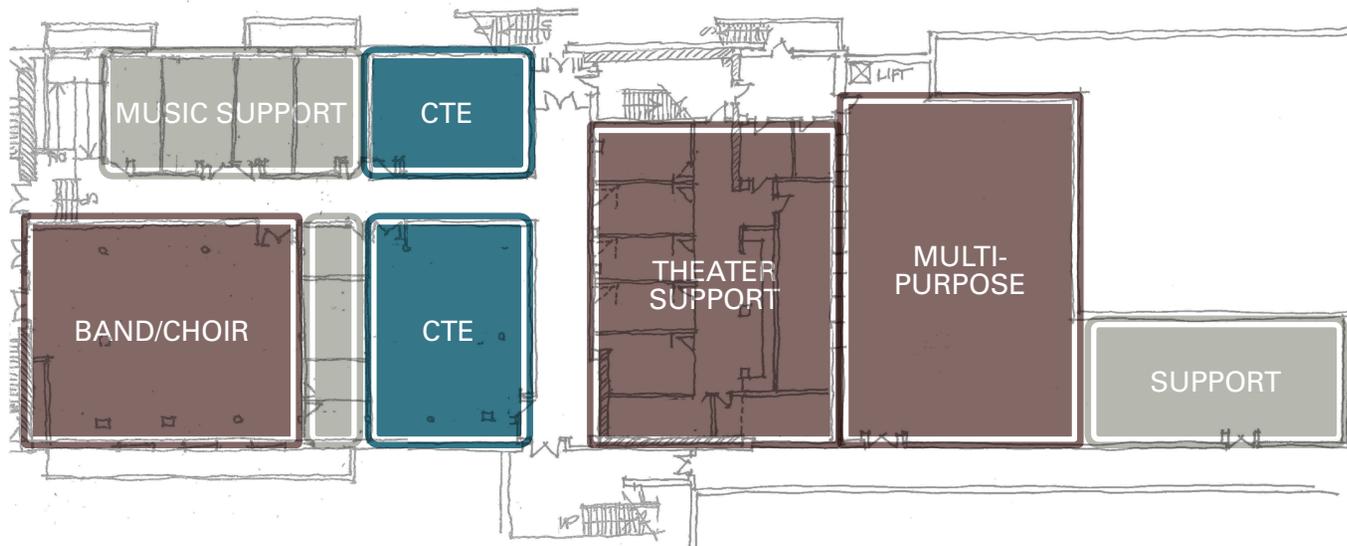


UPDATED MASTER PLAN / AUDITORIUM LOWER LEVEL SCHEMES

CTE FOCUS SCHEME



CTE & MUSIC SCHEME*



*THIS SCHEME REFLECTED IN REVISED AREA PROGRAM

BUDGET DETAIL / BENSON POLYTECHNIC HIGH SCHOOL

BENSON POLYTECH HIGH SCHOOL SUMMARY OF PROBABLE COST

1/2

	QTY	UNIT	\$/UNIT	TOTAL \$
Building	368,000	SF		
Demolition			9.31	3,425,231
Abatement			4.00	1,472,000
Slab & Foundations			14.00	5,152,000
Vertical Structure			43.00	15,824,000
Exterior Walls			12.88	4,738,000
Exterior Doors & Windows			3.61	1,328,889
Roofing & Appurtenances			18.00	6,624,000
Interior Framing			12.44	4,579,556
Interior Doors & Windows			9.56	3,516,444
Specialties			5.67	2,085,333
Stairs			3.00	1,104,000
Wall Finishes			8.56	3,148,444
Floor Finishes			4.78	1,758,222
Ceiling Finishes			8.00	2,944,000
Painting			2.50	920,000
Conveying System			2.30	846,400
Fire Sprinklers			3.67	1,349,333
Plumbing			17.00	6,256,000
HVAC			55.00	20,240,000
Electrical & Low Voltage			46.22	17,009,778
Equip (incl. AV) Appliances & Fixed Furnishings			14.78	5,438,222
Casework			3.25	1,196,000
Site: Earthwork & Erosion control			2.00	736,000
Building Hardcost:				111,691,853
Site				
Site Hardscape			4.14	1,523,489
Site Furnishings & Appurtenances			1.44	530,350
Site Landscaping			2.00	736,000
Site Stormwater Management			2.05	754,947
Site Utilities			2.50	920,000
Site Hardcost:				4,464,785
Historical & Seismic				
Historic Exterior Allowance				3,500,000
Seismic upgrade of Commons, Main Gym and Aux Gym				905,220
Seismic upgrade of radio tower				200,000
Historical & Seismic Hardcost:				4,605,220

ARCH: Bassetti
DWG DATE: 4/26/17
DESIGN LEVEL: Cncpt

CONSTRUCTION FOCUS, INC.
541-686-2031
EUGENE, OREGON

ESTIMATE DATE: Oct. 22, 2018
REVISION #: 3
CONST. START: 2 QTR_2023

BENSON POLYTECH HIGH SCHOOL SUMMARY OF PROBABLE COST

2/2

	QTY	UNIT	\$/UNIT	TOTAL \$
Markups				
CMGC Contingency		per district	5.00%	6,197,581
Design & Estimating Contingency		per district	15.00%	20,213,164
Temp/Phasing			4.00%	6,198,704
General Conditions			6.00%	9,669,978
Bond & Insurances			2.40%	4,100,071
Overhead and Profit			4.50%	7,872,136
1.5% Solar Requirement			1.50%	2,742,127
Escalation			25.00%	46,387,652
Markups Hardcost:				103,381,413
Swing & Temporary Spaces				
Swing Space Allowance				2,787,500
Temporary Structure Allowance				2,055,600
Escalation for Swing/Temp				726,465
Swing & Temporary Spaces Hardcost:				5,569,565
TOTAL BUDGET:				229,712,837

ARCH: Bassetti
DWG DATE: 4/26/17
DESIGN LEVEL: Cncpt

CONSTRUCTION FOCUS, INC.
541-686-2031
EUGENE, OREGON

ESTIMATE DATE: Oct. 22, 2018
REVISION #: 3
CONST. START: 2 QTR_2023

BUDGET DETAIL / MPG BUILDING

**BENSON POLYTECH HIGH SCHOOL
MPG BUILDING - PHASE 2
Statement of Probable Cost**

1/1

	QTY	UNIT	\$/UNIT	TOTAL \$
Building Hardcost				
03	Concrete	70,800 SF	19.15	1,355,827
04	Masonry	70,800 SF	1.76	124,965
05	Metals	70,800 SF	2.35	166,575
06	Wood, Plastics, & Composites	70,800 SF	19.37	1,371,637
07	Thermal & Moisture	70,800 SF	15.96	1,130,173
08	Openings	70,800 SF	8.27	585,843
09	Finishes	70,800 SF	14.89	1,053,901
10	Specialties	70,800 SF	0.77	54,859
12	Furnishings	70,800 SF	0.65	45,738
14	Conveying Systems	70,800 SF	1.77	125,000
21	Fire Suppression	70,800 SF	3.90	276,120
22	Plumbing	70,800 SF	1.84	130,000
23	HVAC	70,800 SF	22.97	1,626,600
26	Electrical	70,800 SF	30.00	2,123,988
27	Communications	70,800 SF	4.13	292,500
28	Safety and Security	70,800 SF	3.22	227,820
31	Earthwork at the Bldg	70,800 SF	1.29	91,300
Building Hardcost Subtotal:				10,782,245
Site Hardcost				
31	Earthwork & Paving	1 LS	415,141.46	415,141
32	Site Improvements	1 LS	250,000.00	250,000
32	Landscaping	20,000 SF	4.82	96,438
33	Site Utilities	1 LS	265,852.65	265,853
Site Hardcost Subtotal:				1,027,432
HARDCOST TOTAL:				11,809,677
Markups to the Hardcost				
	CMGC Contingency	5.0%		590,484
	Design & Estimating Contingency	20.0%		2,480,032
	General Conditions:	6.0%		892,812
	Bond & Insurances	2.4%		378,552
	Overhead & Profit:	4.5%		726,820
	1.5% Solar Requirement	1.5%		253,176
	Escalation:	18.0%		3,083,680
Markups Subtotal:				8,405,555
CONSTRUCTION TOTAL:				20,215,233

ARCH: Bassetti
DWG DATE: Feb. 19, 2019
DESIGN LEVEL: Concept

CONSTRUCTION FOCUS, INC.
541-686-2031
EUGENE, OREGON

ESTIMATE DATE: Feb. 25, 2019
REVISION #1
CONST. START: 2 QTR_22

SCENARIO 4B MPG BUILDING KEY ASSUMPTIONS

Construction Start: Summer 2021
 Delivery Method: CMGC or Design-Build
 Building Size: 45,000 - 49,000 SF Conditioned space
 20,000 - 21,800 SF Surface parking within building footprint

- + New site utilities
- + Reconfigured surface parking for remainder of site
- + Building elevated to allow surface parking underneath on ground level.

Programs:

- + Alliance
- + Reconnection Center
- + Reconnection Services
- + DART/Clinton School
- + Teen Parent with outdoor play area
- + Food/Clothes Closet
- + Shared Multi-Purpose Room
- + Culinary CTE Space
- + Shared facilities on Benson Tech site include gyms, locker rooms, commons, and library/media center.

Not Included in this estimate:

- + Alliance at Meek
- + Structured parking
- + Gym, Kitchen and CTE shop space(s)

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UPDATED BUDGET OVERVIEW

BENSONTECH SITE TARGET AREA

Renovation	231,200 SF
New Construction	136,800 SF
Total	368,000 SF

Reduction	(3,500 SF)
Added Classrooms	3,500 SF

New Total	368,000 SF
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MARSHALL & KENTON SWING ASSUMPTIONS

- + Minor MEP upgrades only, no major equipment upgrades included
- + Electrical service upgrades, as needed
- + IT building infrastructure upgrades only, as required. Relocation of computer equipment from existing facilities
- + New roofing, as required
- + Minor TI of existing building
- + New temporary structure for additional CTE shop space (Size TBD)

MPG BUILDING SCENARIO 4B TARGET AREA

New Construction	45,000 - 49,000 SF
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OTHER POTENTIAL SCOPE

Include Alliance at Meek	AREA & COST TBD
Provide structured parking	AREA & COST TBD

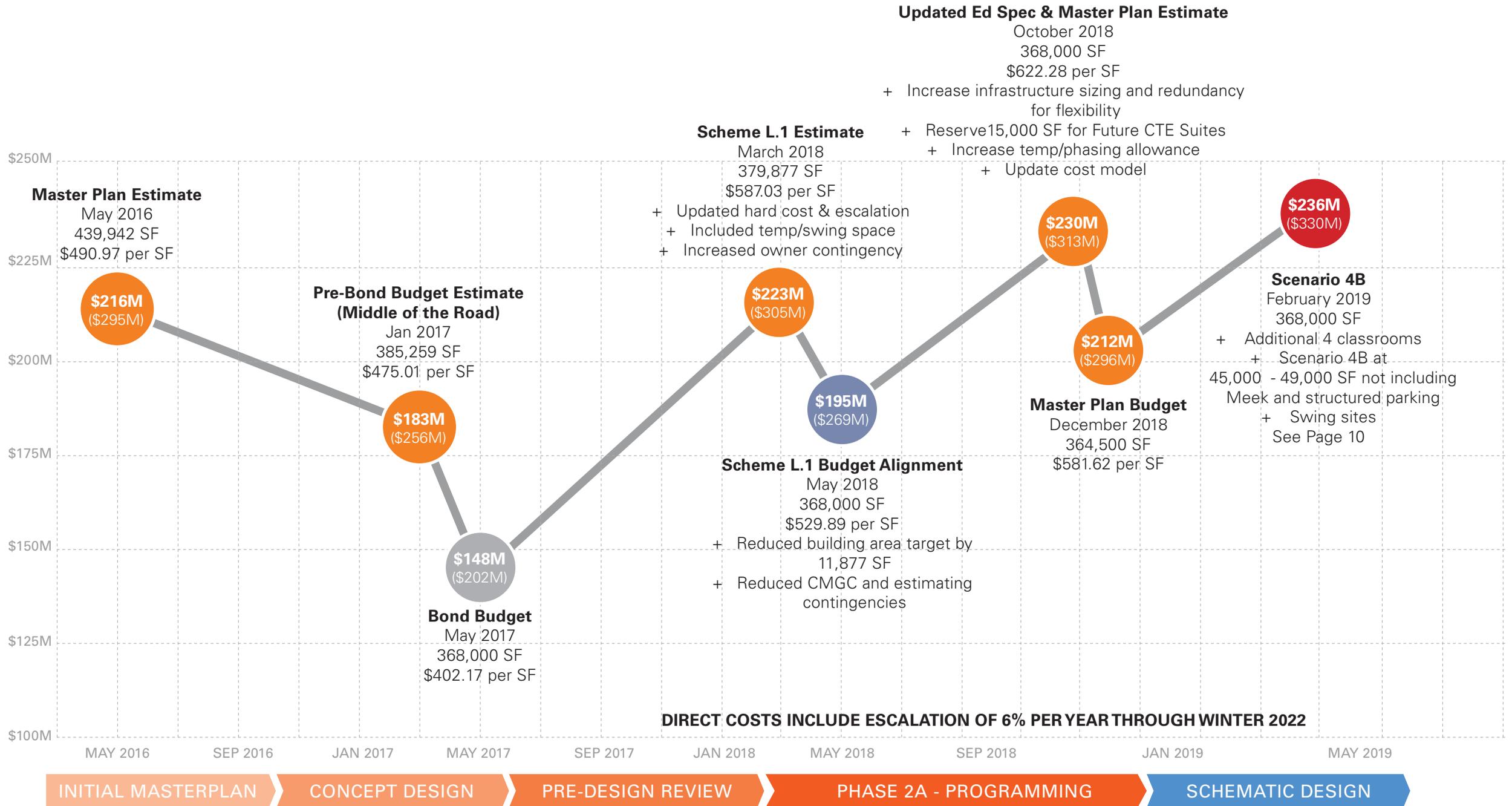
PARKING IMPACT (TOTAL FOR BOTH SITES)

Approx. Existing Stall Count	210 STALLS
Approx. New Count Range	100 - 140 STALLS

ITEM	COMMENTS	CURRENT ESTIMATE
HARD COST	Renovated building and site work	\$220,652,000
SWING / TEMP FACILITIES	Interior TI and potential modular building	\$5,570,000
1.5% GREEN ENERGY	Required by State of Oregon	\$2,648,000
OFF-SITE / PUBLIC WORKS	Allowance	\$700,000
TOTAL HARD COSTS		\$229,570,000
SOFT COSTS	Permit fees, consultants	\$34,437,000
FF&E	CTE Equipment and furnishings	\$15,000,000
CONTINGENCY	15% of total cost	\$34,437,000
ESCALATION	6% per year included in Hard Costs	INC. ABOVE
PROJECT TOTAL		\$313,444,000
Reduced D/E Contingency	From 15% to 12% for Design/Estimating	(\$8,000,000)
Value Engineering	Target 2.5% of Hard Costs	(\$7,444,000)
Reduce Area by 3,500 SF	Incorporate Teen Parent, Food/Clothes Closet	(\$3,000,000)
Add Field ADA Access	For PE/Athletics, Fire Drill	\$1,000,000
PREVIOUS TARGET TOTAL		\$296,000,000
Add 4 classrooms		\$3,500,000
MPG Building Scenario 4B		\$34,000,000
Kenton Swing Allowance		\$6,000,000
Marshall Swing Allowance		\$8,000,000
Reduced Swing Space Budget		(\$5,500,000)
Schedule Efficiency Savings		(\$12,000,000)
UPDATED MASTER PLAN BUDGET		\$330,000,000

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BUDGET PROGRESSION / DIRECT CONSTRUCTION COST TIME LINE



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APPENDIX / UPDATED OPENING DAY PROGRAM SUMMARY
UPDATED UTILIZATION TABLES

Benson Tech Opening Day Area Program								PPS Comprehensive High School Ed Spec					Comparison
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes	Program Components	Quantity	Area (SF)	Total (SF)	Teaching Stations	Delta (+/-)
Design and Applied Arts	Type A			3,600				Fine & Visual Arts			3,080		520
2D Art Lab		1	1,350	1,350	1			Art Room (2D)	1	1,200	1,200	1	150
3D Art Lab		1	1,800	1,800	1			Art Room (3D)	1	1,500	1,500	1	300
Support		1	450	450				Kiln Room, Supply/Storage, Art Office	1	380	380		70
Outdoor Work Area			approx. 450				g						
Architecture	Type A			3,600									
Drafting Tech Lab		1	1,350	1,350	1								
Drafting Tech Classroom			900	-			e						
Architecture Lab		1	1,800	1,800	1								
Support		1	450	450									
Outdoor Work Area			approx. 450				g						
Engineering	Type A			3,600									
Design Lab		1	1,350	1,350	2								
Wood Fabrication Lab		1	900	900									
Metal Fabrication Lab		1	900	900			e						
Support		1	450	450									
Computer Engineering	Type A			3,600									
Technology Lab		1	1,350	1,350	1								
Technology Lab		1	1,800	1,800	1								
Support		1	450	450									
Radio	Type B			5,709									
Small Classroom		2	550	1,100	2		a						
Flex Area		1	412	412									
AM Radio Air Booth		1	115	115			a						
AM Radio Production		1	146	146			a						
AM Studio / Digital Station		1	254	254			a						
Comm Tech TV / Digital Media Studio		1	850	850	1		a						
Comm Tech Office / Streaming Station		1	165	165			a						
Comm Tech Control Room		1	264	264			a						
Listening Room		4	60	240			a						
Lobby/Reception		1	487	487			a						
Conference Room		1	225	225			a						
Engineering Office		1	90	90			a						
IT Office		1	72	72			a						
Storage Closet		2	25	50			a						
Storage		1	879	879			a						
Teacher Planning		3	120	360			a						
Digital Media	Type C			7,200									
Video & Graphic Design Lab		1	1,350	1,350	1								
Web Design Lab		1	1,350	1,350	1								
Photography Lab		1	1,350	1,350	1								
Digital Media Classroom		1	900	900									
Video & Sound Production Studios		2	450	900									
Print/Layout/Production		1	900	900									
Support		1	450	450									
Electric	Type C			7,200									
Electric Shop		2	1,800	3,600	2								
Automation Shop		1	1,800	1,800	1								
Electric Classroom (Small)		2	675	1,350									
Electric Classroom			900	-			e						
Support		1	450	450									
Outdoor Work Area			approx. 1,200				g						
Health Occupations	Type C			7,200									
Nursing Lab		1	1,350	1,350	1								
Medical Lab		1	1,350	1,350	1								
Dental Lab		1	1,350	1,350	1								
Science Lab (Anatomy)			1,600	-			e						
Health Occupations Classroom		1	900	900	1								
First Responder Classroom		1	900	900	1								
Medical Scenario Clinic		1	450	450									
Simulation Lab		1	450	450									
Support		1	450	450									
Outdoor Work Area			approx. 450				g						
Transportation - Auto	Type D			14,400									
Automotive Shop		1	1,800	1,800	1								
Automotive Shop		1	7,200	7,200	2								
Automotive Classroom		3	900	2,700									
Support		3	900	2,700									
Outdoor Work Area			approx. 2,500				g						

Benson Tech Opening Day Area Program								PPS Comprehensive High School Ed Spec					Comparison
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes	Program Components	Quantity	Area (SF)	Total (SF)	Teaching Stations	Delta (+/-)
Manufacturing													
Type D													
Manufacturing Shop		2	3,600	7,200	1								
Pattern Making Shop		1	900	900	1								
Foundry		1	900	900									
Fabrication & Welding Lab		1	3,600	3,600	1								
Design Lab		1	900	900	1								
CNC Shop		1	450	450									
Support		1	450	450									
Outdoor Work Area			approx.	1,250			g						
Construction													
Type D													
Construction Shop		1	7,200	7,200	1								
Construction Shop - Tech Geometry		1	3,600	3,600	1								
Math Tech Classroom			1,800	-			e, f						
Construction Classroom		1	900	900	1		e						
Design Lab & Tech Algebra		1	1,350	1,350	1								
CNC Shop		1	450	450									
Support		2	450	900									
Outdoor Work Area			approx.	2,500			g						
CTE (Unprogrammed)	Type A			3,600	3		c	Career Preparation / CTE			4,800	3	(1,200)
CTE Suites Total								CTE Total + Fine & Visual Arts					80,629
Makers Lab								Makers Lab					(1,200)
Core Programs								Core Programs					(10,480)
English		11	900	9,900	11	Y		English	11	980	10,780		(880)
Math		6	900	5,400	6	Y	d	Math	8	980	7,840		(2,440)
Social Studies		8	900	7,200	8	Y		Social Studies	8	980	7,840		(640)
Health		2	900	1,800	2	Y		Health	2	980	1,960		(160)
World Language		6	900	5,400	6	Y		World Language	6	980	5,880		(480)
Electives		0	900	-	0	Y	d	Electives	6	980	5,880		(5,880)
Smaller Instructional Spaces	(Included in CTE)							Smaller Instructional Areas (Preferred/Optional)	10	500	5,000		(5,000)
General Classrooms								General Classrooms					(15,480)
Science		9	1,600	14,400	9	Y		Science	11	1,500	16,500		(2,100)
Prep Room w/ Chemical Storage		4	225	900		Y		Prep Rooms	4	200	800		100
Chemical Storage	(Included above)							Chemical Storage	1	180	180		(180)
Outdoor Work Area			approx.	1,600			g						
Science Labs & Prep								Science Labs & Prep					(2,180)
SPED Low Intensity Classroom		8	500	4,000	8	Y	f	SPED Low Intensity Classroom	2	600	1,200		2,800
SPED Office		4	150	600		Y		SPED Office	1	100	100		500
SPED Storage		4	50	200		Y		SPED Storage	1	100	100		100
ELL Classroom		1	900	900	1	Y		ELL Classroom	1	800	800		100
Sensory Support	(Not required, per BPHS staff)							Sensory Support	1	900	900		(900)
Learning Resource Center	(Not required, per BPHS staff)							Learning Resource Center	3	900	2,700		(2,700)
SPED Reception	(Not required, per BPHS staff)							SPED Reception	1	100	100		(100)
SPED Toilet	(Not required, per BPHS staff)							SPED Toilet	1	200	200		(200)
SPED & ELL Classrooms								SPED & ELL Classrooms					(400)
FLEX / Breakout Areas								Flex/Breakout Areas (Preferred/Optional)					1,000
Teacher Planning / Collaboration Area								Teacher Planning/Collaboration (Preferred/Optional)					(4,550)
Administration								Administration					(240)
Reception/Lobby/Waiting		1	400	400		Y		Reception/Lobby/Waiting	1	500	500		(100)
Principal's Office		1	400	400		Y		Principal's Office	1	200	200		200
Principal's Secretary		1	125	125		Y		Principal's Secretary	1	125	125		0
Vice Principal's Office		2	200	400		Y		Vice Principal's Office	2	150	300		100
Vice Principal's Secretary		2	125	250		Y		Vice Principal's Secretary	2	120	240		10
Dean of Students		1	200	200		Y		Dean of Students	1	120	120		80
Attendance		1	200	200		Y		Attendance	1	120	120		80
Bookkeeper/Manager		1	200	200		Y		Bookkeeper/Manager	1	120	120		80
Resource Officer		1	200	200		Y		Resource Officer	1	200	200		0
Camera Monitors		1	100	100		Y		Camera Monitors	1	100	100		0
Restrooms		2	60	120		Y		Restrooms	2	60	120		0
Records Storage		1	200	200		Y		Records Storage	1	200	200		0

Benson Tech Opening Day Area Program								PPS Comprehensive High School Ed Spec					Comparison
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes	Program Components	Quantity	Area (SF)	Total (SF)	Teaching Stations	Delta (+/-)
Office Storage		1	125	125		Y		Office Storage	1	125	125		0
Workroom/Mail/delivery Process Center		1	300	300		Y		Workroom/Mail/delivery Process Center	1	300	300		0
Staff Room		1	500	500		Y		Staff Room	1	400	400		100
Conference Room		2	150	300		Y		Conference Room	2	150	300		0
Community Room/Alumni/Boosters		1	1,200	1,200		Y		Community Room/Alumni/Boosters	1	500	500		700
Business Manager	(Not required, per BPHS admin)							Business Manager	1	120	120		(120)
Health Office	(Provided in Wellness Center)							Health Office	1	120	120		(120)
Sick Room	(Provided in Wellness Center)							Sick Room	1	150	150		(150)
Sick Toilet	(Provided in Wellness Center)							Sick Toilet	1	100	100		(100)
Student Support/Mediation Office	(Not required, per BPHS admin)							Student Support/Mediation Office	1	700	700		(700)
Student Support/Mediation Support	(Not required, per BPHS admin)							Student Support/Mediation Support	1	300	300		(300)
Counseling/Career				2,630			a	Counseling/Career			2,735		(105)
Counseling Offices		6	120	720		Y		Counseling Offices	5	120	600		120
Counseling Secretary/Waiting		1	400	400		Y		Counseling Secretary/Waiting	1	400	400		0
Conference Room - Large		1	240	240		Y		Conference Room - Large	1	240	240		0
Conference Room - Medium		1	150	150		Y		Conference Room - Medium	1	150	150		0
Career Center		1	700	700		Y		Career Center	1	700	700		0
Career Counselor		1	120	120		Y		Career Counselor	1	100	100		20
Secure Records storage		1	180	180		Y		Secure Records storage	1	180	180		0
Restroom		2	60	120		Y		Restroom	2	60	120		0
Drug/Alcohol Counselor Office		1	125	125		Y		Drug/Alcohol Counselor Office	1	125	125		0
Career Center Office	(Not required, per BPHS staff)							Career Center Office	1	120	120		(120)
SPED Support				870				SPED Support			600		270
Speech Pathologist Office		3	120	360		Y		Speech Pathologist Office	2	120	240		120
Psychologist Office		3	120	360		Y		Psychologist Office	2	120	240		120
Conference Room		1	150	150		Y		Conference Room	1	120	120		30
Student Activities				1,670				Student Activities			1,470		200
Athletic Director		1	150	150		Y		Athletic Director	1	150	150		0
AD Support Staff		1	120	120		Y		AD Support Staff	1	120	120		0
Student Government		1	200	200		Y		Student Government	1	200	200		0
After School Program Space		2	600	1,200		Y		Wrap-Around Classrooms	2	500	1,000		200
Technology Access				-				Technology Access			5,500		(5,500)
Computer Lab (dedicated)	(Provided in CTE Suites, Core Academic Classrooms)							Computer Lab (dedicated)	4	1,100	4,400		(4,400)
Computer Lab (non-specialized)	(Provided in CTE Suites, Core Academic Classrooms)							Computer Lab (non-specialized)	1	1,100	1,100		(1,100)
Student Center				12,620				Student Center			12,620		0
Commons		1	7,800	7,800		Y		Commons	1	7,800	7,800		0
Main Servery		1	1,700	1,700		Y		Main Servery	1	1,700	1,700		0
Food Prep/Kitchen		1	1,500	1,500		Y		Food Prep/Kitchen	1	1,500	1,500		0
Dish Washing		1	200	200		Y		Dish Washing	1	200	200		0
Dry Storage/Cart Storage		1	500	500		Y		Dry Storage/Cart Storage	1	500	500		0
Cooler		1	200	200		Y		Cooler	1	200	200		0
Freezer		1	200	200		Y		Freezer	1	200	200		0
Office		1	120	120		Y		Office	1	120	120		0
Staff Restroom/Lockers/Dressing Room		2	75	150		Y		Staff Lockers/Dressing Rooms	1	150	150		0
Table Storage		1	250	250		Y		Table Storage	1	250	250		0
Media Center/Library				11,200			a	Media Center/Library			11,200		0
Library		1	8,000	8,000		Y		Library	1	8,000	8,000		0
Office		2	120	240		Y		Office	2	120	240		0
Workroom		1	200	200		Y		Workroom	1	200	200		0
Text Storage		1	750	750		Y		Text Storage	1	750	750		0
Collaboration Space		1	400	400		Y		Collaboration Space	1	400	400		0
Multi-use Room		3	150	450		Y		Multi-use Room	3	150	450		0
IT Repair/Tech Coordinator		1	180	180		Y		IT Repair/Tech Coordinator	1	180	180		0
Library Classroom		1	980	980		Y		Library Classroom (Preferred/Optional)	1	980	980		0
Custodial				3,950				Custodial			3,850		100
Custodial Office		1	250	250		Y		Custodial Office	1	250	250		0
Custodial Rooms		10	100	1,000		Y		Custodial Rooms	10	100	1,000		0
Receiving		1	200	200		Y		Receiving			-		200
Building Storage		2	1,000	2,000		Y		Building Storage	1	2,000	2,000		0
Material Storage		1	500	500		Y		Material Storage	1	500	500		0
Flammable Storage		1	200	200		Y		Flammable Storage	1	100	100		100
Miscellaneous				9,860				Miscellaneous			12,045		(2,185)
Lobby		1	800	800		Y	a	Lobby	1	2,000	2,000		(1,200)
Student Lockers		850	1	850		Y	b	Student Lockers	850	1	850		0
Boy's Restroom		6	250	1,500		Y		Boy's Restroom	6	250	1,500		0
Girl's Restroom		6	250	1,500		Y		Girl's Restroom	6	250	1,500		0
Gender Neutral Restroom		10	60	600		Y		Gender Neutral Restroom	1	60	60		540
Gender Neutral Shower		1	100	100		Y		Gender Neutral Shower	1	100	100		0
Staff Restroom		10	60	600		Y		Staff Restroom	10	70	700		(100)

Benson Tech Opening Day Area Program								PPS Comprehensive High School Ed Spec					Comparison
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes	Program Components	Quantity	Area (SF)	Total (SF)	Teaching Stations	Delta (+/-)
Breastfeeding Room (Staff)		1	50	50		Y		Breastfeeding Room (Staff)	0	-	-		50
Boiler Room		1	1,200	1,200		Y		Boiler Room	1	2,000	2,000		(800)
MDF		1	200	200		Y		MDF	1	180	180		20
IDF		10	100	1,000		Y		IDF	5	80	400		600
Main Electrical Room		1	240	240		Y		Main Electrical Room	1	240	240		0
Sub-Electrical Room		10	80	800		Y		Sub-Electrical Room	5	75	375		425
Fire Pump Room		1	100	100		Y		Riser Room	1	60	60		40
Elevator Machine Room		4	80	320		Y		Elevator Machine Room	1	80	80		240
Mechanical Fan Room		3	1,200	3,600		Y		Mechanical Fan Rooms (Preferred/Optional)	1	2,000	2,000		1,600
Education Support				48,020				Education Support			55,480		(7,460)
Gymnasium		1	14,107	14,107	2	Y	a	Gymnasium	1	13,000	13,000	2	1,107
Auxiliary Gym with Indoor Track, Bleachers, Storage		1	10,505	10,505	1	Y	a	Auxiliary Gym with Indoor Track, Bleachers, Storage	1	7,200	7,200	1	3,305
Activity Room (Mat, Dance)		1	2,505	2,505		Y	a	Activity Room (Mat, Dance)	1	2,750	2,750		(245)
Weight Room/Aerobics		1	3,148	3,148		Y	a	Weight Room/Aerobics	1	2,500	2,500		648
Circuit/Cardio		1	1,500	1,500		Y		Circuit/Cardio		-	-		1,500
Boy's PE Coach Office/Toilet/Shower/Locker		1	300	300		Y		Boy's PE Coach Office/Toilet/Shower/Locker	1	300	300		0
Girl's PE Coach Office/Toilet/Shower/Locker		1	300	300		Y		Girl's PE Coach Office/Toilet/Shower/Locker	1	300	300		0
Boy's Locker Room/Shower		1	1,900	1,900		Y		Boy's Locker Room/Shower	1	1,900	1,900		0
Girl's Locker Room/Shower		1	1,900	1,900		Y		Girl's Locker Room/Shower	1	1,900	1,900		0
Gender Neutral Locker Room/Shower		1	150	150		Y		Gender Neutral Locker Room/Shower	1	150	150		0
PE Storage		2	200	400		Y		PE Storage	2	200	400		0
Training Room		1	580	580		Y		Training Room	1	580	580		0
Team Room		2	800	1,600		Y		Team Room	1	800	800		800
Athletic Storage - Uniform/Equipment		1	1,000	1,000		Y		Athletic Storage - Uniform/Equipment	1	1,000	1,000		0
Athletic Storage - Field Equipment		1	1,000	1,000		Y		Athletic Storage - Field Equipment	1	1,000	1,000		0
Athletic Storage - Large		1	1,000	1,000		Y		Athletic Storage - Large	1	1,000	1,000		0
Athletic Storage - Small		1	500	500		Y		Athletic Storage - Small	1	500	500		0
Concessions		1	100	100		Y		Concessions	1	100	100		0
Laundry Room		1	200	200		Y		Laundry Room	1	200	200		0
PE/Athletics				42,695	3			PE/Athletics			35,580	3	7,115
Band Room		1	2,200	2,200	1	Y		Band Room	1	2,200	2,200	1	0
Large Instrument Storage Room		1	250	250		Y		Large Instrument Storage Room	1	250	250		0
Music Library & Uniform Storage		1	200	200		Y		Music Library & Uniform Storage	1	200	200		0
Small Equipment Storage		1	200	200		Y		Small Equipment Storage	1	200	200		0
Large Practice Rooms/Music Lab		1	300	300		Y		Large Practice Rooms/Music Lab	1	300	300		0
Small Practice Rooms		2	100	200		Y		Small Practice Rooms	2	100	200		0
Band/Choir Office		1	120	120		Y		Band/Choir Office	1	120	120		0
Choir Room								Choir Room (Preferred/Optional)	1	1,500	1,500	1	(1,500)
Equipment & Robe Storage								Equipment & Robe Storage (Preferred/Optional)	1	200	200		(200)
Performing Arts				3,470	1		c	Performing Arts			5,170	2	(1,700)
Multi-Purpose / Large Meeting Room		1	3,000	3,000				Multi-Purpose Production Area (Preferred/Optional)			1,500		1,500
Historic Community Theater		1	11,000	11,000		Y	a	Theater (500 seat)	1	5,000	5,000		6,000
Stage		1	1,700	1,700		Y	a	Stage	1	3,500	3,500		(1,800)
Laundry		1	150	150		Y		Laundry	1	150	150		0
Control Room		1	190	190		Y		Control Room	1	200	200		(10)
Sound Room		1	100	100		Y		Sound Room	1	100	100		0
Office		1	70	70		Y		Office	1	70	70		0
Box Office		1	78	78		Y	a	Box Office	1	100	100		(22)
Concessions		1	61	61		Y	a	Concessions	1	100	100		(39)
Equipment Storage		1	120	120		Y		Equipment Storage	1	120	120		0
Lighting Storage		1	100	100		Y		Lighting Storage	1	100	100		0
Costume Storage		1	400	400		Y		Costume Storage	1	400	400		0
Make-Up		1	400	400		Y		Make-Up	1	400	400		0
Boy's Dressing & Toilet		1	380	380		Y		Boy's Dressing & Toilet	1	380	380		0
Girl's Dressing & Toilet		1	380	380		Y		Girl's Dressing & Toilet	1	380	380		0
Orchestra Pit	(Not provided at current facility)							Orchestra Pit	1	500	500		(500)
Drama Classroom/Black Box	(Not provided at current facility)							Drama Classroom/Black Box	1	1,600	1,600	1	(1,600)
Scenery Construction/Production Storage		1	1,500	1,500				Scenery Construction/Production Storage	1	1,500	1,500		0
Theater & Support				16,629				Theater/Dance			14,600	1	2,029
Wellness Center				1,635				Health Clinic			1,600		35
Lobby/Waiting		1	400	400		Y							
Office - Social Worker		1	80	80		Y							

Benson Tech Opening Day Area Program								PPS Comprehensive High School Ed Spec					Comparison
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes	Program Components	Quantity	Area (SF)	Total (SF)	Teaching Stations	Delta (+/-)
Office - OHSU Family Medicine		1	150	150		Y							
Exam Room		3	130	390		Y							
Mental Health/Therapy Room		1	130	130		Y							
Laboratory (Clean/Dirty)		1	65	65		Y							
Restroom		1	60	60		Y							
Nurse Office		1	80	80		Y							
Sick Room		1	120	120		Y							
Sick Toilet		1	60	60		Y							
Storage		1	100	100		Y							
Teen Parent				-			h	Teen Parent			2,150		(2,150)
Infant Room							h	Infant Room	1	500	500		(500)
Breastfeeding Room							h	<i>Breastfeeding Room (Preferred/Optional)</i>	1	50	50		(50)
Toddler Room							h	Toddler Room	1	500	500		(500)
Crawler Room							h	Crawler Room	1	500	500		(500)
Restroom							h	Restroom	1	50	50		(50)
Children's Restroom							h	<i>Children's Restroom</i>	0	-	-		0
Changing Area							h	Changing Area	1	50	50		(50)
Nap Area							h	Nap Area	1	200	200		(200)
Office							h	Office	0	-	-		0
Storage/Kitchen							h	Storage/Kitchen	1	300	300		(300)
Outdoor Play Area							h	<i>Outdoor Play Area</i>					
Other							h	Other			1,400		(1,400)
Food Pantry							h	<i>Pantry (Preferred/Optional)</i>	1	200	200		(200)
Food/Clothes Closet							h	Food/Clothes Closet	1	1,200	1,200		(1,200)
Wrap-Around Services				1,635				Wrap-Around Services			5,150		(3,515)
Portland International Scholars (PISA)				4,385									
Classrooms		2	900	1,800	2	Y							
Shared Classrooms		1	900			Y	e						
Science Lab w/ Prep		1	1,500	1,500	1	Y							
Offices		5	80	400		Y							
Conference Room		1	225	225		Y							
Lobby/Waiting		1	200	200		Y							
Staff Workroom		1	260	260		Y							
Virtual Scholars				1,020									
Classrooms		1	900	900	1	Y							
Shared Multi-Purpose Room		1	2,500			Y	e						
Storage		1	120	120		Y							
Pioneer High School				1,205									
Classrooms		1	900	900	1	Y							
Conference Room		1	225	225		Y							
Offices		1	80	80		Y							
Night & Summer School Offices				865									
Open Office Area		1	400	400		Y							
Offices		3	80	240		Y							
Conference Room		1	225	225		Y							
Alliance & Reconnection Services							h						
Reconnection Center							h						
DART/Clinton School							h						
Alliance & Reconnection Services							h						
Multiple Pathways to Graduation				7,475	5			Multiple Pathways to Graduation					7,475
Net Program Area total				276,383				Preferred/Optional Total			29,230		
Circulation & Walls (Net to Gross Range of 32%-36%)			88,443	99,498				Required Comprehensive Total			183,890		
								Net to gross ratio of 36%			76,723		
GRAND TOTAL			364,826	375,881	96		c	GRAND TOTAL			289,843	74	86,038
Athletic Fields								Athletic Fields					
Baseball Field with Dug-Outs								<i>Baseball Field with Dug-Outs</i>					
Softball Field with Dug-Outs								<i>Softball Field with Dug-Outs</i>					
Soccer Field								<i>Soccer Field</i>					
400 meter Track and Field								<i>400 meter Track and Field</i>					
Football Field								<i>Football Field</i>					

Benson Tech Opening Day Area Program									PPS Comprehensive High School Ed Spec					Comparison
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes	Program Components	Quantity	Area (SF)	Total (SF)	Teaching Stations	Delta (+/-)	
Spectator Bleachers	<i>(Not adequate at current facility)</i>								<i>Spectator Bleachers</i>					
Concessions & Restroom Facilities	<i>(Not provided at current facility)</i>								<i>Concessions & Restroom Facilities</i>					
Notes: a. Existing location and general size to remain. b. Assumes double lockers will be used, so total locker count will be double the area total, which equals one locker per student. c. Area total provided is a target based on information gathered from Benson Tech staff, administration and equipment surveys. Final building area to be determined in design, and may vary based on extent of work and existing conditions. d. Additional space for this core academic program accounted for in CTE Suites e. Shared space within adjacent general classrooms or other building area. f. To support team collaboration, provide a set of two rooms in each learning cluster, separated by an operable partition to allow flexible adaptations in the programs. g. Outdoor areas not included in building area calculation. h. Separate program to be provided for in adjacent MPG Building (Phase 2)									Notes: 1. Italics denote program areas labeled differently or included in the Comprehensive Ed spec that differ from the Benson Tech program. 2. Red italics denote preferred/optional program areas from the Comprehensive HS Ed spec that are relevant to Benson Tech program.					

BPHS Proposed Program @ 1,700 Student Design Capacity PISA, Pioneer HS, Virtual Scholars @ 100 Student Design Capacity with Academic Teacher Planning (95% CR Utilization)													
	Total SF	÷	TS	=	TS	*	Util	*	Students per		=	Stud - low	Stud - high
									Classroom Range				
General Classrooms	31,500		900		33		95%		20	30		627	941
Science Labs	15,300		1,700		9		95%		20	30		171	257
Career Technical Ed (CTE) Suites			<i>varies</i>		36		75%		15	25		405	675
PE/Athletics			<i>varies</i>		3		75%		20	30		45	68
Performing Arts			<i>varies</i>		1		75%		20	30		15	23
Pioneer HS, PISA, Virtual Scholars			<i>varies</i>		5		75%		15	20		56	75
Special Education & ELL	5,700		<i>varies</i>		9		70%		5	15		32	95
Small Instruction					0		70%		20	30		0	0
Total	368,000				96							1,351	2,132

BPHS Proposed Program @ 1,700 Student Design Capacity PISA, Pioneer HS, Virtual Scholars @ 100 Student Design Capacity with Academic Teacher Planning (85% CR Utilization)													
	Total SF	÷	TS	=	TS	*	Util	*	Students per		=	Stud - low	Stud - high
									Classroom Range				
General Classrooms	31,500		900		33		85%		20	30		561	842
Science Labs	15,300		1,700		9		85%		20	30		153	230
Career Technical Ed (CTE) Suites			<i>varies</i>		36		75%		15	25		405	675
PE/Athletics			<i>varies</i>		3		50%		20	30		30	45
Performing Arts			<i>varies</i>		1		70%		20	30		14	21
Pioneer HS, PISA, Virtual Scholars			<i>varies</i>		5		75%		15	20		56	75
Special Education & ELL	5,700		<i>varies</i>		9		70%		5	15		32	95
Small Instruction					0		0%		20	30		0	0
Total	368,000				96							1,251	1,982

BPHS Proposed Program @ 1,700 Student Design Capacity PISA, Pioneer HS, Virtual Scholars @ 100 Student Design Capacity with Academic Teacher Planning (75% CR Utilization)													
	Total SF	÷	TS	=	TS	*	Util	*	Students per		=	Stud - low	Stud - high
									Classroom Range				
General Classrooms	31,500		900		33		75%		20	30		495	743
Science Labs	15,300		1,700		9		75%		20	30		135	203
Career Technical Ed (CTE) Suites			<i>varies</i>		36		75%		15	25		405	675
PE/Athletics			<i>varies</i>		3		50%		20	30		30	45
Performing Arts			<i>varies</i>		1		70%		20	30		14	21
Pioneer HS, PISA, Virtual Scholars			<i>varies</i>		5		75%		15	20		56	75
Special Education & ELL	5,700		<i>varies</i>		9		70%		5	15		32	95
Small Instruction					0		0%		20	30		0	0
Total	368,000				96							1,167	1,856

Notes:

1. Alliance, Reconnection, DART/Clinton School not included in calculations. Utilization and capacity to be provided separately.
2. Night and Summer School enrollment not included in capacity calculation. Classroom use shared with all co-located programs at Benson Polytechnic High School building.

Approximate Night/Summer yearly enrollments:

- Fall Evening Scholars: 600 students
- Spring Evening Scholars: 800 students
- Summer Scholars: 1,500 students