



Staff Analysis and Report to the Board

Board Meeting/Work Session Date: 11/27/2018
Senior Lead: Claire Hertz
Department Lead: Dan Jung
Staff Lead: Jen Sohm

SUBJECT: Benson Campus Master Plan & Educational Specifications (Ed Spec)

I. BACKGROUND

Since 2016, the Benson High School Modernization Project Team has worked, engaged and collaborated on the development of a comprehensive, equitable, integrated and visionary high school master plan design with authentic school community engagement. The Benson Polytechnic Site Specific Educational Specifications have progressed over the last 2 ½ years, with input from school staff, community, school partners, industry outreach, Office of Teaching & Learning (OTL), PPS Career and Technical Education (CTE) and the project's Steering Committee. The resulting document, including appropriate references to the Comprehensive High School Ed Spec, has guided the master planning by integrating CTE & core academic educational program needs, while incorporating flexibility for the future.

As November is the last month for programming, the project team will include follow up with stakeholders and incorporate final adjustments to the final Benson Polytechnic Site Specific Educational Specifications.

Board Resolution 5515 authorized OSM to proceed with 2017 Health and Safety Modernization Bond Sequencing Plan. This established target dates for students to occupy the modernized Benson Polytechnic High School as:

- Phase 1 occupied in August 2022
- Phase 2 occupied in August 2023
- Phase 3 occupied in August 2024

Board Resolution 5394 referred the Benson High School Modernization project to voters as a part of the May 2017 bond.

Board Resolution 5160 directed the development of educational specifications and master plan the Benson Campus to the indicated student capacities: Benson Polytechnic High School: common areas and classrooms for 1,700.

Board Resolution 4608 affirmed the Long Range Facility Plan (LRFP) premise that the quality of the educational environment contributes to the success of students and teachers and affirmed the goals, guiding principles and methodologies of the Plan as the basis for capital investments in District facilities.

Facility Goals

Goal One: Every PPS school shall provide an equitable and effective learning environment that maximizes the achievement of every student.

- Goal Two: Every PPS school shall be safe, healthy, accessible and designed to meet students' essential needs.
- Goal Three: PPS shall optimize utilization of all schools while taking the academic program needs of each school into account.

Guiding Principles

In every facilities planning and capital investment decision, PPS will:

- A: Develop partnerships
- B: Embrace sustainability
- C: Demonstrate fiscal responsibility
- D: Practice inclusivity

LRFP Recommendations

The LRFP Advisory Committee identified a set of capital and non-capital recommendations, many of which are relevant to Benson Campus Master Plan:

Capital

- *Express a bold vision for the master plan, particularly the first phase. The plan should inspire the public to rally behind the District while maximizing student success.*
- *Use a strategic approach that fully renovates/replaces schools to reduce the deferred maintenance backlog. Use the bulk of the money from each capital phase to modernize schools.*
- *Demonstrate that PPS can do the work successfully. The first phase of the master plan is critical in building public trust. It is needed to build credibility.*
- *Allocate funds to fix the worst facility needs. This needs to occur in each phase.*
- *These funds would focus on fixing the building shell first to minimize further building deterioration.*
- *Plan for a "robust program" capacity for each rebuilt or fully renovated facility.*
- *Endeavor to significantly rebuild/fully renovate the portfolio over a 24- to 40-year time frame.*
- *Priority should be given to capital projects that reduce future operational costs in order to make more operational funds available for the classroom.*
- *Screen all future capital projects through the guiding principles.*
- *Address capacity and create modern learning environments by providing facilities that are flexible.*
- *Consider replacing existing schools that require major renovation.*
- *Invest prudently in schools identified for future replacement.*
- *Upgrade strategically selected school facilities to act as emergency shelters immediately following a major earthquake.*

Non-Capital

- *Create school facilities that support and enhance evidence-based and emerging best practices in terms of school size and educational program.*
- *Pursue partnerships to leverage community support and innovation.*
- *Actively manage existing properties to allow future flexibility with regard to changing demographic needs and best practices in teaching, and to maximize value to the district and community.*
- *Consider "options other than new" (non-capital options) to meet capacity demands (including limiting transfers, etc.)*

II. RELATED POLICIES/BEST PRACTICES

The PPS **Racial Educational Equity Policy**, goals A & B relate to the Benson Campus Master Plan in regards to providing equitable facilities and Benson's CTE focus option program offerings meeting the needs of diverse students:

A. The District shall provide every student with equitable access to high quality and culturally relevant instruction, curriculum, support, **facilities** and other educational resources, even when this means differentiating resources to accomplish this goal.

B. The District shall create multiple pathways to success in order to meet the needs of our diverse students, and shall actively encourage, support and expect high academic achievement for students from all racial groups.

The **2012 PPS School Construction Bond** included the master planning for Benson High School, as well as budget for Benson's ADA improvements due to the focus option educational program and the inaccessibility of the main entrance. Poor facility condition, particularly seismic and ADA deficiencies, was prioritized for the majority of 2012 bond work.

The **2014 Bond Development Committee** reviewed the 2012 bond measure, 32 year financing plan and evaluation criteria in order to recommend Benson as part of the subsequent school bond with the prioritized criteria:

- *District's only Career Technical Education (CTE) Focus Option*
- *Significant Seismic Needs*
- *Larger percentage of historically underserved students*
- *Also, offers potential to leverage private or institutional partnership*

On December 1, 2015, the **Board of Education adopted, by Resolution 5177, their priorities for 2015-2017**. Portland Public Schools' vision is this: Every student, every teacher, and every school succeeding. The school district's mission is that every student by name is prepared for college, career and participation as an active community member, regardless of race, income or zip code. The priorities included:

- *Ensure that the School Building Improvement Bond continues tracking on time and on budget and delivers innovative, 21st century schools.*

The Benson Polytechnic Master Planning Guiding Principles, established in 2016:

1. Honor the unique history and culture of Benson Polytechnic High School.
2. Engage with the local business, government, and post-secondary partners to create strong connections between education and industry.
3. Provide hands-on, project-based learning opportunities that are imbued with rigor and relevancy.
4. Provide agile, flexible, and adaptable facilities that support changing educational needs.
5. Provide learning environments that inspire creativity and collaboration among students.
6. Support a comprehensive educational experience for students.
7. Celebrate diversity and provide a sense of inclusion and belonging among students and families.
8. Position Benson Polytechnic as a national model for STEAM and Career Technical Education (CTE).

III. ANALYSIS OF SITUATION

As the District's only Comprehensive Focus Option High School with Enhanced CTE, Benson Polytechnic High School serves students from all PPS neighborhoods. Benson's CTE programs of study include:

Arts and Communications: Radio Broadcasting, Digital Media Production and Design & Applied Arts.

Health Occupations: Medical Professions, Nursing Assisting and Dental Assisting
Industry and Engineering: Architectural Design, Automotive/Transportation, Building Construction, Computer Science, Electrical, Engineering, Manufacturing Technology

The Benson High School campus is the only PPS high school campus that is a designated Portland Historic Landmark, with the oldest buildings constructed in 1916-1917. At 368,000 square feet, Benson is the largest PPS school building, which includes impressively sized CTE shops that meet the needs of its unique technical educational programming. The school occupies one of the most constrained high school sites in Portland, includes year round and evening use and is one of the largest energy users. With its age, the building includes the most significant building condition, health and safety deficiencies. With the building structure containing unreinforced masonry (URM), Benson is listed on the City of Portland's URM database, making it a high priority for seismic retrofit. The building's inaccessibility issues, such as the main entry, and lack of enough elevators to access all classrooms, makes it an ADA upgrade priority in order to comply with Section 504 of the Rehabilitation Act of 1973 prohibiting discrimination based upon disability.

The campus is in the Kerns neighborhood of northeast Portland and occupies a densely developed 7.67 acre site that is located between NE Irving Street to the north, NE 12th Avenue to the west, NE 15th Avenue to the east, and Buckman Field, which is owned by Portland Parks and Recreation. The property also includes the 1.5 acre parking lot east of Buckman Field, but does not include the playing fields, track, and tennis courts to the south of the school complex. The main school building is situated at the top of terraced front courtyard that is framed to the north and south by opposing wings. The main school building, auditorium, and old gymnasium retain character defining features of the Classical Revival style, featuring a distinctive three part plan consisting of the main building, gymnasium wing, and auditorium wing that form the west part of the campus. The school's main entrance is historically significant due to the distinctively Georgian-Revival wood paneling and pilasters.

Due to Benson's historical significance, the master plan and pre-design diligence processes have established that the modernization will include mostly renovation and rehabilitation of the historically significant buildings to the west, north and northeast corner, and with new construction to replace the majority of less-historically significant buildings in the center of the school, to the south and to the east.

IV. FISCAL IMPACT

The total project budget identified in the **2017 Bond** materials for the Benson High School Modernization project was \$202,000,000.

Board Resolution 5515 authorized OSM to proceed with 2017 Health and Safety Modernization Bond Sequencing Plan. This established Benson Polytechnic as the last modernization project in the bond 2017 program schedule. Project escalation has been increased to account for the increased construction costs for occupied school construction phase completion in 2022, 2023 and 2024.

Board Resolution 5632 authorized the use of bond funds to construct necessary improvements to complete the Middle School Implementation Plan. This reduced the Benson High School modernization budget to \$198,206,690

Board Resolution 5709 approved Lincoln High School at \$242,500,000 and **Board Resolution 5710** approved Madison High School at \$199,000,000. The additional funds of

\$116,086,619 for these two projects has been deducted from the Benson High School modernization budget, reducing it to \$82,120,071.

Per Board approval at the **October 9 Work session**, Kellogg Middle School budget has increased by \$14.8M. The additional funds for this project will be deducted from the Benson High School modernization budget further reducing the project budget to approximately \$67,320,071.

The **Middle School Implementation Plan** costs will be paid for through the Construction Excise Tax; therefore the \$11.4M will be added to the Benson High School modernization budget, which will increase it to \$78,720,071

The proposed **Benson Campus Master Plan budget**, based on current cost estimates and forecast data, is \$296,000,000.

Cost reduction options are starting to be developed by the project team and reviewed by the Benson Tech Steering Committee to decrease the project costs.

The District, School Board and Superintendent are committed to the modernization of Benson Campus. The School Board will launch a new facilities bond campaign in 2020 to support ongoing Benson campus construction and completion; co-location or relocation of multiple pathways programs, including Alliance HS; and relocation of other alternative schools and programs, including ACCESS and PISA.

Please see the attached Master Plan Report for more detailed project cost information.

V. **COMMUNITY ENGAGEMENT**

Starting in January 2016 and continuing through May 2016, the OSM Project Team with DOWA/IBI Group Architects started and completed the Preliminary Master Planning and Ed Spec process. By November 2016, Bassetti Architects was awarded the contract for pre-design and to continue design work for the project. This started with the Pre-Design Diligence analysis and further development of the Benson Tech Ed Specs and Master Plan.

The **Master Plan Committee** (MPC) engagement, starting in January 2016, continued until May 2018 and included:

- Sixteen (16) Master Plan Committee meetings
- Two (2) Public Design Workshops
- One (1) Open House
- Local school tours

In addition, during the master planning and pre-design processes, stakeholder engagement has included:

- **Public agency engagement**, including early assistance meeting at City of Portland Bureau of Development Services, Portland Landmarks Commission presentations, State Historic Preservation Office tour and plan review, and Portland Parks and Recreation staff master plan review.
- **Student Engagement** has included student representatives on the Design Advisory Group (DAG) and MPC from 2016 - 2018, 2016 master plan workshop, 2017 lunch surveys and outreach, 2018 architecture class project and class visits.

- **Benson Polytechnic teachers, administration and staff:** planning meetings, admin and all staff update meetings, as well as ed spec department representatives engagement and workshop.
- **Office of Teaching & Learning, STEAM and CTE** has been involved in ed specs, master plan and industry outreach planning.
- **District office/BESC & Operations & other Departments,** 2017 focus group meetings with overall updates through 2018.
- **Benson Tech Modernization Steering Committee** started meeting in May 2018 and includes monthly meetings with PPS leadership including Business & Operations, Instruction & School Communities, Office of Teaching & Learning, CTE, Partnerships, Facilities, Maintenance, School Modernization, Bond Program Manager, School principal, BOE representative and Communications.

In order to align with District CTE and MPC goals for the Ed Spec and Master Plan, industry outreach was conducted with over 10 tours and interviews in order to gather input from local, professional resources. The results helped inform the ed spec to meet the needs of industry, consider future technologies and innovative ideas.

The Design Advisory Group (DAG) was formed in September 2018. The purpose of the DAG is to advise the project team on the project design by developing a comprehensive, equitable, integrated and visionary high school design; DAG concerns and aspirations will influence the plan and design. There have been one DAG meeting to date. In total, the Project Team anticipates at a minimum:

- Seven (7) Design Advisory Group meetings.
- One (1) Public Design Workshop
- One (1) Open House.

Staff is currently outlining additional engagement meetings with Benson Campus stakeholders (co-located schools, programs and partners), including: Alliance High School (at Benson and Meek); Clinton DART School at Benson and other Portland DART Schools; Reconnection Services Center; PISA (Portland International Scholars Academy); Pioneer School; Summer & Evening Scholars; Teen Parent Program; and Virtual Scholars.

VI. TIMELINE FOR IMPLEMENTATION/EVALUATION

The Benson High School Modernization project schedule has targeted a master plan approval in December 2018 with schematic design commencing directly thereafter in order to stay on schedule for construction starting in 2021.

The RFP for selecting the CMGC for the project will advertise in December and award is desired by February, as this complex historic renovation benefits from early contractor involvement in the design process and provides useful information on estimating, cost reductions and phasing.

VII. BOARD OPTIONS WITH ANALYSIS

Staff requests approval of the proposed Benson Polytechnic High School Site Specific CTE Focus Option Educational Specifications, Master Plan and Resolution. Additional cost reductions will be evaluated as additional project information is developed; these reductions will be evaluated through the Benson Steering Committee and updates on major revisions would be provided to the Board.

VIII. STAFF RECOMMENDATION

Staff is recommending the Board accept the Educational Specifications and Master Plan Design for the Benson Campus.

- Utilize the Benson Polytechnic Educational Specifications Area Program Summary as a guide to design and modernize the historic Benson Polytechnic High School to an approximate size of 364,500 square feet.
- Approve the Benson Campus Master Plan which will be built to accommodate a design capacity of 1,700 students.
- Utilize staff recommendation for option to retain flexibility with target budget of \$296,000,000.

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



Guadalupe Guerrero
Superintendent
Portland Public Schools

November 21, 2018

Date

ATTACHMENTS & LINKS

- A. Draft **Resolution** Authorizing Benson Campus Master Plan as Part of the 2017 Capital Bond Program
- B. [Benson Polytechnic Master Plan Report](#)
- C. [Benson Polytechnic Draft Site Specific Educational Specifications](#)
- D. [Due Diligence Report](#), available on [BensonBond.pps.net](#)
- E. [Focus Option Educational Specification, 2017](#), available on [BensonBond.pps.net](#)
- F. **DAG and MPC presentation documents & notes**, available at [BensonBond.pps.net](#)
- G. [Benson Tech Steering Committee Meetings](#)
- H. [Benson Tech Industry Outreach Tour Notes](#)
- I. [PPS Long Range Facilities Plan](#)

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

RESOLUTION No. TBD

Resolution Authorizing Benson Campus Master Plan as Part of the 2017 Capital Bond Program

RECITALS

- A. At the conclusion of the Benson Polytechnic High School Pre-Design Diligence process in February 2017, Board Resolution 5394 referred the Benson Polytechnic High School Modernization to voters in May 2017.
- B. The election was duly and legally held on May 16, 2017 (the “2017 Bond Election”) and the general obligation bonds were approved by a majority of the qualified voters of PPS voting at the election.
- C. Board Resolution 5471 accepted certification from Multnomah County, Clackamas, Washington Counties for May 16, 2017 voter approval of authorizing Portland Public Schools to issue up to \$790 million of general obligation bonds to improve health, safety, learning by modernizing and repairing schools.
- D. Board Resolution 5160 directed the development of educational specifications and master plan the Benson Campus to the indicated student capacities:
 - a. Benson Polytechnic High School: common areas and classrooms for 1,700 students
- E. Board Resolution 5160 also directed the Superintendent or designee to prepare an analysis of location options for Alliance Professional Technical High School. This analysis should further include other Multiple Pathways to Graduation (MPG) programs. At the time when the referenced analysis is brought forward, the Board will make the final decision about the location of Alliance Professional Technical High School.
- F. The Office of School Modernization anticipates a Total Project Budget for Benson Comprehensive Focus Option High School with enhanced CTE programming based upon the Master Plan target budget of \$296,000,000.

RESOLUTION

1. The Board of Education directs the Superintendent to design a modernized Benson Campus for a design capacity of 1700 Benson Polytechnic students.
2. The Board of Education directs the Superintendent to utilize the Benson Polytechnic High School Area Program Summary and CTE Focus Option Educational Specifications with applicable components of Comprehensive HS Educational Specification as a guide to design and construct the modernized Benson Campus to an approximate size of 364,500 square feet.

3. The Board of Education directs the Superintendent to build Benson High School campus to accommodate up to 1700 students and maintain current enrollment levels through construction phases, adjust enrollment after annual analysis of all high school attendance levels, and grow Benson over time gradually.
4. The Board of Education approves the Master Plan for Benson Campus.
5. The Office of School Modernization will seek approval of the Board of Education for any major substantive changes to the approved Master Plan.
6. The Board of Education directs the Superintendent to engage with staff, students and parents of all additional programs currently at Benson to learn about instructional program, wrap-around services needs and to discuss preferences/potential options for school and program placement to include:
 - building a dedicated multiple pathways building, funded through a future 2020 Bond proposal
 - remain co-located at Benson campus, with appropriate facility modifications
 - relocation of MPG to another PPS facility
7. The Board of Education directs the Superintendent to discuss with stakeholders temporary relocation of Multiple Pathways to Graduation schools and programs during Benson construction including:
 - Summer, Evening Virtual Scholars, Alliance at Benson, Dart, Reconnection Services and PISA will need to be relocated during construction
 - Possible sites are Marshall campus in 2020 and Kenton campus in 2021
 - Location to be determined through an engagement process with school & program staff and community
8. The Board of Education commits to launching a new facilities bond campaign in 2020 to support:
 - Ongoing Benson campus construction and completion
 - Co-location or relocation of multiple pathways programs, including Alliance HS
 - Relocation of other alternative schools and programs, including ACCESS and PISA



Benson Campus Master Plan and Resolution

Board of Education Work Session
November 27, 2018





PORTLAND PUBLIC SCHOOLS





Objectives

- Review design and stakeholder engagement processes to date
- Highlight next steps and opportunities
- Deliver information requested by Board Directors in previous meetings
- Present staff recommendation and rationale
- Present draft resolution
- Board questions and discussion





Collaboration, Consultation, Engagement

- Benson High School planning and engagement events
 - Master Planning Committee (conducted 16 meetings 2016 - 2018)
 - Public Design Workshops (2) and Open House for greater Benson Campus Community
 - Design Advisory Group meetings (10/4/18, 11/1/18, and upcoming 12/6/18)
 - Steering Committee meetings (six meetings to date beginning May 2018)
- Office of School Modernization and construction management staff
- Office of Teaching and Learning
- Office of School Performance
- Communications and Public Engagement department
- Board of Education





Future Steps - Stakeholder Engagement

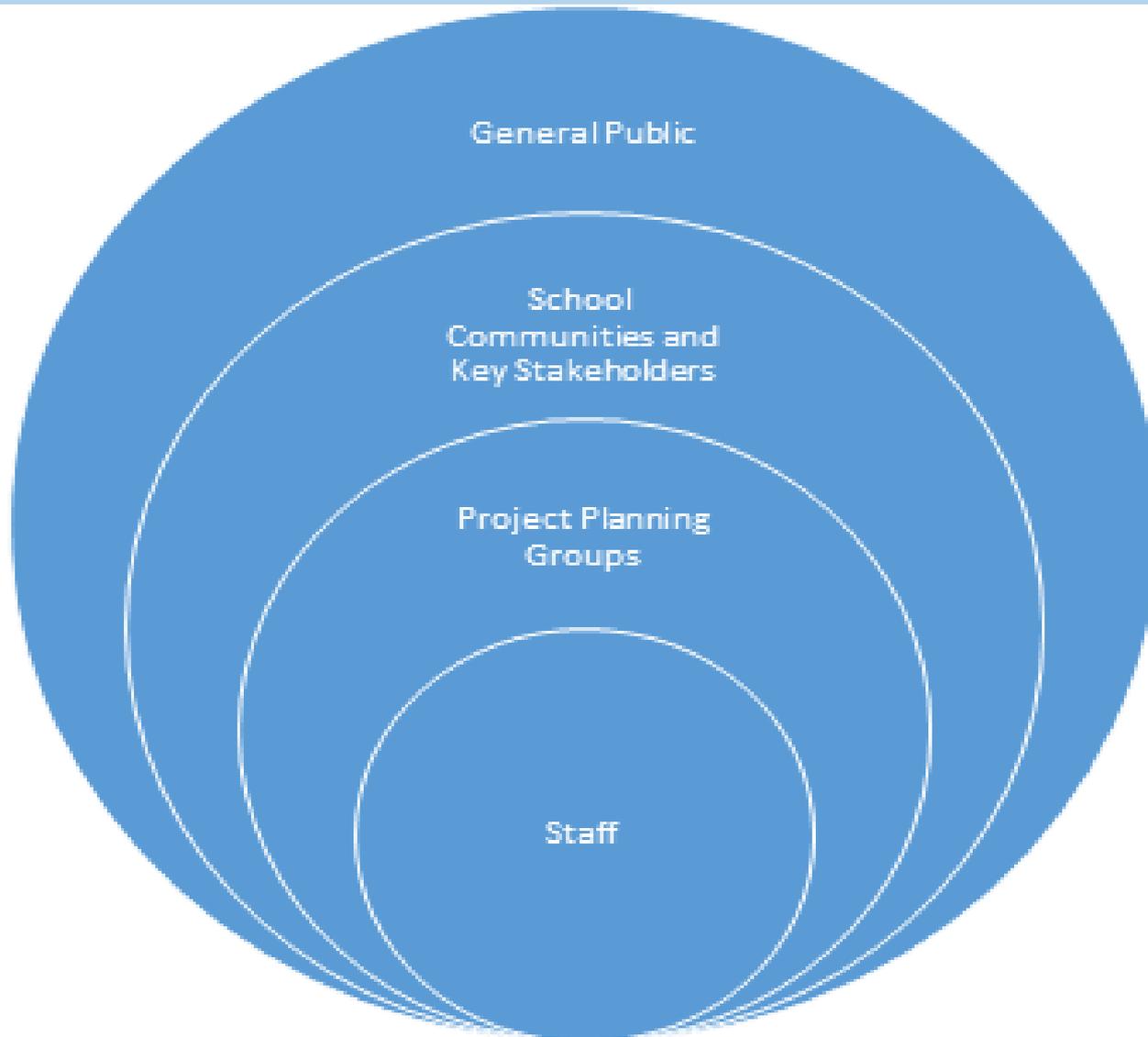
- PPS to identify key decision dates and info required from stakeholders
- Begin series of meetings with Benson Campus stakeholders (co-located schools, programs and partners)
 - Alliance High School (at Benson and Meek)
 - Clinton DART School at Benson and other Portland DART Schools
 - Reconnection Services Center
 - PISA (Portland International Scholars Academy)
 - Pioneer School
 - Summer & Evening Scholars
 - Teen Parent Program
 - Virtual Scholars





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Strategy of Engagement





Follow Up Board Questions

- Program design options
- Facility design
- Enrollment capacity, growth, & projections





Options Considered

- **Option A - Comprehensive Focus Option + CTE**
- Option B - Hybrid Model
- Option C - District Wide Hub





**Why is the comprehensive focus option model
a better option than a hybrid or CTE hub
model at the Benson campus?**





Moving forward with a comprehensive focus option high school

- Benson Polytechnic has a history of success. It is a proven model.
- Changing direction at this date is costly, not good stewardship of resources.
- Voters did not approve a CTE hub or hybrid model.
- A comprehensive CTE plan has not yet been completed.
- Site-based CTE offerings have not been evaluated. Before a decision to centralize CTE offerings, we want to confirm it can better serve our most underserved students.
- The District's comprehensive review of programs, facilities, enrollment and boundaries has not been completed.
- 1700 enrolment capacity for the Benson campus allows flexibility for the future.





What are the implications and challenges of a hybrid or CTE hub model?

We need to complete the district CTE plan, process with communities and consider these questions during both processes.

To change the model without an extended exploration process and engagement process would not honor the promises this new Board and Leadership team has made to involve communities before important changes or decisions are made that impact schools.





How are the facility design implications different from the current design if there was a desire to explore the “hybrid model”?

We believe the current 1700 student design is flexible enough to enable modifications in the future if it were determined the hybrid model would best fit the district needs.

At this time, we believe the Comprehensive CTE Focus Option model best fits the needs of our district.





Is the 15,000 Sq Foot Modular area optional?

To clarify an earlier report, the 15,000 sq ft of modular area is not optional and is needed to get to 1700 student enrollment.

It could have multiple uses, and decisions need to be made by March 2019.





What is the staff recommendation for the Benson Master Plan budget after conferring with DAG and Steering Committee?

Benson Master Plan with a proposed \$296 Million budget





What are the cost reduction options to bring Benson modernization into budget including value engineering?

October 2018 Cost Estimate	\$313,000,000
Reduced Design Contingency from 15% to 12%	(8,000,000)
Value Engineering Target 2.5% of Hard Costs	<u>(7,000,000)</u>
Baseline Budget	\$298,000,000
Cost Savings: Incorporate Teen Parent, Food/Clothes Closet into existing square footage	(3,000,000)
Add: Field ADA Access for PE/Athletics, Fire Drill	<u>1,000,000</u>
Master Plan Budget	\$296,000,000



What are the differences between the Benson Master Plan and the Comprehensive High School Ed Spec?

The Board Packet includes a document comparing components of previous PPS comprehensive high school modernization projects with the Benson Master Plan.





Staff Recommendation





Staff Recommendation:

Program design option:

- Option A - Comprehensive Focus Option high school with enhanced CTE programming; develop and add additional pathways aligned with emerging district CTE plan.

Facility design:

- Campus facilities to support comprehensive high school programming with flexible/modular CTE suites to support a variety of pathways.





Staff Recommendation (continued):

Enrollment capacity, growth, & projections:

- Maintain current enrollment at Benson during construction, 2021-2024.
- Monitor overall student enrollment growth in PPS; annually review trends
- Sustain enrollment at other PPS high schools, and gradually grow enrollment at Benson





Staff Recommendation (continued):

Multiple Pathways program placements:

- Engage stakeholders (Alliance, DART, Reconnection Services, PISA) to discuss preferences and options:
 - Continued co-location
 - Explore the potential of a dedicated custom-tailored campus, which may require a commitment of resources in future Bond campaign





Board Resolution

Draft language for consideration





Build Benson Polytechnic High School as a comprehensive focus option high school with enhanced CTE programing,

- *Includes spaces for the visual and performing arts, an array of athletics, and other support spaces offered at PPS comprehensive high schools per outlined comprehensive focus option high school ed specs*





Build Benson High School campus to accommodate up to 1700 students.

- *Maintain current enrollment levels thru construction phases, adjust enrollment after annual analysis of all high school attendance levels, and grow Benson over time gradually*





Engage with the staff, students and parents of all additional programs currently at Benson to learn about instructional program, wrap-around service needs and discuss potential options for school and program placement to include:

- *Building a dedicated multiple pathways building, funded through a future 2020 Bond proposal*
- *Remain co-located at Benson campus, with appropriate facility modifications*
- *Relocation of MPG to another PPS facility*





During Benson construction, Multiple Pathways to Graduation school & program temporary relocation is required, possibilities to discuss with stakeholders include:

- *Summer, Evening Virtual Scholars, Alliance at Benson, Dart, Reconnection Services and PISA will need to be relocated during construction*
- *Possible sites are Marshall campus available in 2020 and Kenton campus in 2021*
- *Location to be determined through an engagement process with school & program staff and community*





Board of Education commits to launching a new facilities bond campaign in 2020 to support:

- *Ongoing Benson campus construction and completion*
- *Co-location or relocation of multiple pathways programs, including Alliance HS*
- *Relocation of other alternative schools and programs, including ACCESS and PISA*





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UPDATED MASTER PLAN / UPPER LEVEL



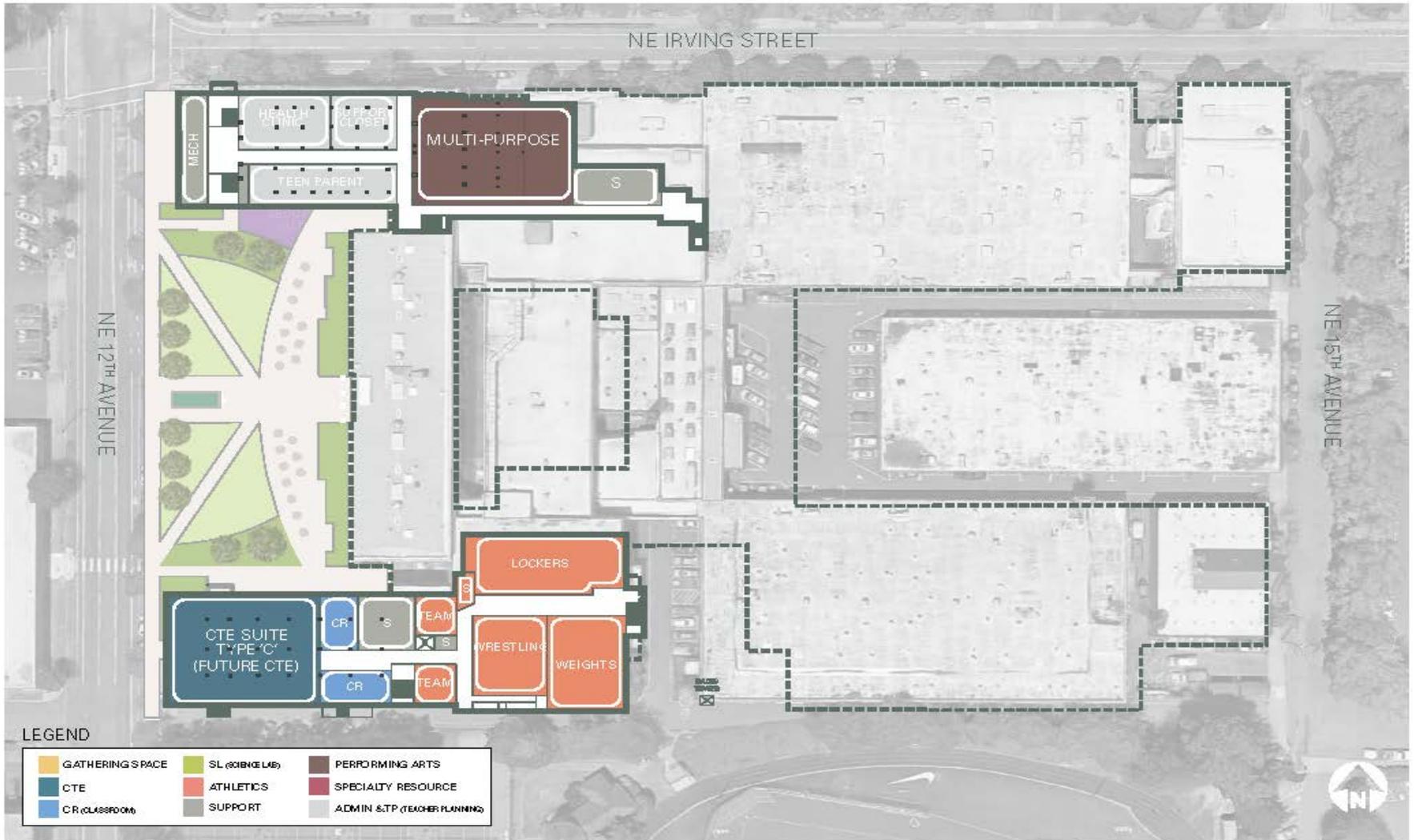
LEGEND

	SL (SCIENCE LAB)		PERFORMING ARTS
			SPECIALTY RESOURCE
			ADMIN & TP (TEACHER PLANNING)





UPDATED MASTER PLAN / LOWER LEVEL





UPDATED MASTER PLAN / SITE PLAN



STAFF RECOMMENDATION - BENSON MASTER PLAN

BASELINE BUDGET

OCTOBER COST ESTIMATE	313,000,000
MARK UP REDUCTION (REDUCE DESIGN CONTINGENCY FROM 15% TO 12%)	(7,000,000)
VALUE ENGINEERING TARGET (2.5% OF HARD COST)	(8,000,000)
BASELINE BUDGET	298,000,000

POTENTIAL COST REDUCTIONS	COST ESTIMATE	RECOMMENDATION
REDUCE TOTAL PROGRAM AREA BY 15,000 SF	(11,000,000)	
CORE & SHELL FOR 15,000 SF OF PROGRAM AREA	(2,000,000)	
REDUCE AREA TO INCORPORATE TEEN PARENT / DAYCARE	(2,000,000)	✓
REDUCE AREA TO INCORPORATE FOOD / CLOTHES CLOSET	(1,000,000)	✓
CONVERT THEATER BALCONY IN LIEU OF ADDING SQ FOOTAGE	(3,000,000)	
REMOVE REDUNDANCY IN INFRASTRUCTURE	(12,000,000)	
REMOVE MULTI-PURPOSE ROOM	(3,000,000)	
OFFSITE SWING	TBD	

POTENTIAL COST ADDITIONS	COST ESTIMATE	RECOMMENDATION
COVER SOCIAL COURTYARD	3,000,000	
PPR FIELDS: ADA ACCESS FOR PE/ATHLETICS & SCHOOL FIRE DRILL	1,000,000	✓
PPR FIELDS: RETURF NORTH FIELD & RESURFACE TRACK	3,000,000	
PPR FIELDS: STUDY RECONFIGURE TO MEET COMP HS ED SPEC REQ'TS	12,000,000	DESIGN **

MASTER PLAN BUDGET **296,000,000**

** DESIGN IMPROVEMENTS, TO BE CONSTRUCTED IF FUNDS AVAILABLE PRIOR TO FINAL PHASE