

BENSON POLYTECHNIC HS / DAG #12 UPDATE

AGENDA

BENSON POLYTECHNIC HS MODERNIZATION PROGRAM UPDATE

+ Budget Update

+ Schedule & Process Update

» Benson Polytechnic High School

» Marshall Swing Site

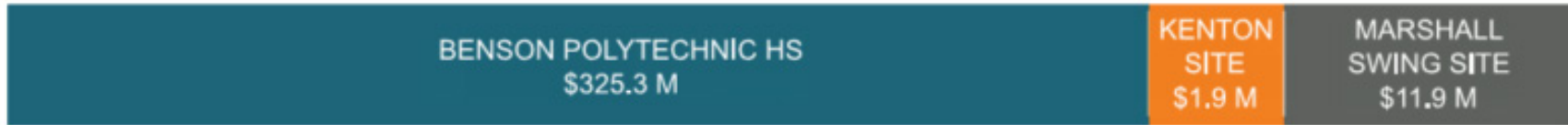
» Multiple Pathways to Graduation

+ Student Engagement Update

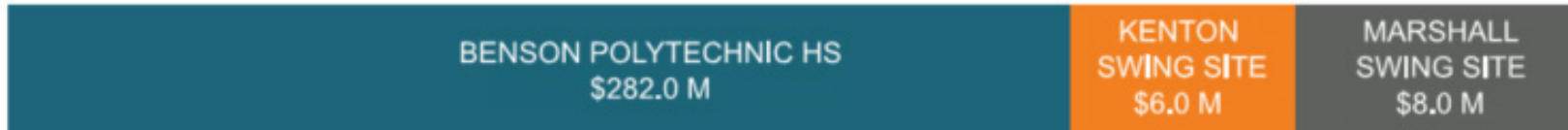
BPHS MODERNIZATION PROGRAM BUDGET UPDATE

OVERALL PROGRAM - BUDGET VS CURRENT ESTIMATES

PROPOSED GMP AMENDMENT as of November 2021 (based on 50% CD documents)
\$416.7 M total program



BOE-APPROVED BUDGETS as of November 2020 (2020 Bond Measure)
\$359.6 M total program



**BENSON and SWING SITES (2017 BOND)
POTENTIAL BUDGET GAP
\$43.1 M**

BPHS MODERNIZATION PROGRAM BUDGET UPDATE

PROJECT BUDGET STATUS / JANUARY 2022

- + 50% CD reconciliation, budget/estimate delta increased to \$43.1M
- + In large part, increase due to market conditions

PPS APPROVED SOLUTION, FUNDING \$43.1M INCREASE, AVOIDING SCOPE REDUCTIONS:

- + Reduce project contingency from 12% to 10%
- + Increase project budget with bond program contingency

BENSON PATH TO BUDGET PRESENTATIONS COMPLETED:

- + November 2021 - PPS BOE Facilities & Operations Committee
- + December 2021 - PPS Bond Accountability Committee (BAC)

NEXT STEPS:

- + 100% CD Pricing
- + Andersen GMP construction contract finalization and BOE approval

BPHS MODERNIZATION PROGRAM BUDGET UPDATE

MARKET DISRUPTION

Extreme Escalation and Pricing Volatility: \$ 12.3M in cost escalation

COMPARATIVE COST INDEX



City	April 2020	July 2020	October 2020	January 2021	April 2021	Annual % Change
• Boston	23,534	23,677	23,773	23,974	24,711	5.00%
• Chicago	23,596	23,340	23,518	23,745	24,854	5.33%
• Denver	15,804	15,835	15,864	15,914	16,150	2.19%
• Honolulu	26,333	26,333	26,325	26,647	26,891	2.12%
• Las Vegas	15,459	15,480	15,480	15,623	16,077	4.00%
• Los Angeles	22,706	22,835	22,781	22,928	23,567	3.79%
• New York	27,734	28,008	28,112	28,542	29,507	6.39%
• Phoenix	16,004	16,008	15,979	16,133	16,824	5.13%
• Portland	17,357	17,397	17,539	17,658	18,348	5.71%
• San Francisco	29,040	29,230	29,423	29,611	30,246	4.15%
• Seattle	19,318	19,342	19,367	19,452	19,804	2.52%
• Washington, DC	22,518	22,389	22,418	23,040	23,841	5.88%

Comparative Cost Map and Bar Graph Indicate percentage change between April 2020 to April 2021.

Rider Levett Bucknall Q2 2021 Construction Cost Report

Portland increased more in Q2 2021 than any other city, except New York City & Washington D.C.

BPHS MODERNIZATION PROGRAM BUDGET UPDATE

MARKET DISRUPTION

Benson Material Price Increase Examples

<u>Material</u>	<u>BHS Quantity</u>	<u>July 2020 Unit Cost</u>	<u>July 2021 Unit Cost</u>	<u>% Increase</u>	<u>\$ Increase</u>
Steel	1,702 tons	\$ 603.00	\$ 1,707.00	283%	\$1,768,608
Metal Deck	252,244 sf	\$ 4.20	\$ 11.89	283%	\$1,939,643
Built-Up Roofing	1,789 sf	\$ 265.00	\$ 293.00	111%	\$ 50,082
Copper Wire	40,878 lbs	\$ 3.17	\$ 6.08	192%	\$ 119,022
Aluminum Wire	48 tons	\$ 1,443.00	\$ 2,554.00	177%	\$ 52,951
PVC Conduit	46 tons	\$ 560.00	\$ 1,600.00	286%	\$ 48,333
Drywall	1,200,000 sf	\$ 0.55	\$ 0.75	136%	\$ 240,000
Lumber	1,193 tbf	\$ 249.60	\$ 998.10	400%	\$ 893,065

BPHS MODERNIZATION / SCHEDULE & PROCESS UPDATE

PROJECT PROGRESS

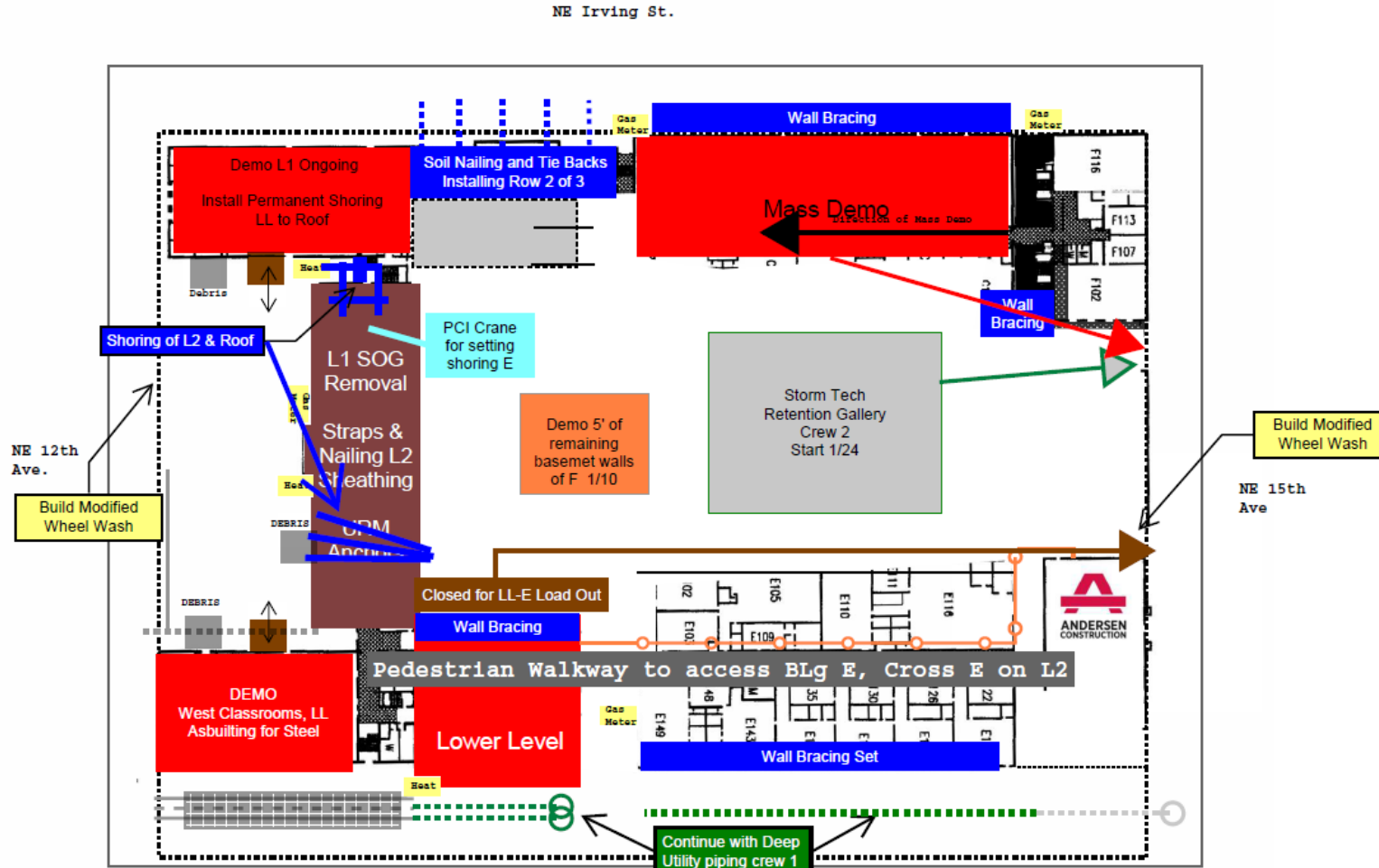
- + Demolition Permit approved August 2021
- + Demolition started August 30, 2021
- + 100% CDs complete December 2021
- + Building Permit approved December 2021
- + Construction underway, on-going



BPHS MODERNIZATION / PROCESS UPDATE

CONSTRUCTION ACTIVITIES

- + Auto Shop Building demolished
- + Bldg "F" and "B" (Library Building) demolished
- + Shoring for Historic Shop Bldg Walls in place
- + Demolition of North Shop Bldg underway
- + Selective Demolition in Admin, Auditorium & Aux Gym Bldgs ongoing



BPHS Campus Graphic Work Plan 01/10/22- 01/14/2022
Last PPC 98%

BPHS MODERNIZATION / PROCESS UPDATE

CONSTRUCTION ACTIVITIES - EXTERIOR



BPHS MODERNIZATION / PROCESS UPDATE

CONSTRUCTION ACTIVITIES - INTERIOR



MARSHALL SWING SITE / PROCESS UPDATE

PROJECT PROGRESS

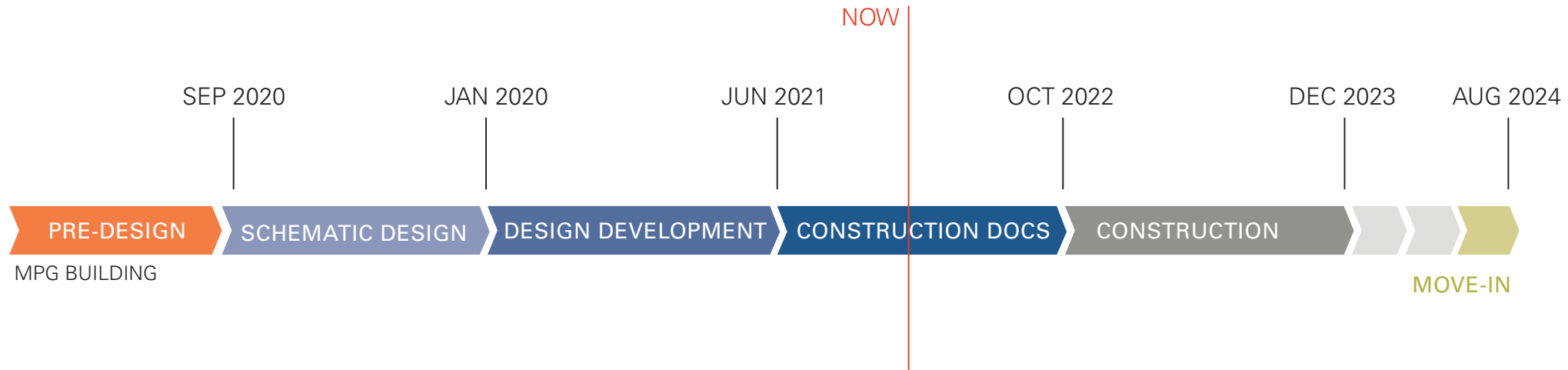
- + Benson Tech operating at Marshall Swing Site
- + COVID/pandemic & marketplace schedule challenges - CTE Annex opened late
- + CTE Annex occupied, final dust collection system pending



MPG BUILDING / SCHEDULE & PROCESS UPDATE

DESIGN PROGRESS

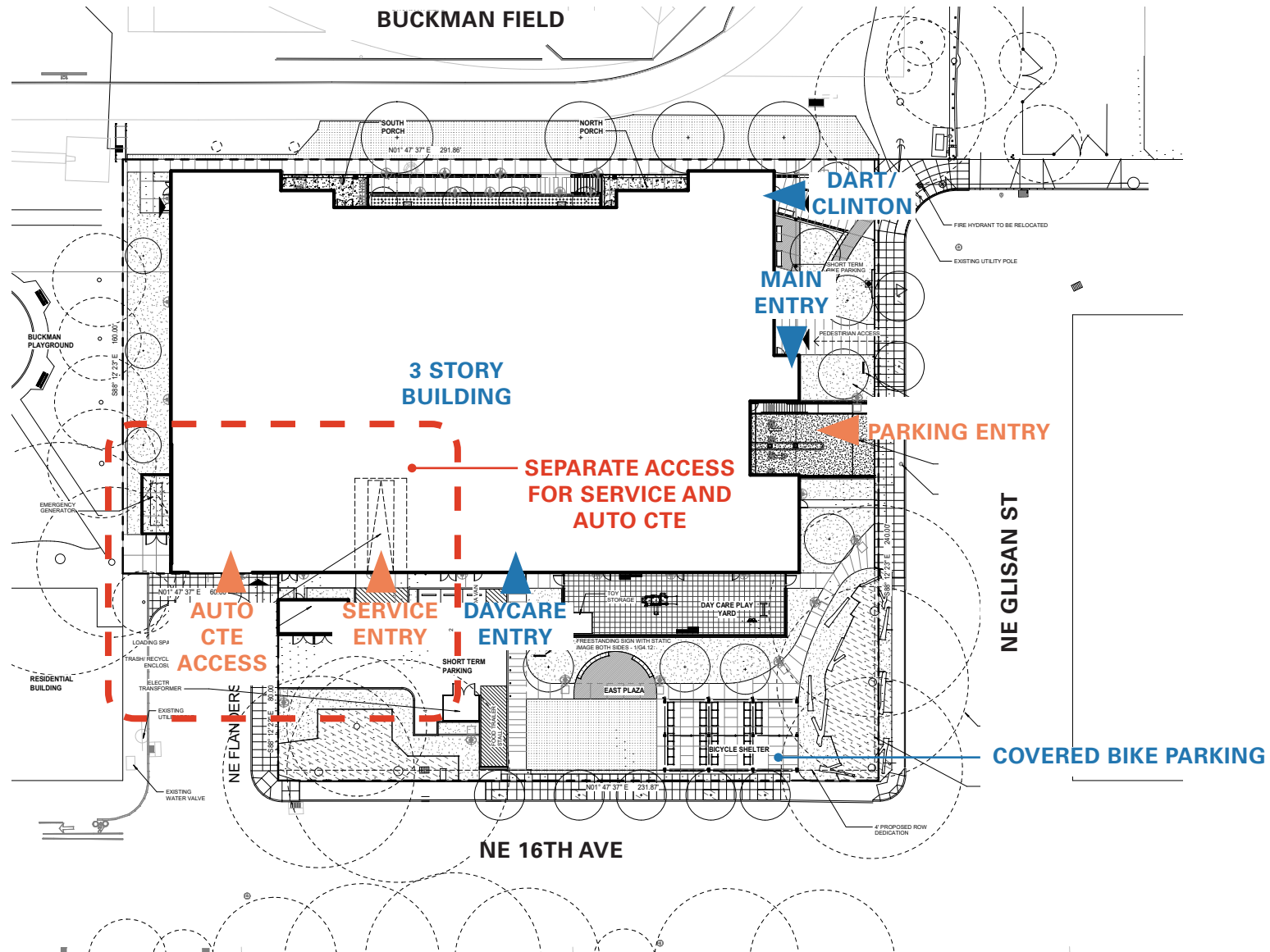
- + Project on-hold October-December 2021 pending budget reconciliation
- + Project re-started December 2021
- + Permit set submission March 2022
- + Construction to start Fall of 2022



MPG BUILDING / SCHEDULE & PROCESS UPDATE

DESIGN PROGRESS

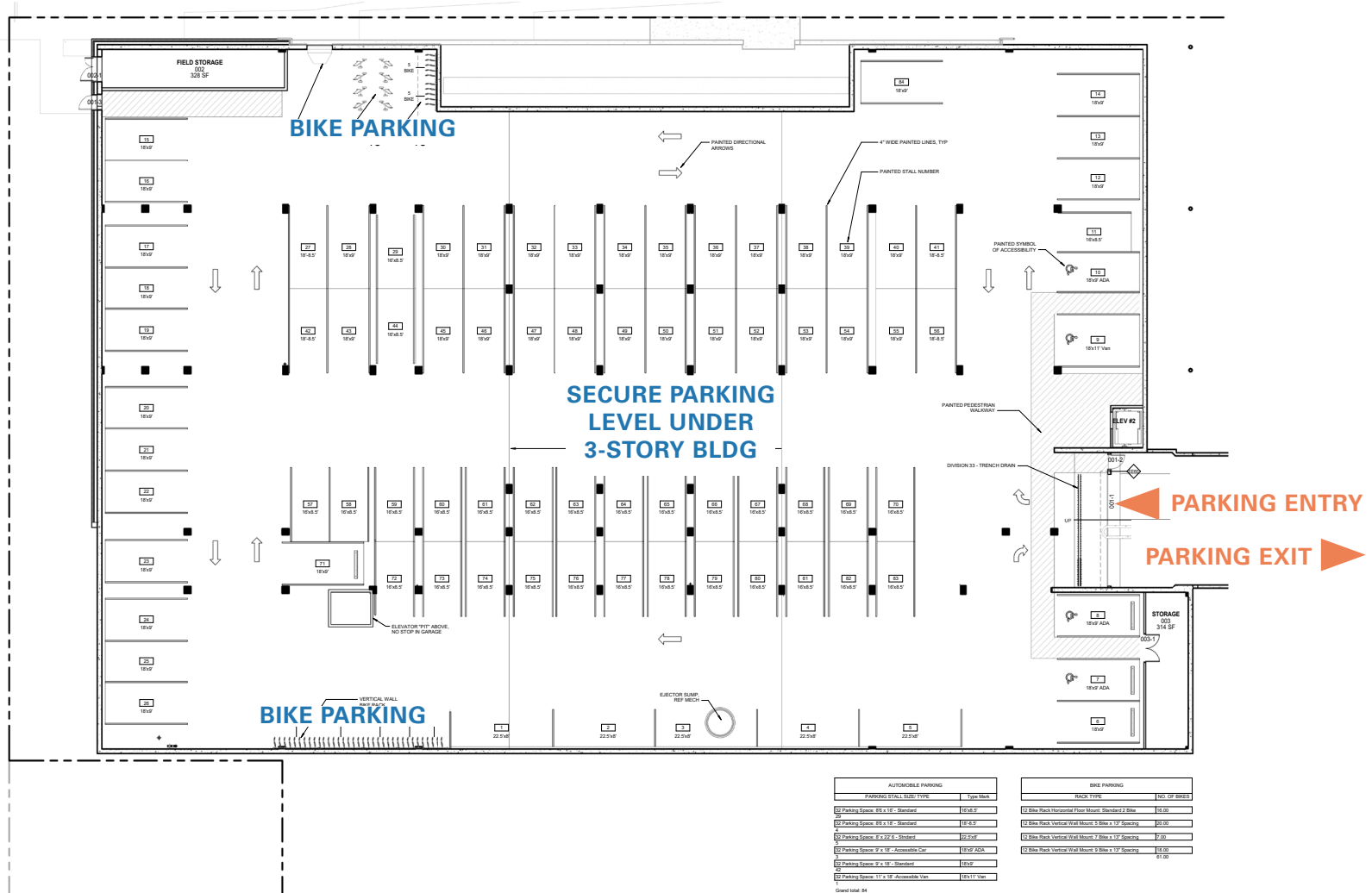
+ Site Plan Revisions due to PBOT / Land Use Process



MPG BUILDING / SCHEDULE & PROCESS UPDATE

DESIGN PROGRESS

+ Development of Benson/MPG shared parking



BPHS MODERNIZATION / STUDENT ENGAGEMENT

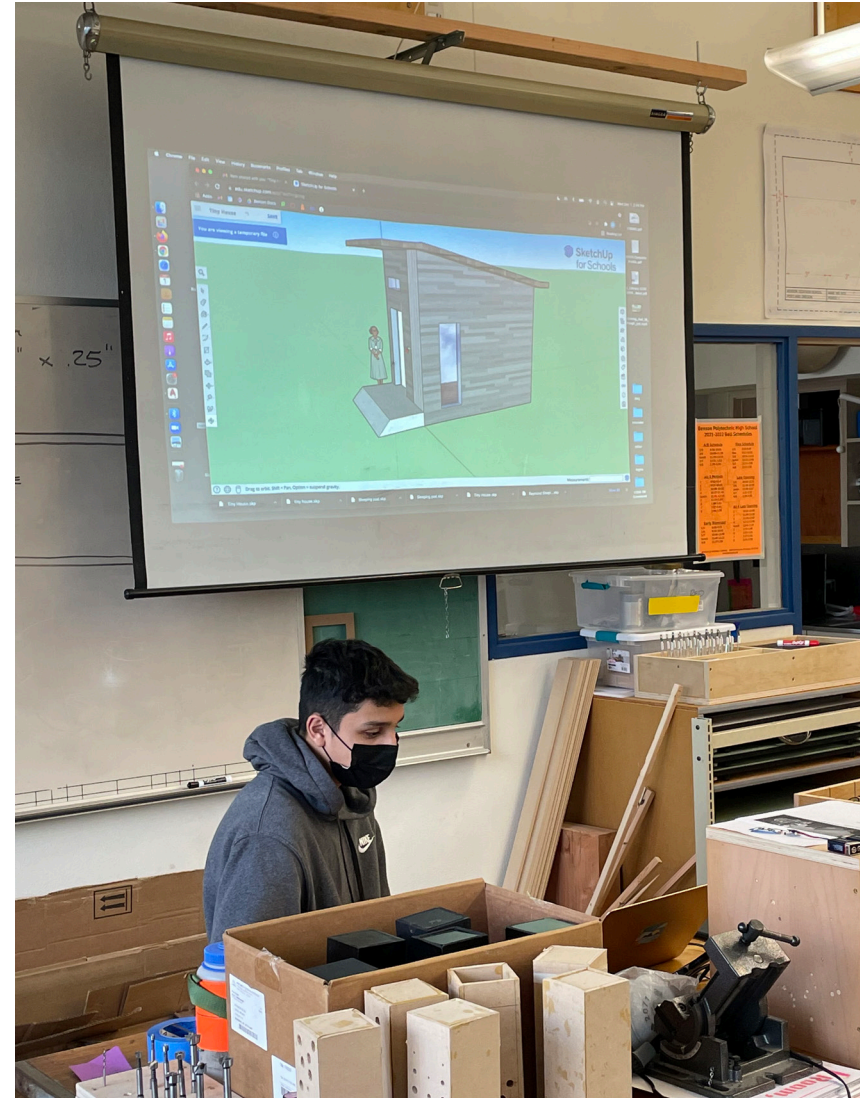
MOCK-UP PROJECT WITH ENGINEERING STUDENTS

- + Student Engagement project on-going, October 2021 - present
- + Student Presentations January 2022
- + Next steps: Dialogue with Andersen / Constructibility Review

UPCOMING ENGAGEMENT

- + Mock-up Construction: (upcoming) Electric
- + CTE Courtyard Banners: Engagement with Digital Media
- + Benson Tech Audio History Recordings: by Radio Broadcasting

***if you are interested in participating and sharing a Benson Story, please contact jacpatterson@pps.net*



QUESTIONS OR COMMENTS?

THANK YOU FOR YOUR CONTINUED SUPPORT!