



Benson Polytechnic Master Plan Committee Meeting Notes

November 3rd, 2016, 6-8pm, Room C-139

Benson Tech Master Plan Committee Meeting #7 – Meeting Notes/Talking Points Summary

OVERVIEW AND UPDATE

Review of events since May, BOE Subcommittee Meetings, the result of the Master Plans, Ed Specs and result of the Environmental issues.

- This next effort will be pre-design diligence to gain more detail and refine the cost structure of the Master Plans for the 3 schools by mid-January 2017 with recommendations to BOE. Refinement in February and March.
 - This will be a dive to determine more details on cost, schedule, and options for swing site and construction methodology.
 - Change in architectural contract
 - There will be an OSM cost estimator for this work.
- Reviewed the cancellation of BOE MP Presentation in June.
- Reviewed 3 HS conceptual budget costs presented to BOE Subcommittee.
 - BOE Subcommittee presentations can be found on website:
<http://www.pps.net/Page/1804>
- Review of all PPS HS square footage and the need for longer construction windows for the larger high schools being constructed. Benson is largest PPS high school at about 391,000 SF.
 - Highlight of each of the sites having very unique needs and conditions.
- Benson, as District's only CTE focus option was selected by the 2014 Bond development Committee due to poor seismic condition, high underserved enrollment and partnership potential.
- There are significant program and facility differences between comprehensive HS and Benson program, i.e. Comp. HS ed spec includes about 6,000 SF of CTE space and Benson has about 100,000 SF of CTE space.
- Question about Benson's budget and answer that we will have this number by next meeting 12/8.
- Board bond study session scheduled for 11/17.
- URM policy update to BOE Subcommittee in July. Benson is listed on City's URM database. Review of the city council deliberating on this and the potential of policy.
- At Benson's MP Open House in May, the Radio program staff expressed concern over proposed scheme for demolition. The building, constructed in 1992 is one of the District's newest buildings, is in good condition and works well for program, was possible due to \$1.2M raised in donations.



- Master plan document with some Ed Spec documents for Benson are posted on Benson master planning website, but note that not all CTE teachers weren't followed up with and incomplete/draft documents. <http://www.pps.net/Page/1838>
 - MPC suggestion/recommendation about using the ed specs to build partnerships for Benson through this effort.
- Discussion of Measure 97 and money that would go into the general fund. Paul Anthony offers insight on 97 and the possibility that some of this money would go to Kellogg.
- Discussion of re-boot of the MPC and the attendance tonight being about half and possibility/request of adding people to this round. Recommendation to get more students. Some of the Seniors won't be attending.
 - Committee discussion about reaching out to people who aren't here, and then need to get people that are committed to this process.
 - Also more teachers. And request to add Freshman parents who will be here for 4 years.
 - If members aren't attending MPC meetings, consider removal/replacement for this process.
- Review of other high school designs being 14 months and this possibly needing to be extended.
- Discussion about Benson's pre-design and ed spec work will need more time and will continue longer into next year.
- Discussion about industry partners and outreach.
- Measure 98 may take 12 million a year out of the budget.
- Discussion of Benson Tech FFE and the big number that this might represent in the interest of cost reduction.
- Ed specs are important for equipment and discussion with industry partners.
- Discussion of government, non-profit partnerships.
- Discussion of project teams and the RFP process for this round for Benson.

STAFFING

- New Architecture firm – Bassetti Architects selected. Contract will be reviewed by BOE 11/9 meeting.
- Announcement of new Project Manager- Jen Sohm.

SUBCOMMITTEES & OUTREACH

Lisa White reviews group that has been meeting and formation of MPC sub-committees.

- Next meeting in Benson library classroom at 6pm on November 17th.
- Sign up for a category.
- Teacher involvement to determine program implications and being able to be the voice for the teachers when they can't be involved.
- Need to be sensitive to teacher/industry existing partnerships.



- Sub-committees broken into the academies.
 - Arts and communication
 - Health
 - Transportation, Architecture, Engineering
 - Electrical
 - Manufacturing
 - Academics
 - Athletic
 - Auditorium and Performing Arts
- Goal to have sub committees formed and ready by next MPC.
- Discussion about the Benson process lasting until next fall to get the details that Benson needs.
- Discussion of sub-committee methodology and what the goal of this effort is: (industry partners, ed specs, design, more information and detail for the MPC and Benson).
- Discussion of Benson MPC sub committee report at every MPC, even if it is a “nothing new to report”.
- Open House anticipated.
- Possible partners for Benson, discussion in the past at District office. What ever happened with this?
- Freshman parents—parent teacher conferences next week—outreach. Does this need to happen next week?
- Lisa mentions doing a survey to get a feel for interest and commitment for the MPC or the sub-committees.
- Sub-committee can also identify what the teachers/programs need NOW or next year, not just 5 years from now for bond/modernization.
- Student outreach---different ideas on outreach and exposure.
- Question about protocol for Subcommittee meetings – Response was that since there are no decisions being made, OK to proceed with meeting and discussion.

NEXT STEPS

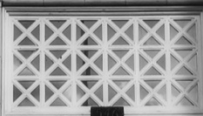
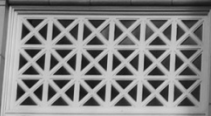
- Budget
- Cost constraints
- Informed priorities using program and building condition information.
- Ed Specs
- Benson building tour interest. Some MPC haven’t seen entire building.
- Tour: Day and time---architect on board and doing a walk through with the MPC, potentially on a Saturday. Maybe December? Probably need 3 hours for the whole school.
- Creating the framework for outreach and industry partnerships. Need the same messaging for all of this effort, and getting students involved in this effort too (career learning).



- CTE advisory boards are already in existence. OSM to contact Jeanne Yerkovich for names of these boards.
- Discussion of supplying jobs---Oregon Talent Council has this information and forecasting of industry and jobs.

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BPHS MPC #7 Agenda

- **6:00 Welcome**
- **6:10 Overview**
- **6:40 Project team changes**
- **6:55 Subcommittees – topics and outreach**
- **7:15 Next steps**
- **7:40 Outreach**
- **7:45 Building Tour – availability**
- **7:50 Public Comment (if applicable)**



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 | | | | | |

PPS High Schools Total Building SF

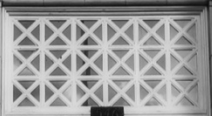
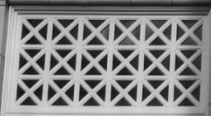
| | Approximate Existing SF | Modernization : proposed SF |
|------------------|-------------------------|-----------------------------|
| Benson | 391,000 | 391,000 |
| Cleveland | 257,757 | |
| Franklin | 218,574 | 280,000 |
| Grant | 274,489 | 294,980 |
| Jefferson | 321,354 | |
| Lincoln | 200,046 | 282,300 |
| Madison | 287,937 | 310,144 |
| Marshall | 252,483 | |
| Roosevelt | 201,164 | 246,920 |
| Wilson | 265,990 | |

Next MPC Meetings, 6-8pm Rm 125

- Thursday, December 8th
- Thursday, January 5th

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Meeting Agenda

6:00 Welcome

6:10 Overview

BOE Subcommittee process since May
Master Plan Document with partial/draft Ed Spec
Radio building

Committee Discussion

6:40 Project team changes

Staffing
Architect & Engineer Design Team

Committee Discussion

6:55 Subcommittees – topics and outreach

Committee Discussion

7:15 Next steps

Budget
Informed priorities using program and building condition information
Cost containment

Committee Discussion

7:40 Outreach

Committee Discussion

7:45 Building Tour – availability

7:50 Public Comment (if applicable)

Upcoming MPC Work sessions, 6-8pm Room 125 former band room
Thursday, December 8th
Thursday, January 5th