

BENSON POLYTECHNIC HIGH SCHOOL

DESIGN ADVISORY GROUP SESSION #8

SUMMARY AND NOTES



MEETING DETAILS

Meeting Location

Benson Polytechnic High School,
546 NE 12th Ave, Portland, OR 97232

Attendees

PORTLAND PUBLIC SCHOOLS (PPS):

Brian Oylear, Project Director
Jen Sohm, Design Project Manager
Mark Kline, Construction Manager
Jeanne Yerkovich, Director of Career Technical Education

DESIGN ADVISORY GROUP MEMBERS:

Glen Pak, DAG Co-Chair
Kaily Malynowski, DAG Co-Chair
Curtis Wilson Jr., Principal

Brian Gerber
Amy Henry
Luke Hotchkiss
Christina Thompson
Todd Williams
Dave Ketah

Paul Anthony
Janice Choy-Weber
Kevin Clark
Jeanette DeCastro
Marlene Gillis
Reuben Gilmore
Susan Hargrave
Rob Johns
Brian Unflat

Sophia Chin
Henry Kirkpatrick
Henry Senters

DESIGN TEAM

Lorne McConachie, Bassetti Architects
Joe Echeverri, Bassetti Architects
Lydia Burns, Bassetti Architects
Mariko Park, Bassetti Architects
Lyndon Julien-Sehl, Bassetti Architects
Amanda Lockwood, Bassetti Architects

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Agenda

5:30 - 6:00	Arrival & Welcome
6:00 - 6:05	Team Introductions
6:05 - 6:20	Marshall Campus Visit Feedback
6:20 - 6:30	Project Update + Schedule + Notable Design Revisions + Building B Replacement + Exterior Materials + West Entry Courtyard
6:30 - 7:30	Interior Design & FF&E + Overview + Breakout and Review
7:30 - 7:45	DAG Feedback
7:45 - 7:50	Public Comment
7:50 - 8:00	Next Steps

MARSHALL CAMPUS VISIT FEEDBACK

Jen Sohm provided update on recent steps and status of Marshall Campus, and invited community feedback on campus visit:

- + Found visit to be constructive, space is well-kept
- + Large, good alternate. Great layout to stretch out
- + New building proposed as pre-fab with CMU to be a good cost saving approach.
- + Home football field may allow school to rebuild program
- + Appreciate Admin visual over-site between both buildings - security concern for second bldg
- + Concern for "middle island" to become wet, muddy exposed to the elements
- + Concern of mice, feces found on-site
- + Concern for way-finding ease, everything looks the same
- + Concern for students getting to class on time due to spread layout/far proximities of programs



PROJECT UPDATE

General:

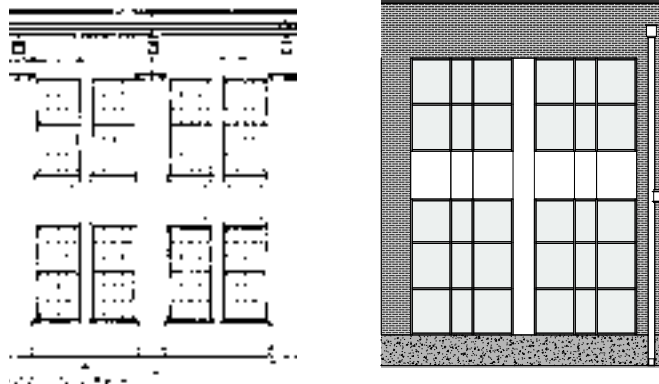
Joe Echeverri went over Project Schedule - Benson Polytechnic HS Modernization currently about 25% Design Development with 50% DD set for December with pricing. Swing Sites wrapping up scoping set.

- + Request for Spring 2020 Bond to be placed on schedule for future DAG Meetings
- + Question regarding Bond process/approval. Jen Sohm to follow up with DAG group with clarifications.

Notable Design Revisions:

Lorne McConachie gave overview of design revisions, notably per Landmarks previous meetings:

- + Window fenestrations were noted as too horizontal; they have been revised to have more verticality to relate in context of historic facade
- + Main entry revised to bring back sloping lawn
- + DAG expressed concerns with maintenance
- + Design Team responded that slope similar to existing, will be able to mow with multiple impervious pathway for pedestrian traffic



PROJECT UPDATE CONTINUED

Building B Replacement:

Lorne McConachie gave overview of benefits to Building B Replacement including:

- + Current direction to replace building B, it will be less expensive and more efficient
- + Current plan has a lot of columns throughout making program challenging especially in Band Room
- + New Design would benefit with more light in lower level, lower slab for greater floor to floor height, more logical mechanical space, theater support can serve theater and band, matches 26' structural bay, new larger windows will bring in more daylight

Mark Kline added:

- + New Design would help immensely with site access and construction phasing/constructibility
- + Savings about \$600-800k
- + New Design lends opportunity for more verticality in windows which satisfies Landmarks

Exterior Materials:

Lorne McConachie explained benefits of brick

- + Maintenance expressed preference of brick for durability and longevity over metal panel
- + Samples of existing and proposed brick reviewed- DAG overall liked new dark grey brick, a few expressed a preference for red brick
- + Thin, glazed terracotta rain screen to match color of existing
- + White window system speaks to existing
- + DAG expressed concern about proposed orange-red accent (SW Habanero Chili) too close to "Marshall Red"

West Entry Courtyard

- + New slope to recall existing, removes retaining wall therefore no obscuring railings
- + ADA ramp in crisscross for students to use
- + Concern for mud and wear at sloping lawn
- + Design Team responded lawn will be mow-able and students anticipated to use criss-cross walkways as they do now.

BUILDING B / NEW CONSTRUCTION - LOWER FLOOR



BUILDING B / NEW CONSTRUCTION - GROUND FLOOR



BUILDING B / NEW CONSTRUCTION - UPPER FLOOR



INTERIOR DESIGN & FF&E

Overview:

Mariko Park presented fly through video giving DAG feel for interior volumetric space. Overview of rendered views and overview of initial palette

- + Palette of bright white, warm greys, bold red-orange and yellow proposed. Benson blue and orange would be complimentary and as an overlay.
- + Finishes intended to be layered with new and existing materials of wood, metal and graphics
- + DAG concerns with red too close to "Marshall Red" and needs to have techy feel.
- + DAG presented question on re-purposing salvaged items such as fan windows.
- + Design Team responded that design options of the fan windows, existing glulam beams and old gym maple floors are being explored. BA noted that using reclaimed materials would be placed appropriately in terms of durability.

Breakout & Review:

PPS & BA broke out into stations with visual aids to collect feedback. Interiors Station comments included:

- + Concerned about material durability to interior graffiti tagging
- + Maybe welcomed at a dedicated wall that students are encouraged to tag in controlled area
- + Liked metal panel railings & Bok panels, opportunity to maybe incorporate Benson Emblem
- + Amy Henry brought up "Land Abandonment" QRC code opportunity and preserving Simon Benson's history to Portland and namesake
- + Liked Torzo proposed as wainscoting
- + Interior feels very planar. Want "tech" aesthetic

Exterior Materials Station comments included:

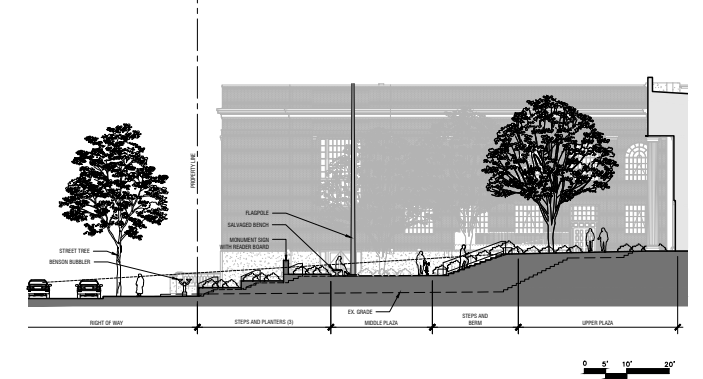
- + Loved development of exterior, really like the aesthetic of the new building
- + Consider using color on exterior in a different place other than overhead doors, feels very "fire station"
- + Signage and message/reader board needs to be visible, Benson really wants a reader board
- + Positive feedback on West Courtyard Development



DAG FEEDBACK/PUBLIC COMMENT

Comments include both comments left on sticky notes throughout breakout session as well as closing comments

- + Love green roof/roof terrace off science classrooms
- + Custom accents or features integrated into the corridor design made by the CTE classes requested
- + Tables and furniture in corridor great but concern about furniture 'walking away'
- + Like butt-glazing
- + Like new restroom locations/proximities
- + Concern for how equipment gets into new CTE spaces, suggestion for crane/hoist on beams as part of design.
- + Question for paint booth in AUTO
- + Request for fiber and 5G to the vicinity of Bldg H
- + Concern for what would happen to proposed Bldg B lower level if band and theater introductions were not successful
- + Proposed transitions on the interior to let one know when you have gone from a historic wing to a new addition
- + Proposed Grey or Benson Orange in lieu of orange/red on exterior in CTE Courtyard.
- + Would like to see designated spaces for garbage cans and recycling bins in CTE courtyard
- + Suggestion for walkways on Marshall Campus "walkway" between existing and new buildings
- + Monument Reader board suggested to be hosted at Auditorium entry, opportunity to be used by public playhouse as well.
- + Few DAG members expressed felt red complimented orange well.
- + No consensus on mascot
- + Expressed keeping existing trees in front of gym/auditorium and rethink trees in front of building facade - JS explained as trees in front will not be climbable like Marshall example from recent tour.
- + Roses in front requested to be replanted/stay in front



NEXT STEPS

PORTLAND LANDMARKS COMMISSION DAR#2: NOV 18
NEXT DAG WORKSHOP (REQUEST FOR LANDSCAPE ARCH TO BE IN ATTENDANCE): JAN 30 (DATE TBD)