

AGENDA /

- 5:30 - 6:00 Arrival & Welcome**
- 6:00 – 6:10 Subcommittee Idea - Rob Johns**
- 6:10 – 6:20 Community Partnerships - PPS**
- 6:20 – 7:10 Updated Master Plan Activity**
- 7:10 – 7:35 Budget Overview**
- 7:35 – 7:50 Update and Discussion: Alliance, Multiple Pathways to Graduation,
and CTE - PPS**
- 7:50 – 8:00 Public Comment**

BENSON POLYTECHNIC H.S. DAG #2 / NOVEMBER 1, 2018



PORTLAND PUBLIC SCHOOLS

Jen Sohm, Project Design Manager

BASSETTI ARCHITECTS

Caroline Lemay, Principal-In-Charge

Lorne McConachie, Design Principal

Joe Echeverri, Project Manager

Aydin Ebran, Architect

Holly Grosvenor, Architect

Dianna Montzka, Design Staff





DAG Charter – Meeting Guidelines

- Make efforts to attend every meeting and to arrive on time.
- Participate and share your perspectives.
- Allow all DAG members to speak.
- Listen, consider and respect the views of others.

SUBCOMMITTEE IDEA / ROB JOHNS

SUBCOMMITTEE IDEA / SUGGESTIONS

Student Action Committee – supporting student outreach and engagement for meaningful input

Sustainability Committee – this group could support our effort in Eco-Charrettes and ongoing conversations about what sustainable features would be most important to the Benson staff and community

Inclusive Design Committee – help define areas and design features will best serve all students and users of the building

Industry Outreach Committee – tasked with outreach for developing long term relationships for new and continuing programs, connect the dots for design team input from interested parties, program trends, fundraising for aspects of the project

Art and Display Committee – inventory and planning of what heritage items within the building will need to be salvaged and curated, and identifying new pieces that could be incorporated

Other ideas?

COMMUNITY PARTNERSHIPS / PPS



PARTNERSHIPS





PPS Long Range Facility Plan

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.



PPS Long Range Facility Plan

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



PPS Long Range Facility Plan

Recommendations - 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.)













2014 Bond Development Committee



- 21 member committee convened
- 5 meetings between April – October 2014
- Reviewed :
 - 2012 Bond Measure
 - 32 Year Financing Plan and Program
 - Criteria
- Determined Options

2014 Considered Criteria



Option A Criteria Leveraging Program Through Partnerships	Option B Criteria Facility Condition Index*
 Benson (Industry)  Jefferson (PCC)  Lincoln (PSU)	 Jefferson (0.61)  Madison (0.60)  Cleveland (0.55) (Benson 0.50, Lincoln 0.44, Wilson 0.52)
Option C Criteria High Combined Underserved Percentage	Option D Criteria Poor Seismic Rating
 Jefferson (89%)  Benson (80%)  Madison (77%)	 Benson  Cleveland  Jefferson

*These FCIs assume 2012 bond work completed as identified

Benson Polytechnic High School



- District's only Career Technical Education (CTE) focus option
- Significant seismic needs
- Large percentage of historically underserved students
- Also, offers potential to leverage private or institutional partnership

PPS' New Department of Strategic Partnerships and External Affairs

The Strategic Partnerships and External Affairs Department's core function is to create, coordinate and facilitate public, private, and philanthropic partnerships that foster equitable opportunities and benefits for students of PPS.

As the bridge between PPS and the philanthropic and corporate community, the department assists these entities to collaboratively address the pressing issues faced by the District and advance high-impact involvement (and investments) to create transformation in our K-12 education system. The department's specific objectives are to:

- 1 Build PPS' Generosity Network.**
Cultivate, solicit and steward high-impact philanthropic investors and strategic partners that promote a bold, innovative and comprehensive K-12 education system in Portland.
- 2 Steward PPS' Strategic Investments, Partnerships and High-Impact Volunteerism.**
Establish and nurture long lasting collaborative relationships between PPS and our portfolio of philanthropic investors and strategic partners, including curating volunteer efforts that provide intentional and meaningful support for school communities and central office teams.
- 3 Build a Culture of Philanthropy at PPS.**
Ensure our Board of Education, Central Office and School Site Leaders have the most optimal tools and structures that empower them to connect in a meaningful way to current and potential strategic and investment partnerships. This includes increasing efficiencies, eliminating redundancies, and ensuring alignment with existing District-led efforts and priorities.



Tiered Levels of Strategic Partnerships

PPS will build connections between the community and PPS to foster a culture of engagement and investment in public education that will (1) drive financial, in-kind and human capital resources to district priorities; (2) forge connections between the broader community and the district, (3) leverage data and insights to drive innovation, change and shared value.

1. **Committed
Generosity Network**

2. **Culture of
Philanthropy and
Innovation**

3. **Clear Strategic
Direction & Alignment**

4. **Excellent Customer
Service**

5. **Systemic
Accountability**

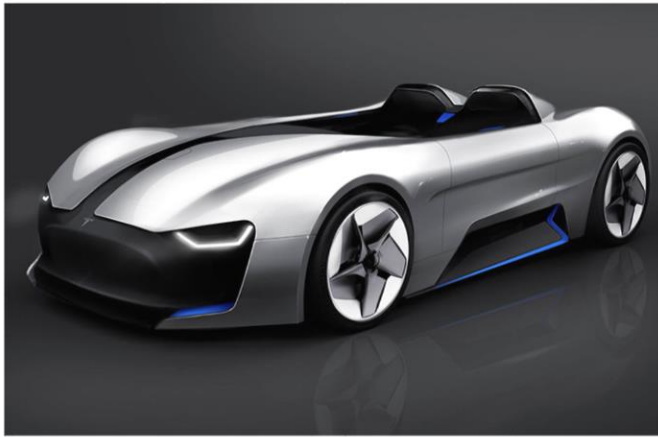
High-Level Investments:
Multi-Year, Multi-Million, Districtwide (\$1M+)

Mid-Level Investments:
Districtwide Priority (\$100K - \$999K)

Entry-Level Investments:
School Site / Departmental Priority (\$1K - \$99K)

High Leverage Volunteerism, Student
Experiences, Student Internships, Resources.
(non-monetary)

Exploring what the future of CTE could be...

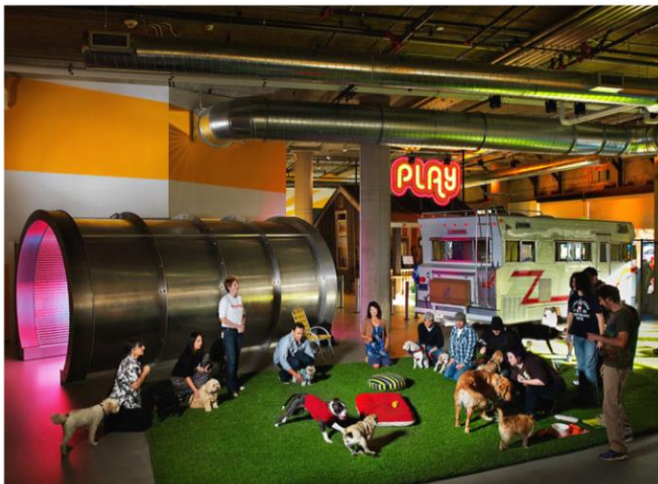


"When Henry Ford made cheap, reliable cars, people said, 'Nah, what's wrong with a horse?' That was a huge bet he made, and it worked."

-Elon Musk

"I could either watch it happen or be a part of it."

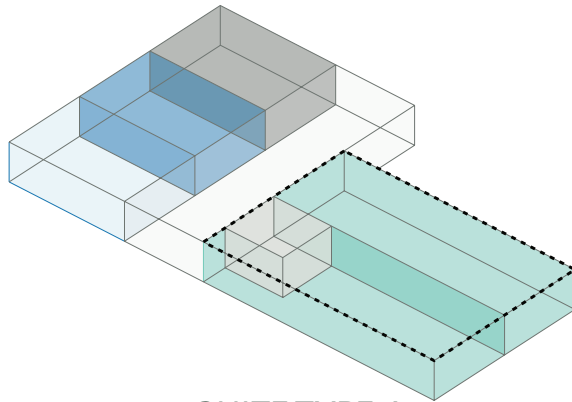
-Elon Musk



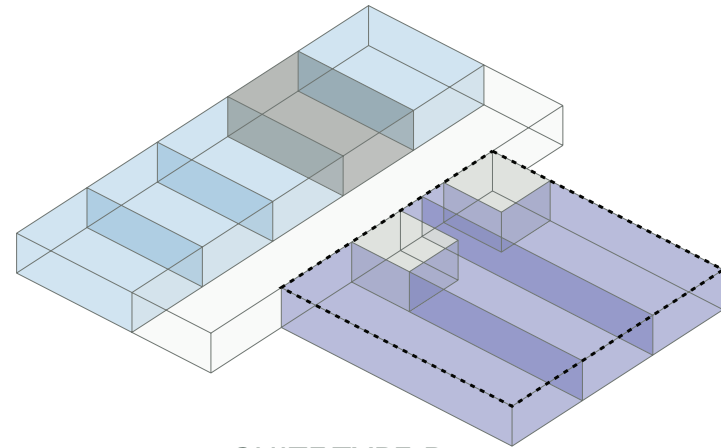
THOUGHTS / QUESTIONS?

UPDATED MASTER PLAN /

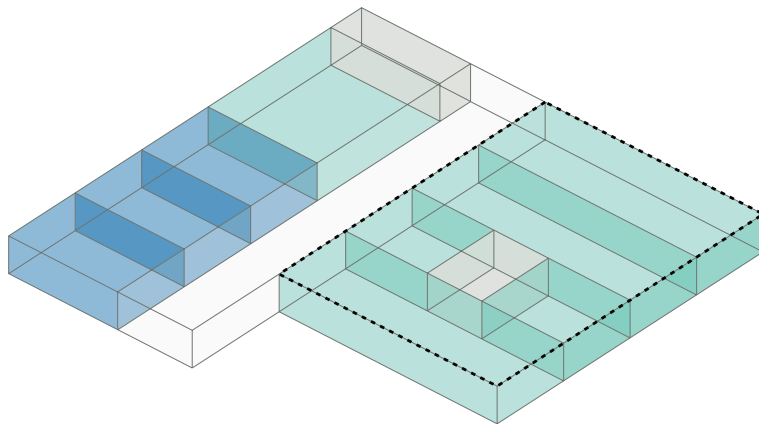
UPDATED MASTER PLAN / SUITE DEVELOPMENT



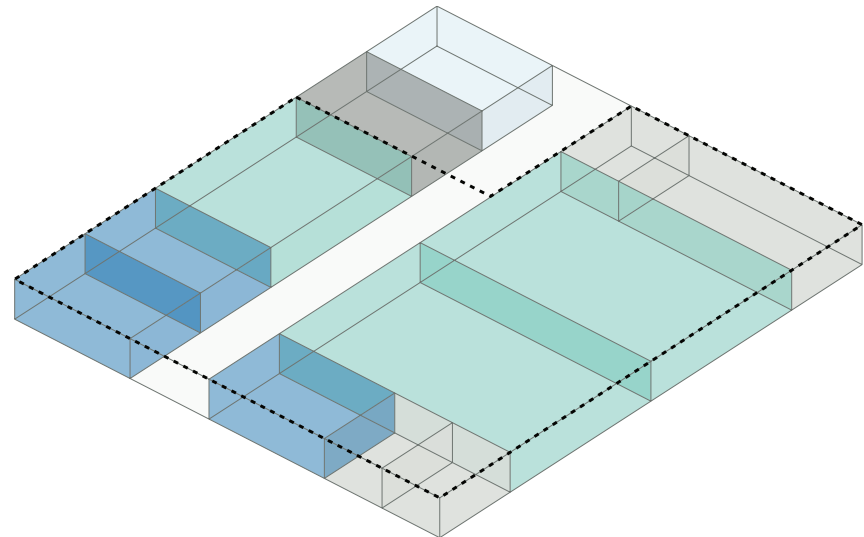
SUITE TYPE A
3,600 SF



SUITE TYPE B
5,400 SF



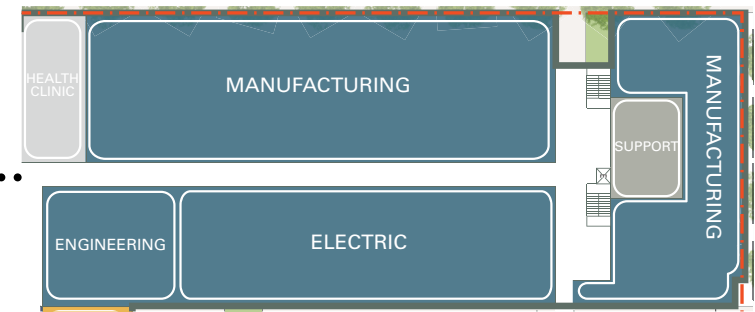
SUITE TYPE C
7,200 SF



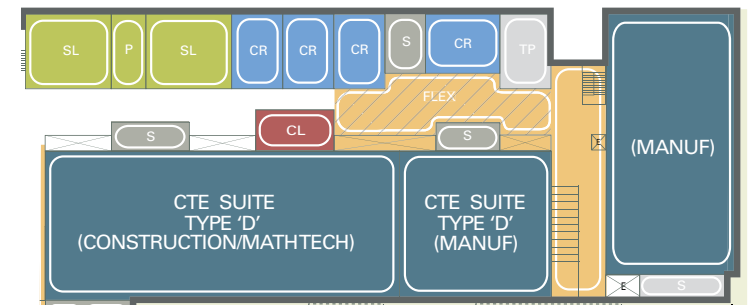
SUITE TYPE D
14,400 SF

UPDATED MASTER PLAN / STEERING COMMITTEE INPUT

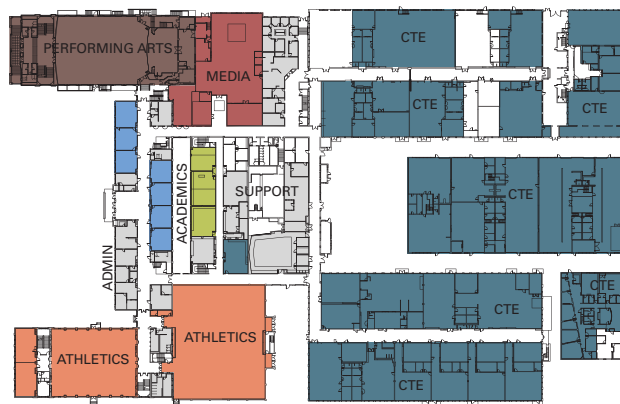
- + Utilize space efficiently and effectively to manage constraints and a changing industry.
- + Plan for future adaptations of CTE by providing less compartmentalization.
- + Design a flexible and adaptable building that can accommodate multiple scenarios.
- + Provide spatial adjacencies which enable greater collaboration between CTE and Core academic spaces.
- + Plan for growth by providing flexible options, not necessarily increasing size of existing CTE.



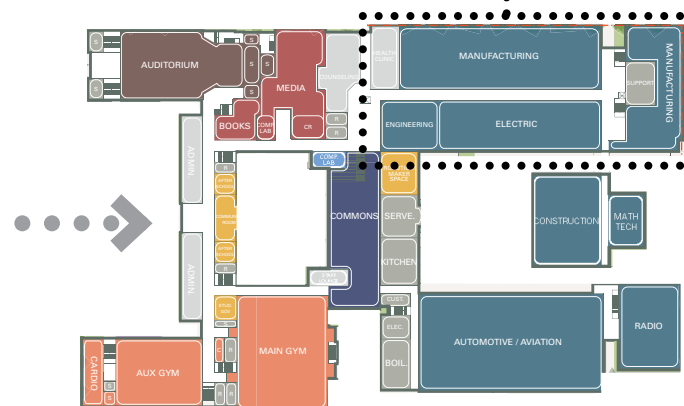
NE WING OF ORIGINAL MASTER PLAN



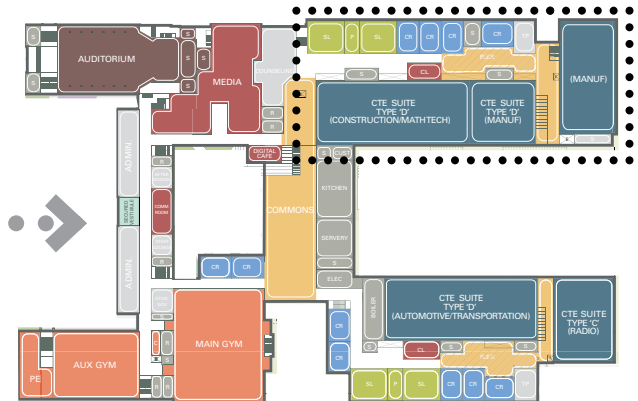
NE WING OF UPDATED MASTER PLAN



EXISTING GROUND FLOOR



ORIGINAL MASTER PLAN GROUND FLOOR



UPDATED MASTER PLAN GROUND FLOOR

*"THE CENTRAL
AREA WITH THE
CAFETERIA LOOKS
NICE AS A HUB FOR
BPHS."*

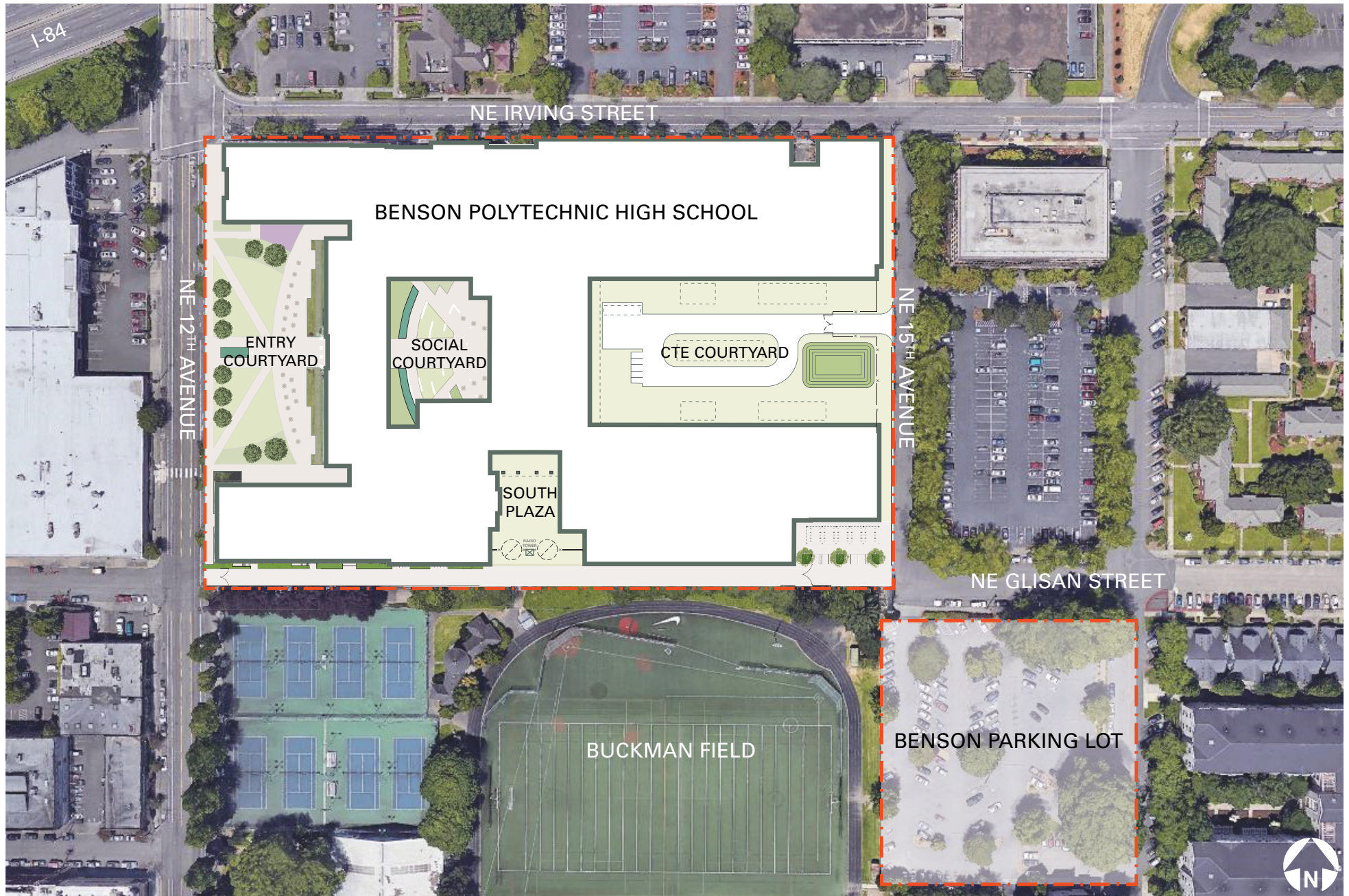
*"...HOW WILL THE [CTE
COURTYARD] BE USED
AND WHAT IF IT IS
PUSHED TO THE EAST
EDGE?"*

*"...A LONG LASTING
BUILDING FOR ANOTHER
100 YEARS."*

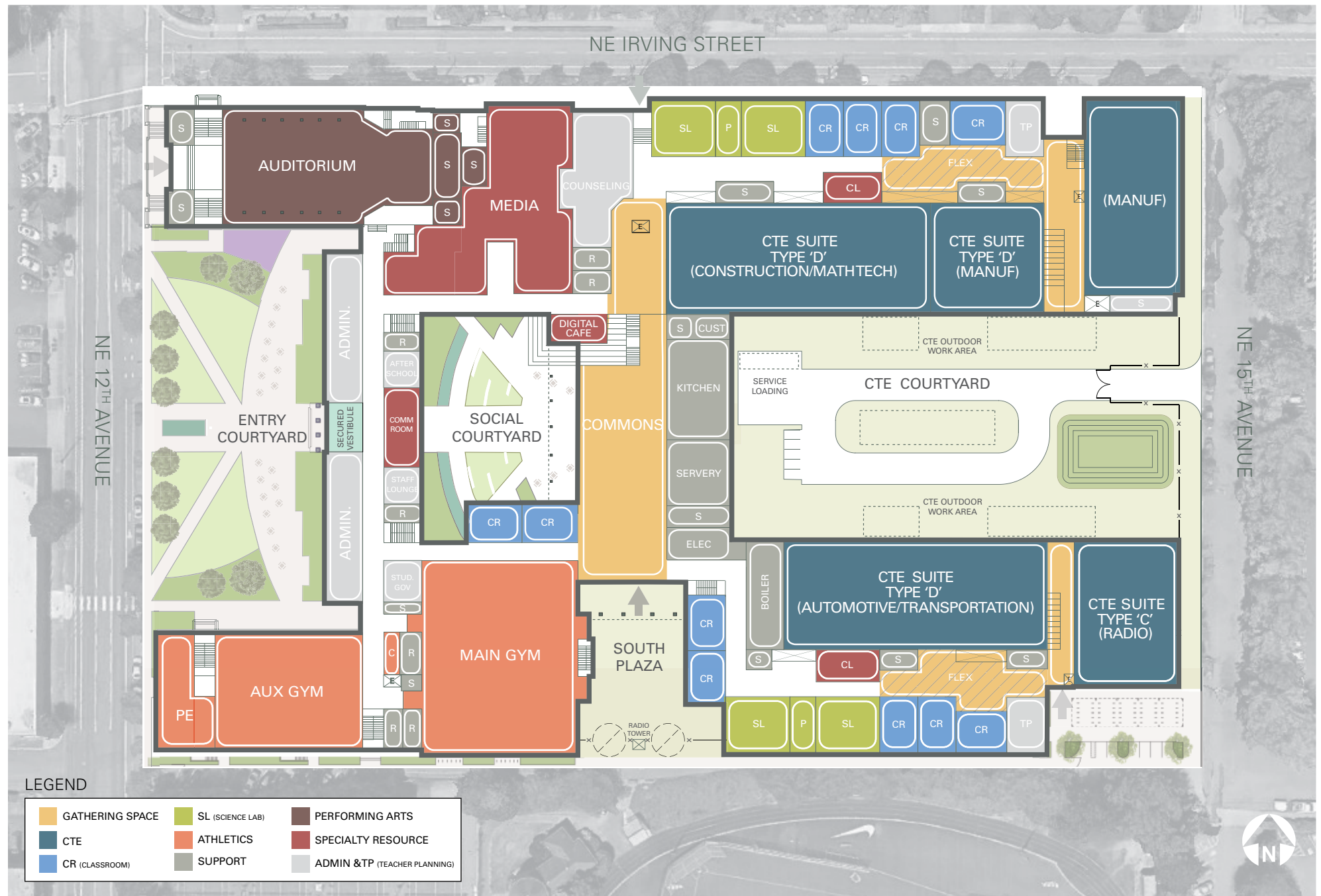
*"THE SOCIAL
COURTYARD LOOKS
VERY BEAUTIFUL AND
INSPIRING."*

*"YAY! SPACE
FOR MATH
TECH!"*

UPDATED MASTER PLAN / SITE PLAN



UPDATED MASTER PLAN / MAIN LEVEL



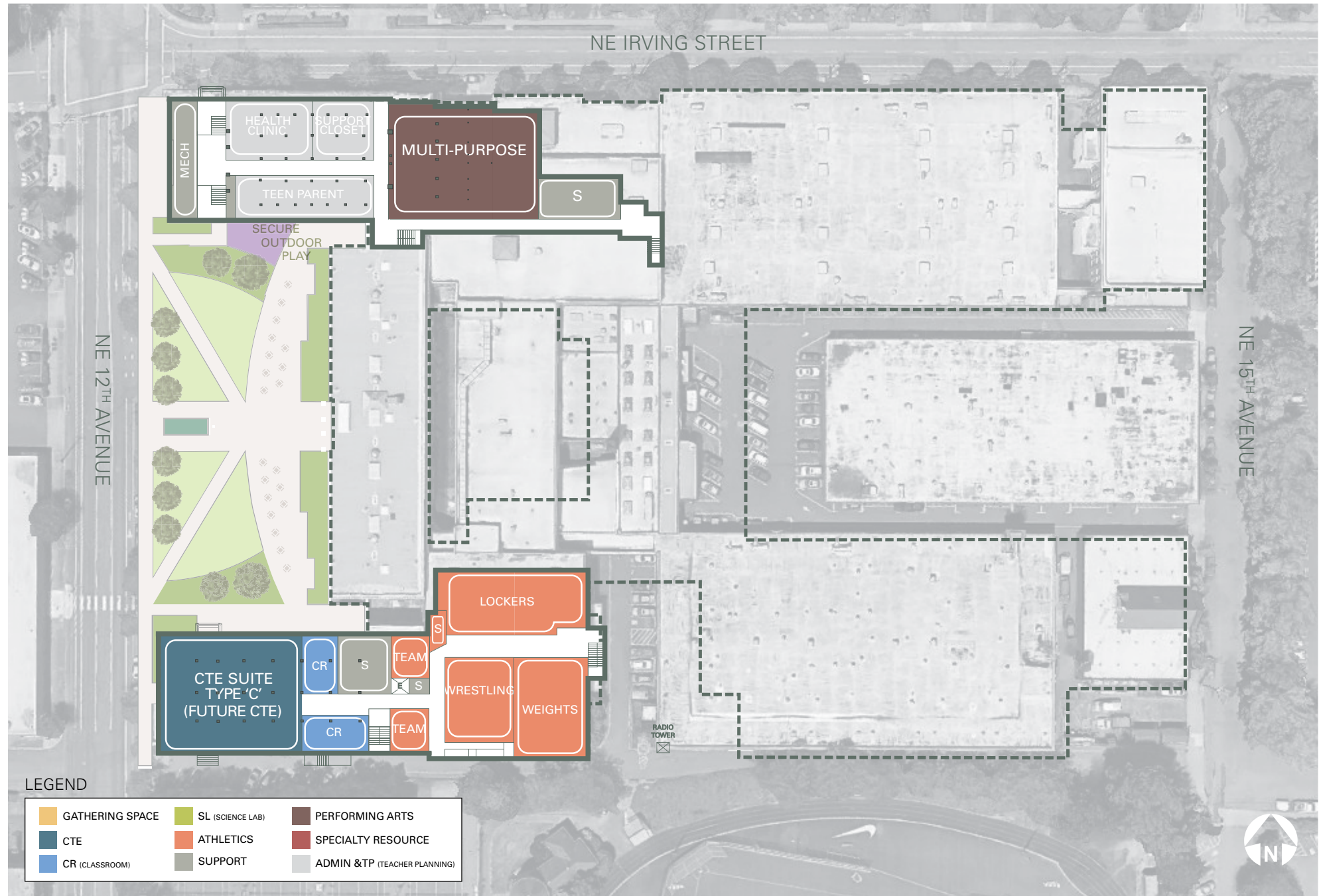
UPDATED MASTER PLAN / UPPER LEVEL



LEGEND

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

UPDATED MASTER PLAN / LOWER LEVEL



THOUGHTS / QUESTIONS?

UPDATED MASTER PLAN ACTIVITY /

30 min

Activity

- +Breakout into groups of 10
- +Provide input on proposed masterplan updates
- +What is working, what can be improved?
- +How this is responding to aspects identified on existing site from first worksession?
- +Don't be afraid to write, post, or markup the diagrams!

15 min

Student Report Back / Discussion

BUDGET OVERVIEW /

BUDGET CONSIDERATIONS / DEFINING THE BUDGET



CONSTRUCTION COST

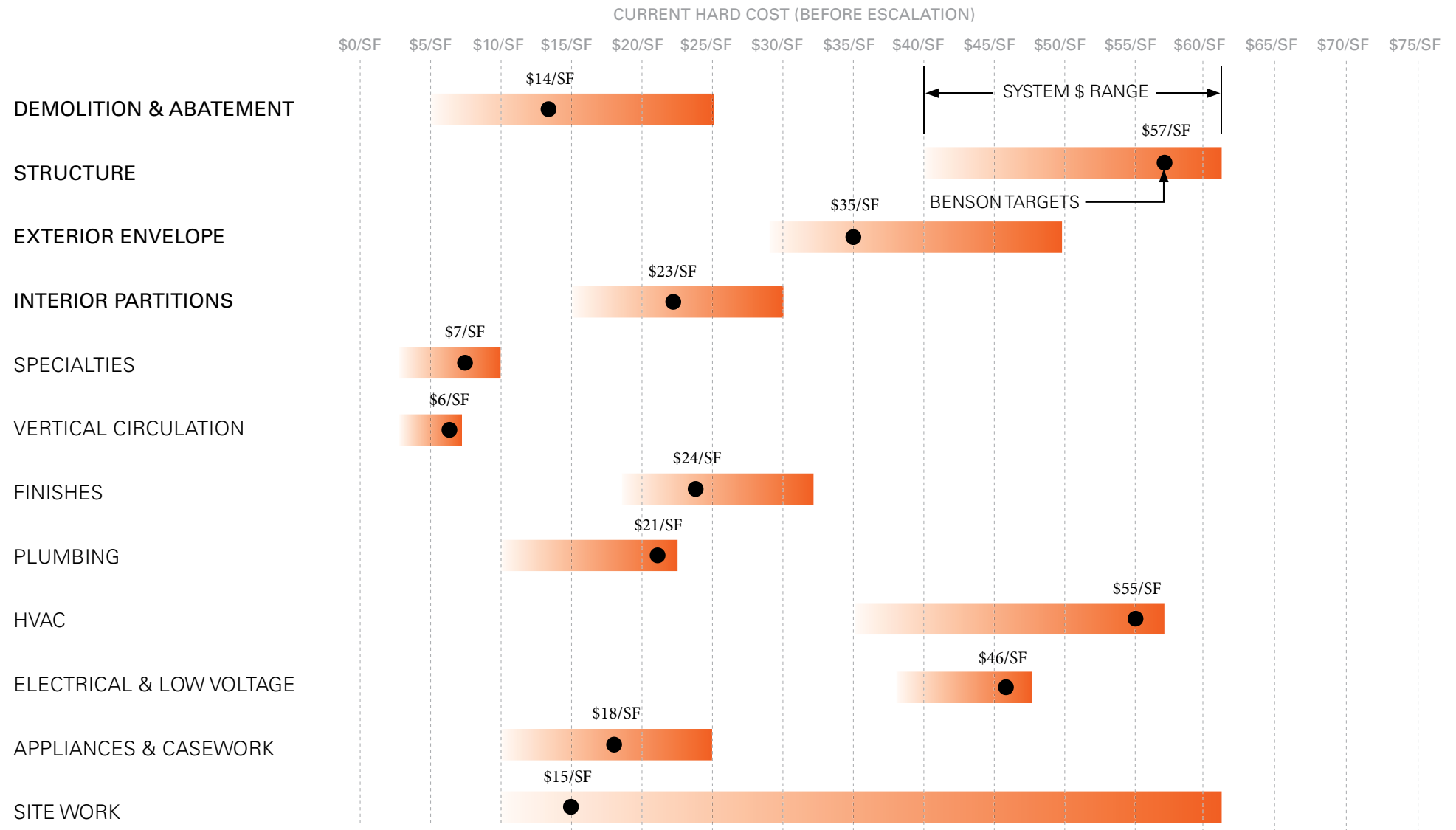
- + Benson Program Requirements (+/- 368,000 SF)
- + Environmental Health and Safety
- + Seismic Upgrades
- + Energy Code Upgrades
- + ADA
- + HVAC
- + Security / Safety
- + Off-Site Improvements Contingency
- + Design & Estimating Contingency
- + GMP Contingency
- + General Conditions
- + Bonds, Insurance, Overhead & Profit
- + Escalation

SOFT COST (Outside of Construction Cost)

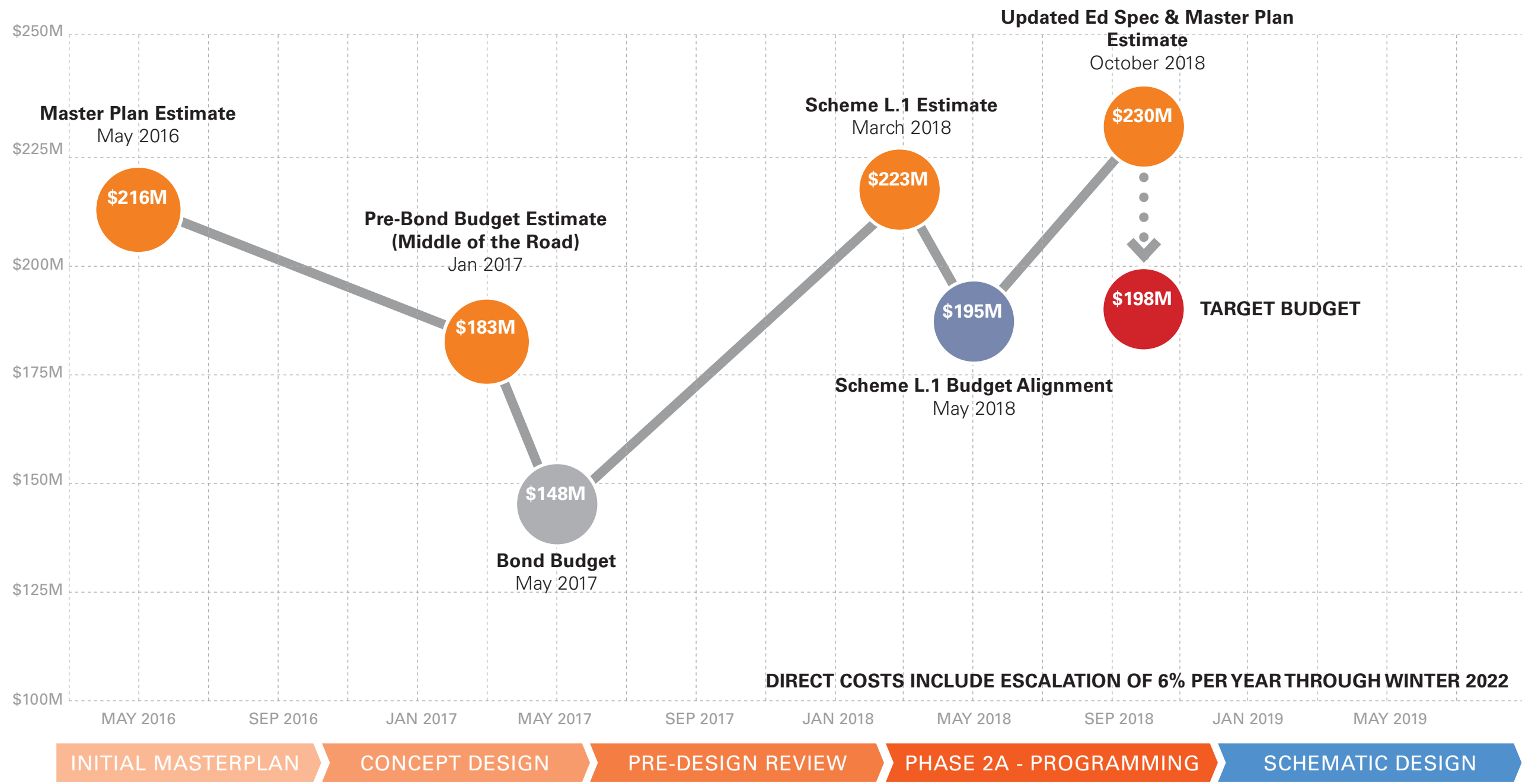
- + Swing Space / Temp. Facilities / Phased Construction
- + Fixtures, Furniture and Equipment (FF&E)
- + Design & Permitting



COST MODEL / DEFINING THE BUDGET



BUDGET HISTORY



THOUGHTS / QUESTIONS?

10 min

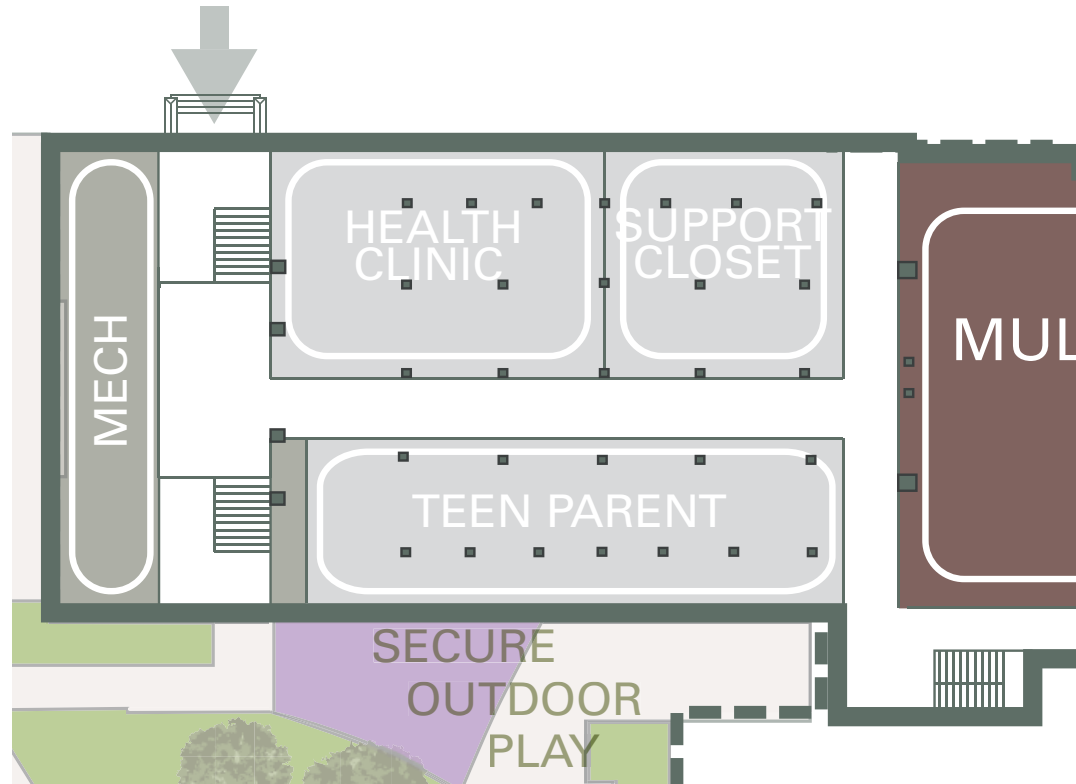
Prioritization Activity

- +Review the various enhanced scope options presented
- +Ask questions, clarify anything that will help understand the aspects of each item
- +As a small group at each table, fill out one worksheet by listing the order of priority, from 1-8, of importance to the project from your perspective.
- +Feel free to include comments or ideas that are generated from your discussion.

10 min

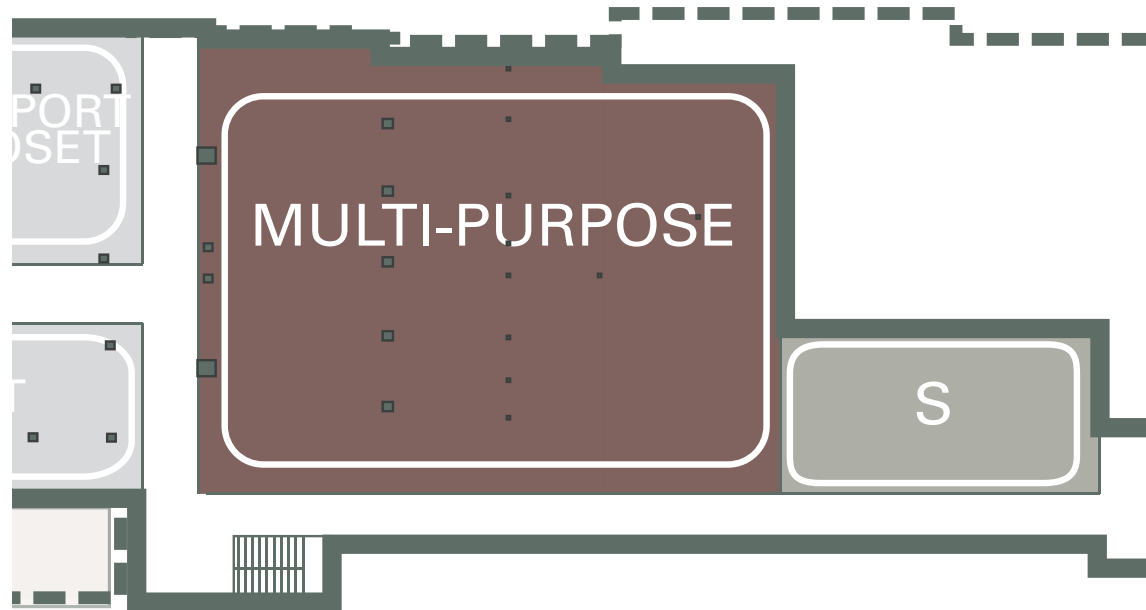
Student Report Back / Discussion

\$ / WRAP AROUND SERVICES: TEEN PARENT & FOOD/CLOTHES CLOSET



CURRENT MASTER PLAN - LOWER LEVEL

Currently, Benson Tech carves out a small amount of existing space to support a clothes closet, and Teen Parent childcare. These are wrap around services that are included in the Comprehensive High School Ed Spec. The current master plan accommodates meeting district Ed Spec requirements for including these spaces.

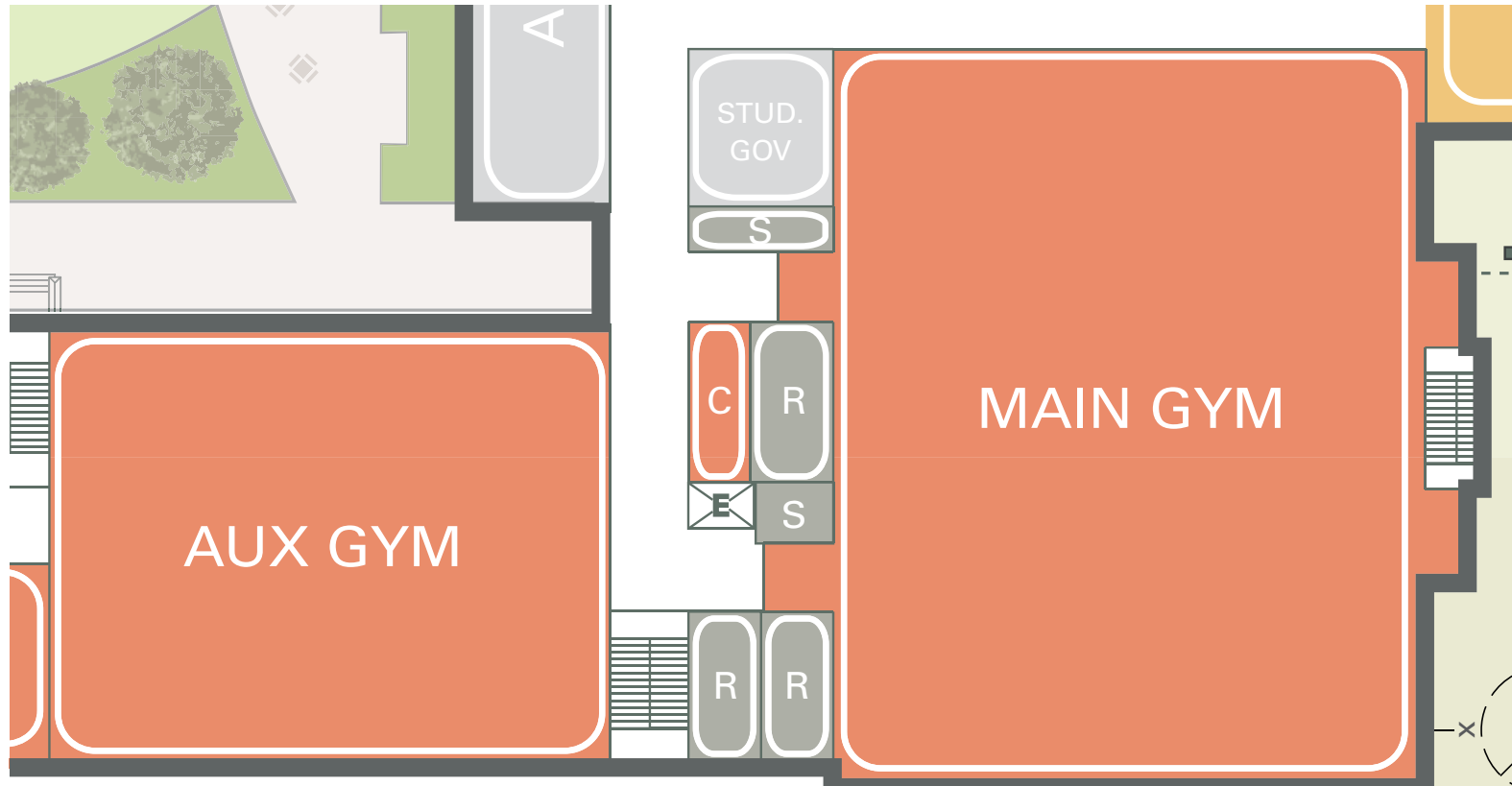


CURRENT MASTER PLAN - LOWER LEVEL

The current master plan provides a multi-purpose room in the lower level of the auditorium building for a variety of potential uses:

- + Large meetings
- + Green room to support theater above
- + Potential music practice

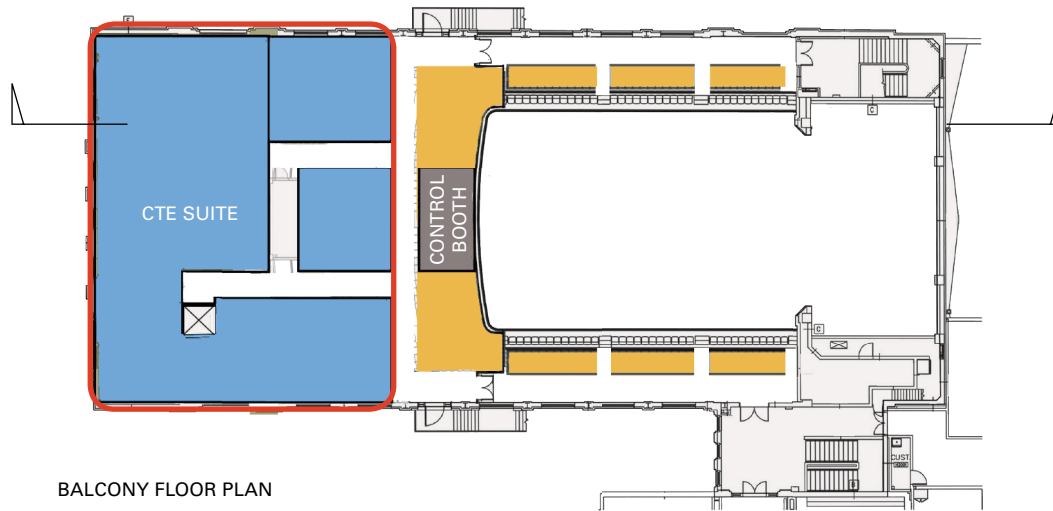
\$ / INCREASED RESILIENCY OF EXISTING GYMS



CURRENT MASTER PLAN - MAIN LEVEL

The current estimate for the project also includes increased structural improvements, beyond minimum code requirements, to provide immediate occupancy within the existing gym buildings, meaning they can be used as an emergency shelter in addition to the new commons.

\$ / CONVERT AUDITORIUM BALCONY SPACE INTO TEACHING SPACE



In addition to upgrading the theater building with seismic and ADA improvements, improved control booth access, theatrical lighting, AV and acoustics, instructional space could be captured within the existing theater building for CTE programs or classrooms. By doing so, the new building area in the east addition can be decreased to potentially reduce cost.

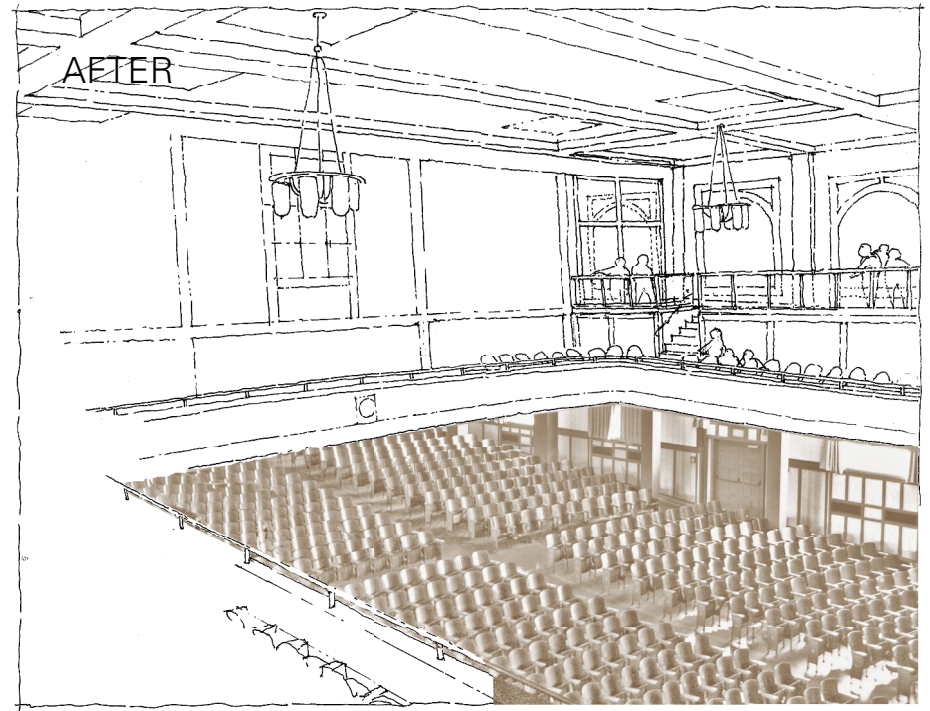
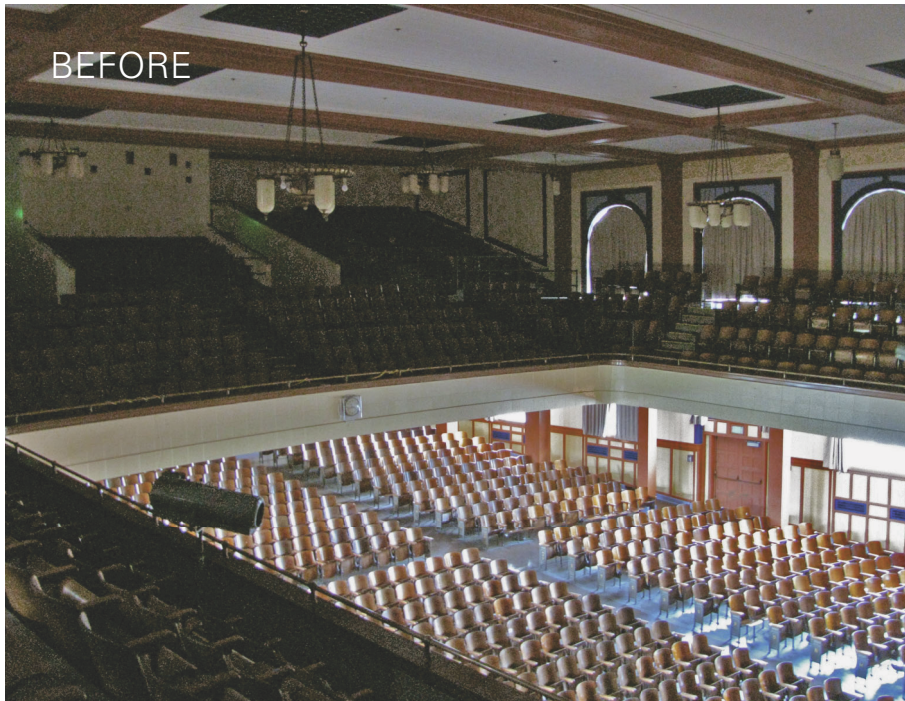
With close adjacency to the theater and stage, opportunities for relevant CTE programs such as technical theater or arts could be placed here to support increased theater use. The entire space could become a learning tool with higher utilization.

\$ / CONVERT AUDITORIUM BALCONY SPACE INTO TEACHING SPACE



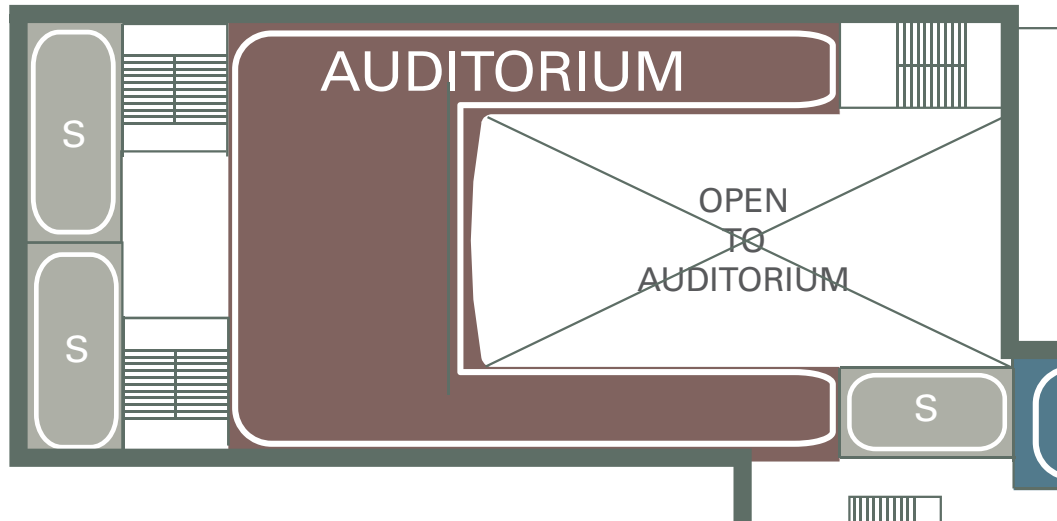
BALCONY INFILL EXAMPLE - ROOSEVELT HIGH SCHOOL

\$ / CONVERT AUDITORIUM BALCONY SPACE INTO TEACHING SPACE



BENSON POLYTECHNIC THEATER SKETCH

\$\$ / RESTORE AUDITORIUM BALCONY AS SEATING



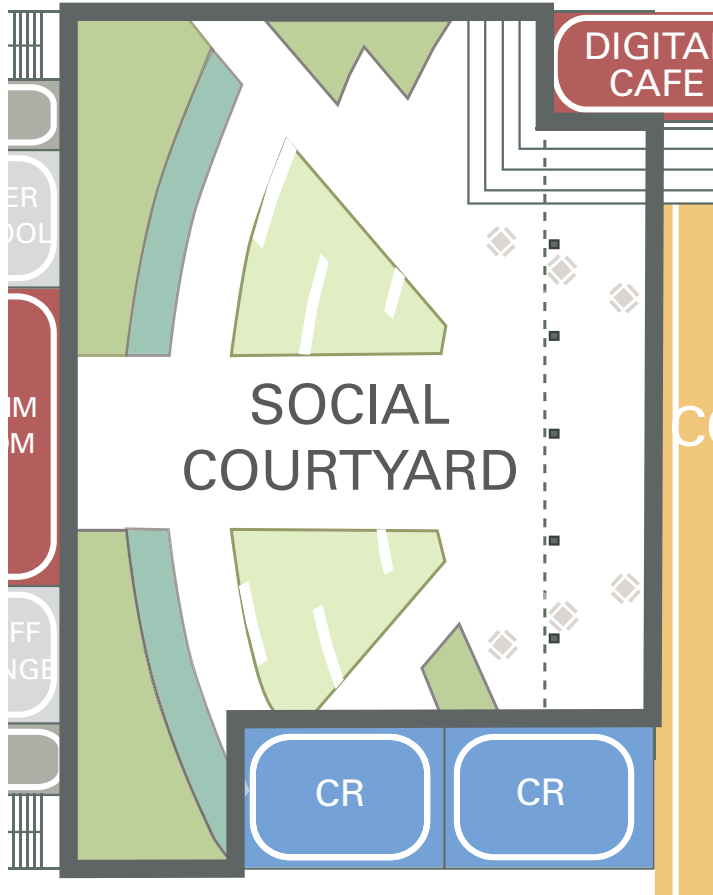
CURRENT MASTER PLAN - UPPER LEVEL



EXISTING THEATER

While upgrading the theater building with seismic and ADA improvements, the existing balcony seating could be retained as the existing use, with improvements limited to improved control booth access, theatrical lighting, AV and acoustics.

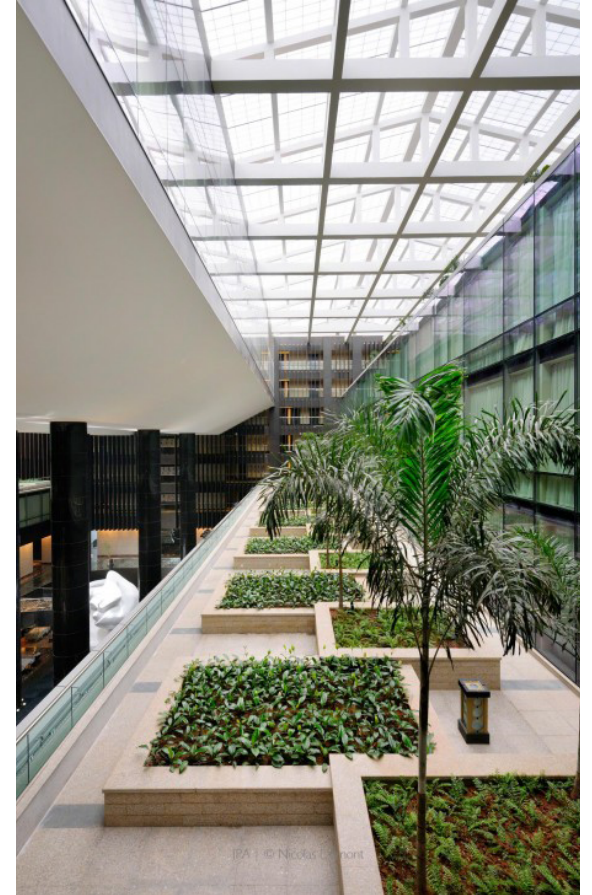
\$\$ / PROVIDE COVERED OR ENCLOSED SOCIAL COURTYARD



CURRENT MASTER PLAN - MAIN LEVEL

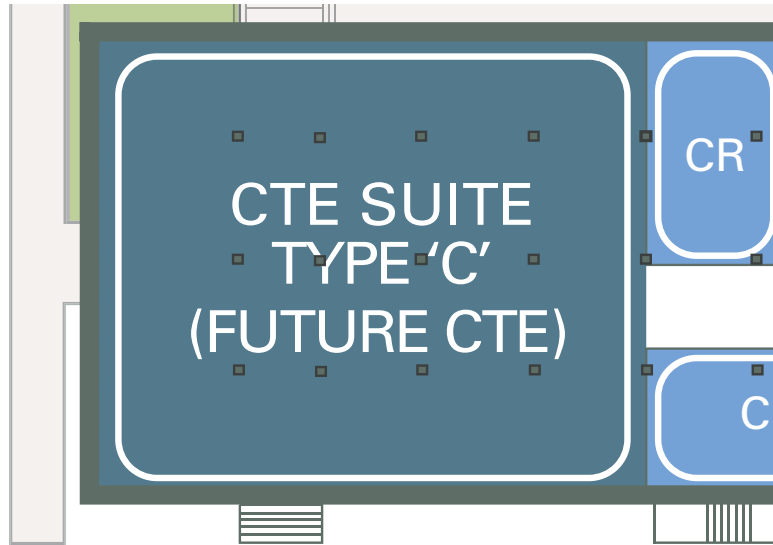


PRECEDENT IMAGES

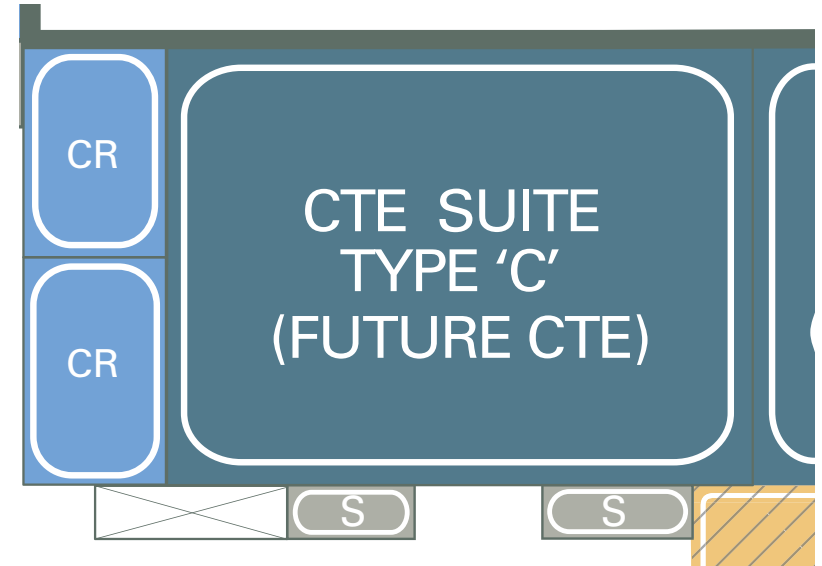


An open social courtyard is planned at the center of the school. Input received from some DAG members suggests enclosing this space to make it fully protected from weather, resulting in additional cost.

\$\$\$ / 15,000 SF OF FUTURE CTE SUITES



CURRENT MASTER PLAN - LOWER LEVEL



CURRENT MASTER PLAN - UPPER LEVEL

In addition to providing space for the existing CTE programs at Benson Tech, the program currently provides an additional 15,000 SF of future CTE space. This space has been included in anticipation of future CTE programs that may be desired as capacity increases, or to provide flexibility to the existing programs as they grow or shrink depending on enrollment.

\$\$\$ / ROBUST INFRASTRUCTURE FOR INCREASED ADAPTABILITY



Compared to other new PPS comprehensive high schools, Benson Tech has a need for increased capacity and redundancy of systems to support a wide range of unique program needs. Examples include exhaust systems for dust and smoke collection, larger electrical capacities, and increased structural loads for heavy project storage and equipment.

Beyond this need, the current budget allows for increased redundancy to support the modular suite approach. This enhanced system flexibility would mean additional costs to attempt to anticipate unknowns such as CTE program growth or adaptations within the building.

10 min

Prioritization Activity

- +Review the various enhanced scope options presented
- +Ask questions, clarify anything that will help understand the aspects of each item
- +As a small group at each table, fill out one worksheet by listing the order of priority, from 1-8, of importance to the project from your perspective.
- +Feel free to include comments or ideas that are generated from your discussion.

10 min

Student Report Back / Discussion

UPDATE AND DISCUSSION / PPS



PPS BOE Resolution 5160

RESOLUTION

1. The Board of Education directs the Superintendent or her designee to develop education specifications and master plan the Benson Campus to the indicated student capacities:
 - Benson Polytechnic High School: common areas and classrooms for 1,700 students
2. The Board of Education directs the Superintendent or her designee to prepare an analysis of location options for Alliance Professional Technical High School, including the Benson Campus and other locations across the District. This analysis should further include other Multiple Pathways to Graduation programs and be presented to the Capital Bond Committee and then brought to the full board in January 2016 as part of the overall facility usage embedded in the enrollment balancing process.
3. 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.
4. Staff will commence with the Education Specifications for Alliance with a capacity of 500 students.

THOUGHTS / QUESTIONS?

PUBLIC COMMENT /

THANK YOU. / NEXT MEETING: DECEMBER 6 @ 6:00PM