Master Planning Committee Meeting #8 Notes

Benson Polytechnic High School
January 5, 2017

MEETING DETAILS

Meeting Location:

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

Attendees:

Portland Public Schools (PPS):
Jerry Vincent, Office of School Modernization Chief
Jen Sohm, Project Manager

Master Planning Committee Members:
Paul Anthony, PPS School Board
Curtis Wilson Jr., Principal
Maya Brown
Simon Criswell
Kevin B. Clark
Angel Dawson
Brian Gerber
Reuben Gilmore
Tammy Hite
Luke Hotchkiss
Dave Ketah
Jacob M. Masters
Irina Phillips
Jim Piro
Julie Tonroy
Matt Pellico
Richard Spies

Design Team
Lorne McConachie, Bassetti Architects
Joe Echeverri, Bassetti Architects
Cary Dasenbrock, Bassetti Architects
Dianna Montzka, Bassetti Architects
Nancy Hamilton, Nancy Hamilton Consulting

Others
Amy Ruiz
Scott Bailey

Pre - Design Goals:

Identify the vision, philosophy, and objectives of the school.

Provide a consistent and diverse voice for user groups in the pre - planning phase of the project.

Prioritize the objectives to attain cost certainty for the project moving forward.

Agenda:

6:00 - 6:15 Introductions
- MPC and Design Team Introductions
- Project Update - PPS
  - + Tasks since last PMC
  - + Budget
- Bassetti Architects
  - + 60-day Process and beyond

6:15 - 6:30 Guiding Principles
- Results from survey and discussion

6:30 - 6:55 Program Studies (Individual Activity)
- Overview
- CTE Programs and Academic Cluster Diagrams
  - + Observations
  - + Are we covering everything?
  - + Adjacencies

6:55 - 7:10 Preferred Masterplan Schemes
- Results from survey and discussion

7:10 - 8:00 Building Studies (Small Group Activity)
- Overview
- Small group discussion

8:00 - 8:10 Subcommittee Report

8:10 - 8:20 Closing Thoughts & Next Steps

8:20 - 8:30 Public Comment

Notes Issued Date:

January 16th, 2017

PROJECT UPDATE

Jen Sohm, the PPS Project Manager for Benson Modernization, gave a brief update:

The construction budget has been established at $122 million

+ This budget is for the hard costs of the modernization, including building modifications to meet the program requirements (currently assumed to be 385,000 SF) as well as the environmental, ADA, HVAC, security and seismic upgrades.
+ Soft costs such as escalation, design/permitting, swing/phasing, and Fixtures, Furnishings and Equipment (FF&E) are carried outside of this budget.

Over the past 6 weeks, the design team has done the following:

+ Met with staff for 20+ departments
+ Existing conditions surveys
+ Preliminary cost analysis
+ Begun an equipment survey
+ Developed program studies
+ Developed design options

GUIDING PRINCIPLES SUMMARY

The group reviewed the Guiding Principles established in the Master Plan, and additional subsets that were added from a survey sent prior to the meeting. The following list includes all of the original principles in black and new subsets in red. Design decisions moving forward will be tested against these principles.

GUIDING PRINCIPLES

HONOR THE UNIQUE HISTORY AND CULTURE OF BENSON POLYTECHNIC HIGH SCHOOL:

+ Holds a rich, 100-year history.
+ Honor the past, embrace the future.
+ Deliver integrated academic and career technical education and opportunities to students.

ENGAGE WITH THE LOCAL BUSINESS, GOVERNMENT, AND POST-SECONDARY PARTNERS TO CREATE STRONG CONNECTIONS BETWEEN EDUCATION AND INDUSTRY:

+ Link educational content to real-life applications.
+ Support partnerships with industry, government, and post-secondary education
+ Design spaces to mimic real-world work environments
+ *Make certain the curriculum at Benson is relevant to our local workforce needs*
+ *Develop a compelling story of "partner buy-in"*

PROVIDE HANDS-ON, PROJECT-BASED LEARNING OPPORTUNITIES THAT ARE IMBUED WITH RIGOR AND RELEVANCY:

+ Provide students with state of the art and industry-standard tools, materials, equipment, and technology
+ Support "learning by doing"
+ Allow students to directly experience real world applications of abstract academic concepts.

PROVIDE AGILE, FLEXIBLE, AND ADAPTABLE FACILITIES THAT SUPPORT CHANGING EDUCATIONAL AND INDUSTRY NEEDS:

+ Make spaces adaptable to changing needs brought about by economic shifts, industry advances, and new equipment.
+ Encourage collaboration with a variety of group settings and flexible furnishings.
+ Design open and inviting spaces that draw students into centers of activity and discussion.

CELEBRATE DIVERSITY AND PROVIDE A SENSE OF INCLUSION AND BELONGING AMONG STUDENTS AND FAMILIES:

+ School environment should reflect appreciation of different cultures, socioeconomic backgrounds, and learning modalities.
+ Enable all students to have equal access to resources needed to succeed.

POSITION BENSON POLYTECHNIC AS THE NATIONAL MODEL FOR STEAM AND CAREER TECHNICAL EDUCATION:

+ Continue the ability of the community to feel a sense of pride when speaking of Benson Polytechnic High School's exemplary programs and innovative learning approaches.
+ *Premier resource for the development of CTE programs locally, nationally and internationally*

PROVIDE LEARNING ENVIRONMENTS THAT INSPIRE CREATIVITY AND COLLABORATION AMONG STUDENTS:

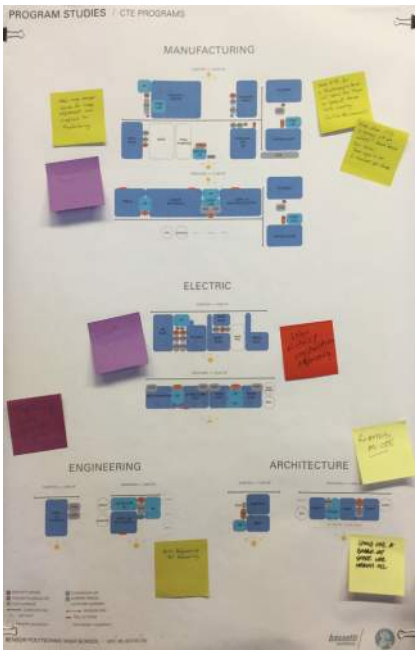
+ Spaces should foster exploration, collaboration, and creativity.
+ The facility should include multi-sensory environments and inspire students to "tell their stories" by expanding their horizons for investigating, designing, and creating.

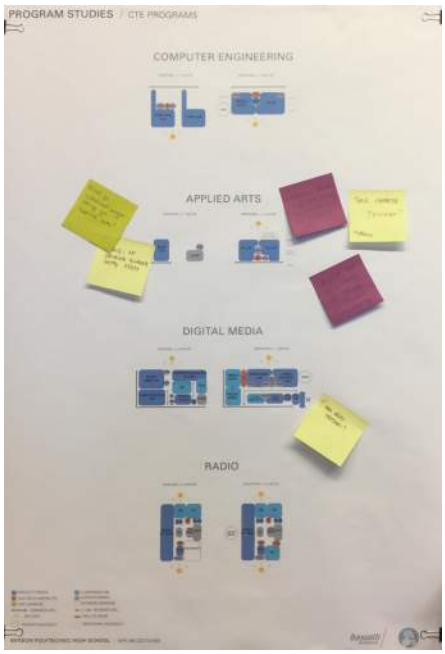
SUPPORT A COMPREHENSIVE EDUCATIONAL EXPERIENCE FOR STUDENTS:

+ Campus should include sufficient onsite resources to allow students to conveniently access school-based sports and/or performing and fine arts programs.
+ Students' educational experiences are bolstered through their participation in elective courses and extracurricular opportunities.

PROGRAM STUDIES - INDIVIDUAL ACTIVITY

This activity allowed the MPC members to give feedback on program diagrams that were developed based on discussions with each department head. The design team was looking for feedback on adjacencies, observations, and any missing components. The boards showed a diagram of the existing program space and a diagram for the proposed program space.





Construction & Math Tech
+ More material storage
+ Solar construction/electric adjacency desired
+ Clarify if part of the outdoor work area covered
+ Impractical adjacency of CTE with classrooms, too much noise and vibrations

Automotive & Aviation
+ Integration with computer technology
+ Inadequate storage
+ Looks like storage has been reduced

Health Occupations
+ Flex space should occur amidst all majors as they connect; free workplace

Manufacturing
+ Need large storage for equipment and supplies
+ Inadequate storage
+ Need FTE for a maintenance person and space for them to keep all the tools running

Electric
+ Solar electric/construction adjacency

Engineering
+ Needs room for growth
+ Arts adjacency desired

Architecture
+ Could use a break-out space

Computer Engineering

Applied Arts
+ Need additional project storage
+ Adjacency to Math Tech Geometry desired

Digital Media
+ Four dark rooms don't seem necessary

Radio

PREFERRED MASTERPLAN CONCEPT REVIEW

Based on recent input, the preferred Master Plan schemes were reviewed and additional comments made to help guide the next iterations of the design. Additional comments are in red.

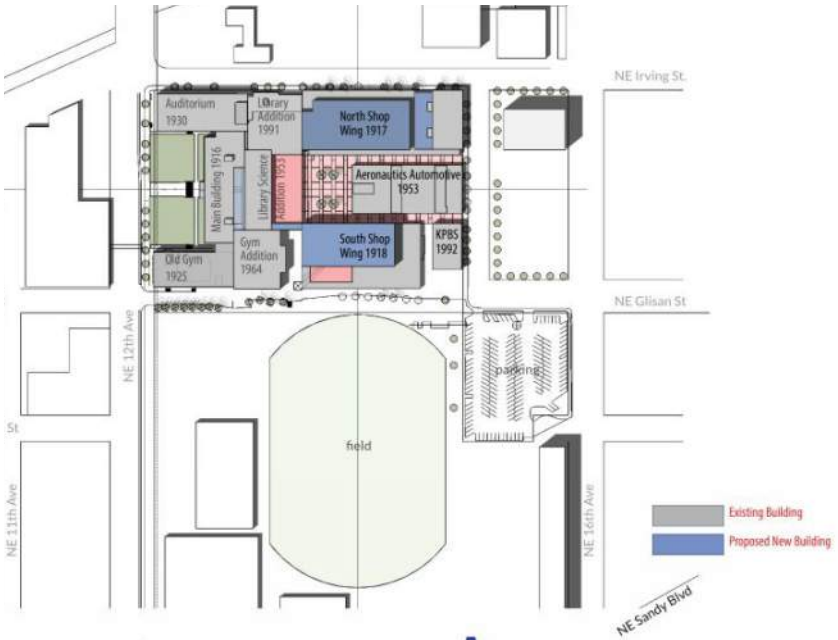
MASTERPLAN CONCEPT A

PROS

+ Sense of community of student centered experience
+ By making buildings transparent, you can showcase the programs
+ Easy zoning of public/private
+ Good re-use of building, more cost efficient
+ Preserves more historic integrity
+ Access to light and space
+ Ability to renovate according to need
+ Comfortable and familiar
+ Less future-forward
+ *Good flow of spaces*
+ *Greater access to freight delivery and removal*
+ *Greater space for outdoor makerspace adjacencies and storage*
+ *Possibility of lower hard and soft construction costs*
+ *Simpler construction logistics*
+ *Less interruption to scholastic and extracurricular proceeding*
+ *Allows KPBS and some other historic buildings to remain*
+ *Allows some programs to continue to operate in existing rooms during construction*
+ *Central Commons*

CONS

+ Auto shop not connected and breaks up plan to create this as a focal point
+ Courtyard would seem cramped
+ Less connection between green (field) and building
+ Don't want distributed science across building
+ Need better access to second floor classrooms in auto building
+ Does not improve access to CTE
+ Interior courtyard too small
+ Inefficient use of plan
+ No overlook from roof
+ Dark, narrow hallway
+ A lot of ADA/seismic costs required
+ No interior connection
+ *Not very imaginative*
+ *Keeps an uninviting feeling to the campus*
+ *Doesn't have good flow through the center*
+ *Too little demo, very few spaces in remaining existing building that are adequate for program needs*



MASTER PLAN CONCEPT A

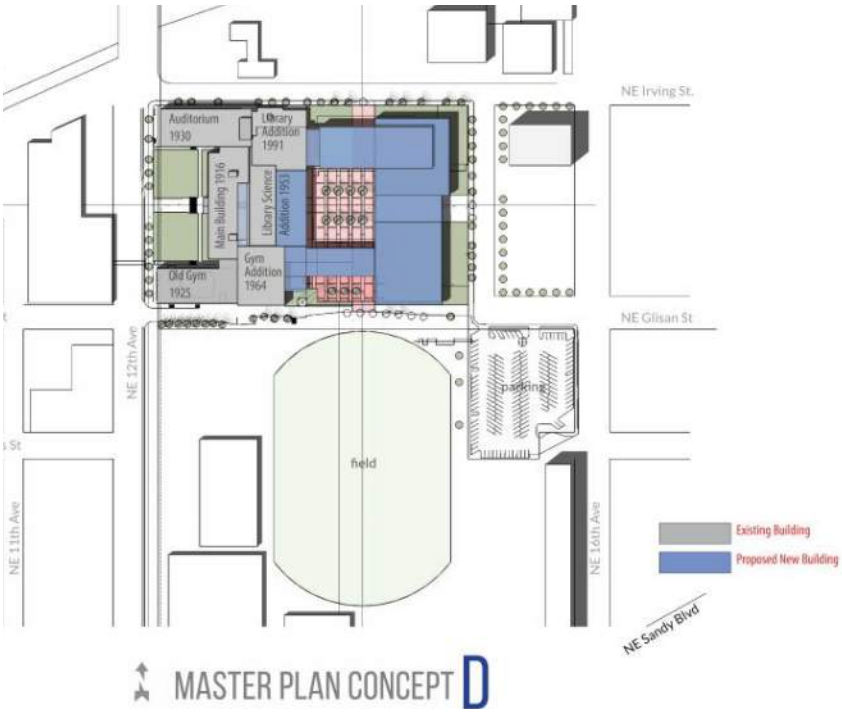
MASTERPLAN CONCEPT D

PROS

+ Having more new buildings allows designing spaces to serve today's needs
+ Building greets in all directions
+ Great access to daylight
+ Open but easily secured
+ New space could be designed to higher seismic standard
+ Creating interaction by compactness
+ More flexibility to re-imagine space
+ New constructions offers better flexibility and fewer unknowns
+ Strong interior connections
+ Roof terrace could be used as school spirit space
+ Green space provides for congregation off street
+ Natural flow of students leads to open space
+ More opportunity for service on perimeter edges
+ *Better circulation*
+ *Has the flexibility to use space in different ways and to create spaces that work best for the Benson Community*
+ *Connection to field*
+ *Courtyard size and location*

CONS

+ Less reuse of (E) assets
+ Higher cost
+ Tunnel feel of N/S pedestrian connection
+ Outdoor space conflicts with N/S axis
+ Limited access to first floor CTE space
+ Center space could be dark
+ Noise and smell from Auto shop to other parts of the building
+ *Demolishes KBPS Building*
+ *Access from NE Irving Street problematic due to heavy traffic*
+ *Presumably more expensive than the voters will endorse*
+ *Improved freight delivery and removal access.*
+ *Larger space for outdoor makerspace adjacencies and storage*
+ *Needs to reduce possible higher hard and soft construction costs*
+ *Needs to improve construction logistics*
+ *Concerns with how interior courtyard would function with needs of loading/maintenance traffic throughout the day*



BUILDING STUDIES - SMALL GROUP ACTIVITY

In this small group activity, the meeting attendees got into three groups. Each group went over new Schemes E-H in detail and discussed the positive aspects (+) and aspects that should change (Δ).

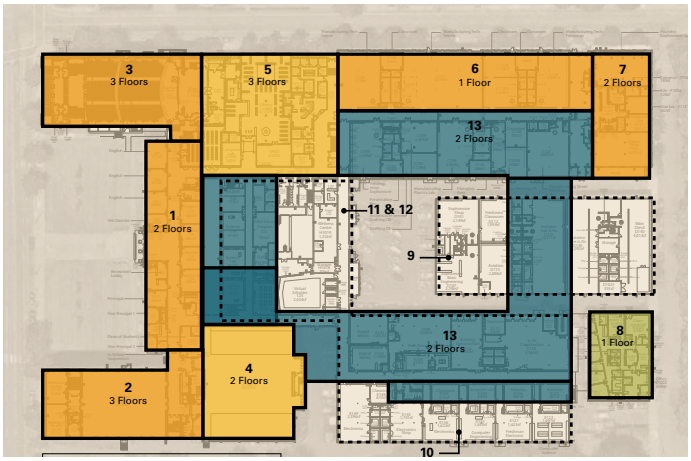
After the activity, it was not clear that any one scheme was favored over another. From the +/Δ notes the group leaders received, it was clear that there was a preference towards a social courtyard and a separate CTE work courtyard. If a third floor is needed for program area, such as in Schemes F and G, the spaces should be thoughtfully integrated with the other floors to avoid feeling isolated from the rest of the school.

Other considerations included:
+ Securing the courtyard with gates
+ Providing some parking on-site
+ Maintain integrity of historic front lobby
+ Showing integrated site designs

BUILDING STUDIES - SCHEME E

Scheme E Big Ideas

+ Variation on option "D" from masterplan
+ Commons to the west off of the historic entry
+ Central courtyard opens to the south
+ Service from the courtyard and east side
+ Two story U-addition above shops
+ Preserve North shops, demo South shops
+ Preserve Foundry and Radio buildings



+ Positive

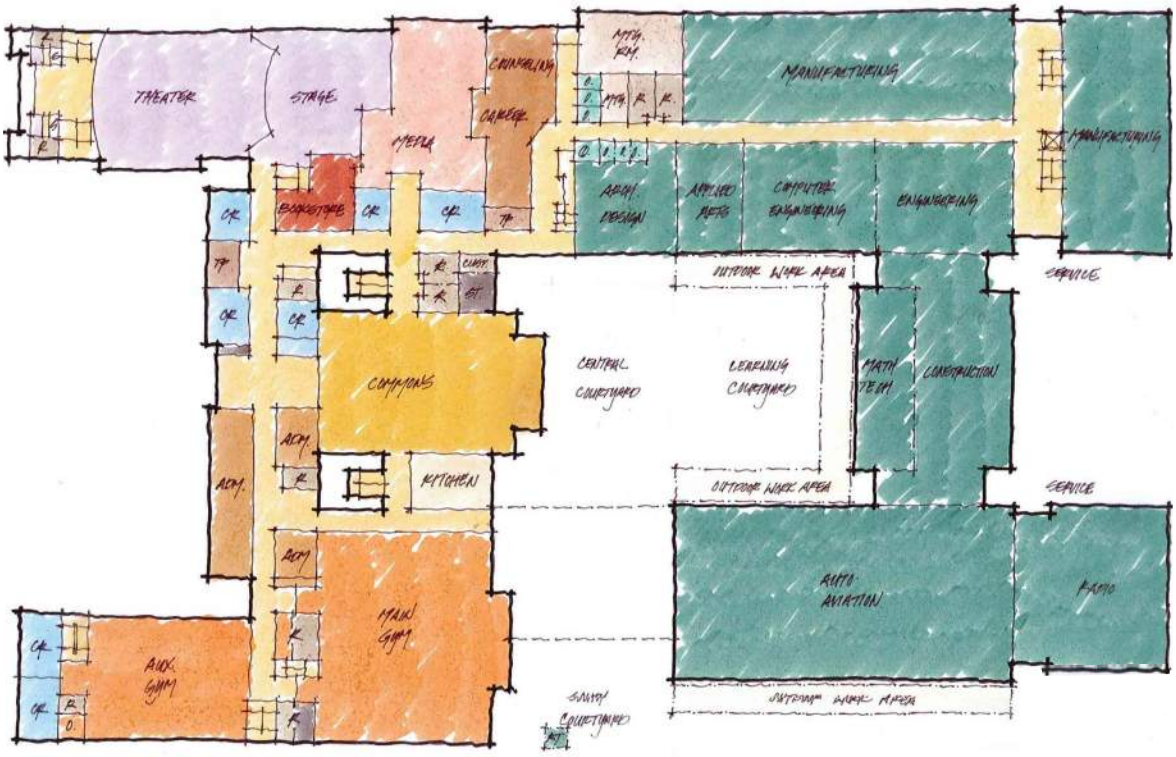
+ Terracing for view to south
+ Interior flow
+ South courtyard to field connection
+ Bigger alleyways
+ Good space for loading
+ Rectilinear auto
+ Central Commons
+ Axial formality of Commons
+ Keep upper track in old gym

Δ Change

+ Engineering has no access to daylight
+ Welding/manufacturing needs direct access for big projects
+ Maintain integrity of lobby
+ Being able to have internal circulation continue as a full loop, through electrical, would be preferred, if able to also accommodate Electrical's CTE program needs
+ Digital Media should be by Radio, not above the foundry, too loud
+ Digital Media and Radio should be adjacent to Applied Arts
+ Architecture wants to be directly adjacent to construction
+ Electric on the second floor could be challenging with material deliveries and supplies
+ Go around historic lobby to enter commons.

General Notes

+ Consider security needs for open courtyard
+ Consider the potential ramifications of a grand stand being located at the north end of the playing fields at a future date
+ Consider potential noise and acoustical issues from CTE outdoor work areas located in a central courtyard
+ Clarify the quality of the exterior space in the south plaza
+ Clarify what the large central courtyard is going to look like
+ Clarify what would happen to the interior historical elements and architecture on the east wall of the main entry if a corridor from the main entry leads into a new Commons at this location
+ Emissions from radio tower may have implications relative to placement of building elements
+ Clarify how service issues are going to be addressed along the south edge of CTE (Glisan), in addition to outdoor work areas



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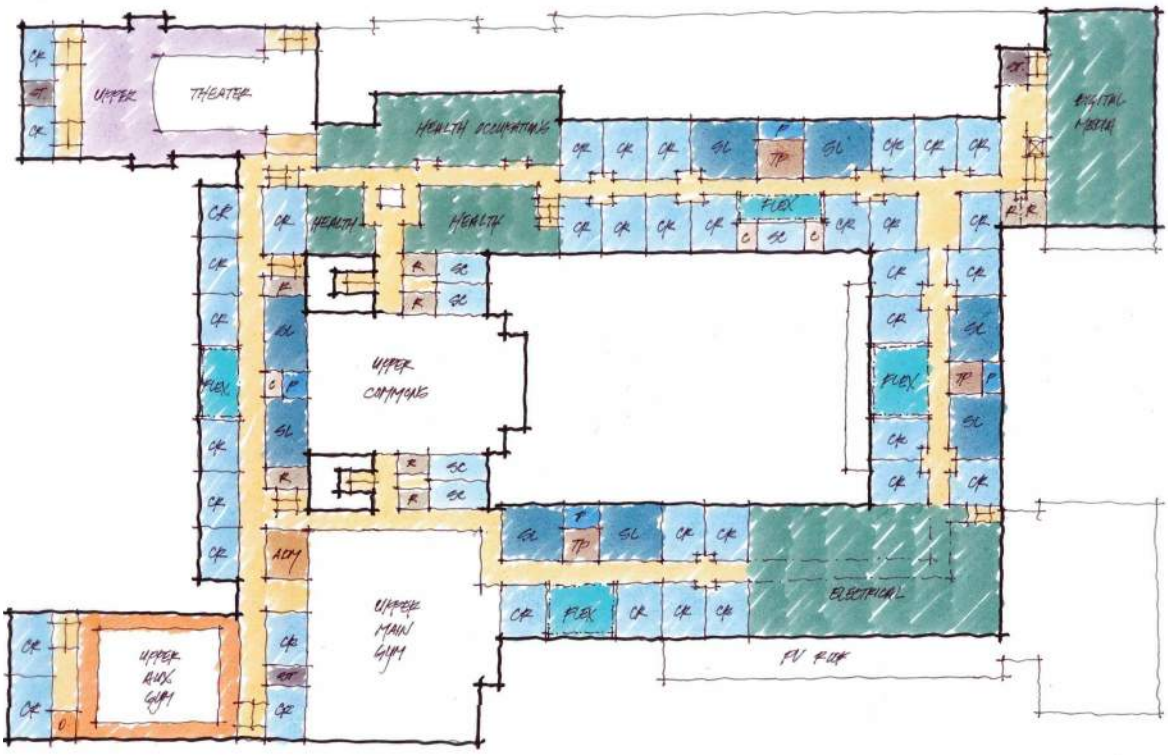
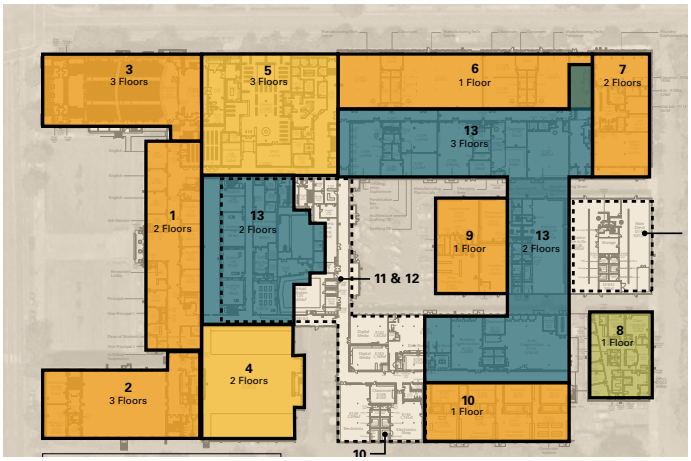


SECOND FLOOR

BUILDING STUDIES - SCHEME F

Scheme F Big Ideas

+ Variation on option "A" from masterplan
+ Commons to the west off of the historic entry
+ Central courtyard opens to the south
+ Service from the courtyard and east side
+ Preserve North shops, Foundry, Radio, portion of Automotive, and South shops
+ Three story addition over North shops
+ Two story addition over Automotive and South shops



+ Positive

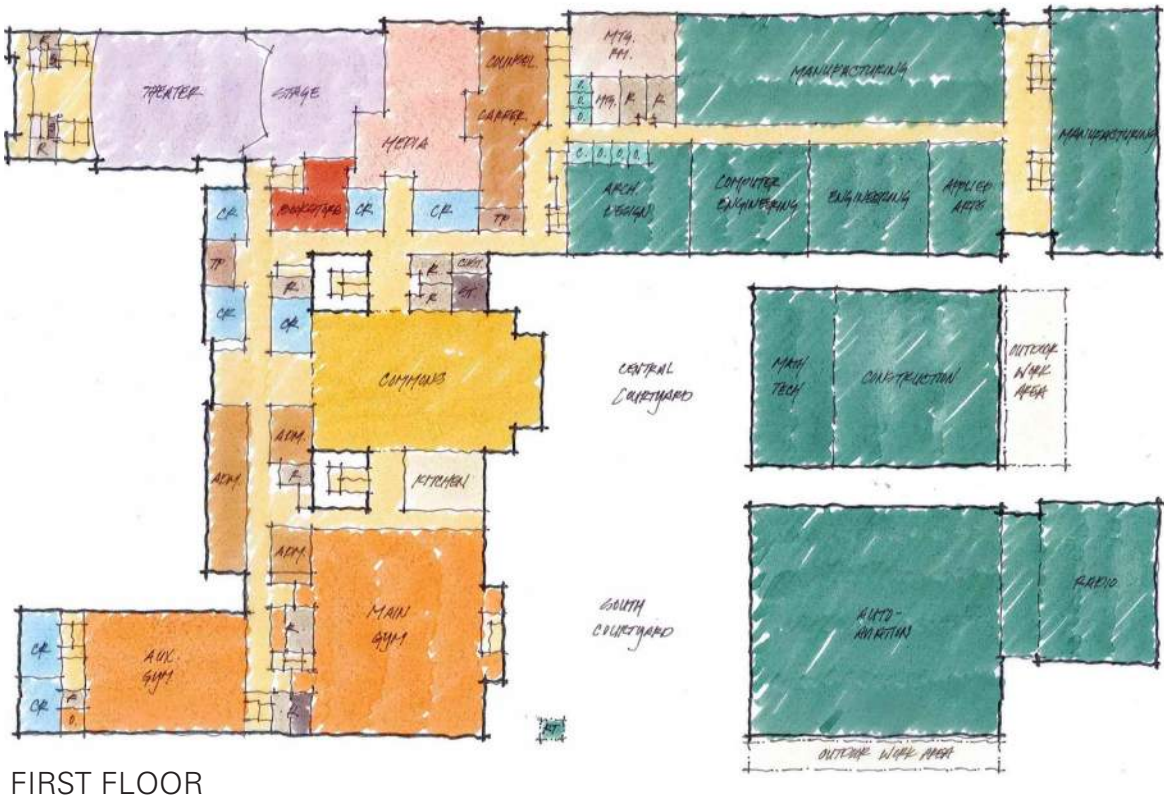
+ Scheme seems to appear to have better delivery and access than previous
+ Going up three floors appears to offer some good benefits
+ More loading options

Δ Change

+ No interior circulation
+ Square Auto doesn't work as well as rectilinear Auto
+ Architecture wants to be directly adjacent to construction
+ Balance parking and courtyard

General Notes

+ Explore idea of kitchen service loading into basement off gym
+ Consider how access,flow, and layout occur in any of the schemes for Auto/Aviation
+ Wants to see front lawn as the main gathering space
+ If social courtyard is to the south, school would want to develop "Ivy Hill" into terraced seating



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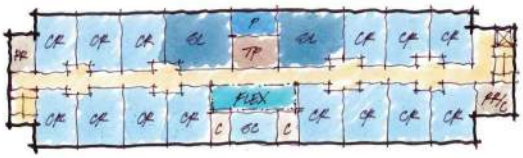
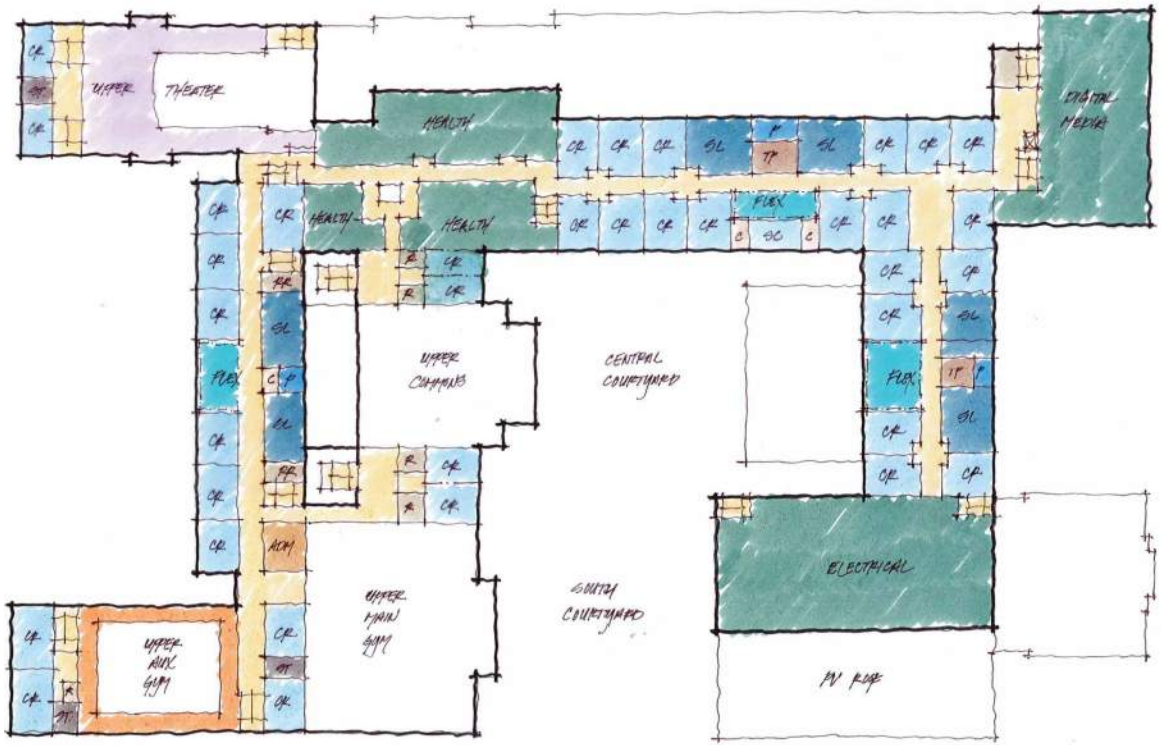


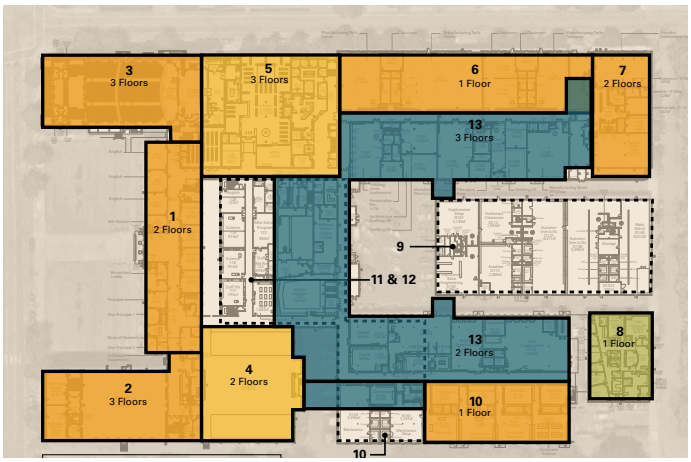


SECOND & THIRD FLOOR

BUILDING STUDIES - SCHEME G

Scheme G Big Ideas

+ New variation
+ Restores East side of 1916 building, adding more daylight
+ Commons facing south courtyard and east courtyard
+ Multiple courtyards
+ Preserve North and South shops, Foundry, and Radio. Demolish Automotive building
+ Two story addition over South shops
+ Three story addition over North shops



+ Positive

+ Central courtyard protected
+ Better chance for green space
+ Commons connection to field
+ Good light
+ Clear courtyard more flexible
+ Axial quality of formal front entry carrying all the way through to the east
+ Offers opportunity to consider an exterior circulation space at the second floor south of the north CTE spaces – Engineering, Computer Engineering, and Architectural Design
+ Series of distinctive exterior courtyard spaces – potentially better acoustical separation
+ Bigger front courtyard and learning/ "work" courtyard
+ Closer parking
+ Commons to south
+ Commons next to gym for events
+ Integration of academics with CTE

Δ Change

+ Don't like open ended access/court
+ Security of courtyard more difficult
+ Distance of interior travel is too long
+ Preference for more centralized Commons seen in Schemes E and F
+ Too much courtyard space

General Notes

+ Clarify how stair access/vertical circulation works in all the schemes
+ Don't have long endless corridors without spatial variation and interest

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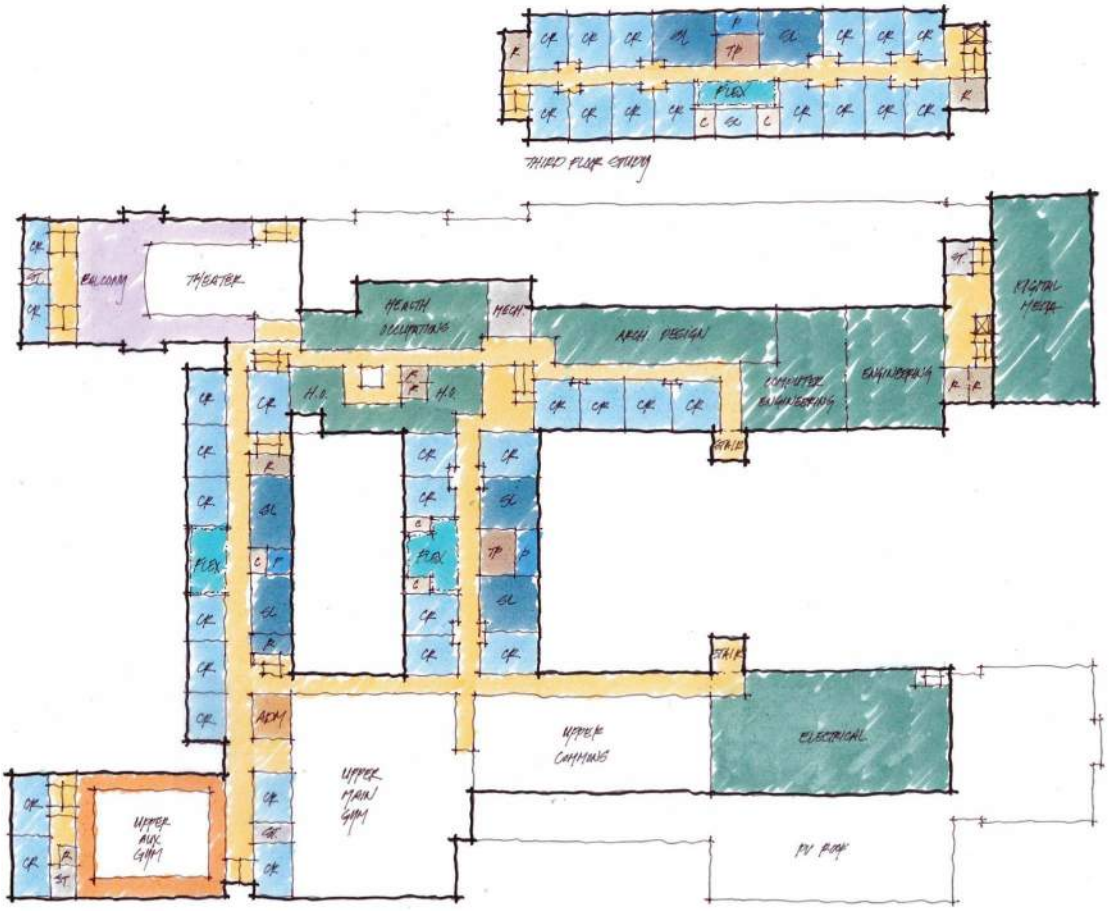
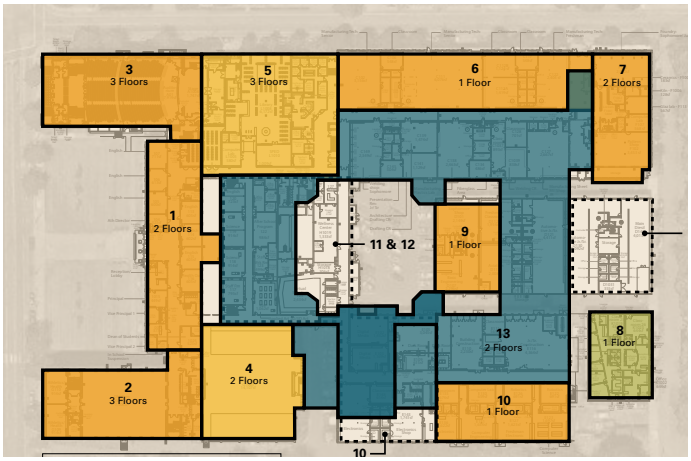


SECOND & THIRD FLOOR

BUILDING STUDIES - SCHEME H

Scheme H Big Ideas

+ Variation on option "D" from masterplan
+ Commons face North and South
+ Central courtyard
+ Preserve North wing, portion of South wing and Automotive, Foundry, and Radio
+ Two story square-shape addition



+ Positive

+ Circulation flows well
+ Stair on central courtyard for view
+ Central courtyard is a good size
+ Bays used for breakout learning
+ No noise nuisance from the outdoor work areas

Δ Change

+ Dead-end access aisles
+ Small courtyard only has one door like now
+ Small courtyard is too small

General Notes

+ Learning garden opportunity
+ Medical garden opportunity
+ PE/Health garden opportunity
+ Grow bamboo for construction
+ Low maintenance landscape
+ Clarify what is the far east exterior space for. It is preffered that it not be used for parking. On site space is too valuable. PPS and City are looking at option of dedicating street parking to faculty/staff as an alternative to on-site parking during school hours.

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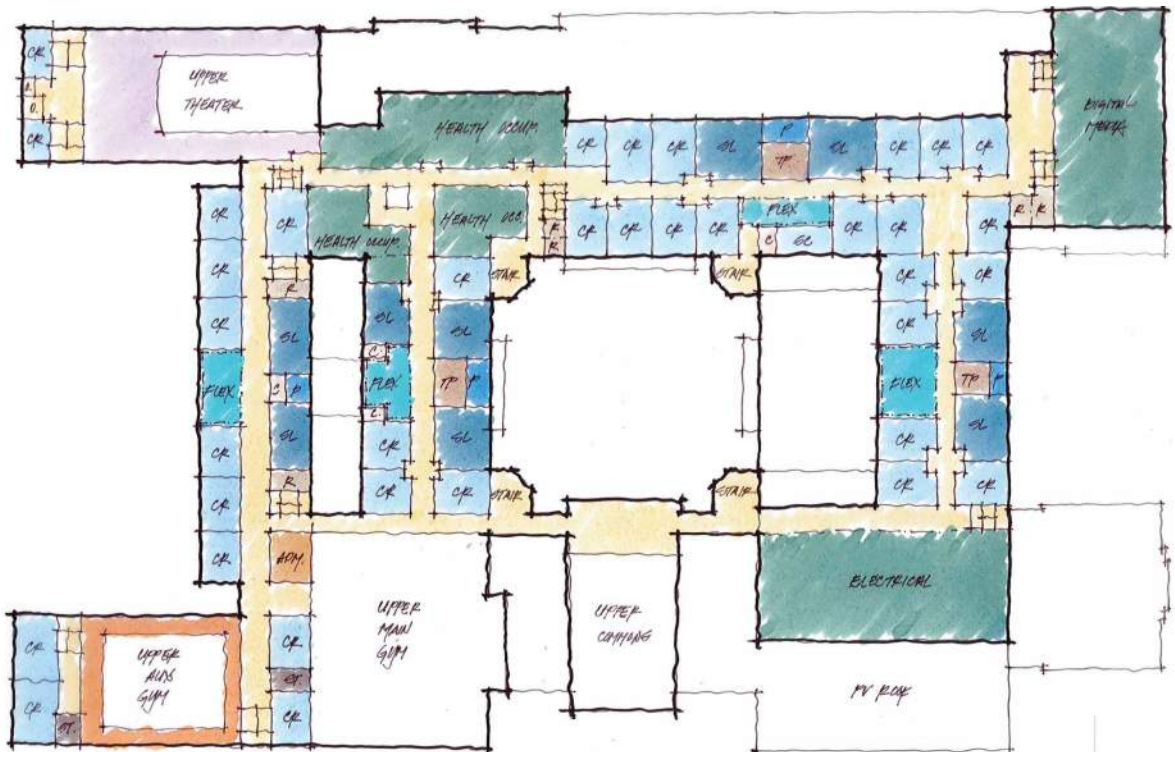

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CLOSING THOUGHTS

Each small group presented their feedback, and the major themes from the discussions were as follows:

+ The group was happy about the process and where the design is headed
+ Continue to develop more detailed understanding of program and budget requirements
+ Interested in a work courtyard and a social courtyard
+ Connections to the south field is strongly desired
+ Integration of academics with CTE is a positive
+ MPC requested that the design team look for opportunities to engage more with students

Public Comments:

+ Innovative education delivery should help inform the vision for the modernization of Benson
  (Comment from Scott Bailey)

Next Steps:

+ Generate Schemes for next MPC meeting January 19th.
+ Develop site landscape plans to show how exterior spaces might be programmed
+ Develop preliminary phasing options