BENSON POLYTECHNIC H.S. MPC #8 / JANUARY 5, 2017

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AGENDA /

6:00- 6:15	**Introductions**
5 min	MPC and Design Team Introductions
5 min	Project Update - Portland Public Schools + Tasks since last MPC + Budget
5 min	Bassetti Architects + 60-Day Process and beyond
6:15 - 6:30	**Guiding Principles**
15 min	Results from survey and discussion
6:30 - 6:55	**Program Studies (Individual Activity)**
5 min	Overview
20 min	CTE Programs and Academic Cluster Diagrams + Observations + Are we covering everything? + Adjacencies
6:55 - 7:10	**Preferred Master Plan Schemes**
15 min	Results from survey and discussion
7:10 - 8:00	**Building Studies (Small Group Activity)**
5 min	Overview
45 min	Small group discussion
8:00 - 8:10	**Subcommittee Report**
8:10 - 8:20	**Closing Thoughts & Next Steps**
8:20 - 8:30	**Public Comment**

INTRODUCTIONS /

Caroline Lemay, Principal-in-Charge

Lorne McConachie, Design Principal

Joe Echeverri, Project Manager

Cary Dasenbrock,
Design Staff

Dianna Montzka,
Design Staff

Nancy Hamilton,
Community Engagement

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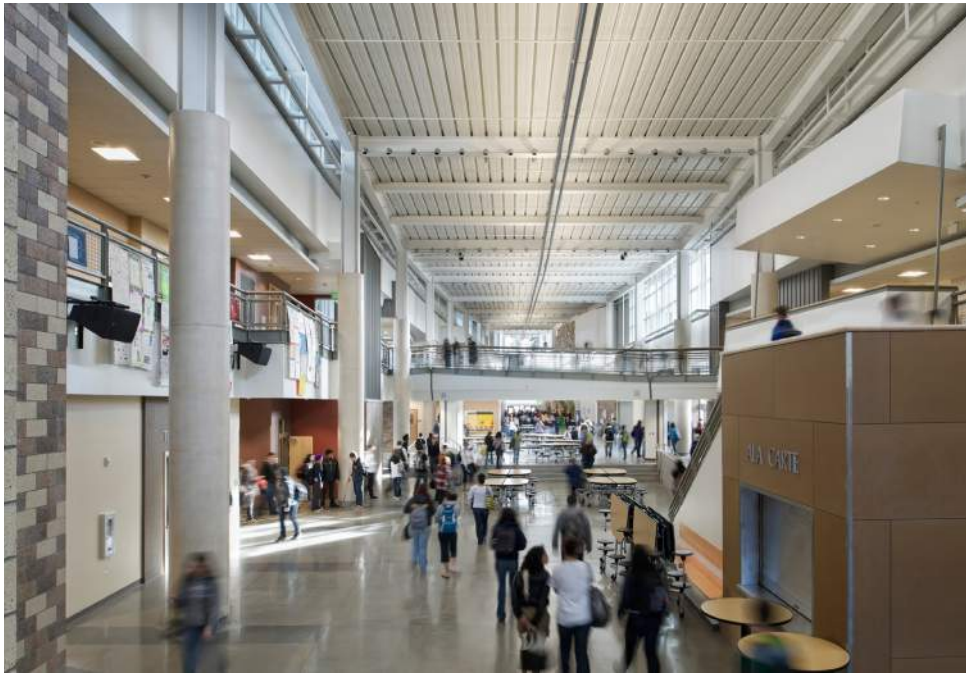

HIGH SCHOOL EXPERIENCE

+ Roosevelt High School (Portland)
+ Raisbeck Aviation High School
+ Bishop Blanchet High School
+ The Center School
+ Central Kitsap High School
+ Chief Sealth International High School
+ Edmonds Woodway High School
+ Inglemoor High School
+ Kingston High School
+ Klahowya Secondary School
+ Liberty High School
+ Lincoln High School
+ Lynnwood High School
+ Mercer Island High School
+ Natrona County High School
+ The Overlake School
+ Roosevelt High School (Seattle)
+ Rock Springs Satellite High School
+ Shorewood High School
+ Skyline High School
+ Stadium High School
+ Stanwood High School
+ Todd Beamer High School
+ Vashon High School

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PROJECT UPDATE / PORTLAND PUBLIC SCHOOLS

BUDGET CONSIDERATIONS / DEFINING THE BUDGET

CONSTRUCTION BUDGET

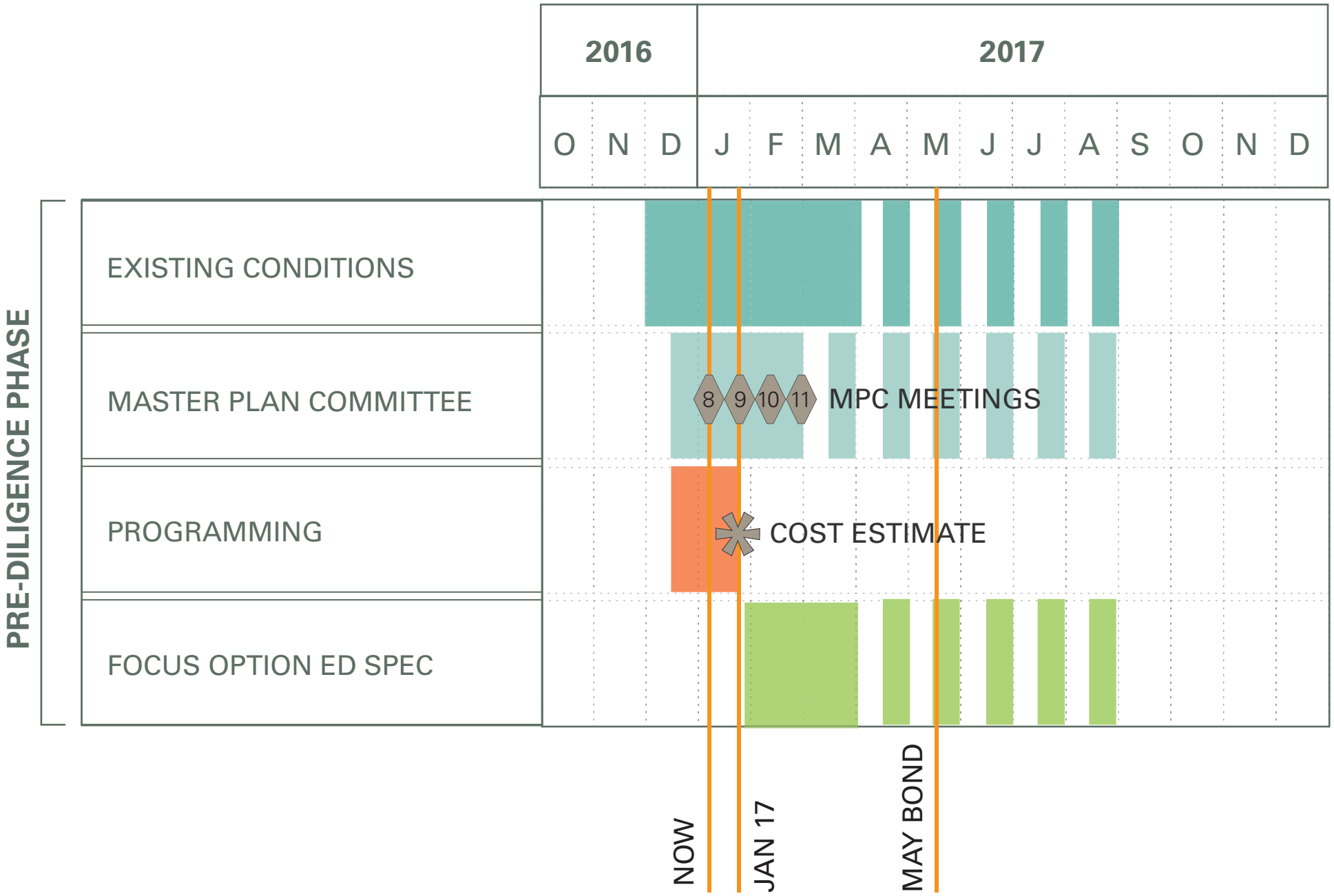
$122 Million

+ Benson Program Requirements (+/- 385,000 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

SOFT COSTS (Outside of Construction Budget)

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

SCHEDULE /



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SCHEDULE / MASTER PLAN COMMITTEE MEETINGS

8 **MPC #8 Agenda: January 5, 2017**

+ Guiding Principles
+ Preferred Masterplan Schemes
+ Program & Building Studies

9 **MPC #9 Agenda: January 19, 2017**

+ Design Refinement
+ Initial Phasing Studies
+ Program Summary

10 **MPC #10 Agenda: January 31, 2017**

+ Presentation by Amy Ruiz
+ Bond overview of all school modernization projects

Benson Tech Show: February 16, 2017

+ Design Open House

11 **MPC #11 Agenda: February 23, 2017 (To be confirmed)**

+ Process update (Design, Phasing, Program, Budget)
+ Focus Option Ed Spec Development

March - September: Continued development of Ed Spec, Design Refinement and Phasing Studies

GUIDING PRINCIPLES /

GUIDING PRINCIPLES / SURVEY FEEDBACK

"The most important principle to me, as a teacher, is the one that states the importance of providing a flexible space that can and will support change."

"Benson has always been ever changing."

"All [of the guiding principles] are relevant."

"My initial comment is to put an increased effort into the second guiding principle (Engagement with Business, Government, and Educational partners)."

"I would lobby for a strong multidisciplinary design approach that draws a broad base of design professionals into the school."

"Remembering the past is not denying the future an opportunity to shine. For without that historic foundation, the future would not have something to build upon."

PROGRAM STUDIES / INDIVIDUAL ACTIVITY

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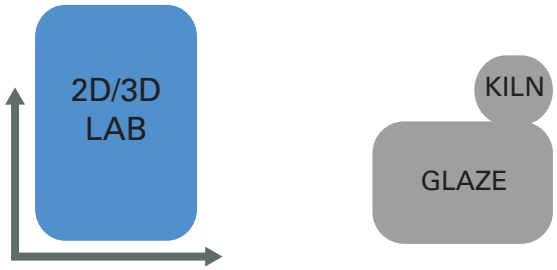
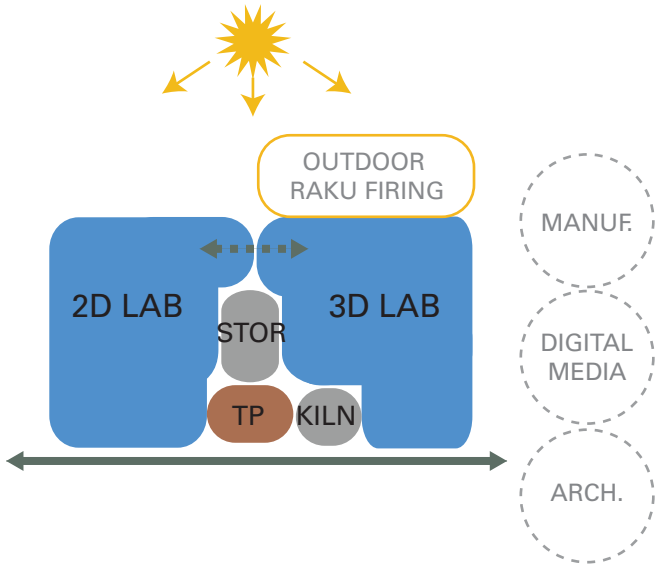
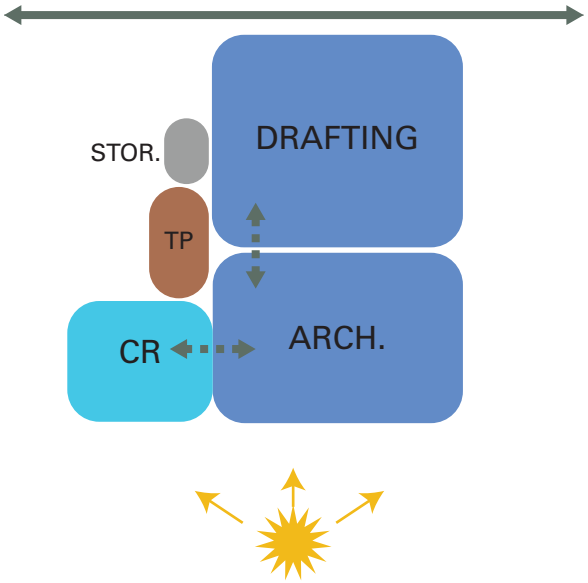
EXISTING: +/- 1,800 SF



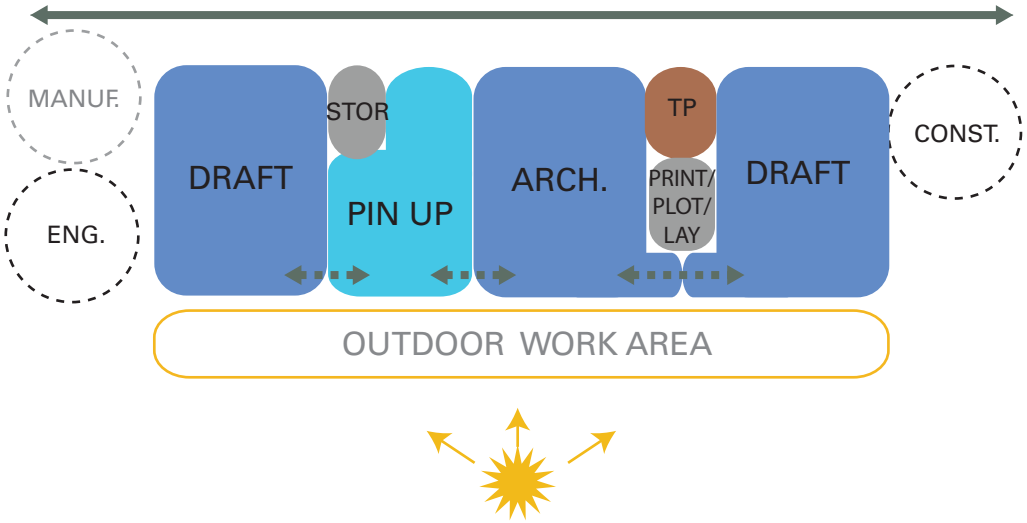
PROPOSED: +/- 3,100 SF



EXISTING: +/- 3,400 SF

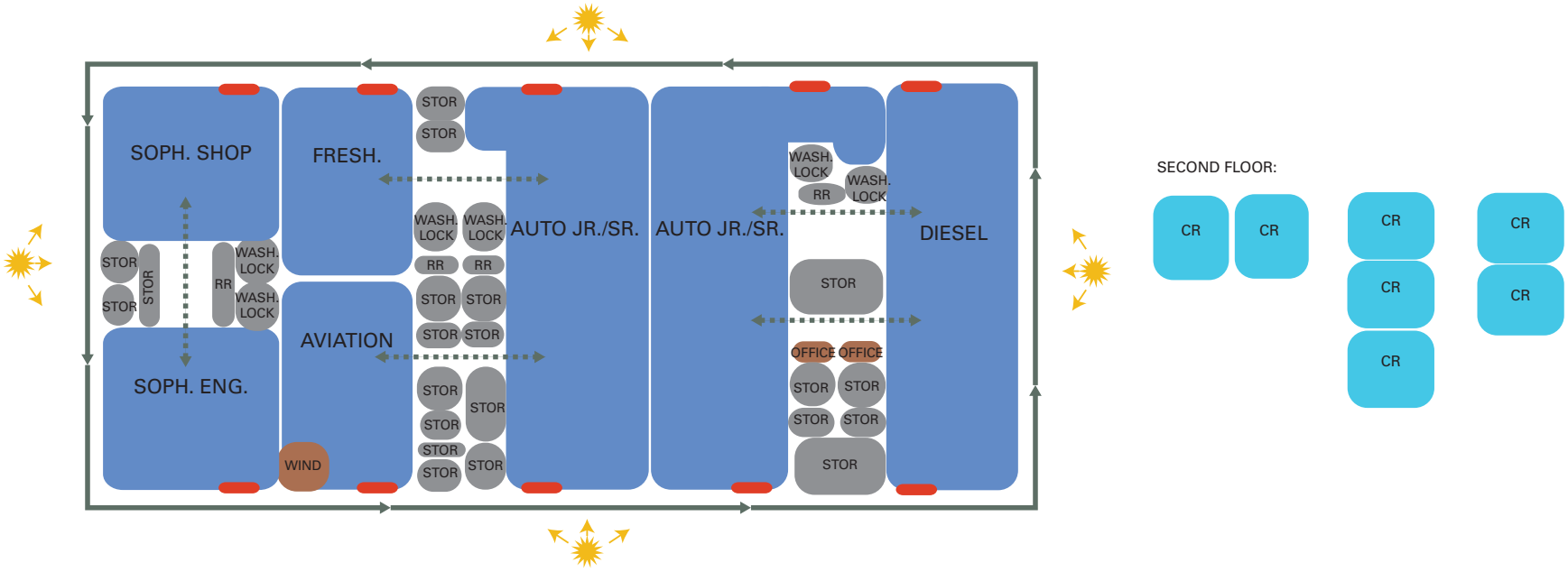


PROPOSED: +/- 4,800 SF

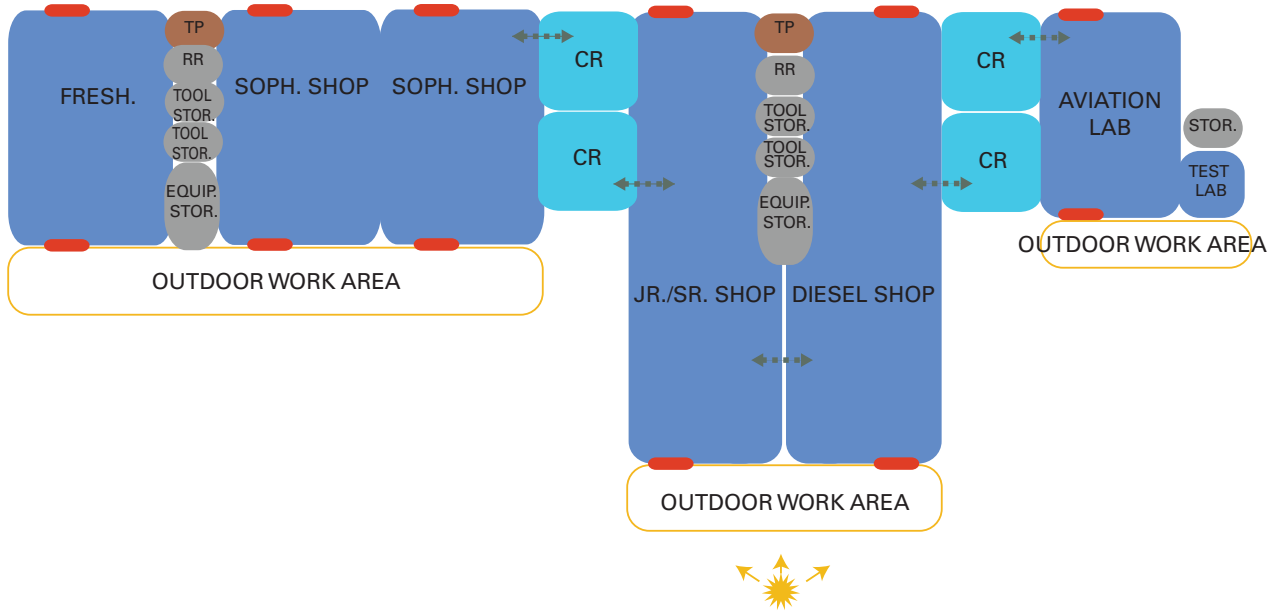


PROGRAM STUDIES / AUTOMOTIVE & AVIATION

EXISTING: +/- 28,100



PROPOSED: +/- 20,300 SF with ADDITIONAL 1,500 SF OUTDOOR WORK AREA



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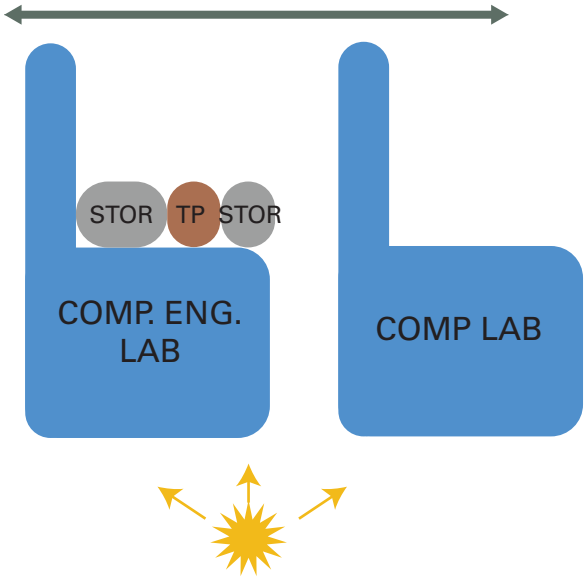
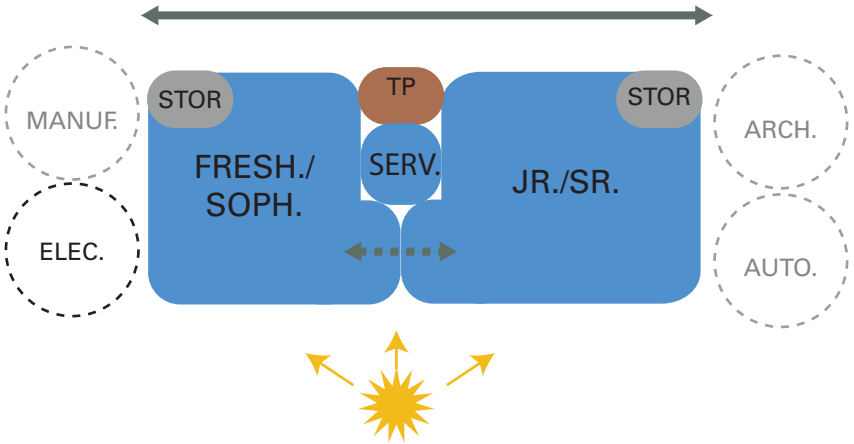
PROGRAM STUDIES / COMPUTER ENGINEERING

EXISTING: +/- 3,700 SF

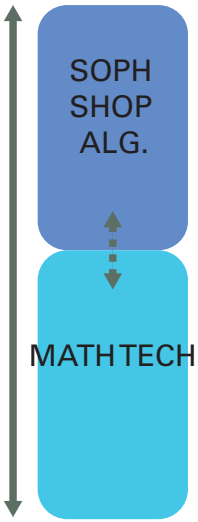


PROPOSED: +/- 4,000 SF

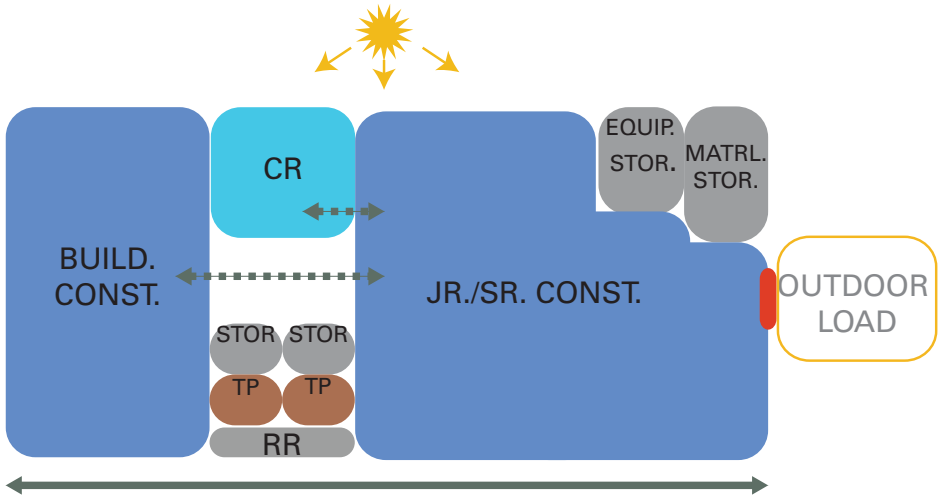


PROGRAM STUDIES / MATH TECH & CONSTRUCTION

EXISTING MATH TECH: +/- 2,300 SF

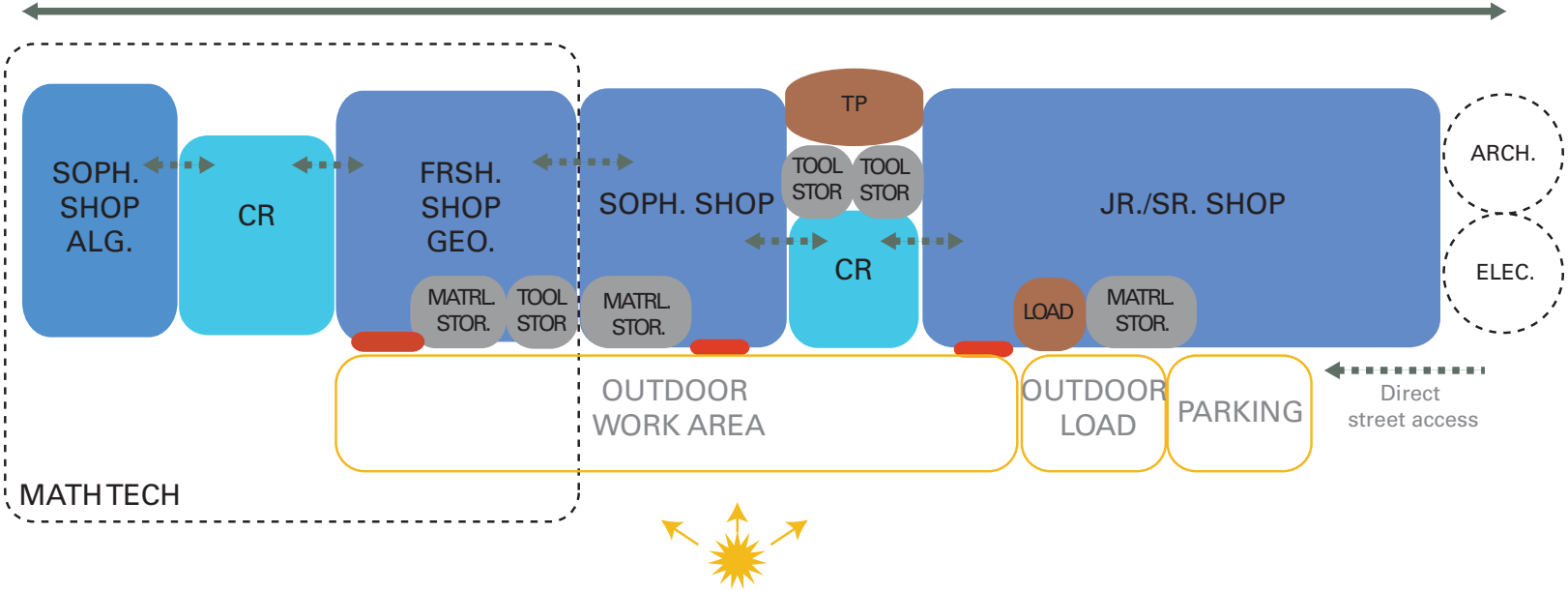


EXISTING CONSTRUCTION: +/- 8,200 SF



PROPOSED MATH TECH: +/- 4,900 SF with ADDITIONAL 1,000 SF OUTDOOR WORK AREA

PROPOSED CONSTRUCTION: +/- 9,500 SF with ADDITIONAL 1,000 SF OUTDOOR WORK AREA



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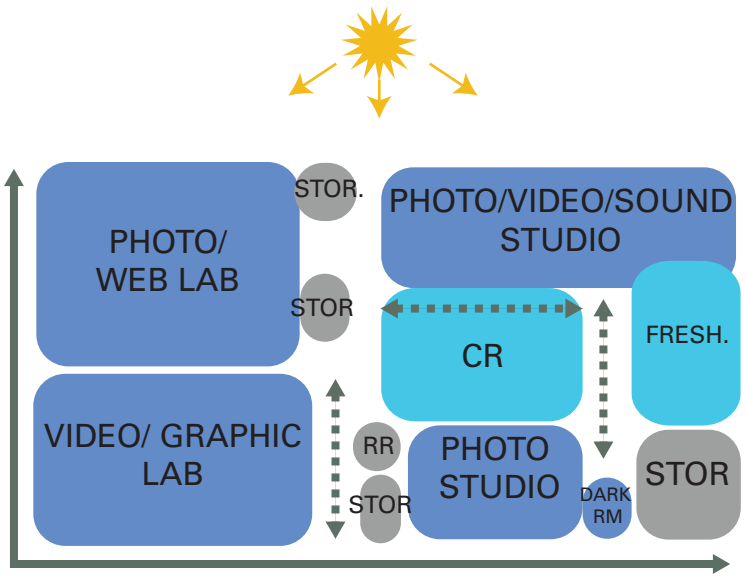
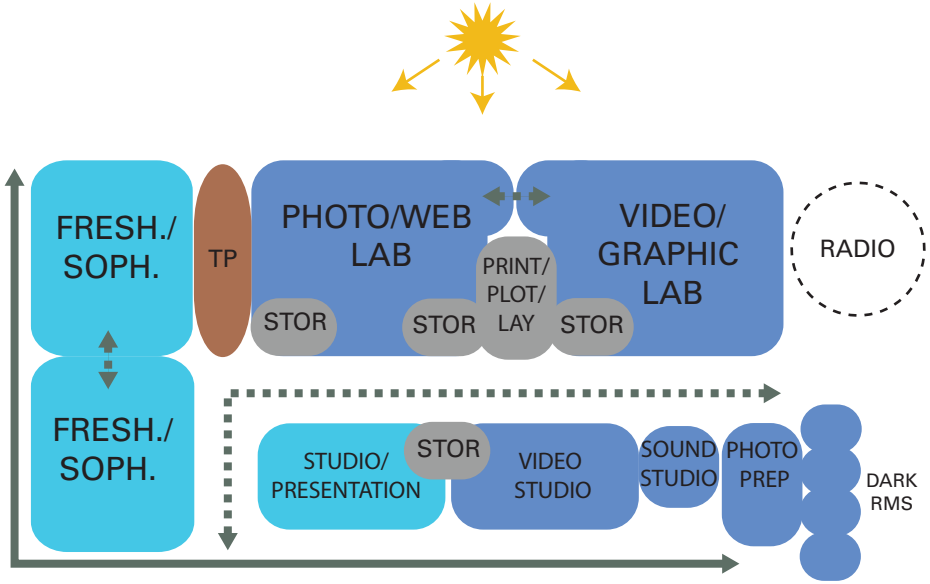
EXISTING: +/- 6,700 SF



PROPOSED: +/- 7,800 SF



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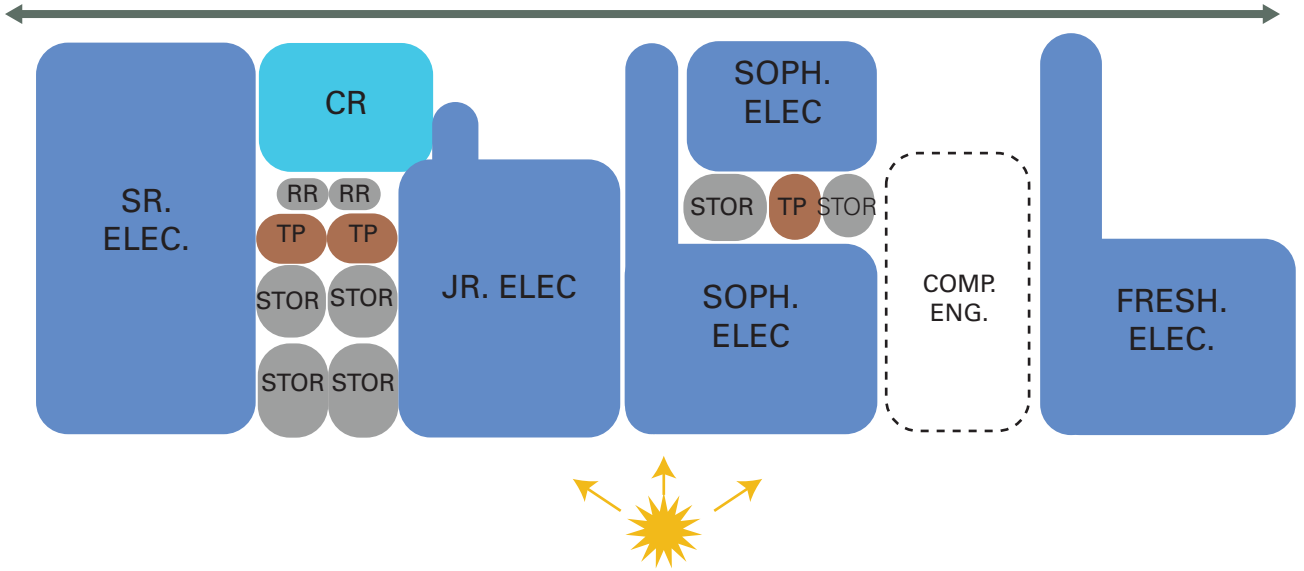
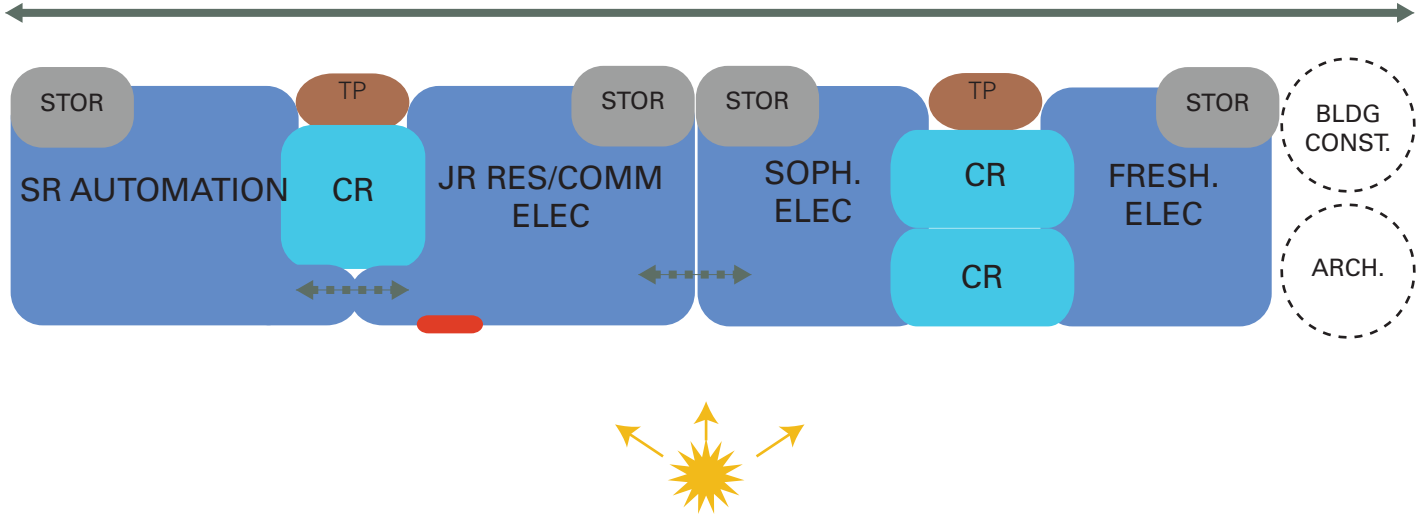
PROGRAM STUDIES / ELECTRIC

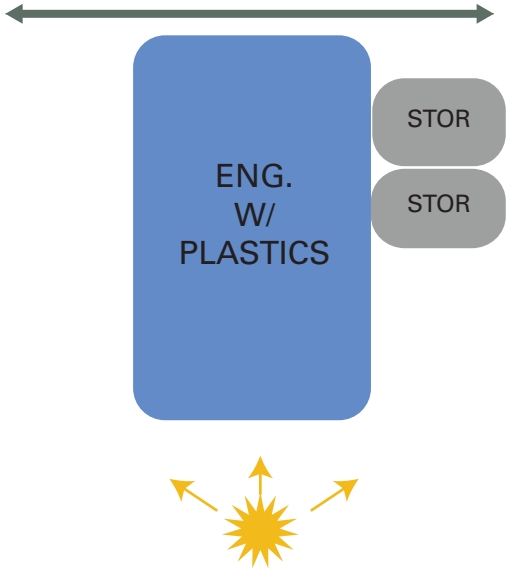
EXISTING: +/- 9,800 SF



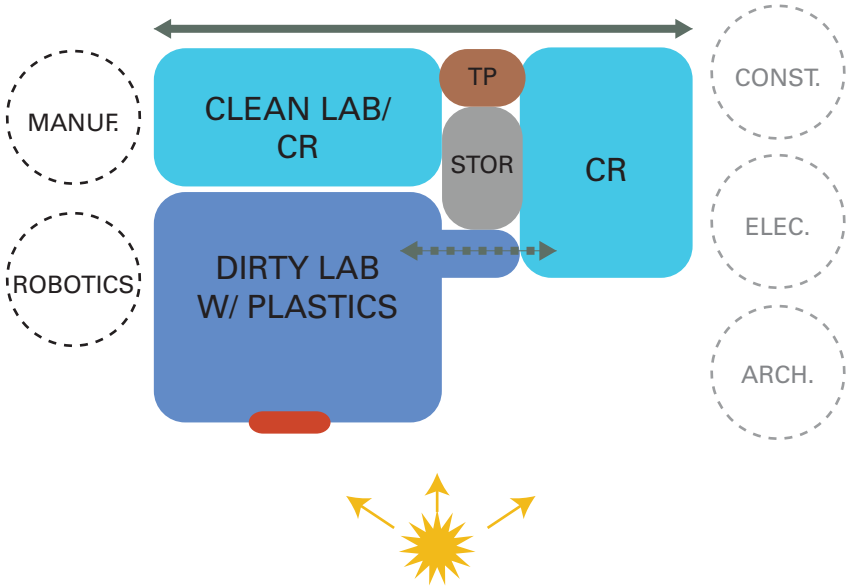
PROPOSED: +/- 10,500 SF



EXISTING: +/- 3,000 SF

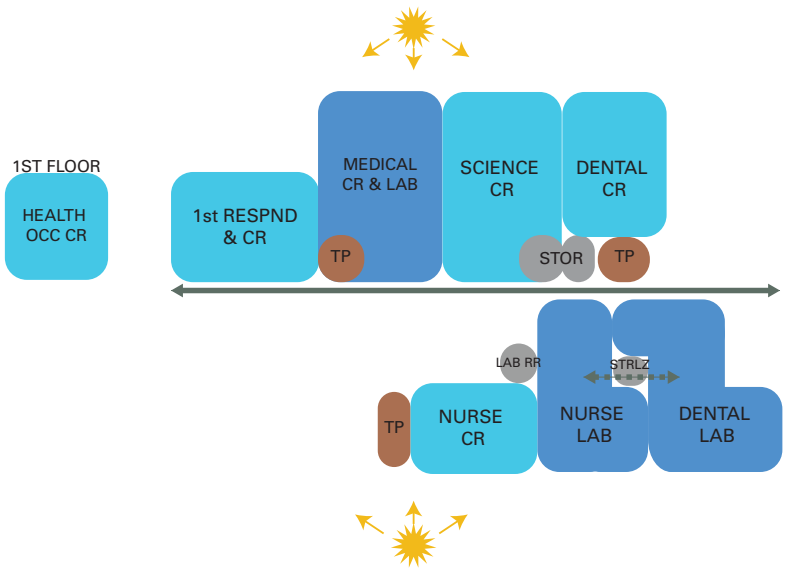


PROPOSED: +/- 4,900 SF

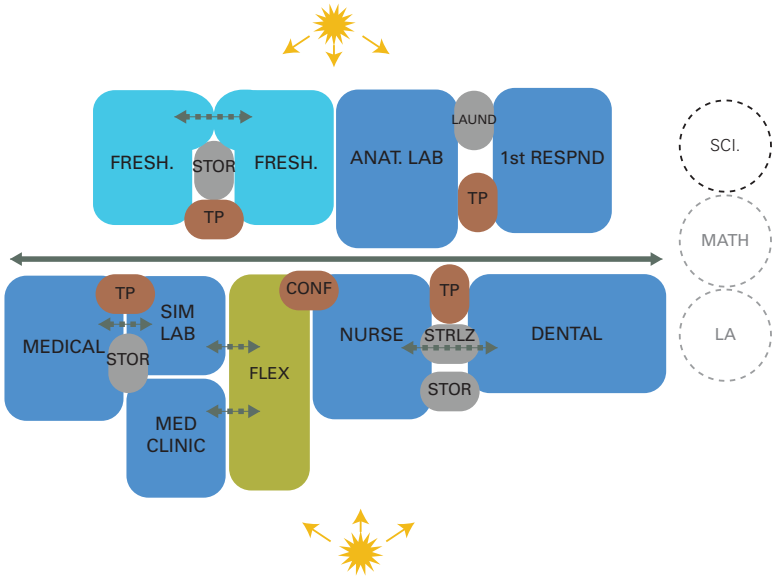


PROGRAM STUDIES / HEALTH OCCUPATIONS

EXISTING: +/- 7,800 SF



PROPOSED: +/- 11,100 SF



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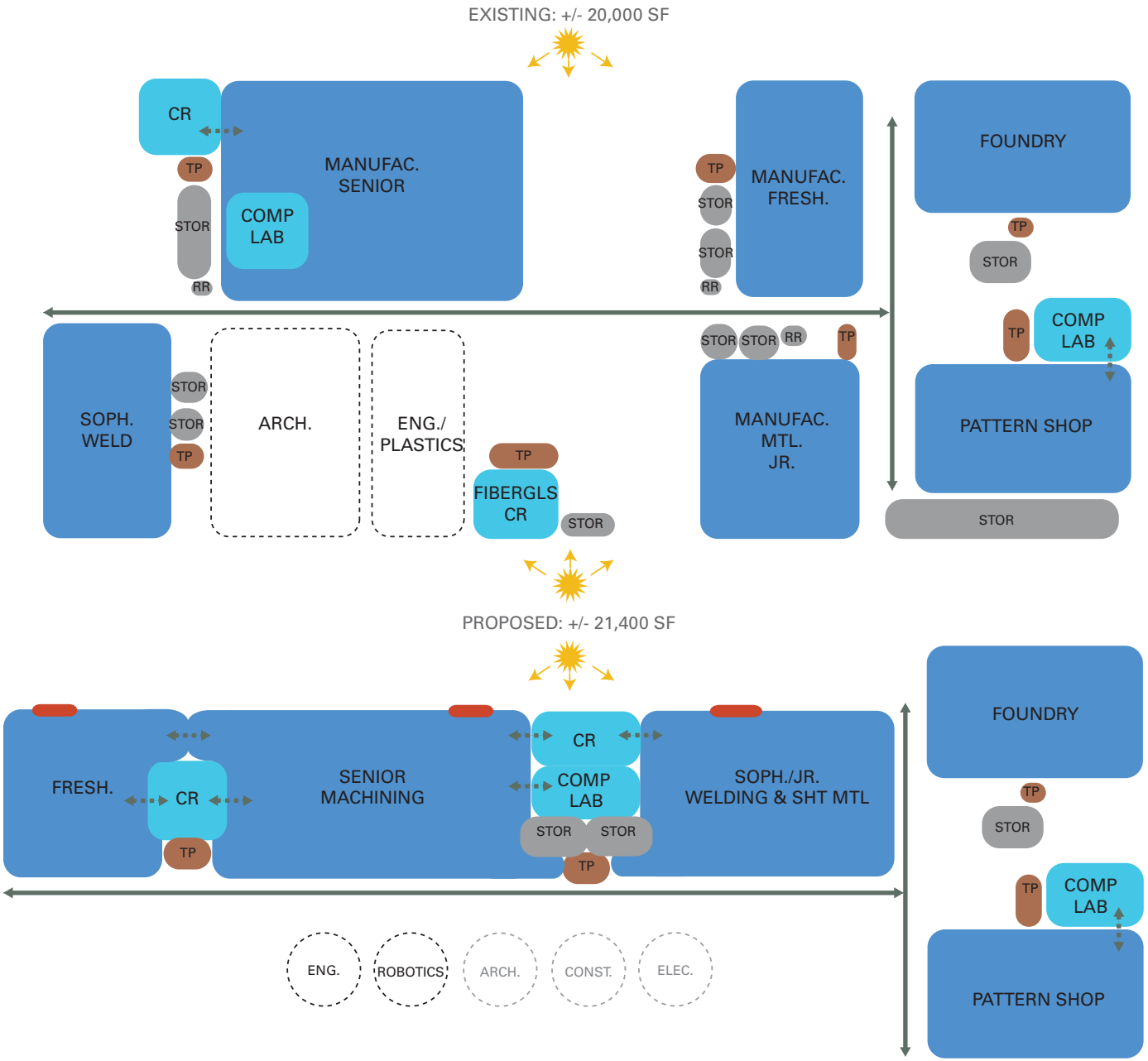

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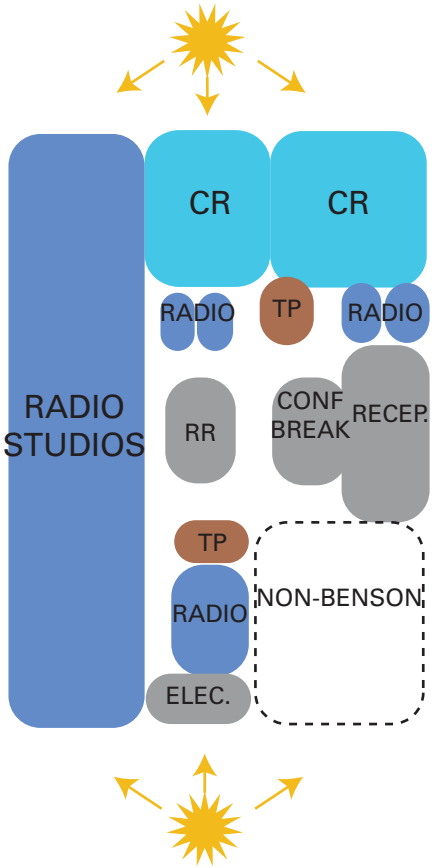
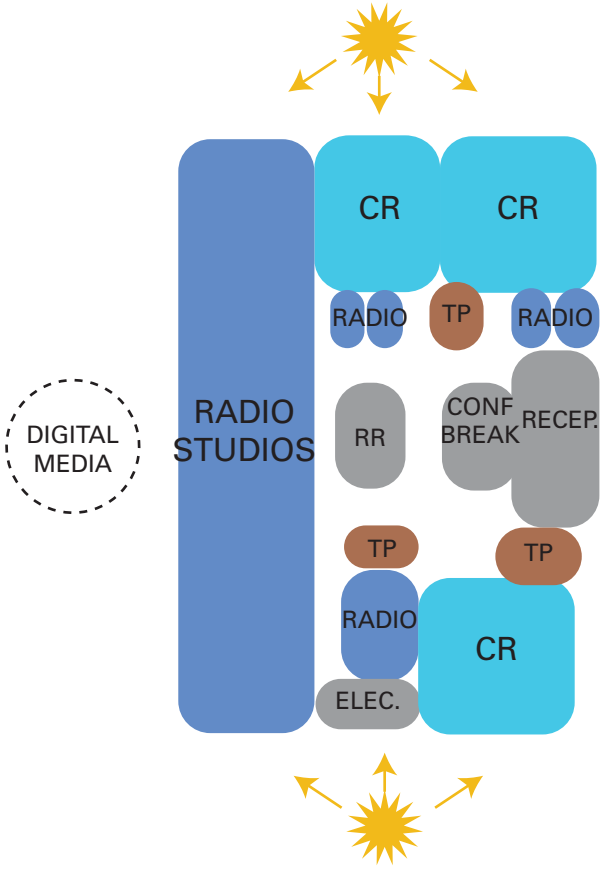
PROGRAM STUDIES / RADIO

EXISTING: +/- 5,200 SF



PROPOSED: +/- 6,100 SF



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INDIVIDUAL ACTIVITY / 20 MINUTES

PREFERRED MASTER PLAN SCHEMES /

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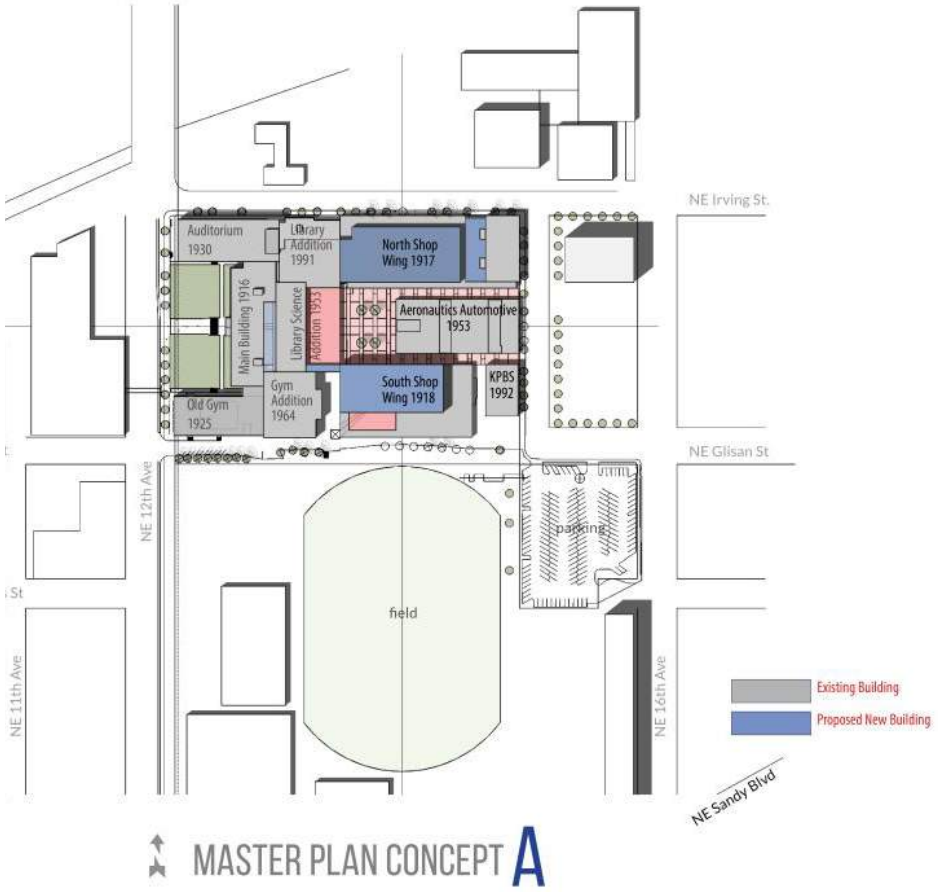
MASTER PLAN SCHEME A / SURVEY FEEDBACK



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

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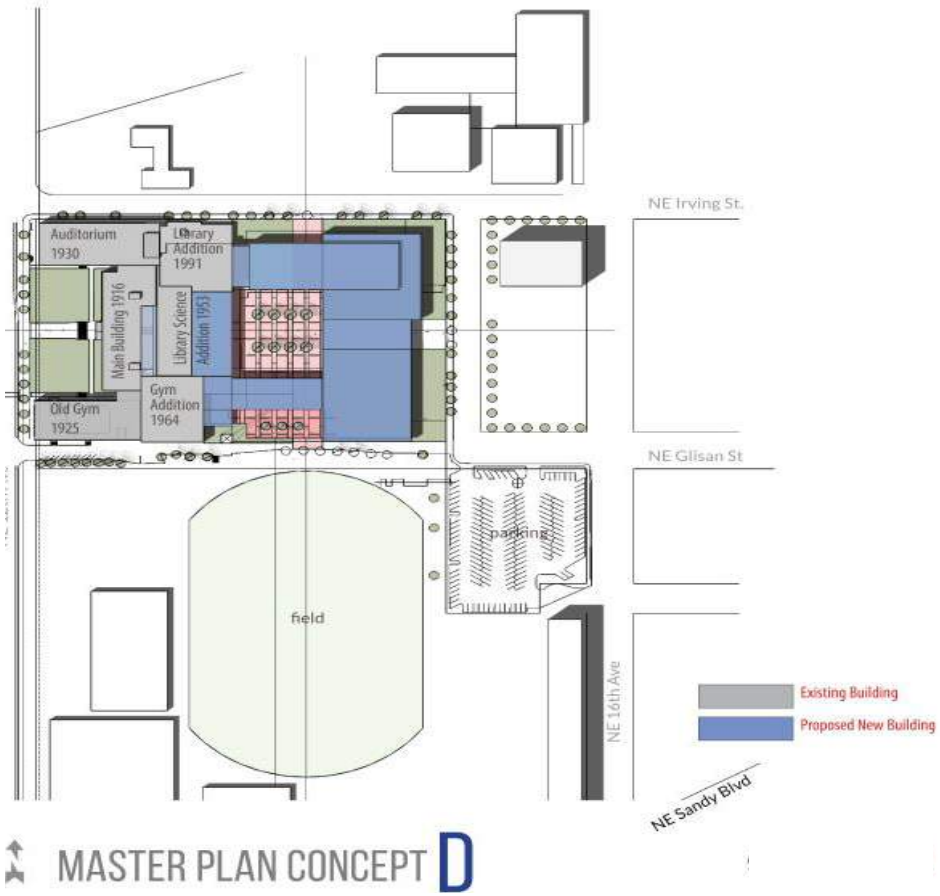
MASTER PLAN SCHEME D / SURVEY FEEDBACK



MASTER PLAN 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

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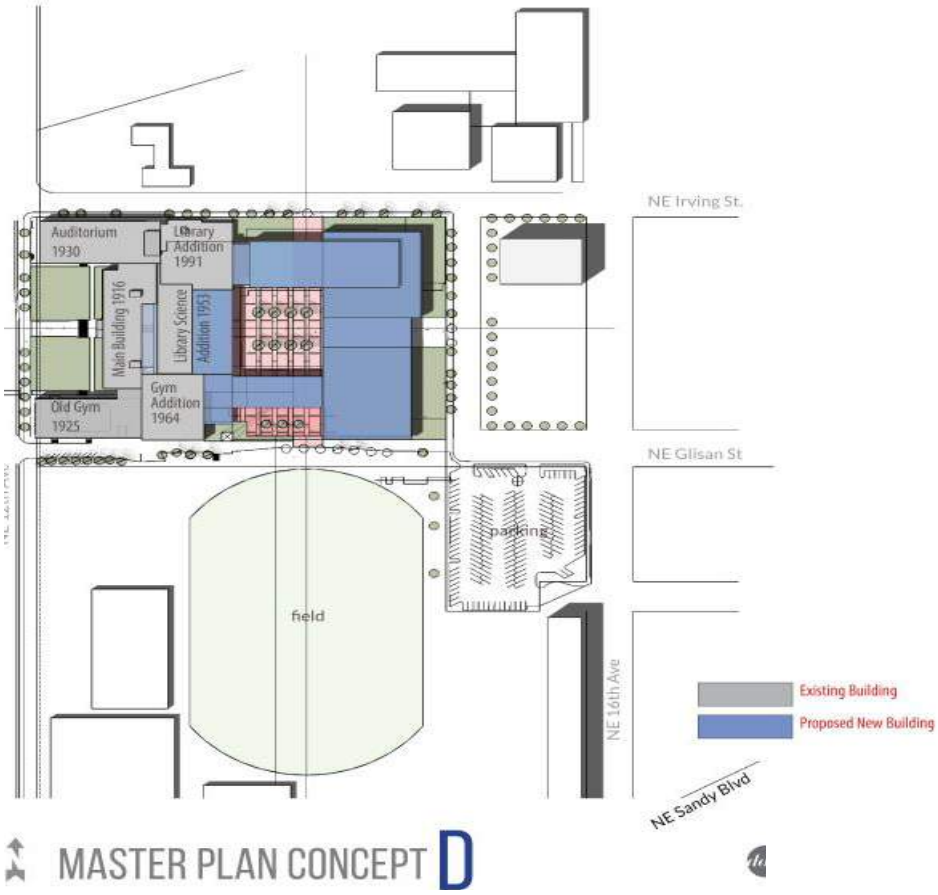
MASTER PLAN SCHEME D / SURVEY FEEDBACK



PROS

+ Gives a new feel to the building
+ Increased efficiency of CTE programs.

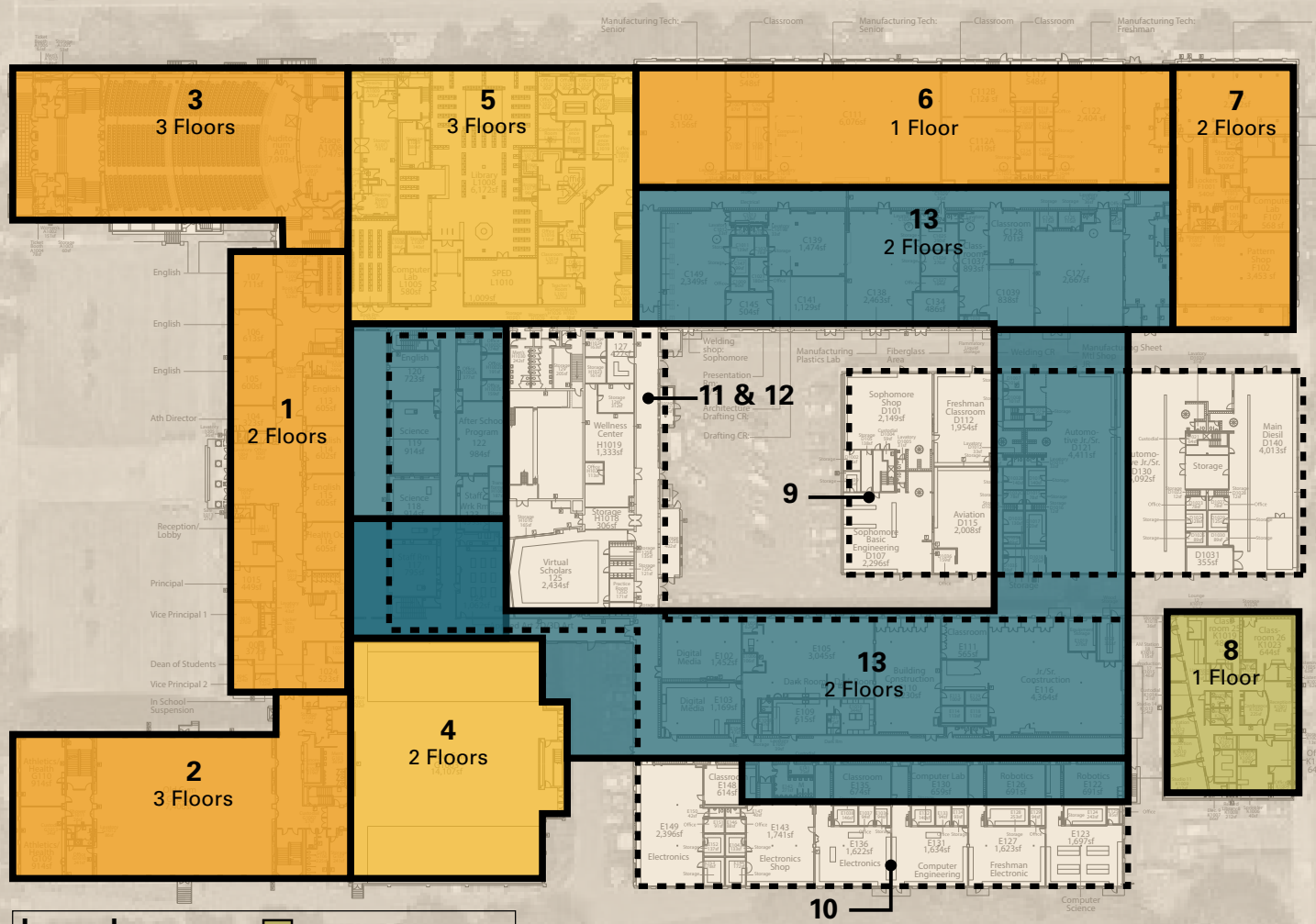
CONS

+ Concerns with interior courtyard also being a large project area, is there enough space, security, and storage for that to happen?
+ Demoing C and F wings would cause the campus to lose historic significance (if completly demoed, would prefer gutting).
+ Concerned that the interior courtyard prevents the school from being compact and causes it to be divided.

Adaptations should:

1. Focus on flexibility and adaptability.
2. Preserve more historic fabric and functional buildings without sacrificing flexibility.
3. Resolve service, delivery and loading access.
4. Enhance daylighting and natural ventilation.
5. Balance program, budget and phasing.

BUILDING STUDIES / SMALL GROUP ACTIVITY



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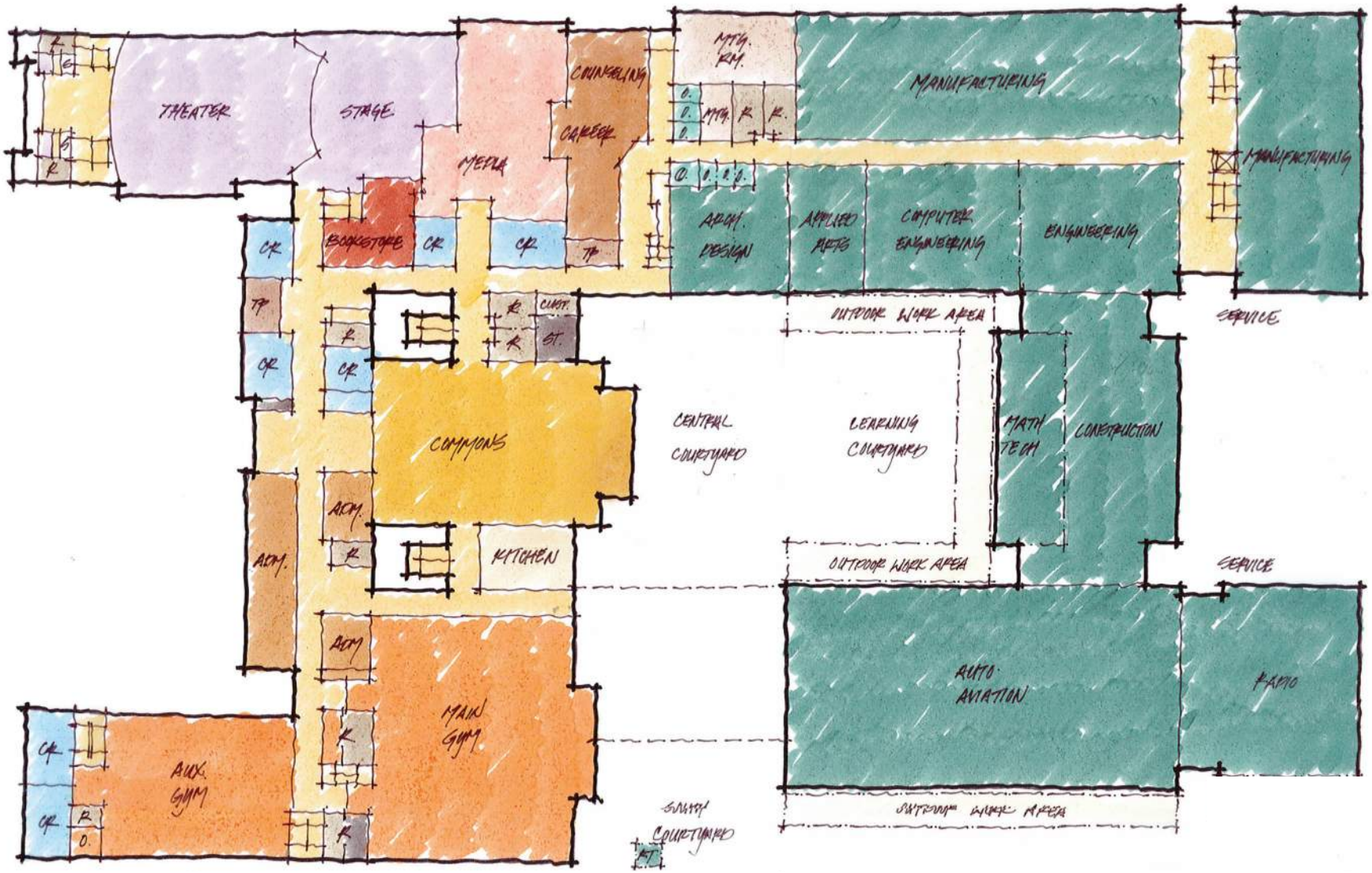
SCHEME E / FIRST FLOOR



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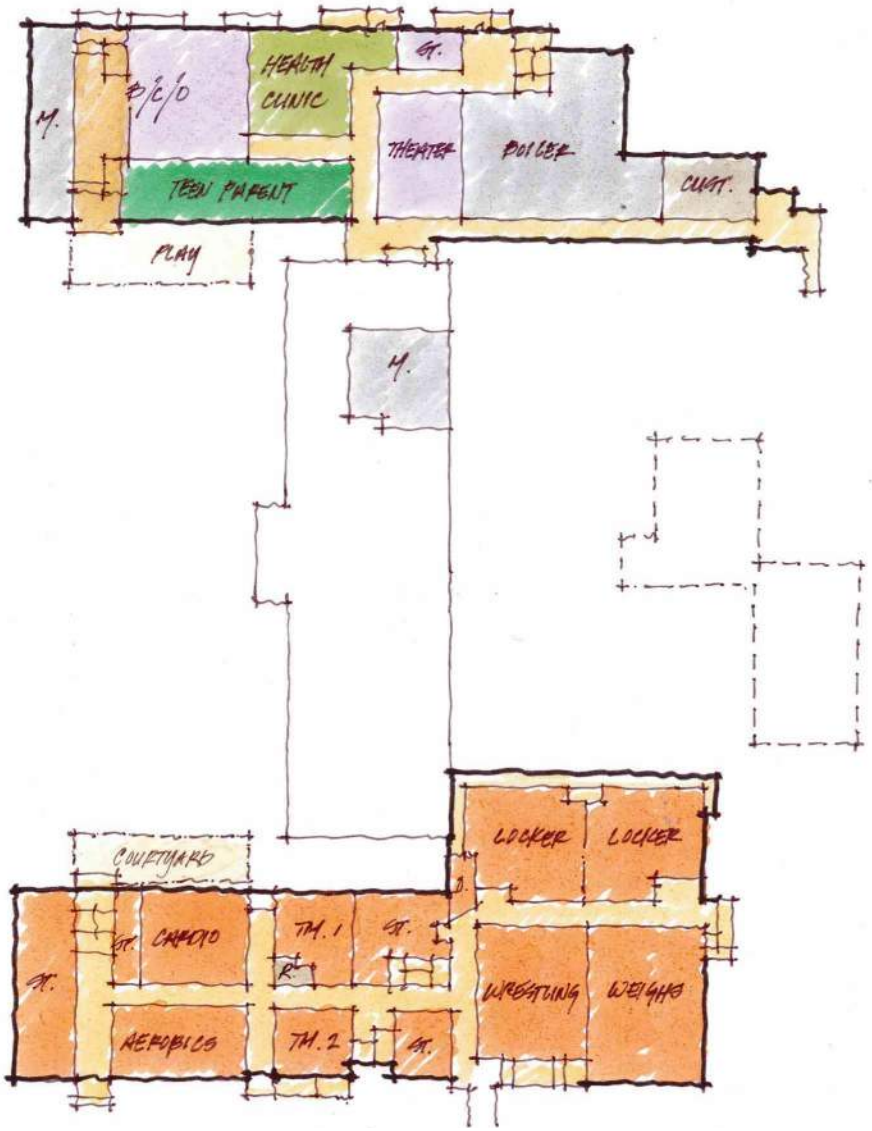
SCHEME E-H / LOWER LEVEL



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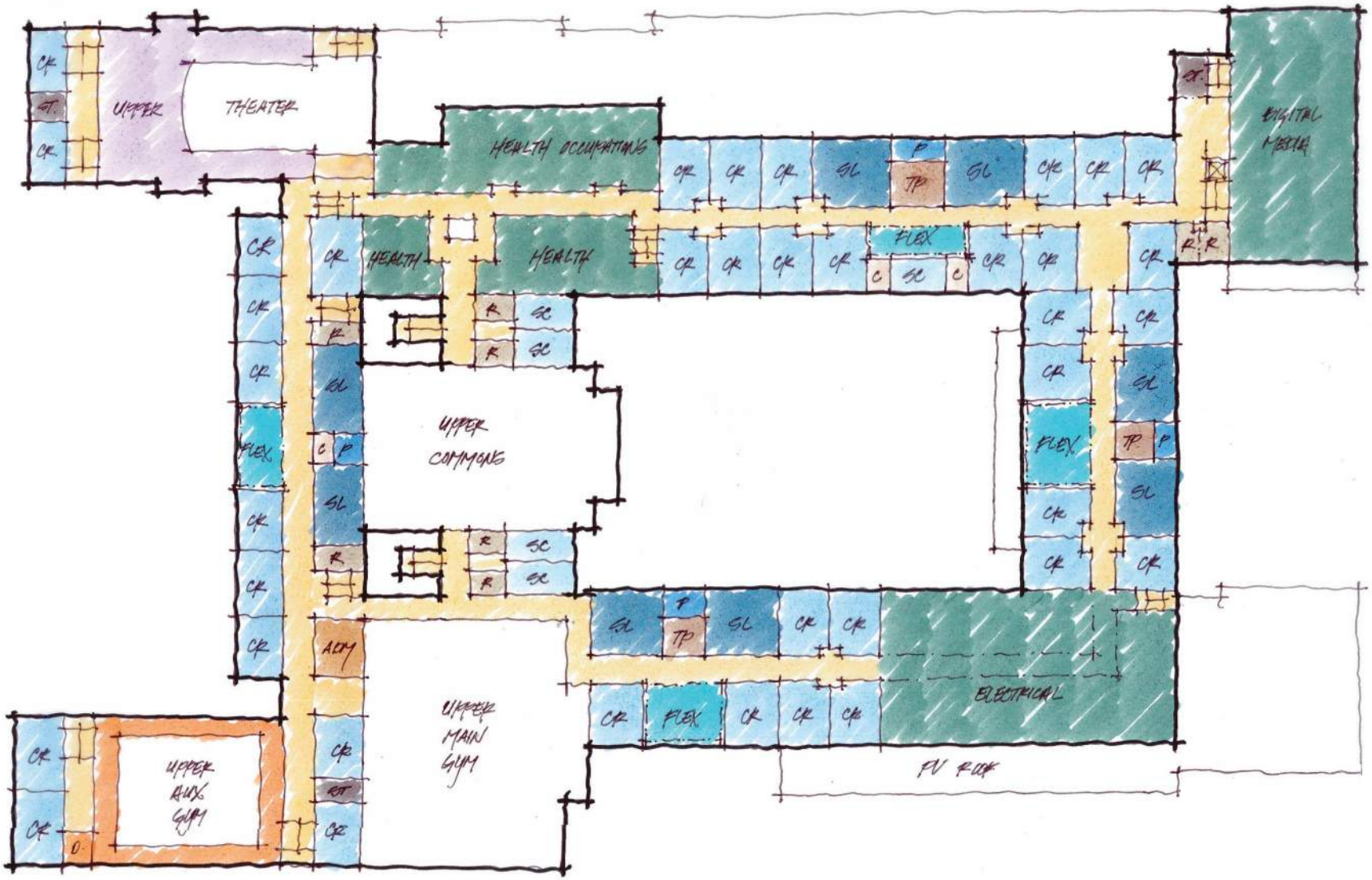
SCHEME E / SECOND FLOOR



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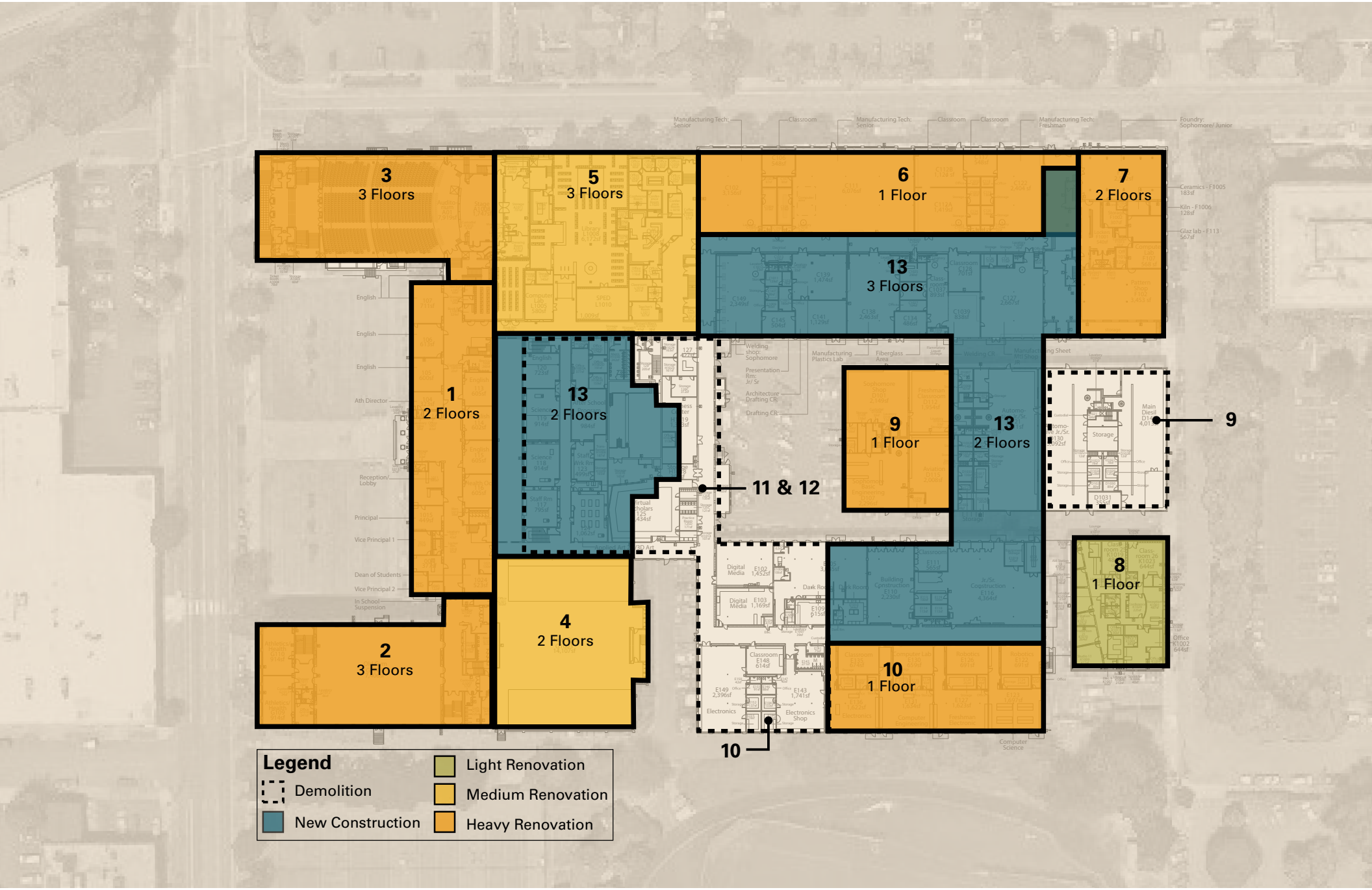
BUILDING STUDIES / SCHEME F



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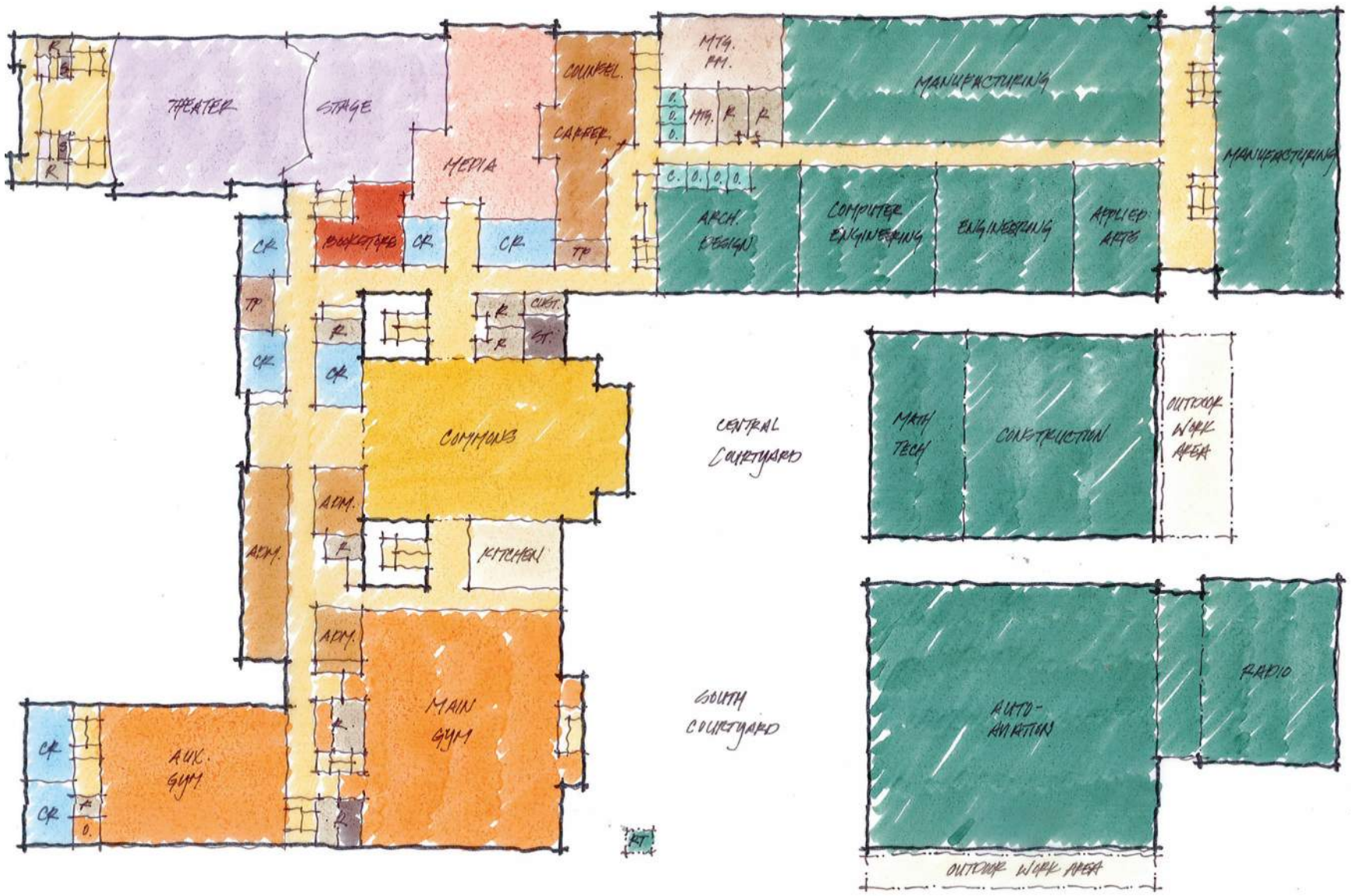
SCHEME F / FIRST FLOOR



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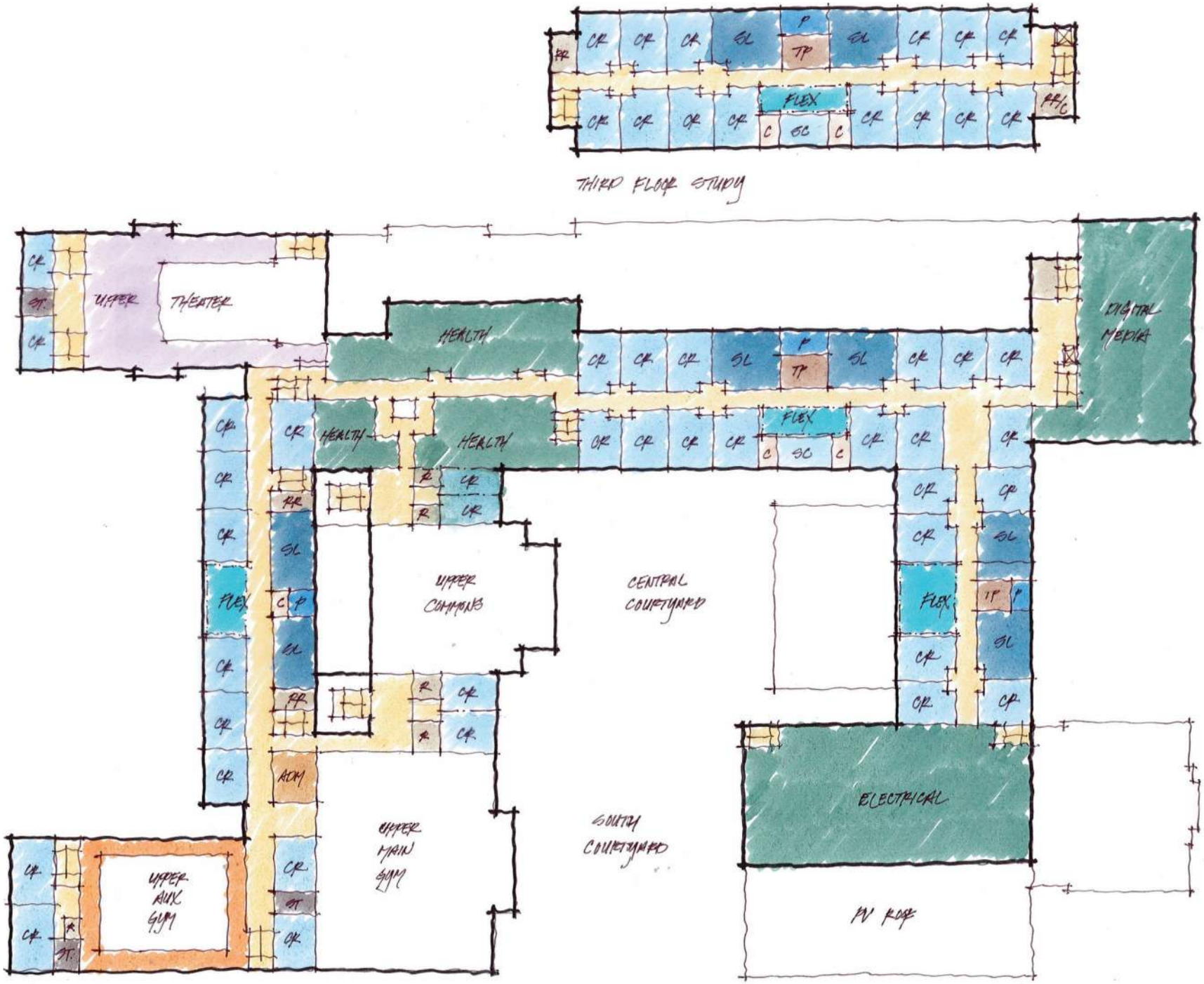
SCHEME F / SECOND & THIRD FLOOR



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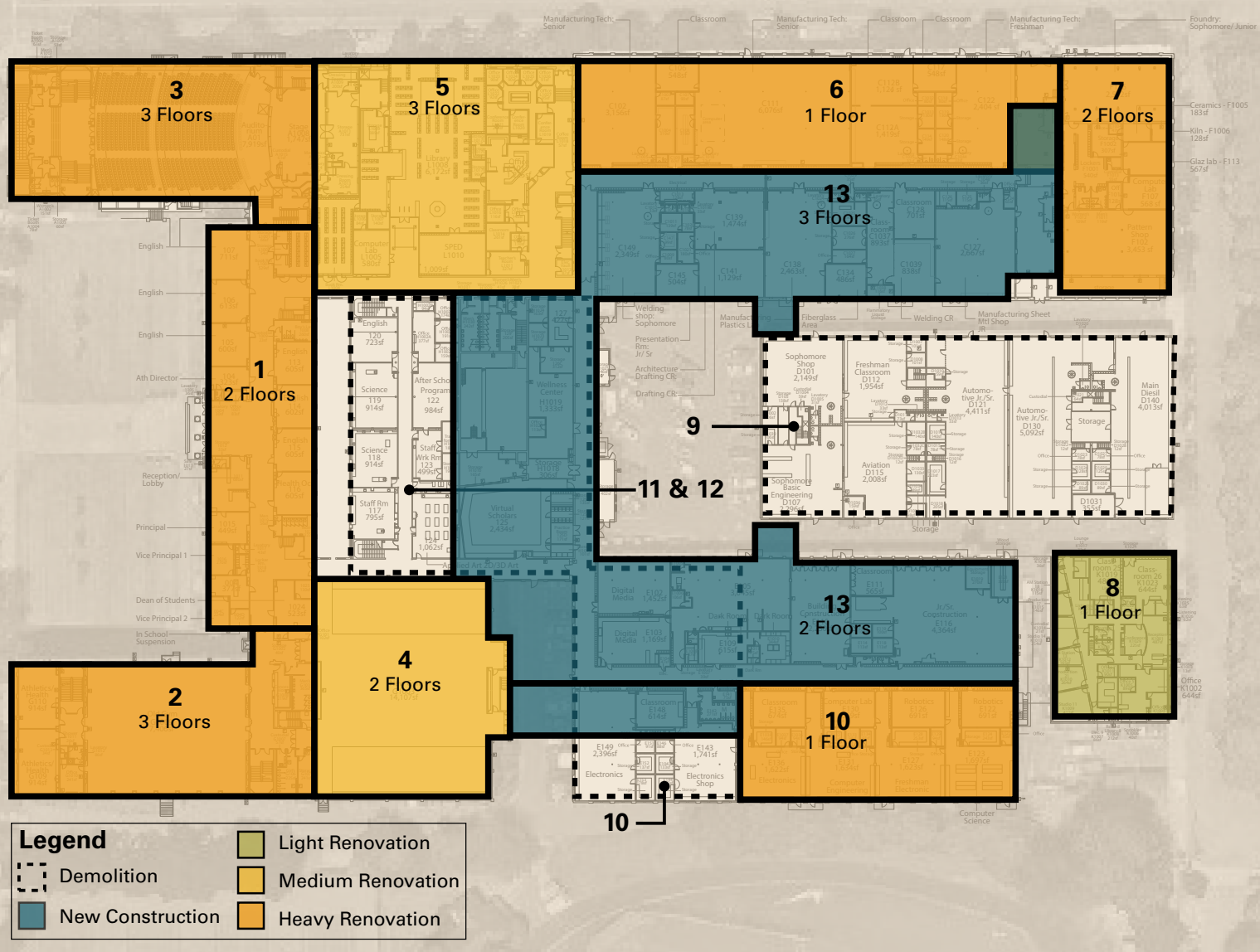

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SCHEME G / FIRST FLOOR

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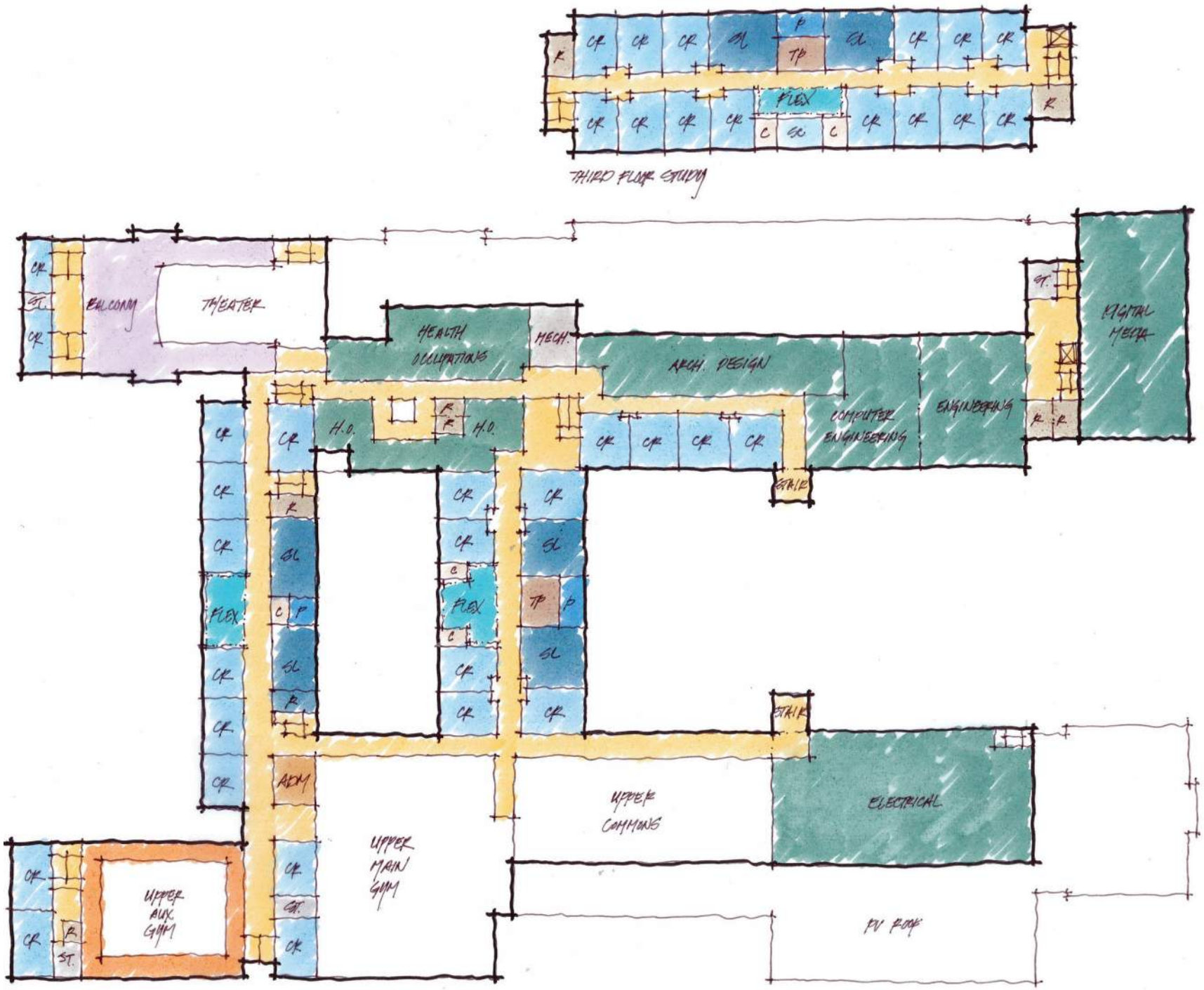
SCHEME G / SECOND & THIRD FLOOR



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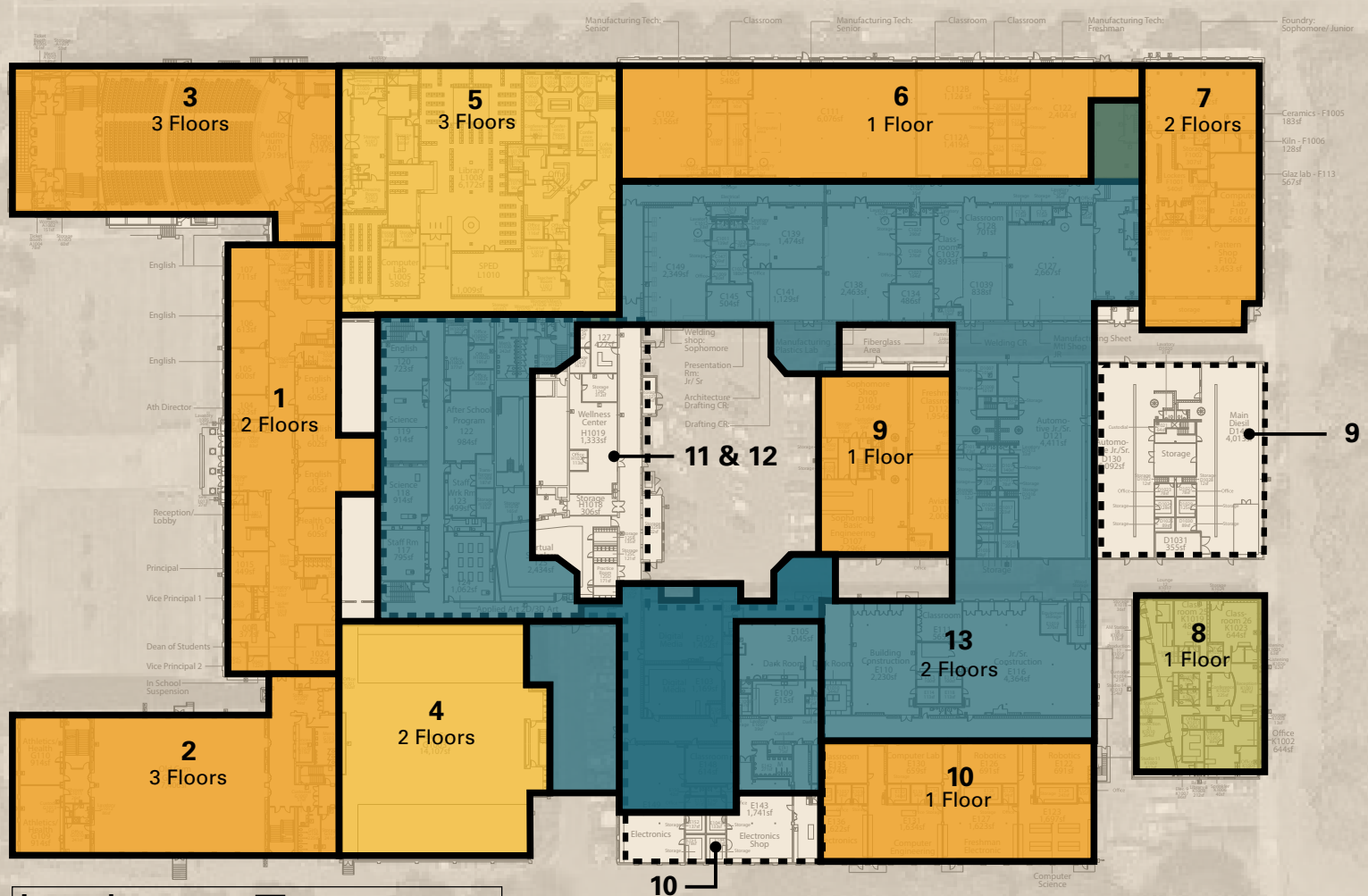
BUILDING STUDIES / SCHEME H



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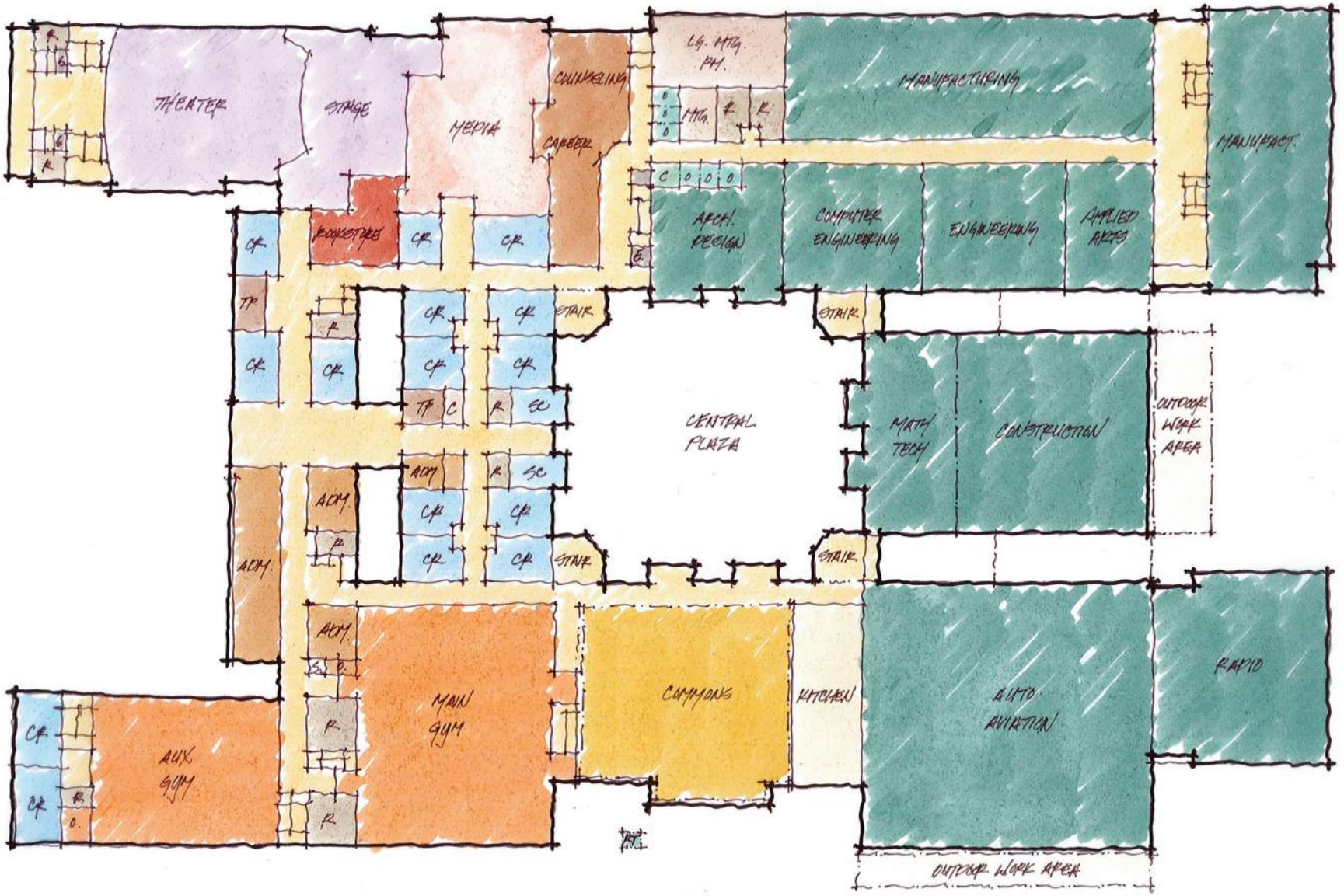
SCHEME H / FIRST FLOOR



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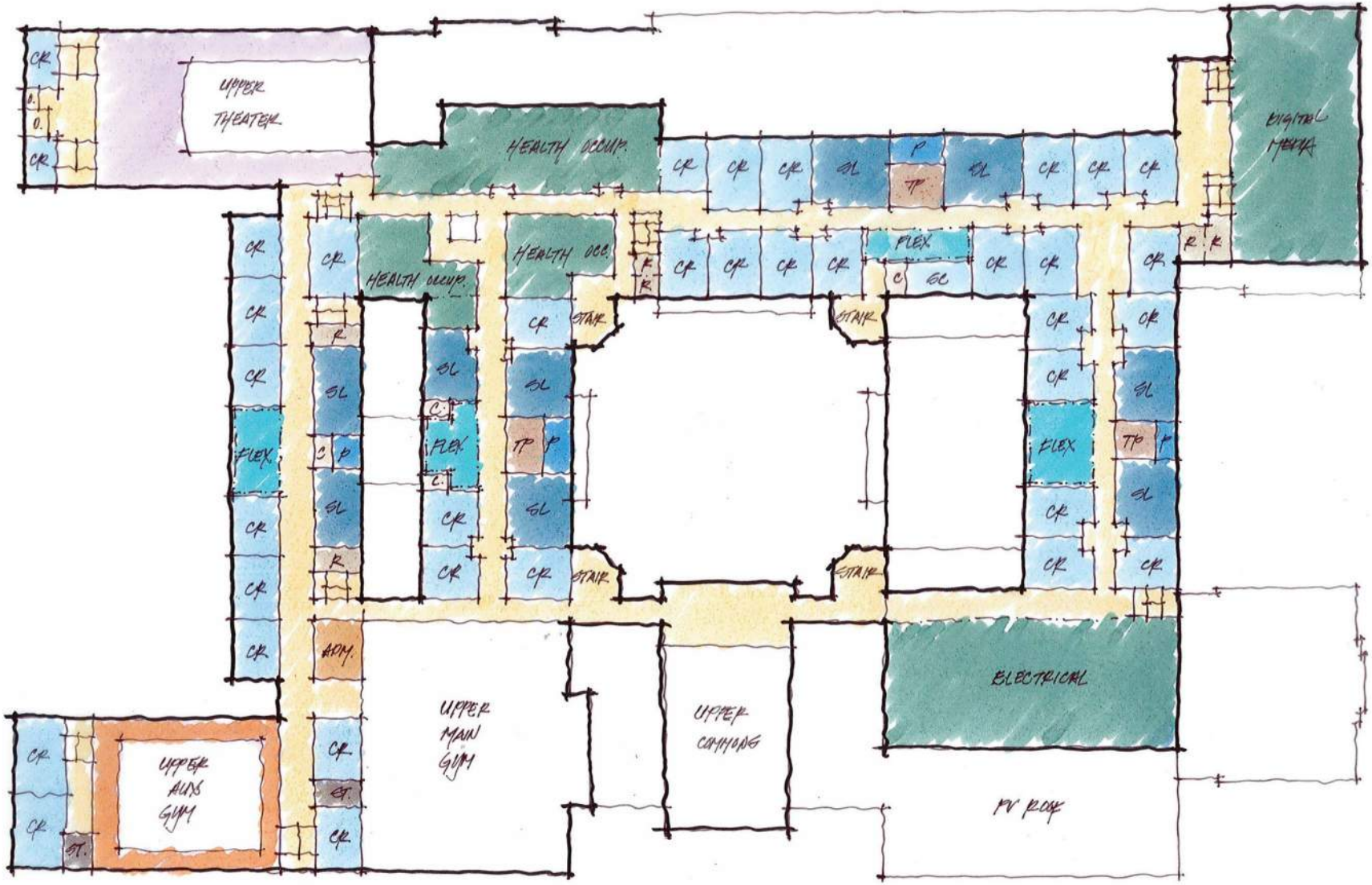
SCHEME H / SECOND FLOOR



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SMALL GROUP DISCUSSION / 45 MINUTES

SUBCOMMITTEE REPORT /

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CLOSING THOUGHTS & NEXT STEPS /

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NEXT STEPS / MASTER PLAN COMMITTEE

Master Plan Committee:

+ Continue to review and think about the design
+ Report back to your constituencies and get feedback

Design Team:

+ Narrow down the scheme options
+ Refine the design based on feedback
+ Continue review of existing conditions and CTE equipment survey
+ Continue development of Focus Option Educational Specification
+ Confirm cost estimate
+ Prepare a final report for the board

QUESTIONS?

PUBLIC COMMENT / 10 MINUTES

THANK YOU. / NEXT MEETING: JANUARY 19TH @ 6:00PM

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