Master Planning Committee Meeting #9 Notes

Benson Polytechnic High School
January 19, 2017

bassetti architects

PPS

MEETING DETAILS

Meeting Location:

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

Attendees:

Portland Public Schools (PPS):
Jen Sohm, Project Manager

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

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

Others
Amy Ruiz
Lesley Keith

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- 6:25	Update
5 min	Project Update - Portland Public Schools + Tasks since last MPC
15 min	Review of MPC #8 input - Bassetti + Guiding Principles + Program Studies + Schemes E-H + Other input from constituencies?
5 min	Phasing Considerations and Assumptions - Bassetti
6:25 - 7:40	Design Refinement (Small Group Activity)
15 min	Overview + Schemes I and J - Bassetti + Site programming and preliminary design - Mayer/Reed
45 min	Group Breakout and Discussion + Observations + Adjacencies + Site design input + Phasing input
15 min	Group Discussion
7:40 - 7:45	Subcommittee Report
7:45 - 7:50	Closing Thoughts & Next Steps
7:50 - 8:00	Public Comment

Notes Issued Date:

February 21, 2017

PROJECT UPDATE

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

The construction estimate has increased from $122 million to $128 million

+ This estimate includes the hard costs of the modernization, including building modifications to meet the program requirements 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.

UPDATE (02/21/17): Project budget to remain at $122 Million.

Over the past 2 weeks, the design team has:

+ Moved forward with new scheme revisions
+ Incorporated landscaping into each scheme

Phase I Environmental Assessment has been completed

+ The parking lot south east of site was given to Benson in 1989 from Portland Parks and Recreation.
+ Soil testing has been recommended under the hydraulic oil lift in the Automotive building.

Jen met with Portland Parks and Rec staff to review master plan, survey, parking lot & field use and school connection to field. Part of the parking along the south driveway is not on PPS property.

REVIEW OF MPC #8:

GUIDING PRINCIPLES

The group reviewed the Guiding Principles established in the Master Plan, and additional subsets that were added from MPC meeting #8. 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.

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
+ *Create a curriculum at Benson that is relevant to the 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 spaces that can adapt to new industry innovations and education delivery methodologies*

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.
+ *Develop spaces that support innovative educational approaches*

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 on-site 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.

OTHER INPUT

After the results from MPC #8 were discussed, there were several general comments about the design moving forward.

+ A community partnership space is desired near the entrance to the building
+ MPC would like the ed spec to encourage and show the story of how Benson is tying into the local business community
+ Maximum utilization of the existing envelope is highly desired
+ PBOT is aware of the Glisan connection idea but has not weighed in on it
+ Challenges of on-site parking:
    + Portland Bureau of Transportation has previously discussed the possibility of street parking around the site being dedicated to Benson Tech use
    + Create as much effective education space as possible-rather than on-site parking space
+ Buildings needs a complete interior pedestrian circulation loop:
    + Students currently go through rain to get from one building to another
    + A full loop would increase safety
+ Avoid isolation of any programs or academics
+ More research needs to be completed on radio tower concerns
+ Need secure and covered bike storage near front entrance:
    + Students currently carry bikes to interior courtyard through school
    + Separate student and teacher bike storage is desired
+ Clear way-finding is important
+ The design team should pay special attention to acoustics and how sound will be controlled between CTE and academic spaces if closely adjacent to each other

PHASING CONSIDERATIONS

Bassetti presented general and site specific phasing considerations and asked that the group keep these in mind in their critique of the design schemes. Further development of phasing scenarios will come as the design schemes and options are narrowed down.

Critical Issues For Complex Remodels

+ Communication
+ Safety
+ Traffic
+ Emergency Access
+ Safe Exiting
+ Construction Access / Staging
+ Utility Coordination
+ Stormwater
+ Dirt / Dust / Rats
+ Noise and Acoustical Issues
+ Occupancy

Opportunities

+ Student Learning
+ Community Engagement

Initial Phasing Assumptions For Benson Polytechnic HS

+ All Benson Tech programs will remain on-site during construction.
+ If off-site options are presented or available before the start of construction, reductions in swing costs or durations may be achieved.
+ Maximize efficiency in programs to minimize swing space needs.
+ No increase to student capacity before and during construction.
+ Non-Benson programs will be relocated off-site before the start of construction.
+ Utilize adjacent PPS parking site for swing or contractor space, if possible.
+ Main gym and theater will each be unavailable for one school year.
+ Swing of Main gym and Auxiliary Gym will allow P.E. programs to continue to operate on-site.

DESIGN REFINEMENT

Bassetti presented Schemes I and J, which are evolutions of the Schemes E-H that were reviewed in the last MPC meeting. The common themes are:

+ Maintaining and modernizing historic buildings to the west and north and the KBPS building (located in the southeast corner of the site).
+ Providing a protected courtyard at the center and a shared work courtyard to the east.
+ Addressing service and delivery access from the east and south.
+ Integrating academic classrooms and CTE shops within the school for better collaboration.
+ Enhancing daylighting, transparency, and natural ventilation.
+ Providing flexible and adaptable spaces that will meet the needs of Benson Tech now and in the future
+ Balancing program, budget and phasing considerations.

Mayer/Reed presented landscape concepts and imagery associated with each scheme. The presentation focused on the following issues:

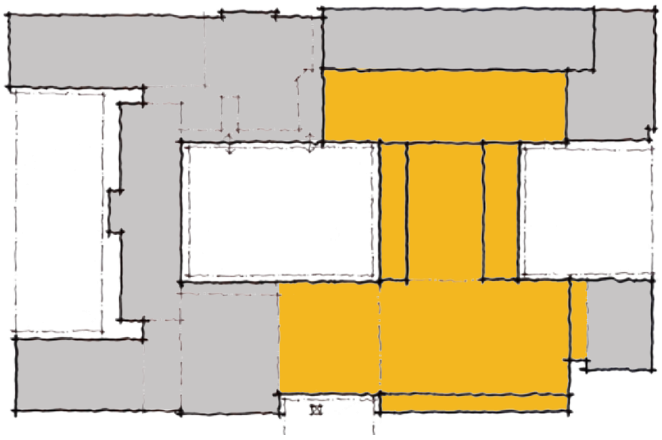
+ Site Programming
+ Site Access
+ Front Entry: addressing ADA and student gathering
+ Central Courtyard: addressing circulation and variety
+ Work Court: addressing access and flexibility
+ South Edge: addressing access to fields

The group then divided into small groups to discuss what was working (+) and what needs to change (Δ) in each scheme. The following pages capture the comments recorded from all the groups.

BUILDING STUDIES - SCHEME I

Scheme I Big Ideas

+ Commons to the south of social courtyard
+ Protected courtyard at the center, shared work courtyard to the east
+ Service and delivery access from the east and south
+ Enhancing daylighting, transparency, and natural ventilation
+ Flexible adaptable spaces



+ Positive

+ Good spatial relationship between commons and gym
+ Has a nice core to circulate around/orient to

Δ Change

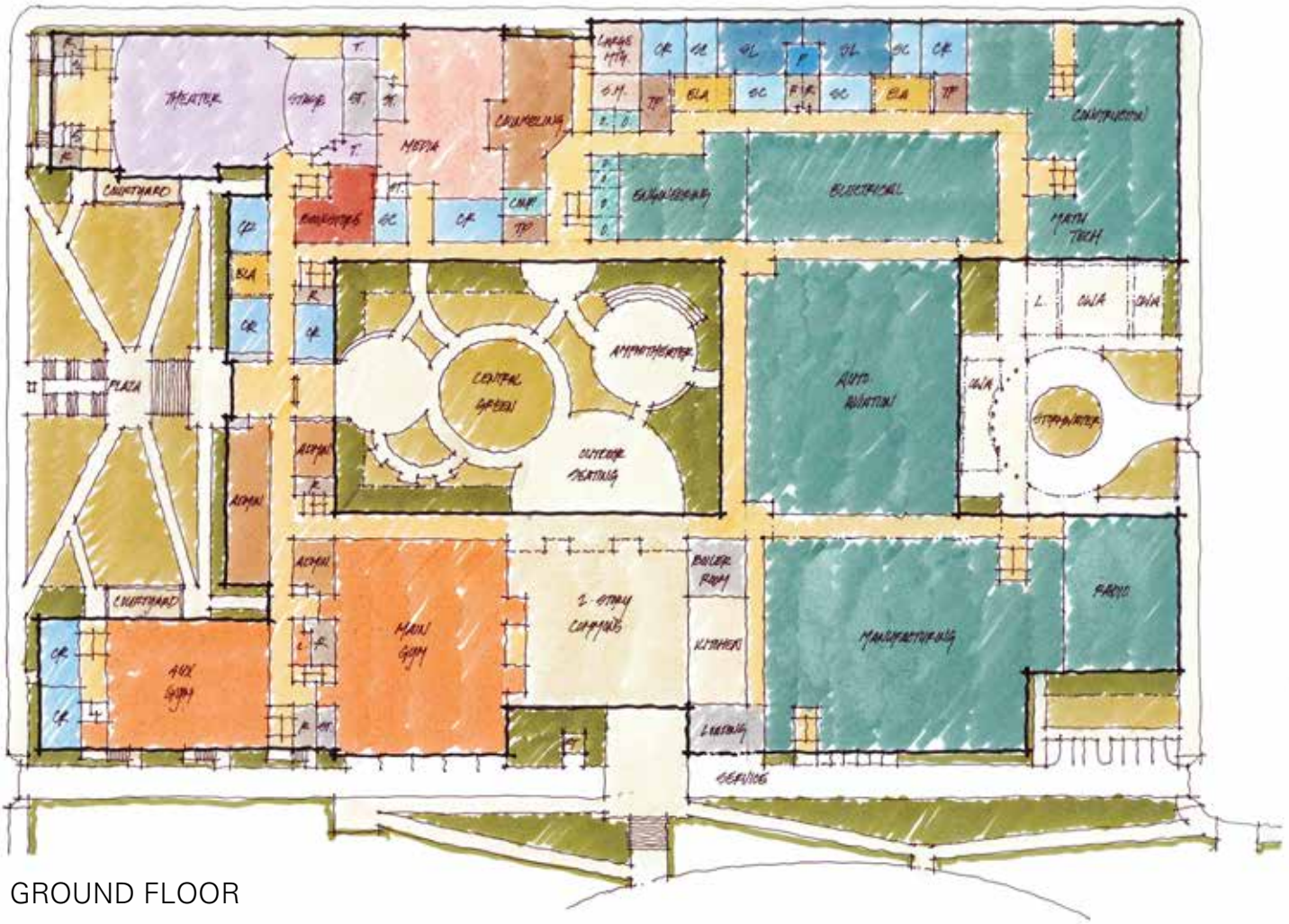
+ Electrical CTE needs solar access and daylighting
+ Auto shop needs an easily navigable loop to get cars in and out on a fairly regular basis
+ Commons is isolated
+ Commons only has access from one side, in J, there is access from both sides
+ Don't isolate Teen Parent in the basement
+ Engineering too far from manufacturing
+ Hallway length by commons too long
+ Need maintenance access to middle

General Notes

+ Need truck waiting zones
+ Flexibility of work court
+ Central trash/recycling – CTE spaces can use roll carts for scraps
+ Engineering- core of cluster
+ Health Occupations would prefer to move once rather than stay in the same place

Site Landscape Notes

+ Show how outdoor spaces are used as teaching spaces
+ Concerns with how two story building will shade the south side of the interior court
+ Location of service area impacts: internal circulation, distance from kitchen, how much of south drive is secured from general vehicular access
+ Mixed feelings about the camellias south of the old gym. Many students have slipped of the decomposing flower.
+ Take advantage of the front lawn angle grade embankment
+ Pull out lane needed in outdoor work area
+ Develop options for covered outdoor areas
+ Activate main entrance usability for vehicles, pedestrian, and bicyclists. Address the choke points for student drop-off



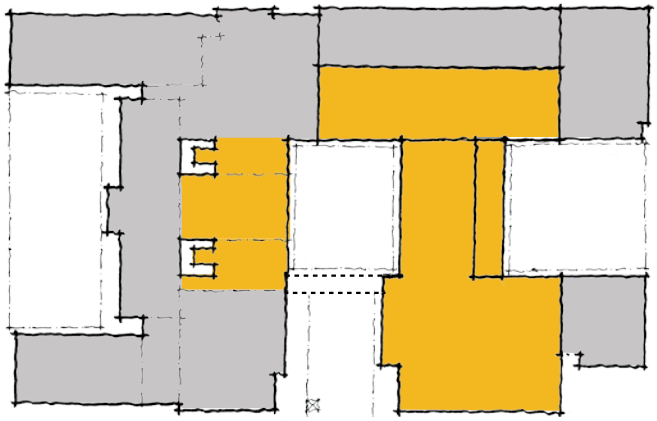
GROUND FLOOR

SECOND FLOOR

BUILDING STUDIES - SCHEME J

Scheme J Big Ideas

+ Commons to the west of social courtyard
+ Protected courtyard at the center, shared work courtyard to the east
+ Service and delivery access from the east and south
+ Connection from inner courtyard to athletics field
+ Enhancing daylighting, transparency, and natural ventilation
+ Flexible adaptable spaces



+ Positive

+ Creates clearer public access/egress to gym entry and is easily zoned for after hour use
+ Opportunities for Athletics/PE to spill out into a courtyard
+ Commons as the heart of the school gives ability to connect and relate to other parts of the school
+ Enhances horizontal and vertical visual connections throughout the school
+ Creates a Commons that is inviting, where students will want to hang out

Δ Change

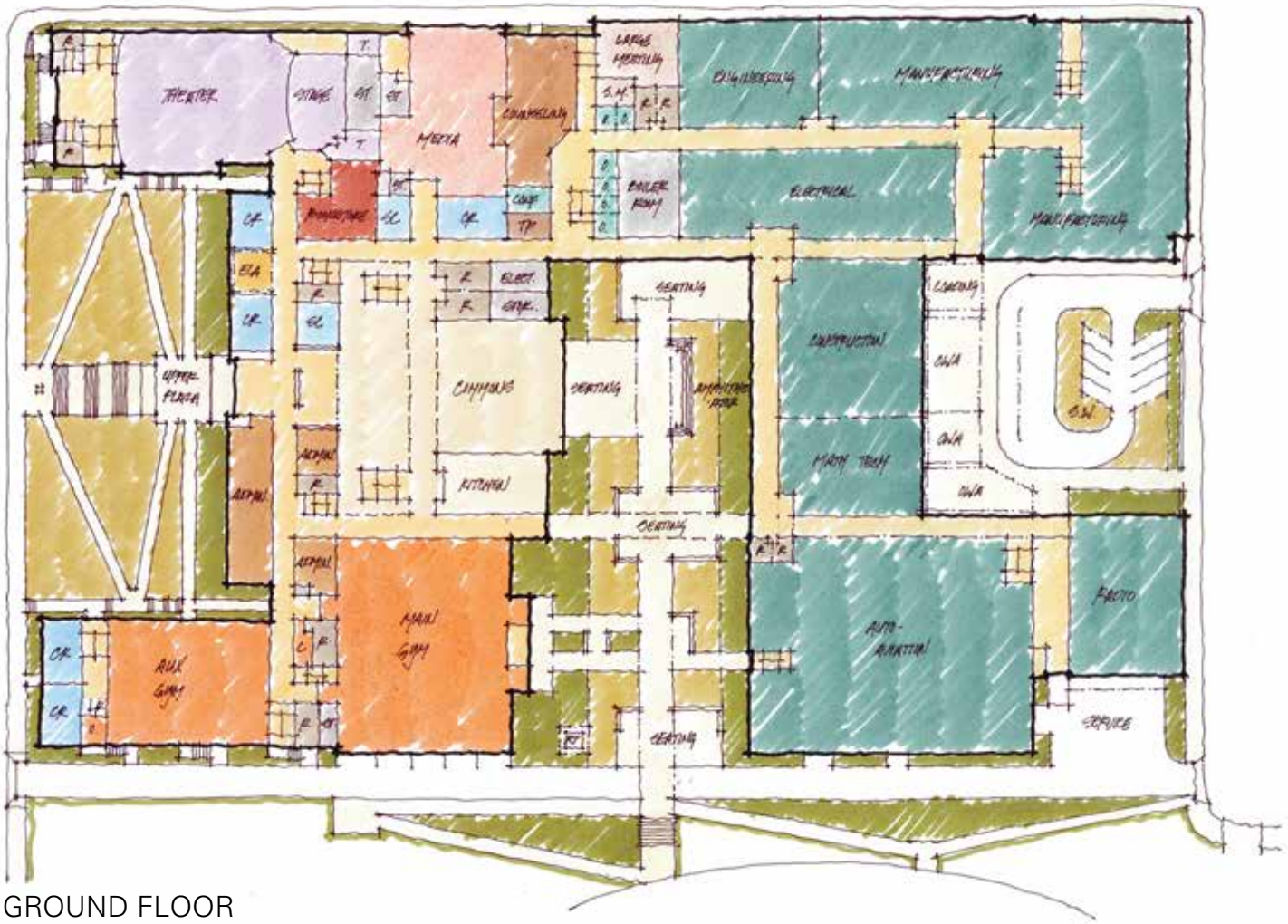
+ Electrical CTE needs solar access and daylighting
+ Don't isolate Teen Parent in the basement

General Notes

+ Restrooms for Auditorium are currently inadequate and will be even more so if auditorium functions autonomously under certain performance conditions

Site Landscape Notes

+ Show how outdoor spaces are used as teaching spaces
+ Parent drop off on 12th and 15th is highly congested. Consider how front lawn redesign could include a pull out/drop off loop.
+ SPED buses and athletic buses pick up/drop off in the middle of the site, consider where this will occur in the redesign.
+ Fire drill assembly is the football field. Connection mid site is not adequate for the volume of people. Connection at east needs to be formalized; stairs, ramp (people currently walk down the hillside – all bare soil).
+ Desire to remove all cars from the site needs to be assessed.
+ Location of service area impacts: internal circulation, distance from kitchen, how much of south drive is secured from general vehicular access



GROUND FLOOR

SECOND FLOOR

CLOSING THOUGHTS

Subcommittee Report

+ No additional information at this time

Announcements:

+ January 31st - Joint MPC meeting at PPS
  + Meeting will showcase results of bond public opinion poll
  + The design progress of Benson Tech, Madison HS, and Lincoln HS will be presented
+ February 6th - Public hearing
+ February 13th - Board meeting
+ School tours have been postponed to late February, early March due to heavy rain and muddy conditions
+ Board reports of all other schools on the bond will be released to the public at a later date

Public Comments

+ Clear wayfinding and zoning the school for community access should be considered in the design.

Next MPC Meeting will be February 23rd.