

DESIGN ADVISORY GROUP #9 / JUNE 4, 2020

AGENDA

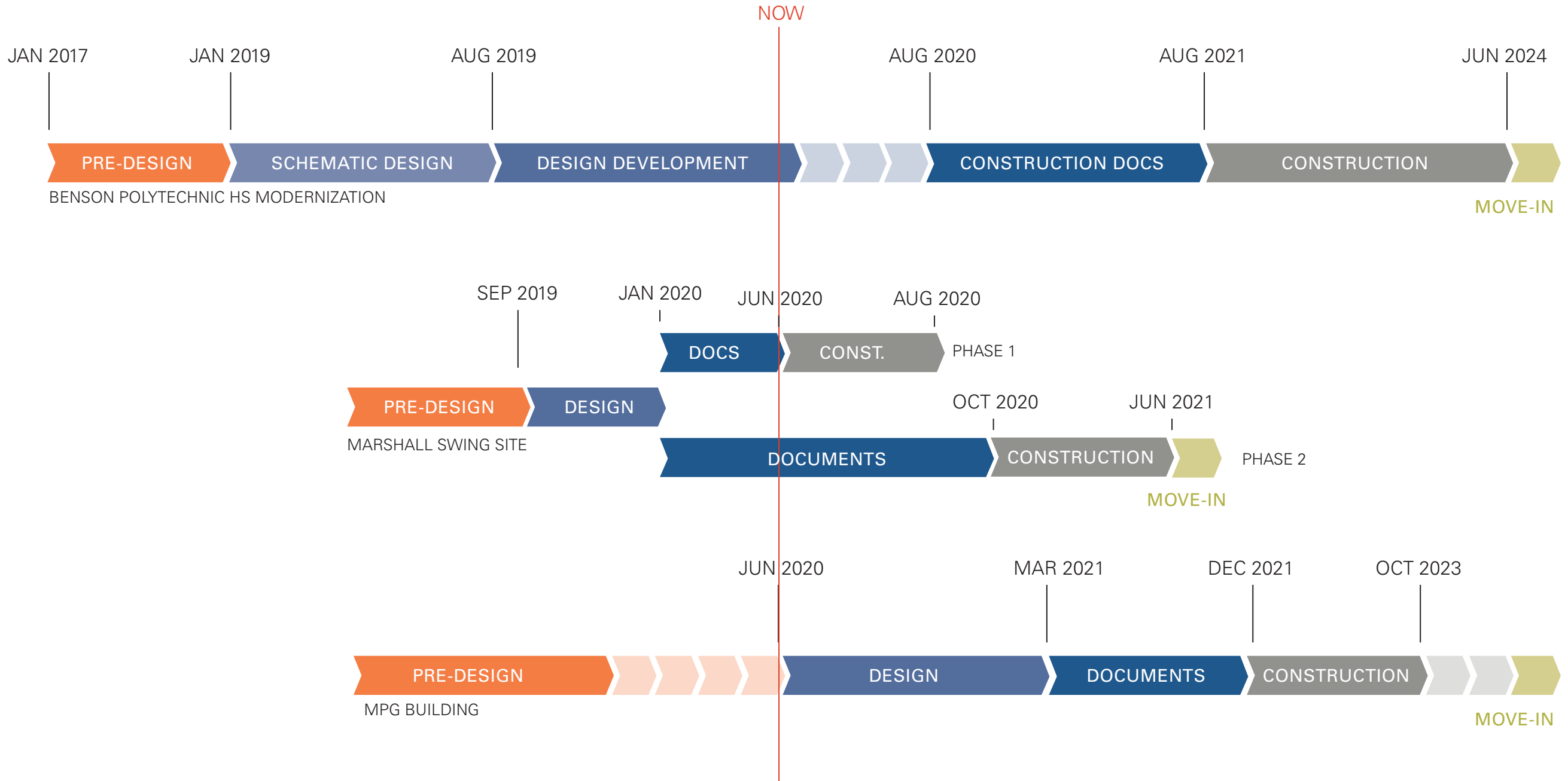
- 6:00 – 6:05 Welcome**
- 6:05 – 6:10 Project Schedule and Process Update**
PPS & Bassetti
- 6:10 – 6:20 Marshall Swing Site and MPG Update**
Bassetti
- 6:20 – 6:45 Design Updates**
Bassetti
- 6:45 – 6:55 Budget and Value Engineering**
PPS & Bassetti
- 6:55 – 7:00 Rendered Walkthrough**
Bassetti
- 7:00 – 7:15 Q & A**

A gentle reminder for virtual meetings:

Please mute your microphones and use the chat feature to ask follow-up questions during the presentation.

PROJECT SCHEDULE & PROCESS UPDATE

PROCESS SCHEDULE



BPHS MODERNIZATION PROJECT UPDATES

DESIGN PROGRESS

- + 50% DD set issued on February 5, 2020
- + Design review meetings with stakeholders
- + Estimate reconciliation and value engineering process
- + Constructability review and collaboration
- + 75% DD set issued on May 18, 2020

PORTLAND LANDMARKS COMMISSION

- + Application submitted and complete.
- + Hearing date set for July 13, 2020
- + See virtual hearing guidelines and how to provide testimony: <https://efiles.portlandoregon.gov/record/13623264>

SUMMER 2020 SITE INVESTIGATIONS

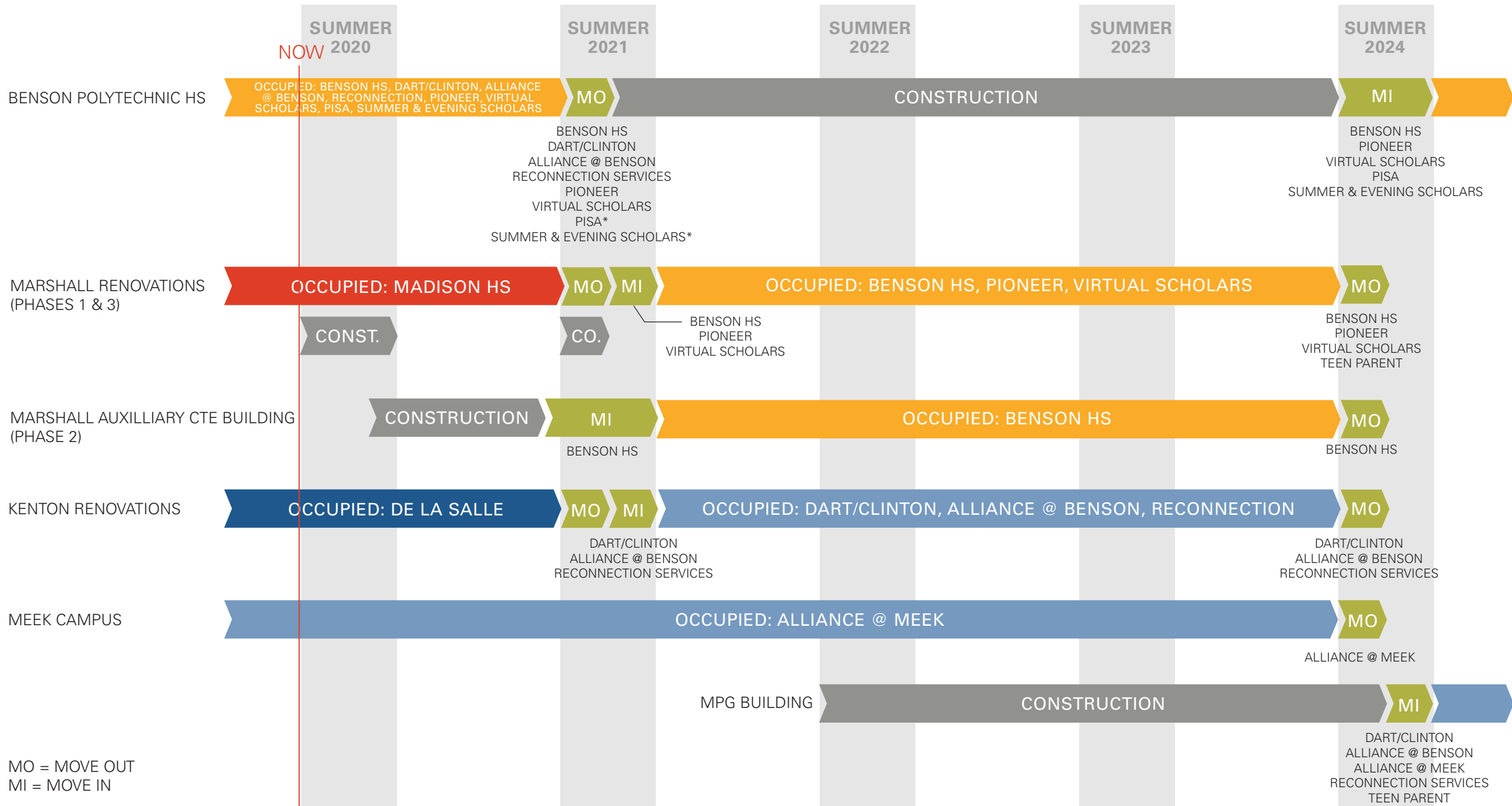
- + Site work and due-diligence ongoing
- + Additional structural testing
- + Equipment surveying and UL rating upgrades

PERMITTING

- + PBOT Public Works Permit 30% review complete
- + Communications with Portland BDS ongoing to identify any required appeals or clarifications needed
- + Target demolition permit submission September 2020

MARSHALL SWING SITE / PROJECT UPDATE

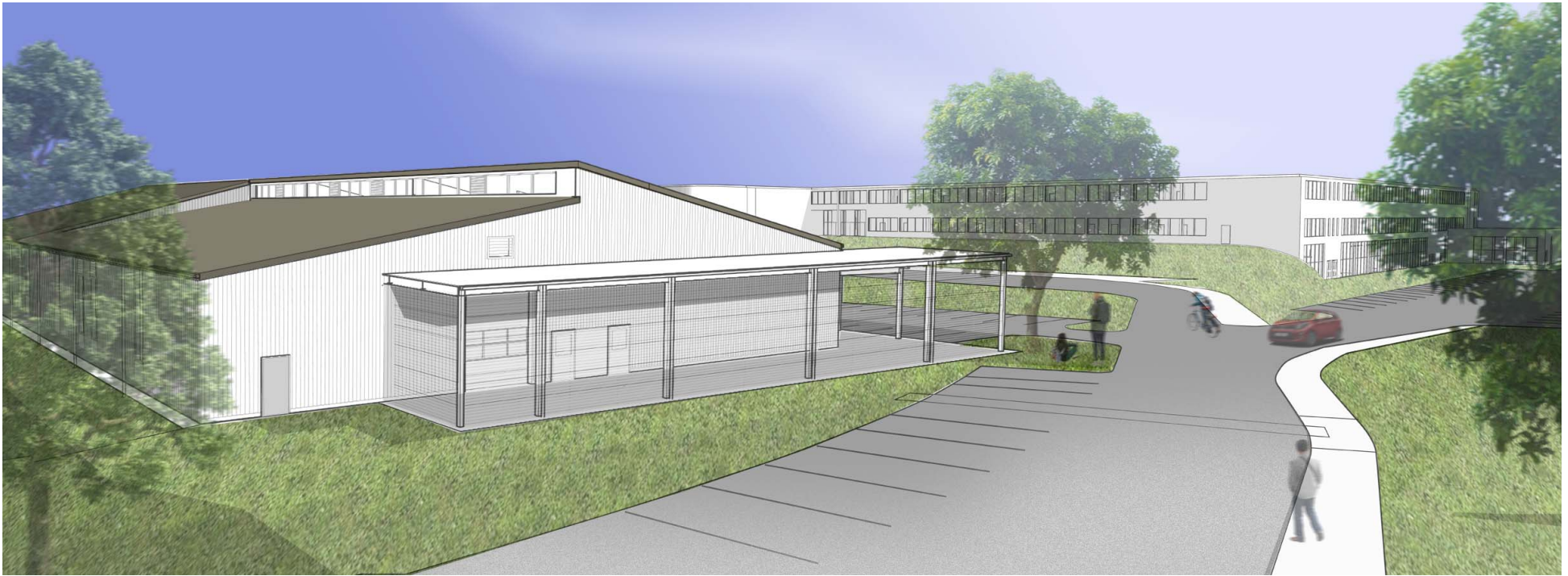
BENSON SWING SITES PHASING PLAN



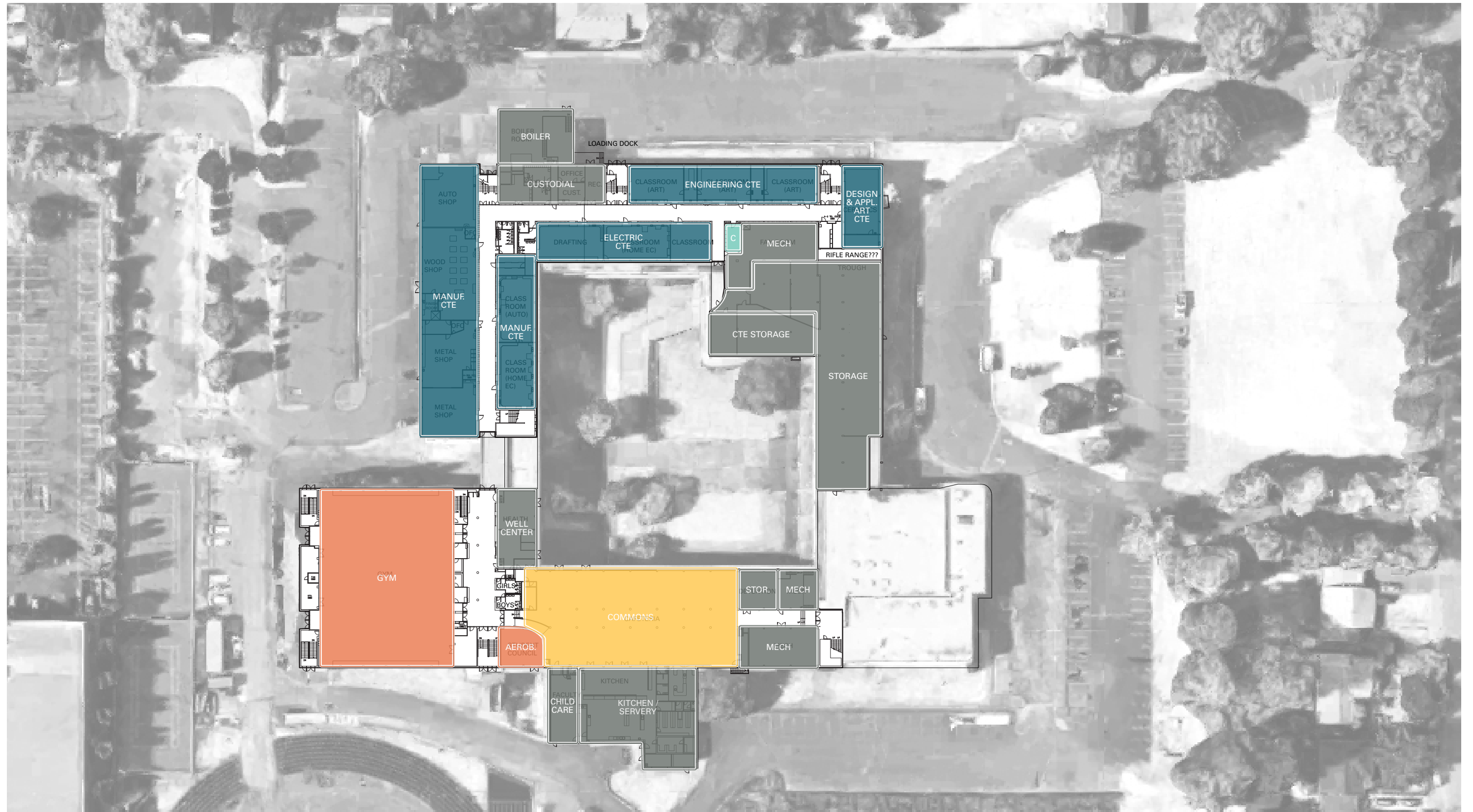
*SUMMER AND EVENING SCHOLARS TO MOVE TO GRANT HS, AND PISA TO MOVE TO MADISON HS DURING BENSON HS CONSTRUCTION

OVERVIEW

- + FPP Permit for interior improvements approved
- + Due-diligence and prep for summer 2020 work ongoing
- + CTE Building conditional use application in process



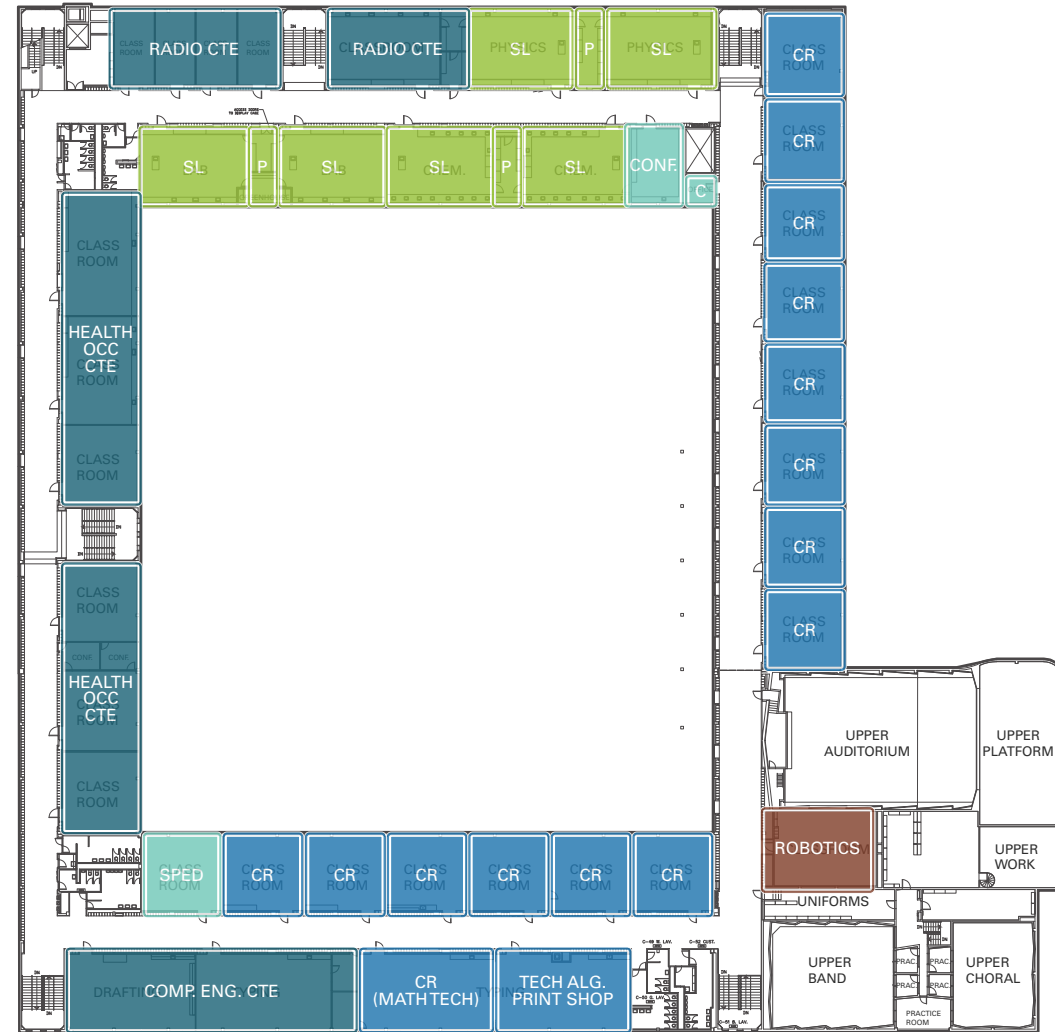
MARSHALL MASTER PLAN / LOWER LEVEL L1



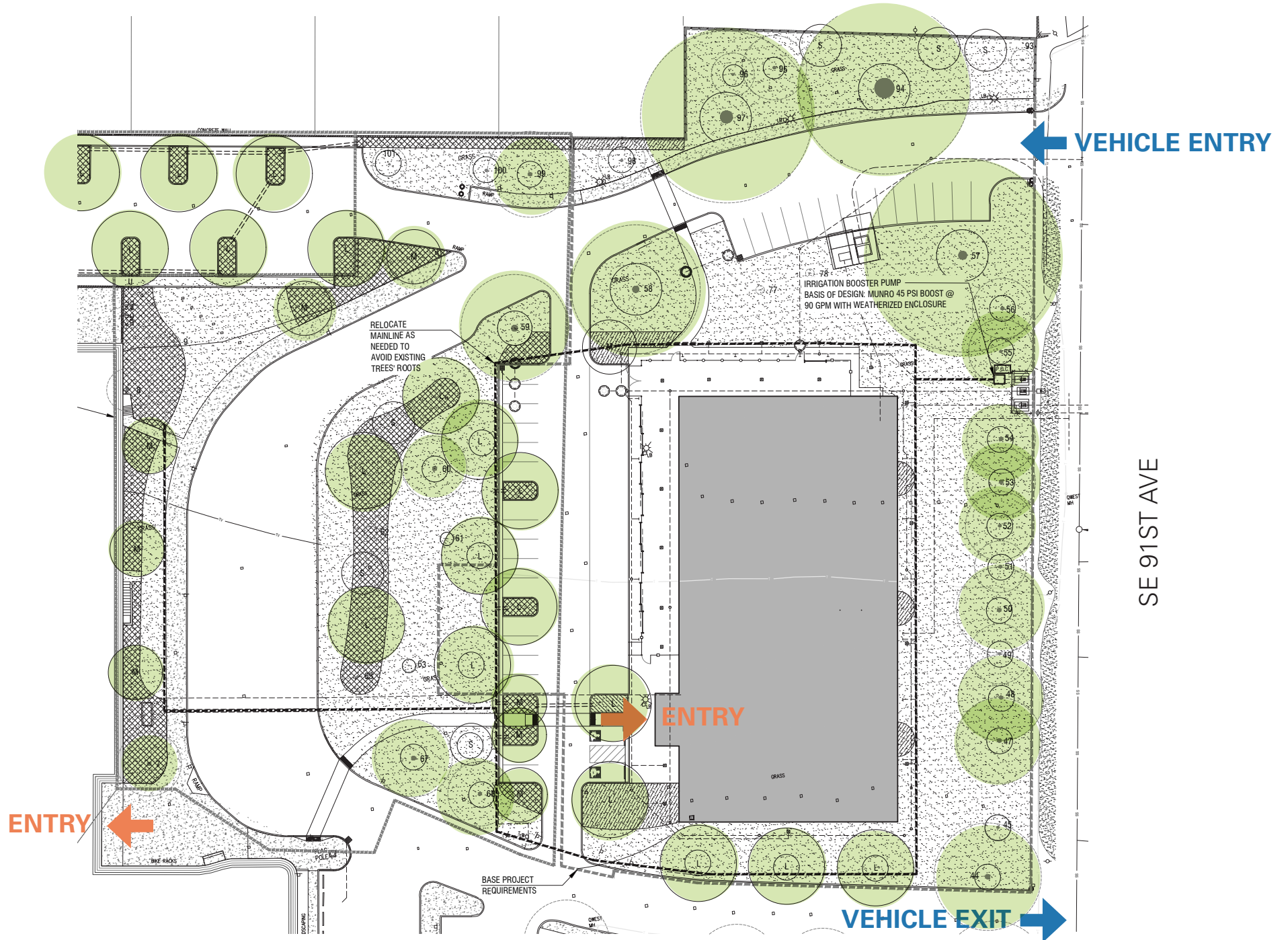
MARSHALL MASTER PLAN / MAIN LEVEL



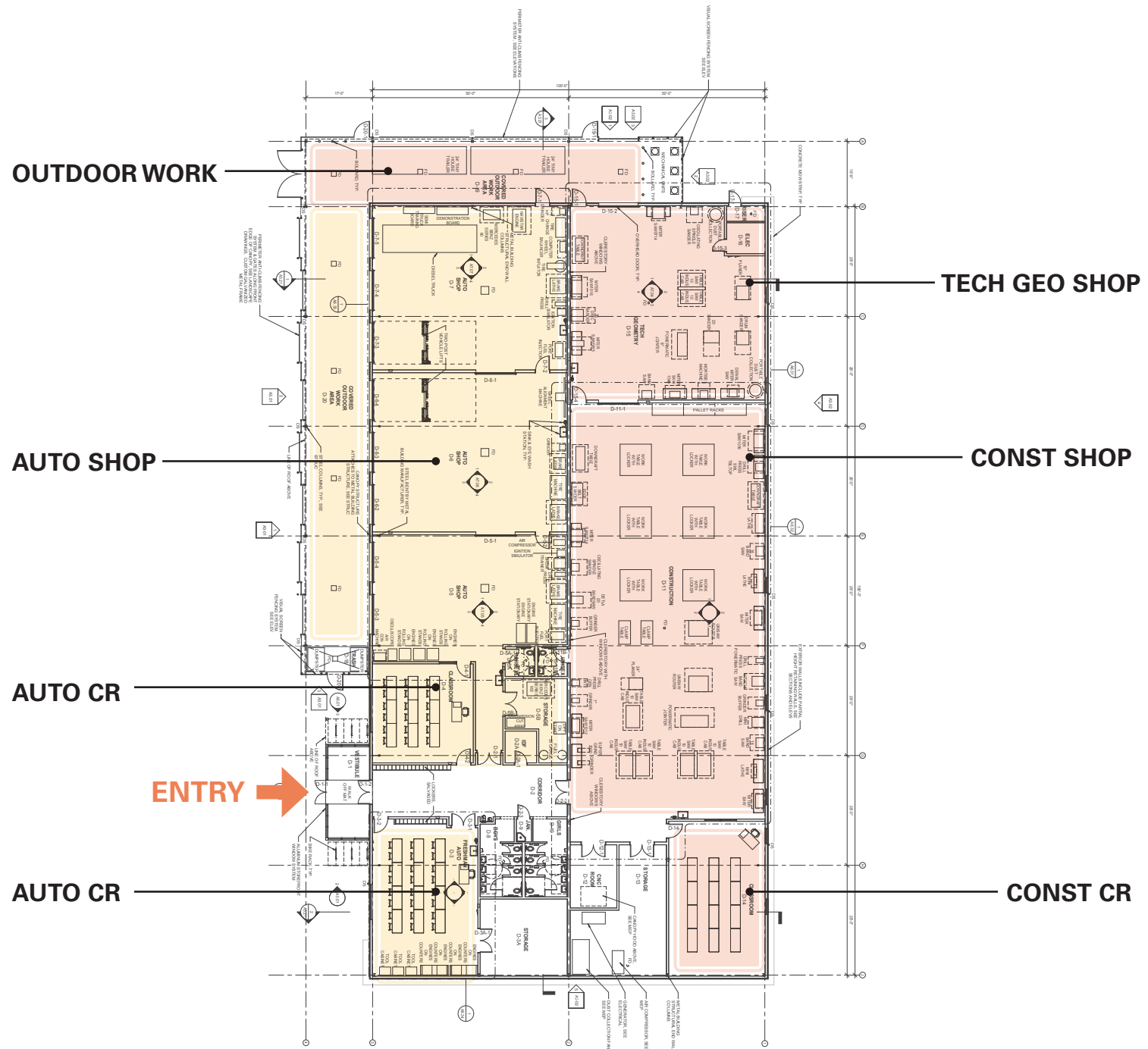
MARSHALL MASTER PLAN / UPPER LEVEL



MARSHALL SWING SITE / PROJECT UPDATES



MARSHALL SWING SITE / PROJECT UPDATES





D-2 - CORRIDOR - LOOKING EAST



D-11 - CONSTRUCTION - SOUTH

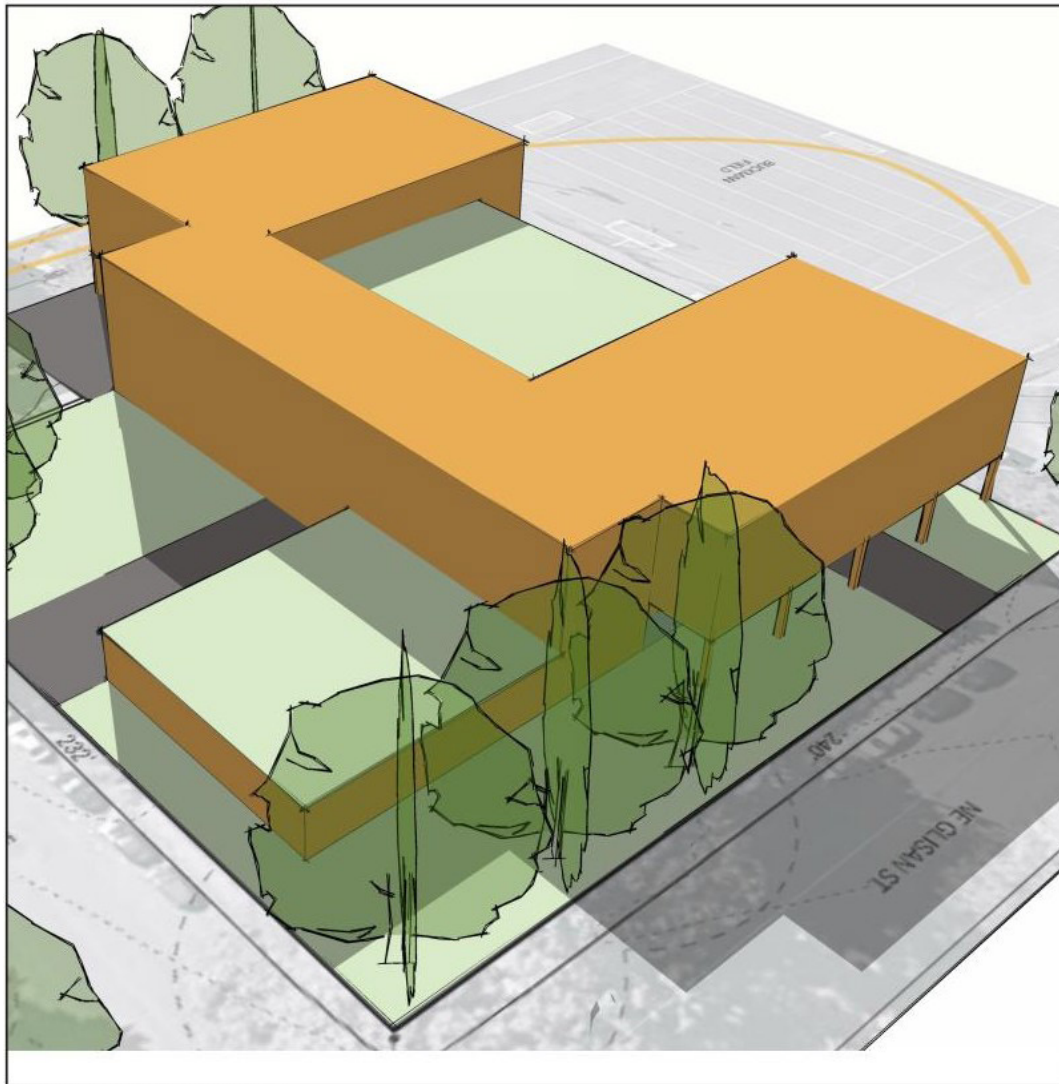


D-5 - AUTOSHOP - LOOKING SOUTH

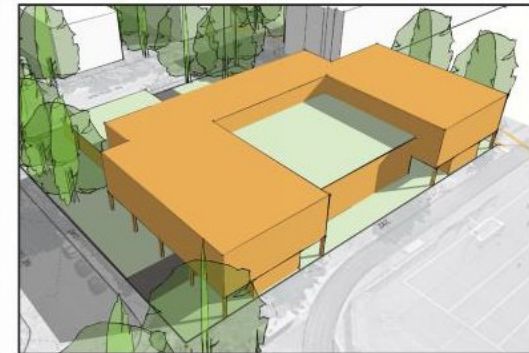
MPG BUILDING / PROJECT UPDATE

OVERVIEW

- + Program summary and Masterplan reviewed by DAG
- + Masterplan estimate completed for report, on target
- + Masterplan report approved by Bond Subcommittee, BOE review later in June



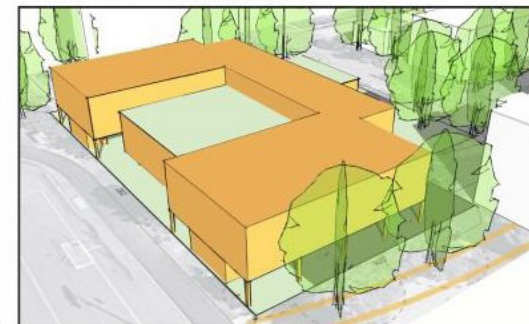
VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

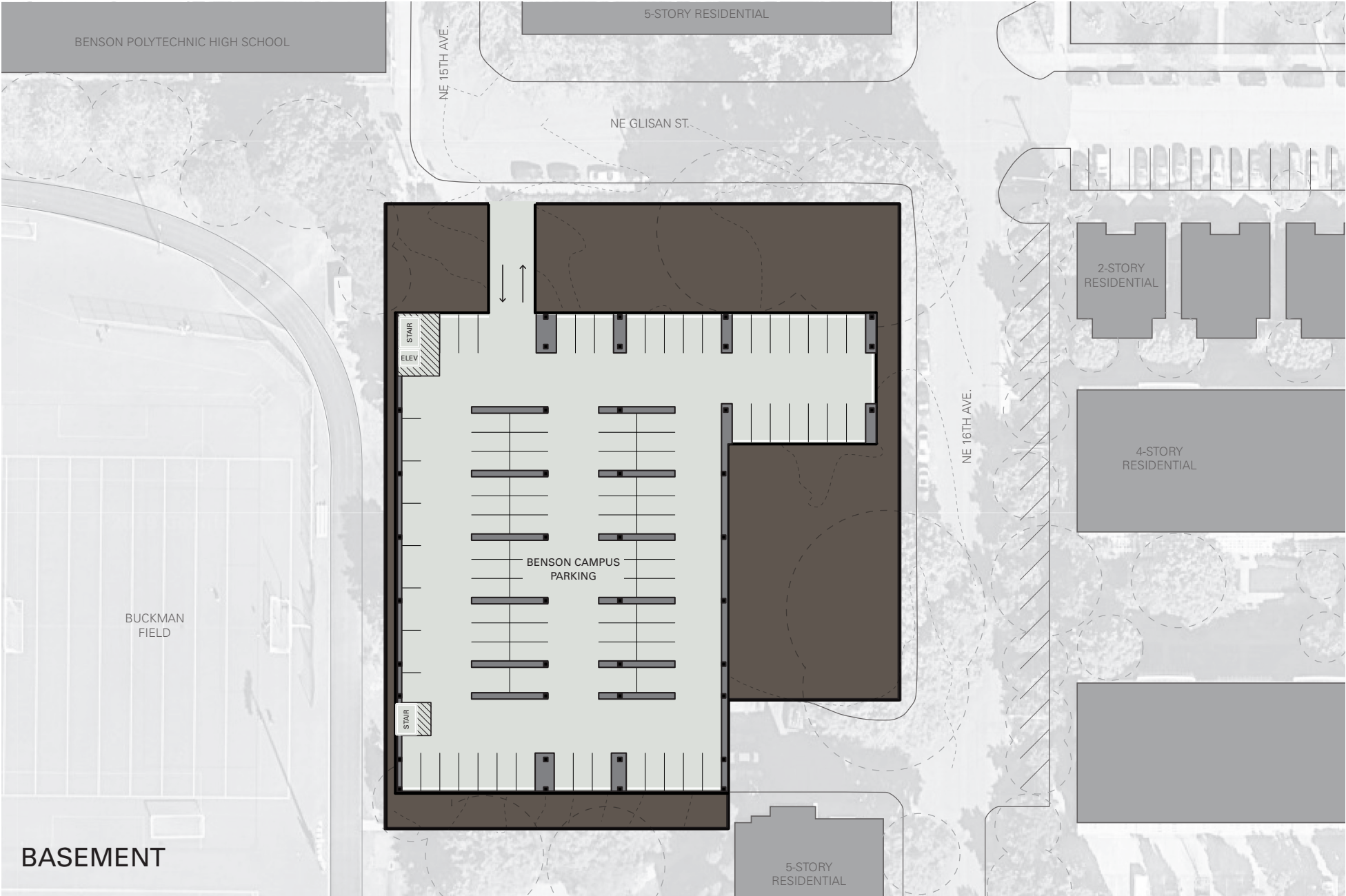


VIEW FROM SOUTHEAST

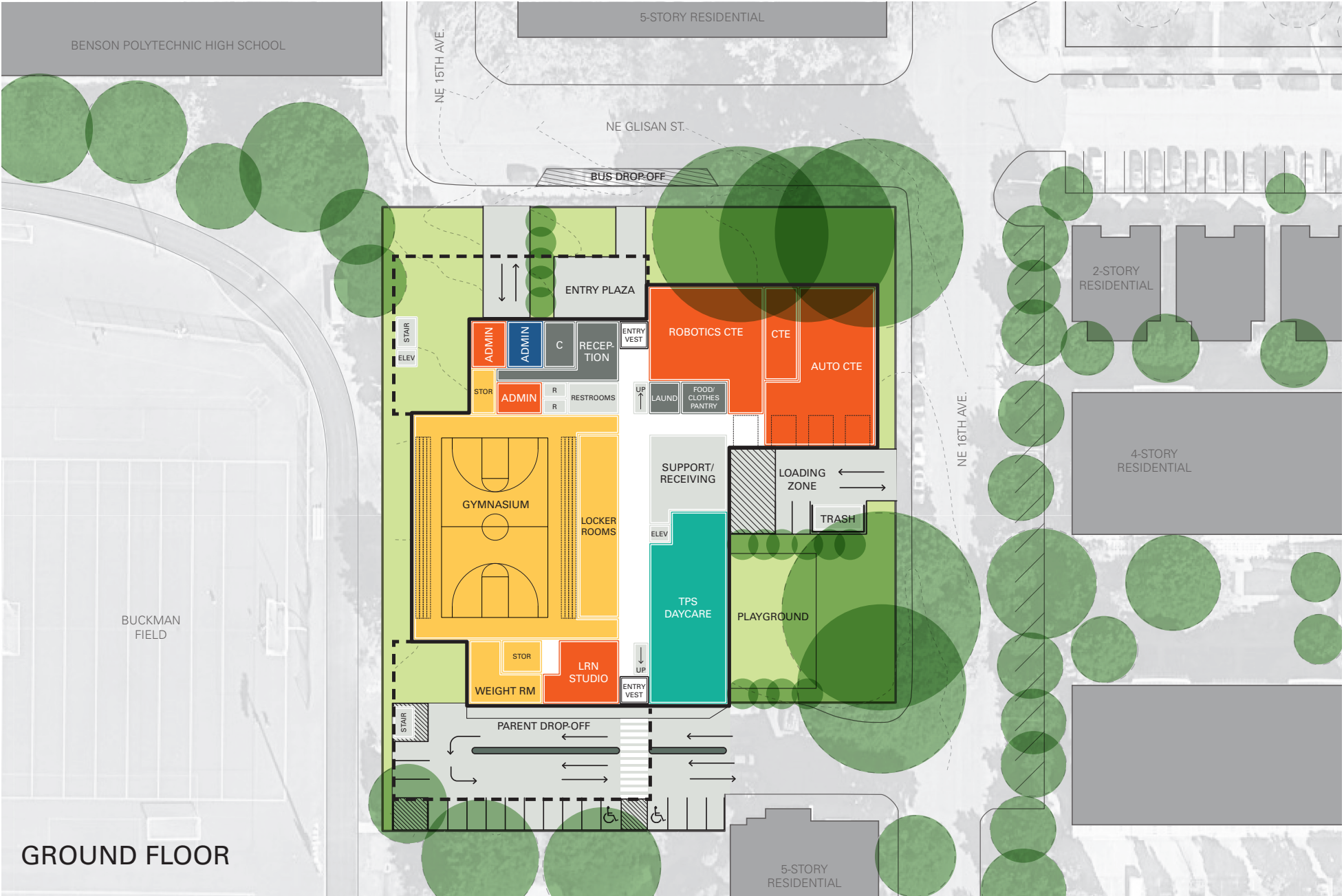


VIEW FROM SOUTHWEST

PROPOSED MASTER PLAN: "TREE HOUSE"



PROPOSED MASTER PLAN: "TREE HOUSE"

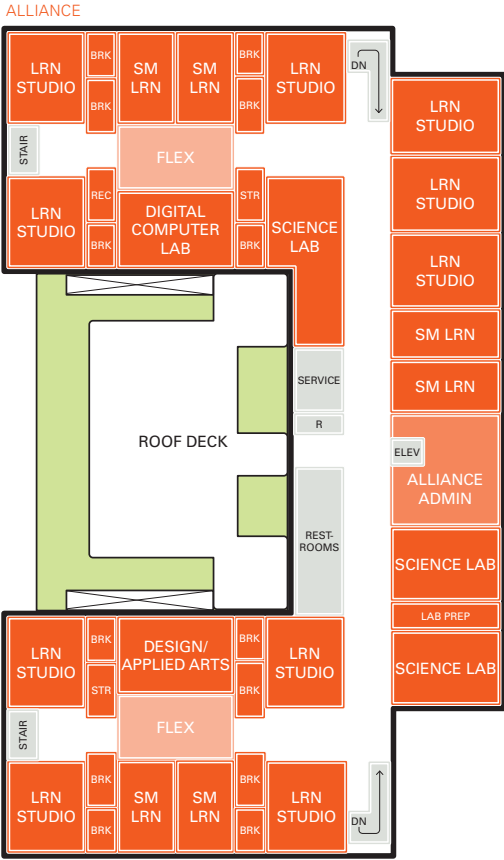


GROUND FLOOR

PROPOSED MASTER PLAN: "TREE HOUSE"



SECOND FLOOR

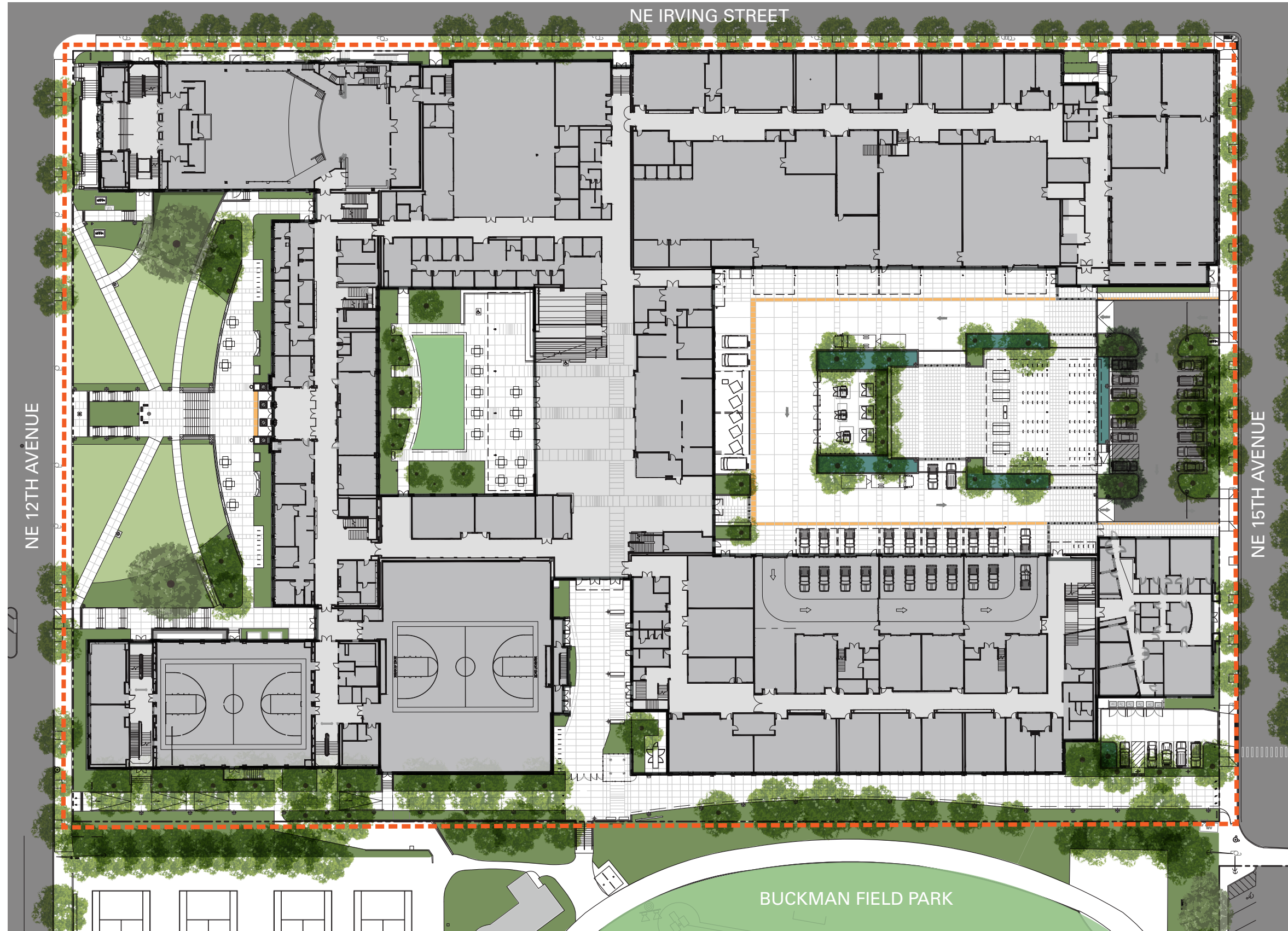


THIRD FLOOR

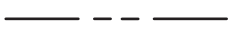
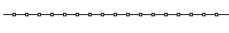




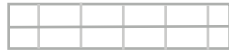




BENSON POLYTECHNIC / PROJECT UPDATE

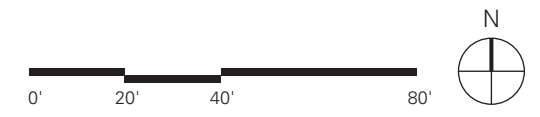
SITE

PROPOSED SITE - RENDERING



LEGEND

- PROPERTY LINE 
- FENCE 
- LAWN 
- SYNTHETIC TURF 
- SHRUB PLANTING 
- STORMWATER PLANTING 
- CONCRETE PAVING 
- COLORED CONCRETE PAVING 
- ASPHALT PAVING 
- PROPOSED LIGHT POLE 
- PROPOSED TREE 



COMPOSITE PLANS

Lower Level Plan 1"=60'

OVERALL: C.27.1

C.29.2

C.29.1

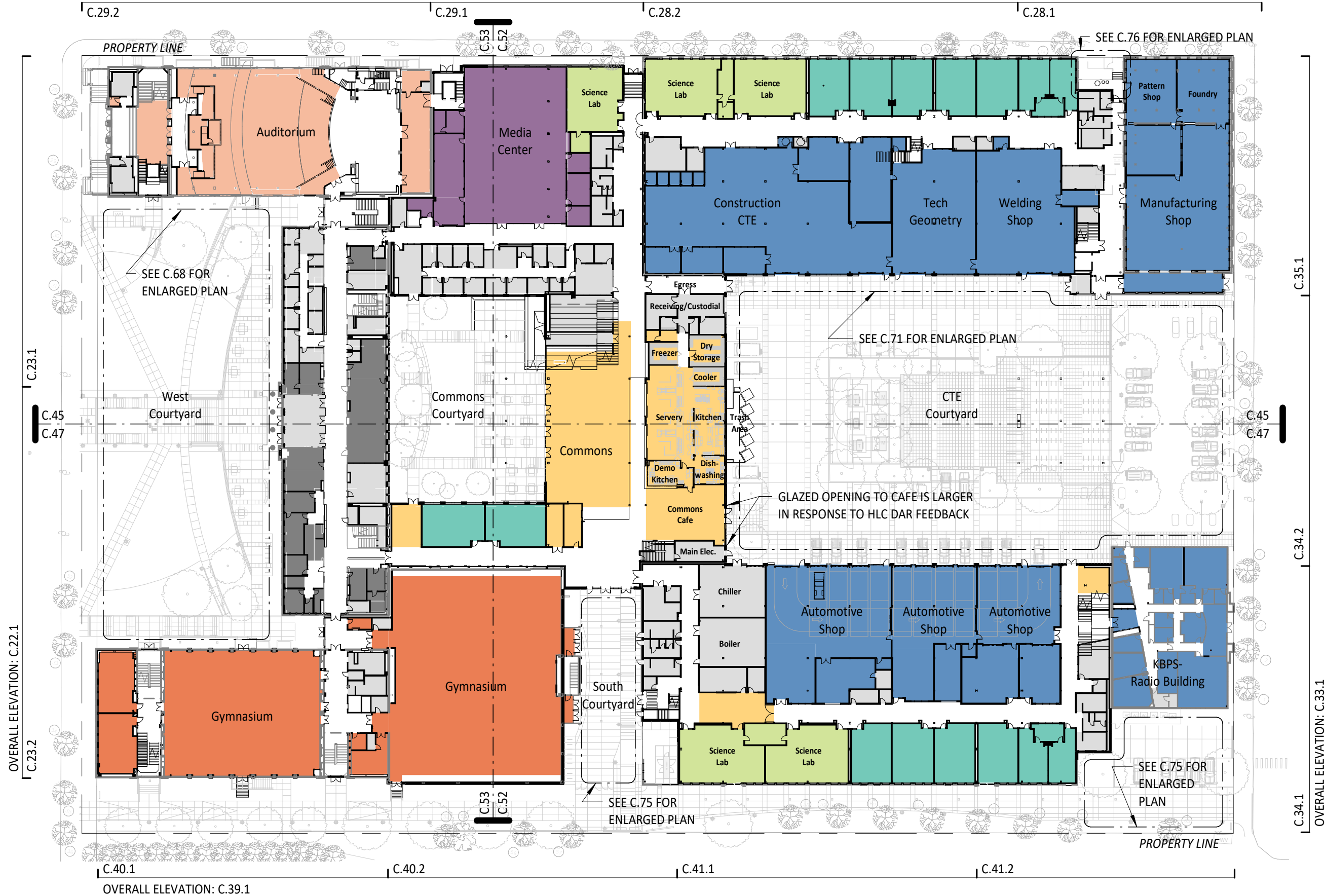


Legend

- CTE
- CLASSROOM
- SCIENCE LABS
- FLEX/COMMONS
- ARTS
- ATHLETICS
- SUPPORT SPACE
- ADMIN
- MEDIA CENTER

COMPOSITE PLANS

Level 1 Plan 1"=60'
OVERALL ELEVATION: C.27.1



- Legend**
- CTE
 - CLASSROOM
 - SCIENCE LABS
 - FLEX/COMMONS
 - ARTS
 - ATHLETICS
 - SUPPORT SPACE
 - ADMIN
 - MEDIA CENTER

COMPOSITE PLANS

Level 2 Plan 1"=60'

OVERALL: C.27.1

C.29.2

C.29.1

C.28.2

C.28.1

C.53
C.52

Legend

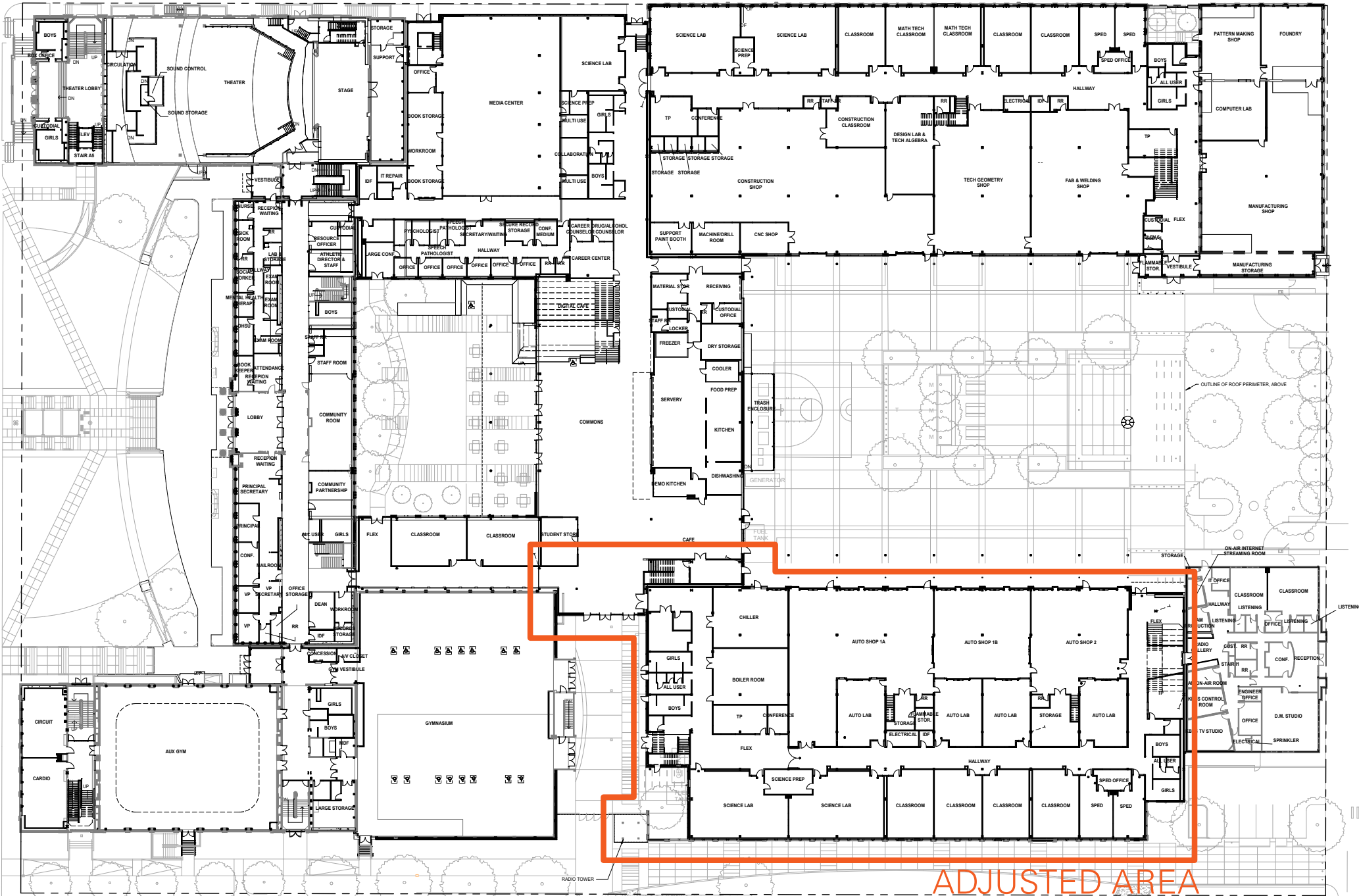
- CTE
- CLASSROOM
- SCIENCE LABS
- FLEX/COMMONS
- ARTS
- ATHLETICS
- SUPPORT SPACE
- ADMIN
- MEDIA CENTER



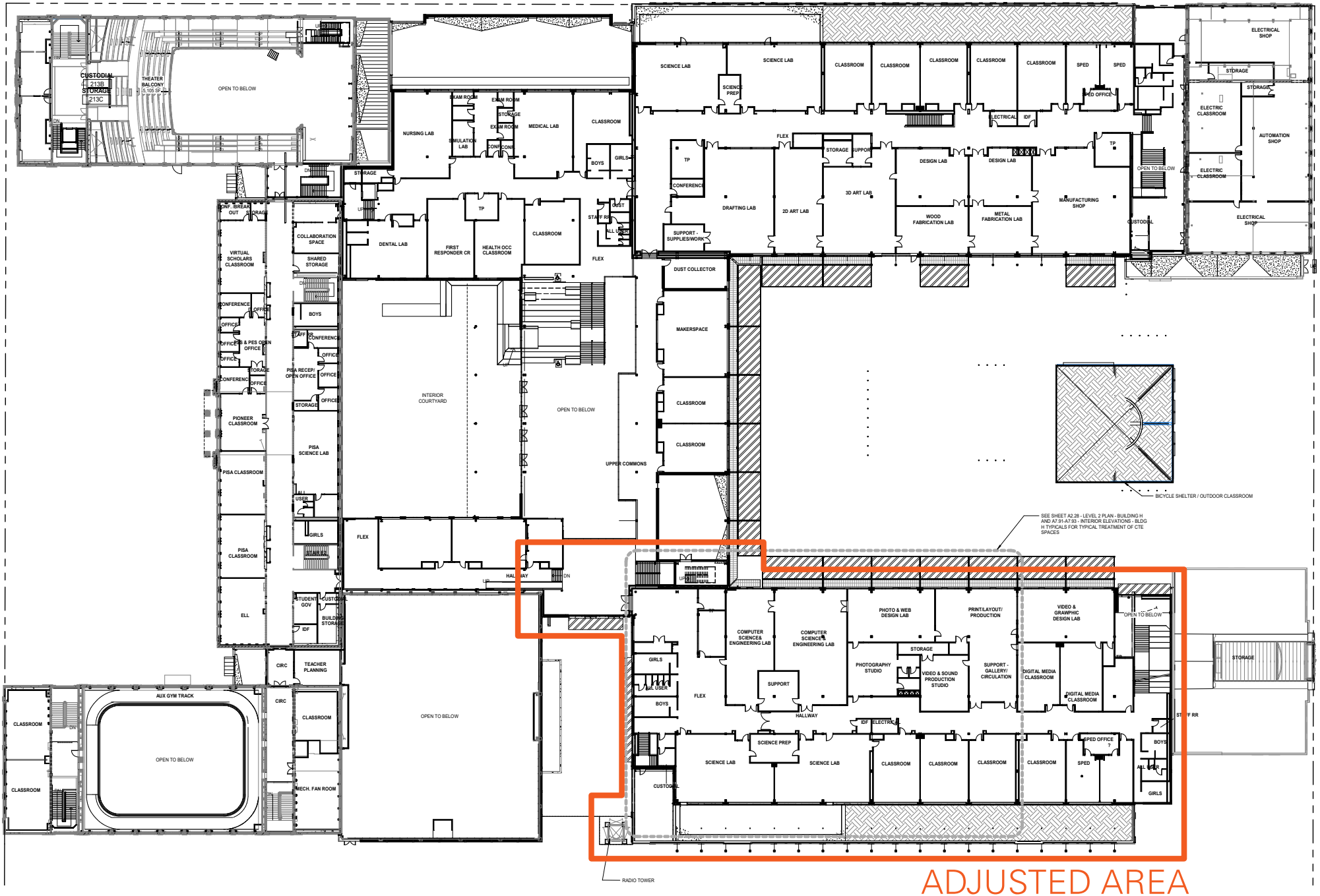
LANDMARKS APPLICATION / DESIGN UPDATE

SOUTH WALL SALVAGE

BPHS / MAIN FLOOR

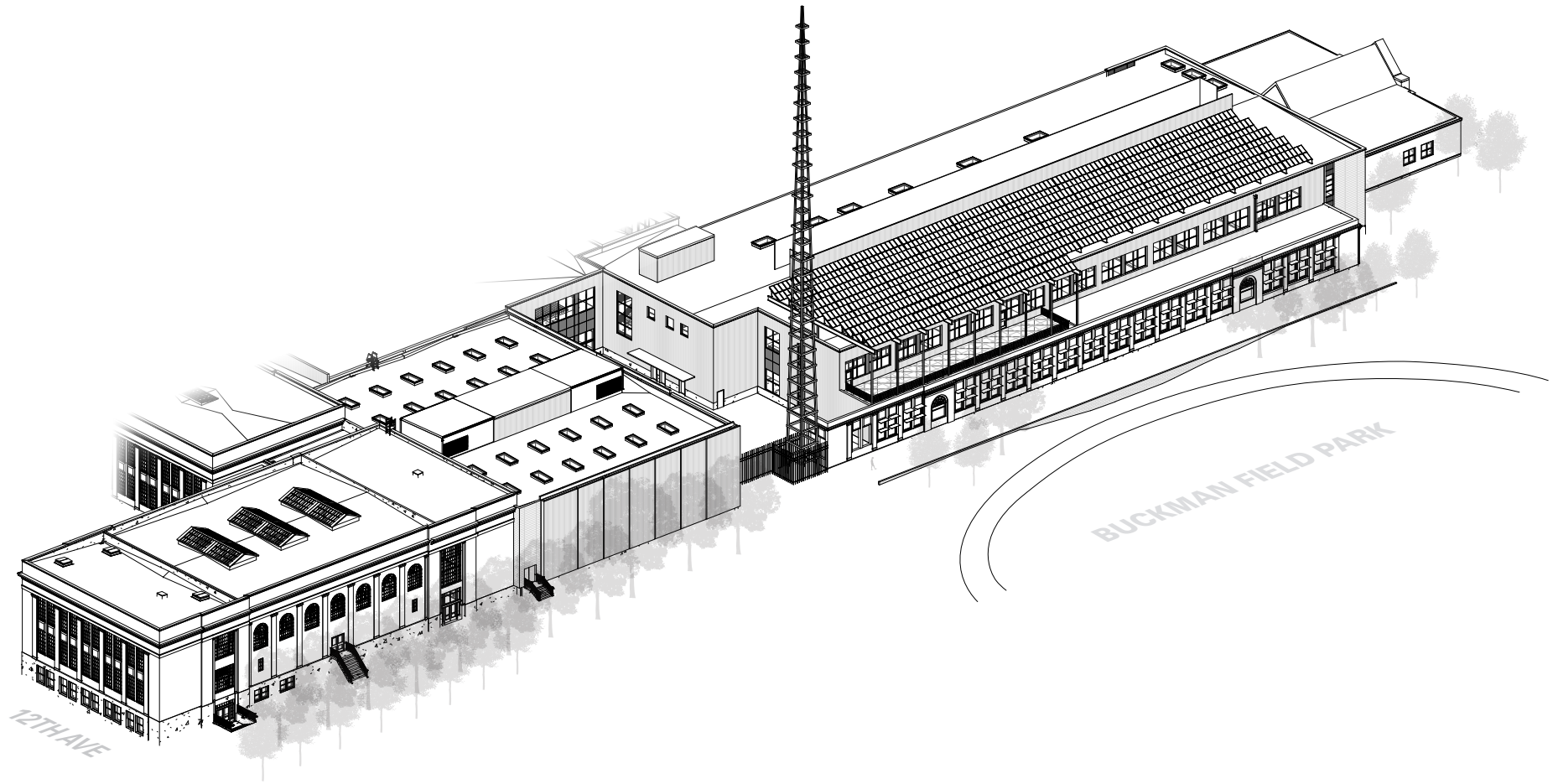


BPHS / SECOND FLOOR



ADJUSTED AREA

BPHS / SOUTH WALL SALVAGE



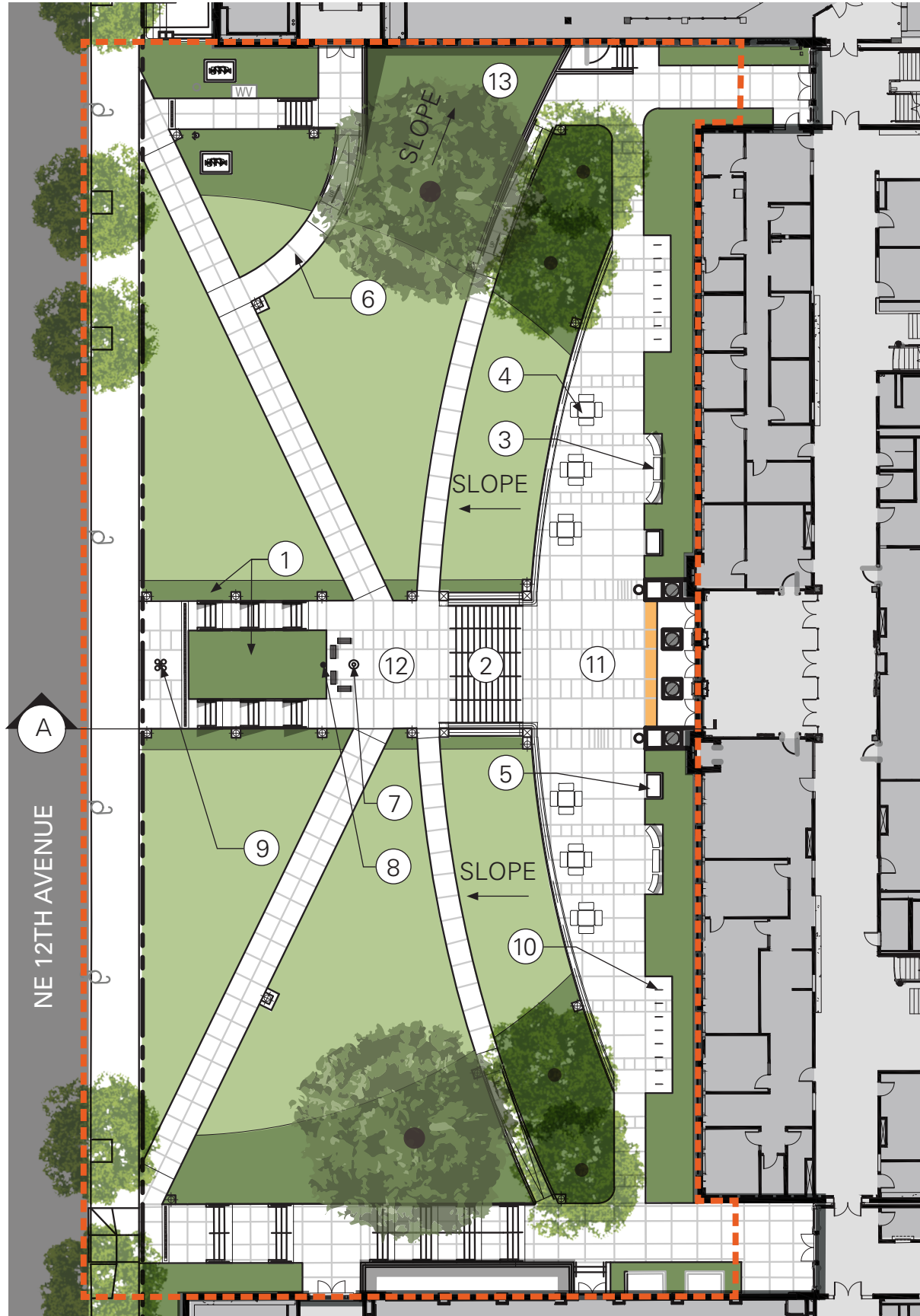
SITE DESIGN

SITE

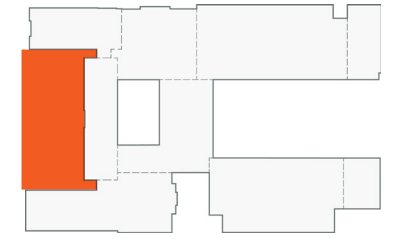
WEST COURTYARD



Existing



Proposed

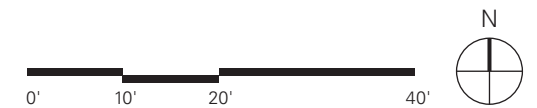


KEY

1. ROSES, TYP.
2. ENTRY STEPS
3. CLASS BENCHES, TYP. OF (6)
4. FIXED PICNIC TABLE, TYP. OF (6)
5. MEMORIAL PLAQUE, TYP. OF (2)
6. ADA ACCESS TO AUDITORIUM
7. FLAG POLE
8. SUNDIAL
9. BENSON BUBBLER
10. BIKE RACKS, TYP. OF (16)
11. UPPER PLAZA
12. MIDDLE PLAZA
13. SLOPE TO DAYLIGHT LOWER LEVEL

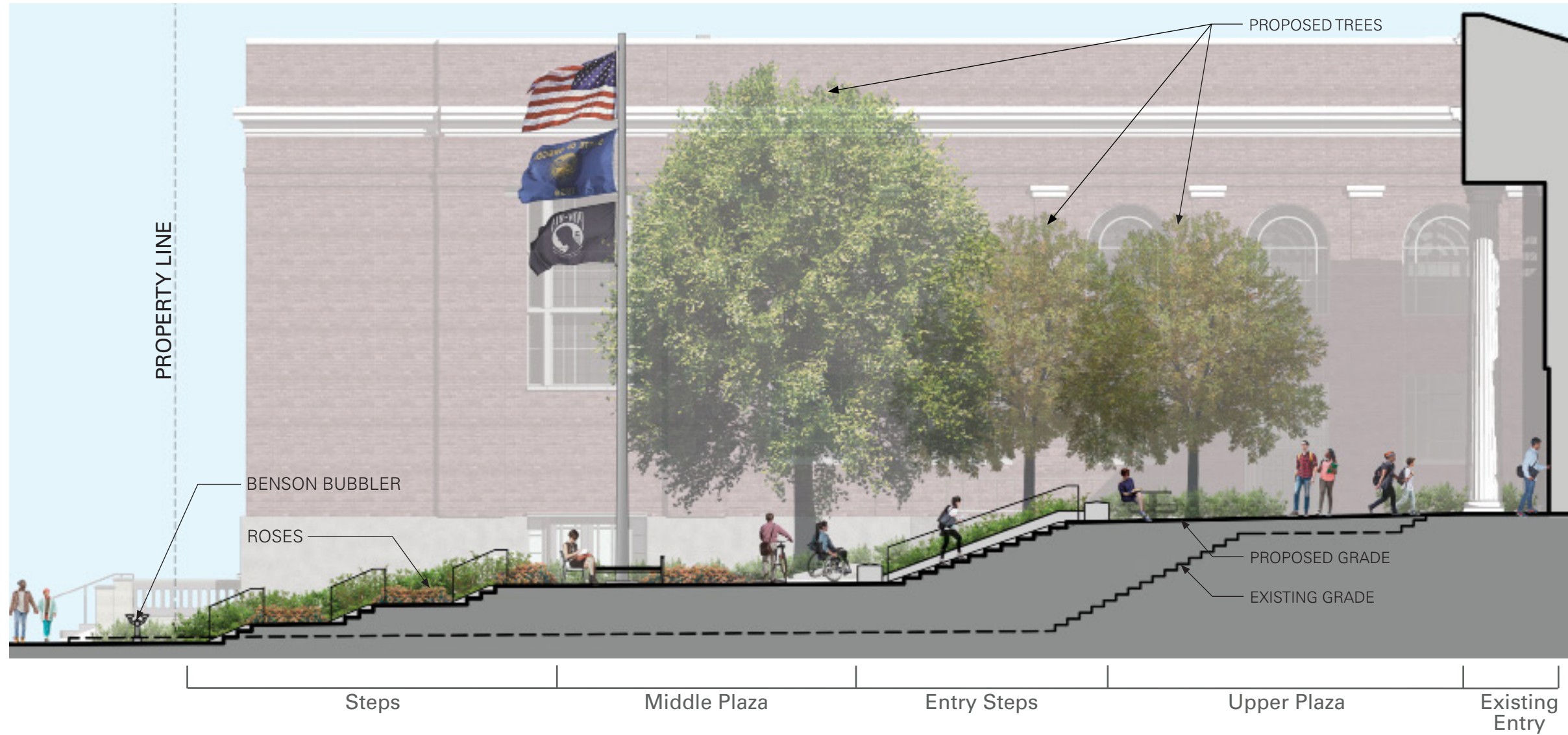
LEGEND

- PROPERTY LINE
- LAWN
- SHRUB PLANTING
- STORMWATER PLANTING
- CONCRETE PAVING
- ASPHALT PAVING
- PROPOSED LIGHT POLE
- PROPOSED TREE



SITE

PROPOSED WEST COURTYARD

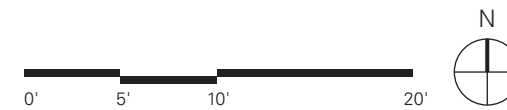


Benson Bubbler



Sundial

A. Proposed West Courtyard - Section



Roses



Memorial Plaque - Simon Benson



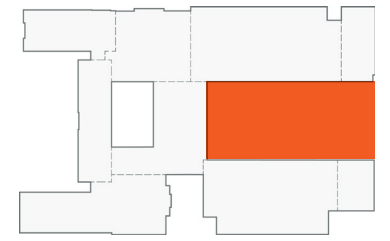
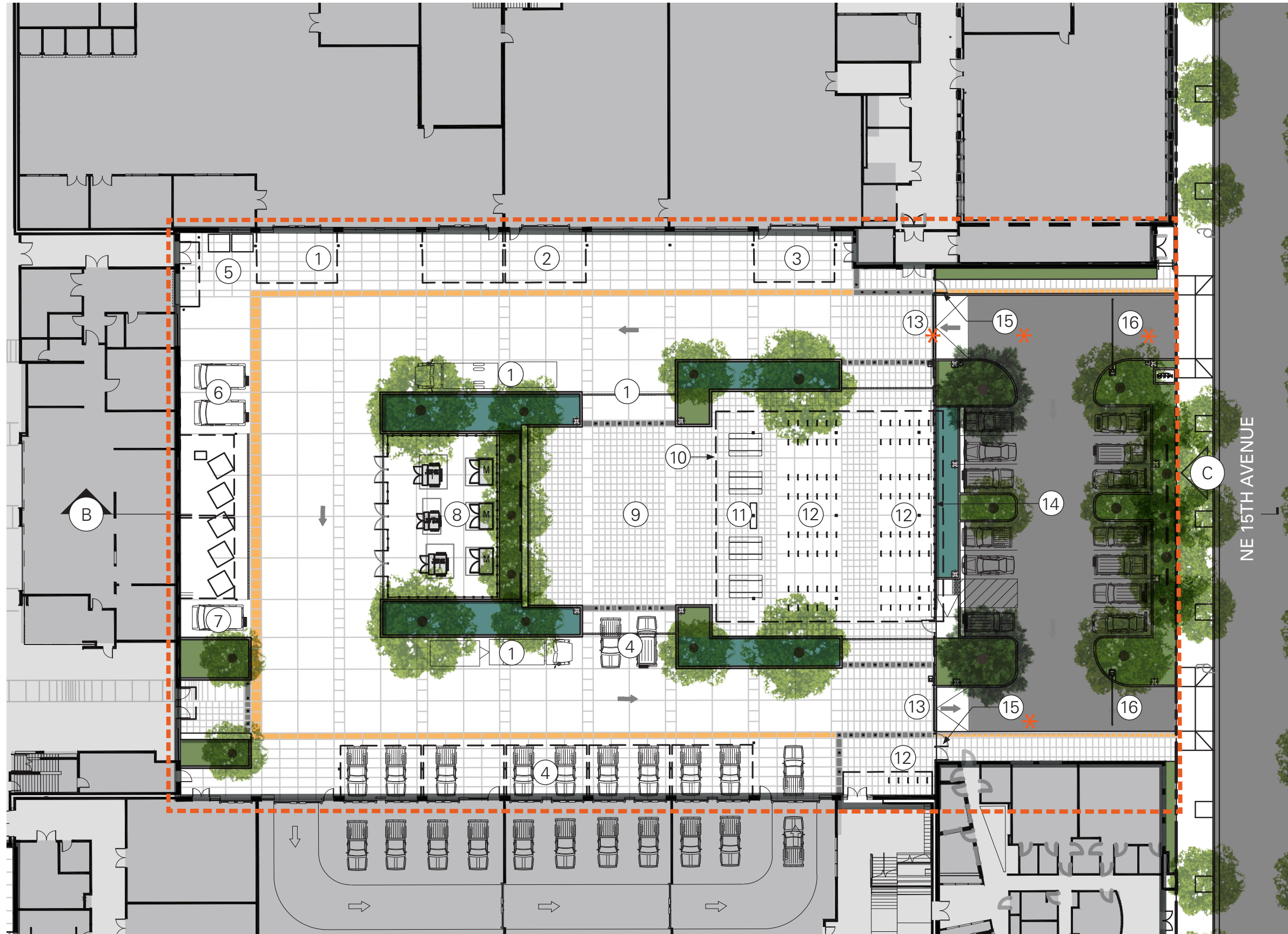
Memorial Plaque - Korean War



Class Benches

SITE

PROPOSED CTE COURTYARD



KEY

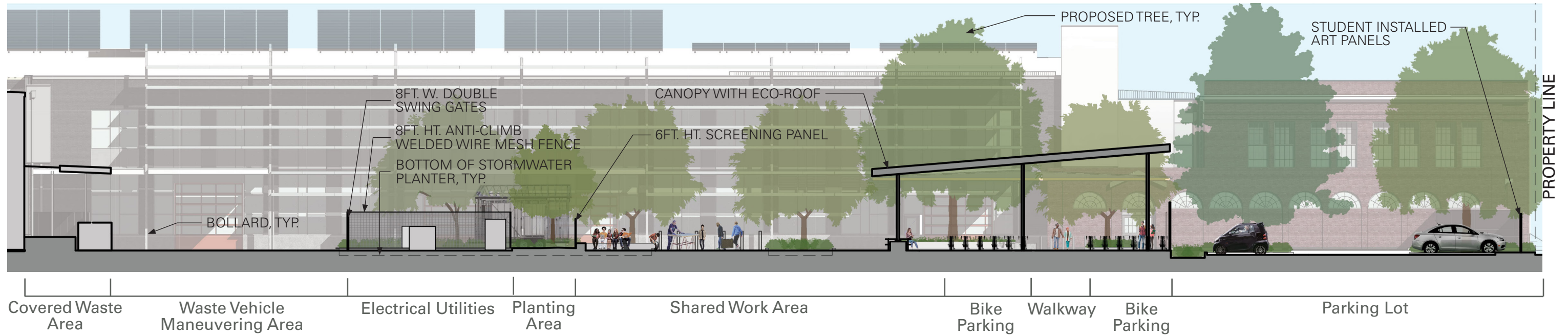
- 1. WORK AREA - CONSTRUCTION
- 2. WORK AREA - TECH GEOMETRY
- 3. WORK AREA - MANUFACTURING
- 4. WORK AREA - AUTOMOTIVE
- 5. LOADING ZONE
- 6. CUSTODIAN PARKING
- 7. MAINTENANCE PARKING
- 8. ELECTRICAL UTILITIES
- 9. SHARED WORK AREA
- 10. CANOPY, REF. ARCH.
- 11. COVERED OUTDOOR CLASSROOM
- 12. BIKE PARKING
- 13. VEHICULAR ROLLING GATE
- 14. WWM FENCE, 8FT HT.
- 15. PEDESTRIAN SWING GATE WITH PANIC HARDWARE
- 16. AUTOMATIC BARRIER ARM GATE
- * GATE WITH KEY CARD ACCESS

LEGEND

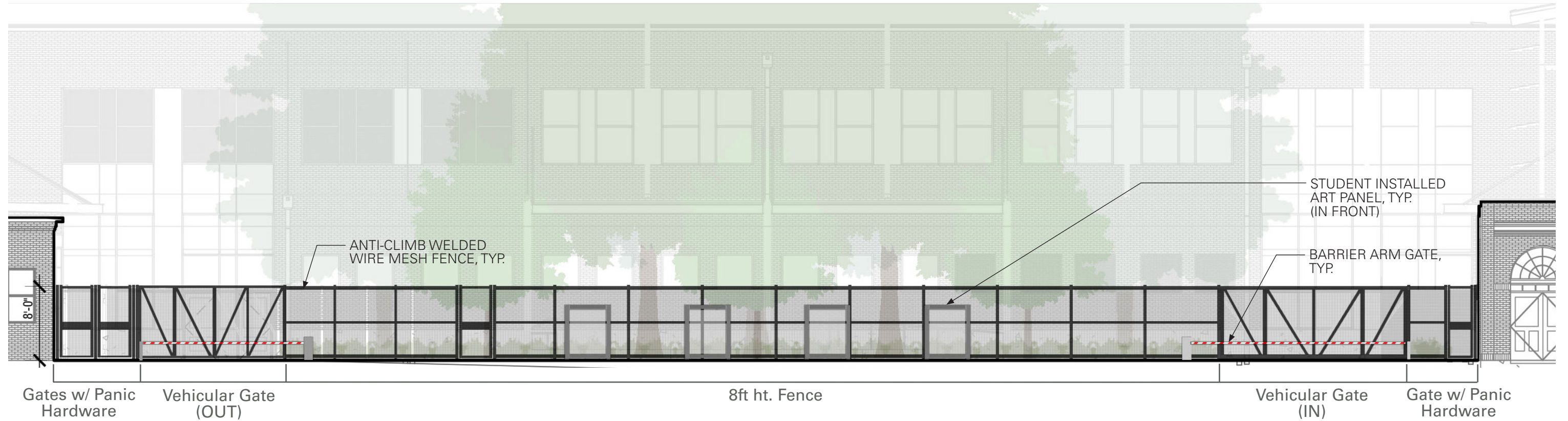
- PROPERTY LINE
- FENCE
- SHRUB PLANTING
- STORMWATER PLANTING
- CONCRETE PAVING
- COLORED CONCRETE PAVING
- ASPHALT PAVING
- PROPOSED LIGHT POLE
- PROPOSED TREE

SITE

PROPOSED CTE COURTYARD



B. Proposed CTE Courtyard - Section

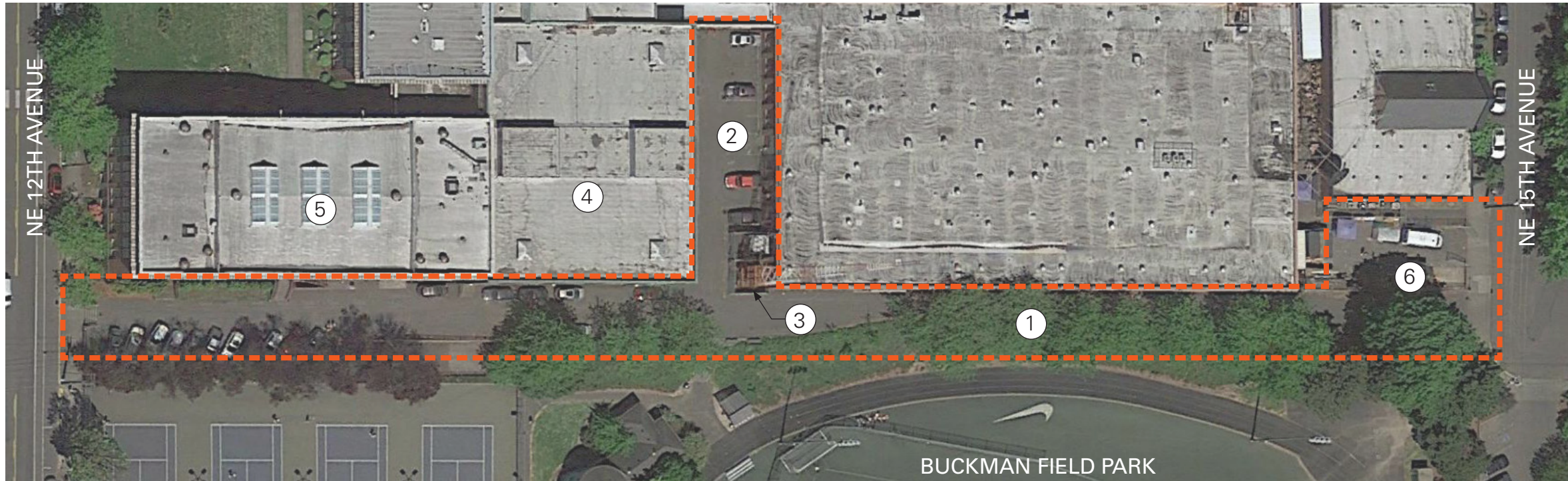


C. Proposed CTE Courtyard - Elevation of Fencing from Right of Way



SITE

SOUTH COURTYARD AND PEDESTRIAN PROMENADE



Existing

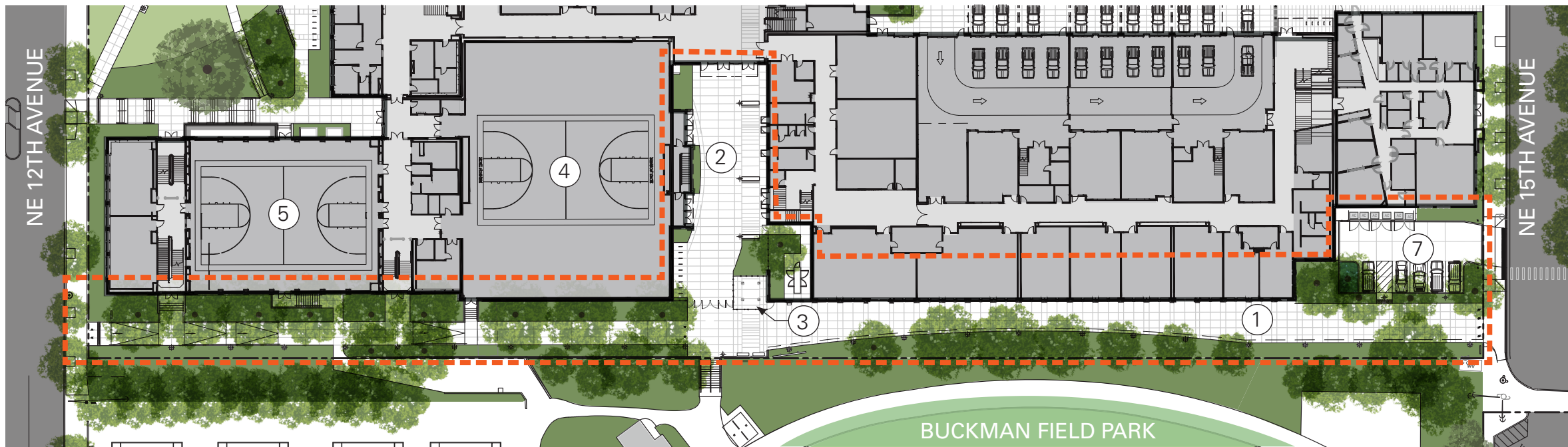


KEY

- 1. PEDESTRIAN PROMENADE AND FIRE LANE
- 2. SOUTH COURTYARD
- 3. EXISTING RADIO TOWER
- 4. GYMNASIUM
- 5. AUXILIARY GYMNASIUM
- 6. EXISTING OUTDOOR WORK AREA
- 7. SOUTHEAST PARKING LOT

LEGEND

- PROPERTY LINE
- FENCE
- LAWN
- SYNTHETIC TURF
- SHRUB PLANTING
- STORMWATER PLANTING
- CONCRETE PAVING
- ASPHALT PAVING
- PROPOSED LIGHT POLE
- PROPOSED TREE



Proposed



SITE

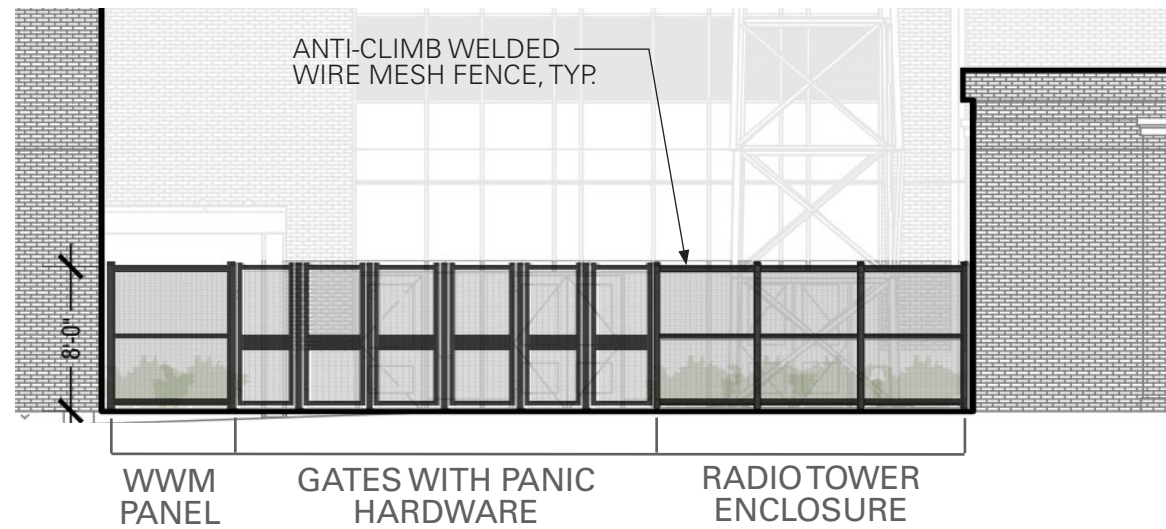
SOUTH COURTYARD AND EAST END OF PEDESTRIAN PROMENADE



Proposed South Courtyard - Enlarged Plan



Proposed Parking Lot and East End of Pedestrian Promenade - Enlarged Plan



D. South Courtyard - Section/Elevation - Anti-climb Welded Wire Mesh Fence



KEY

- 1. CANOPY, REF. ARCH.
- 2. SITE WALL, TYP. OF (3)
- 3. BIKE PARKING
- 4. RADIO TOWER
- 5. PATH TO BUCKMAN PARK
- 6. WWM FENCE AND GATES, 8FT HT.
- 7. BOARD FENCE AND GATES, 6FT HT.
- 8. EXISTING AIR CONDITIONING UNITS
- 9. PEDESTRIAN PROMENADE AND FIRE LANE
- 10. VEHICULAR BOLLARD
- 11. REMOVABLE VEHICULAR BOLLARD
- 12. TRUNCATED DOME PAVING
- 13. STORMWATER PLANTER

LEGEND

- PROPERTY LINE
- FENCE
- SHRUB PLANTING
- STORMWATER PLANTING
- CONCRETE PAVING
- ASPHALT PAVING
- PROPOSED LIGHT POLE
- PROPOSED TREE



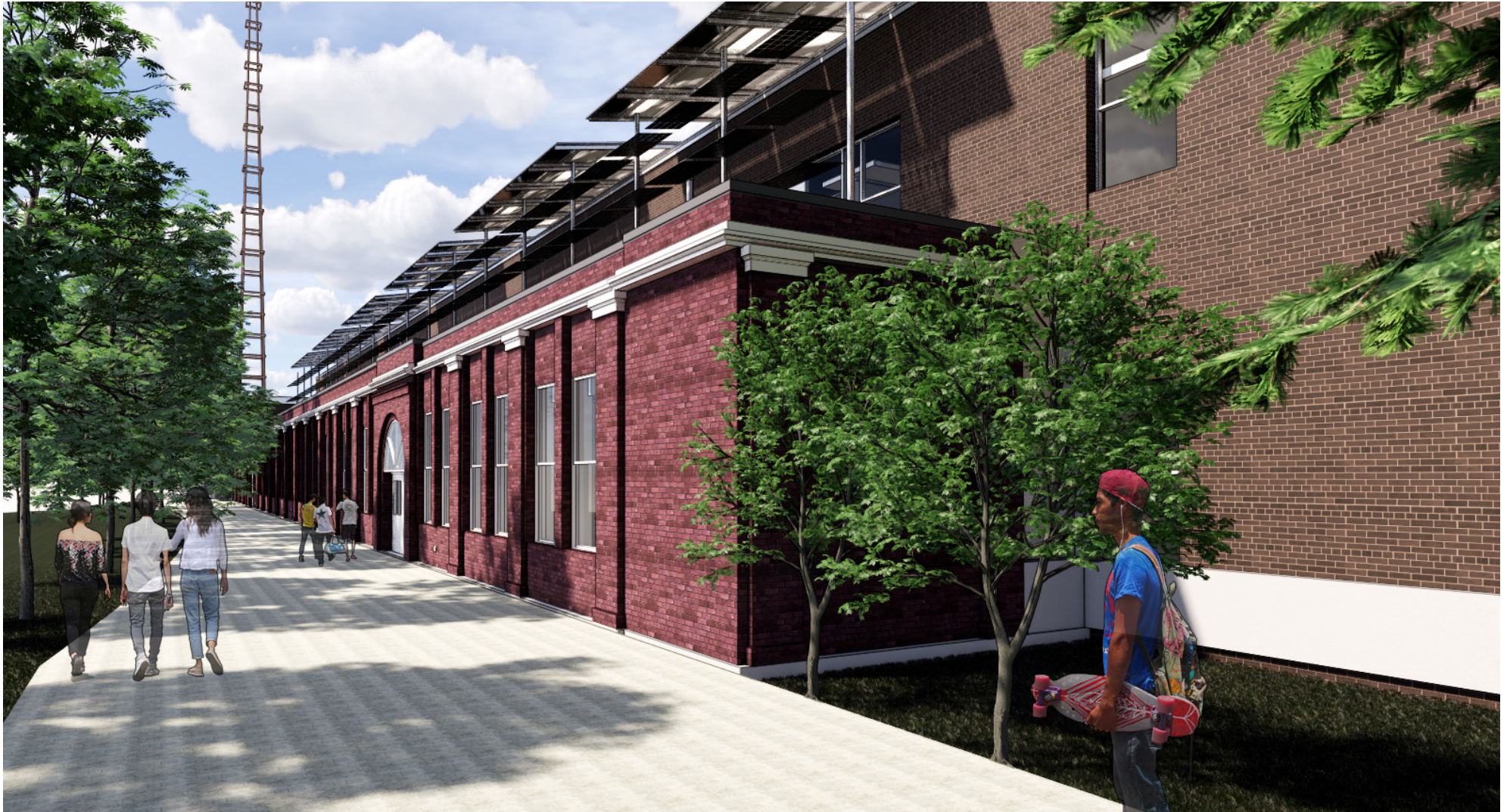
EXTERIOR RENDERINGS



Rendering of approach from 12th Ave



Building D from 15th



Perspective Looking East at South Wall of H

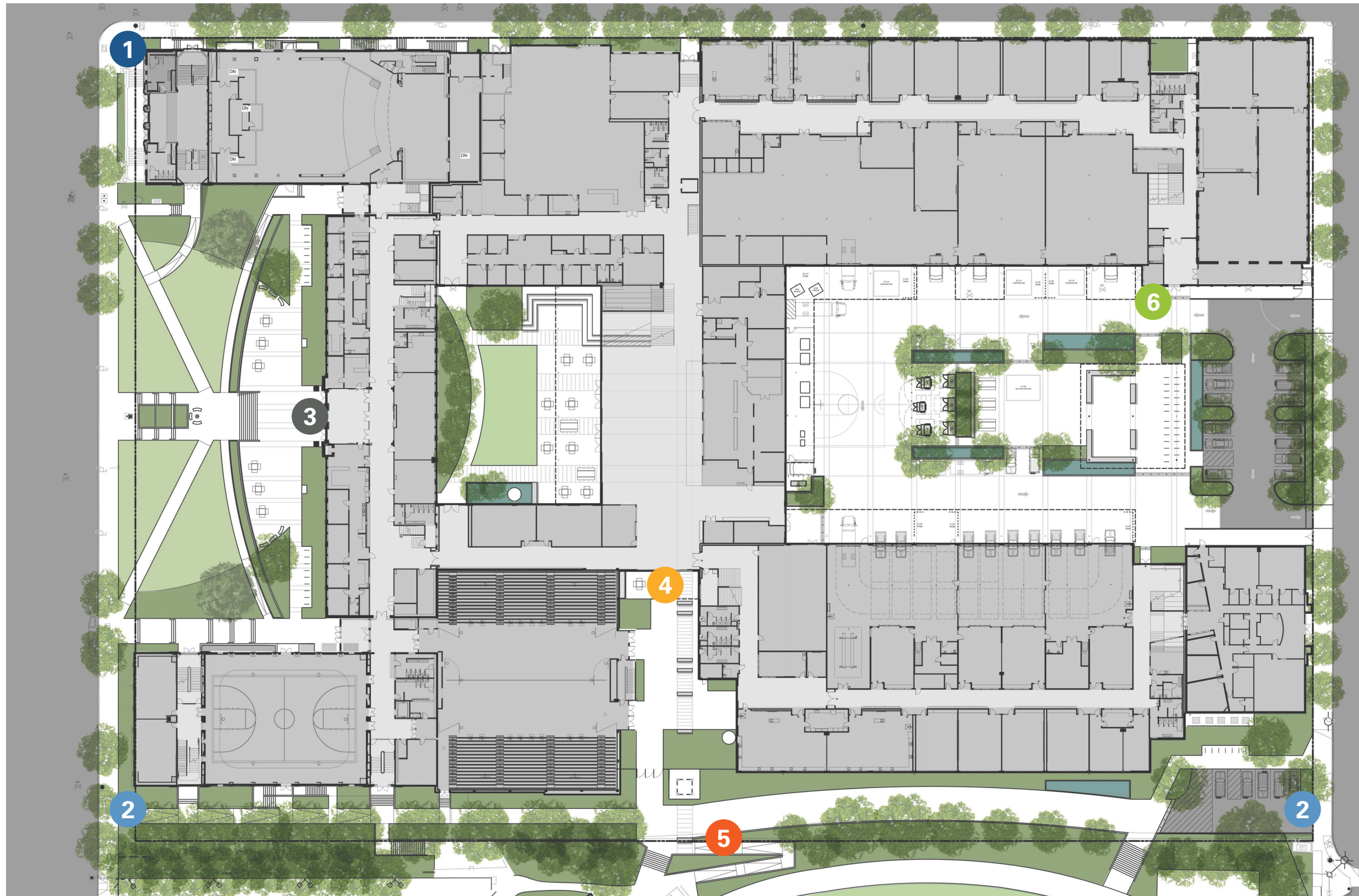


CTE Courtyard Facing South

SITE SIGNAGE

SITE SIGNAGE

Location Plan



Legend

- 1
freestanding sign with changing image
 Size: 52 SF
 Height: 12 FT
 Moving image area: 17.3 SF (33% of sign face)

- 2
freestanding Sign with static Image
 Size: 52 SF
 Height: 12 FT
 Number: 2

- 3
existing fascia sign
 Size: ~90 SF

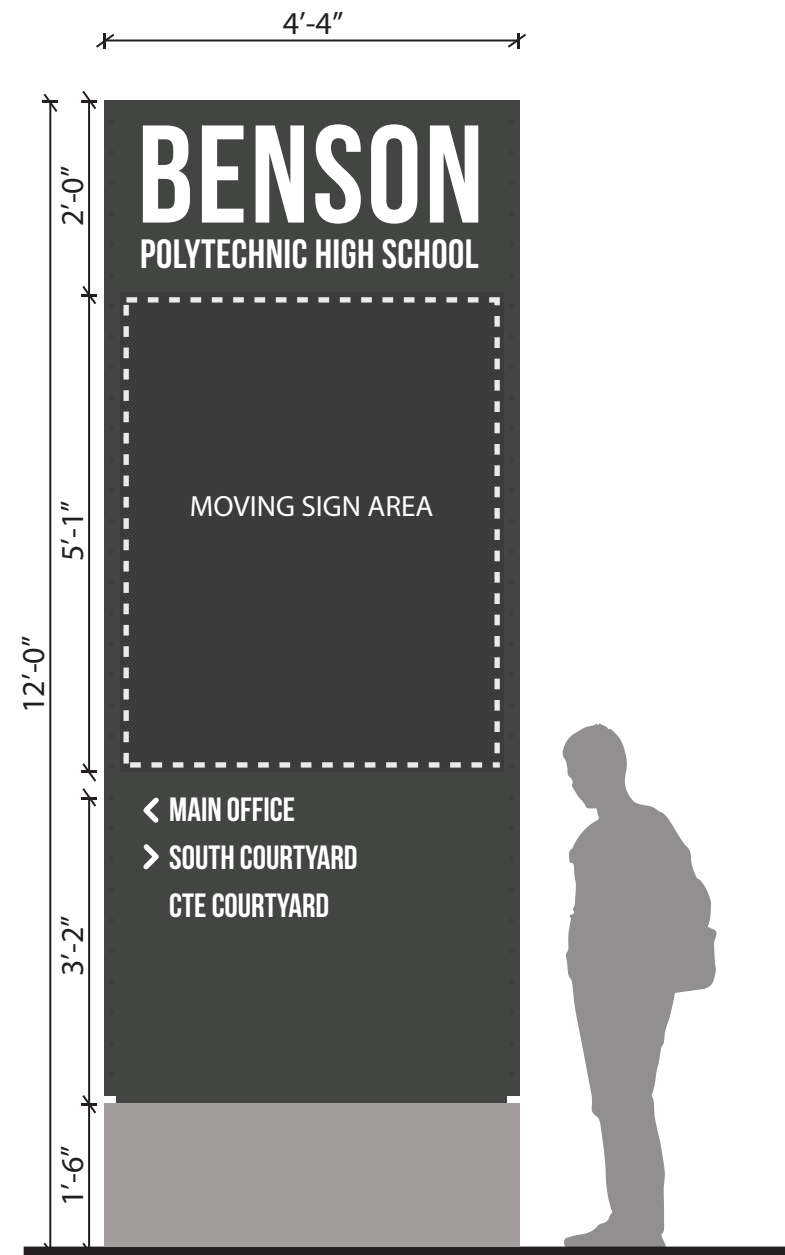
- 4
marquee sign
 Size: 17.75 SF

- 5
Scoreboard sign
 Size: 285 SF
 Height: 23'-10"
 Moving image area: 87.7 SF (30% of sign face)

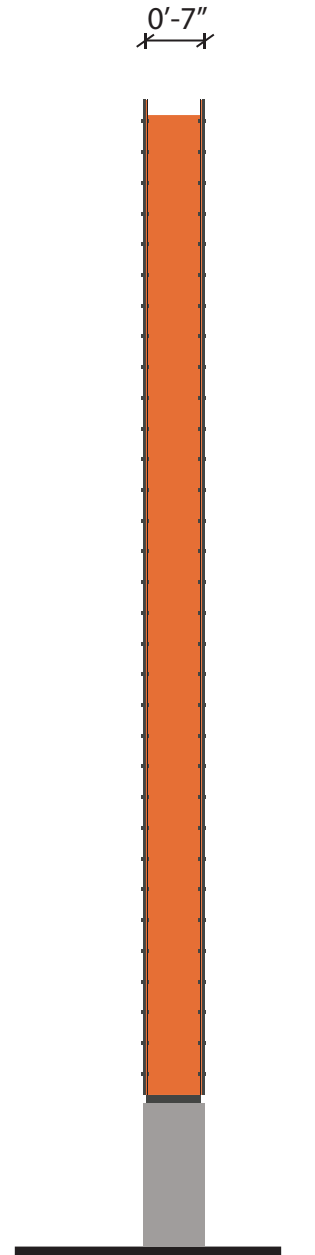
- 6
Sundial sign
 Size: 200 SF



Freestanding Sign with Changing Image



Front ELEVATION
SCALE: 1/2" = 1'-0"



ELEVATION (SIDES)
SCALE: 1/2" = 1'-0"

WHITE ACRYLIC
PUSH THRU 12" AND 3½" LETTERS
ILLUMINATED WITH LED LIGHT ARRAY

LED DISPLAY
SUCH AS DAKTRONICS GALAXY GT6X;
single face; 4'-2" x 5'-1" x 7" CABINET

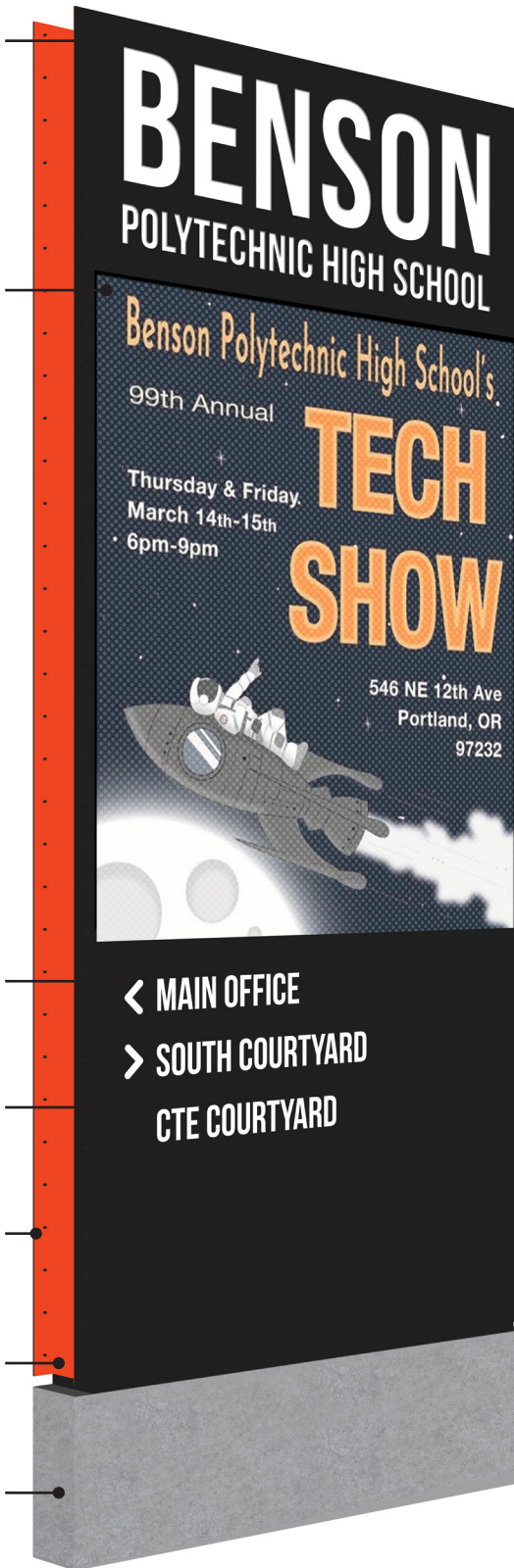
SCREEN PRINTED 3"
LETTERS, WHITE

5MM ALUMINUM PANELS;
PAINTED IRON ORE

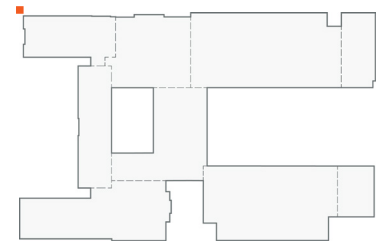
EXPOSED TAMPER-PROOF
HARDWARE AT 4" O.C.

STEEL C CHANNNELS;
PAINTED KNOCKOUT ORANGE

CONCRETE SIGN BASE
CONTAINS CONDUIT FOR ELECTRICAL




PERSPECTIVE Diagram




FONT

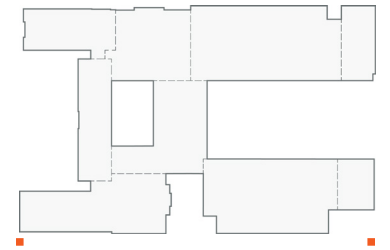
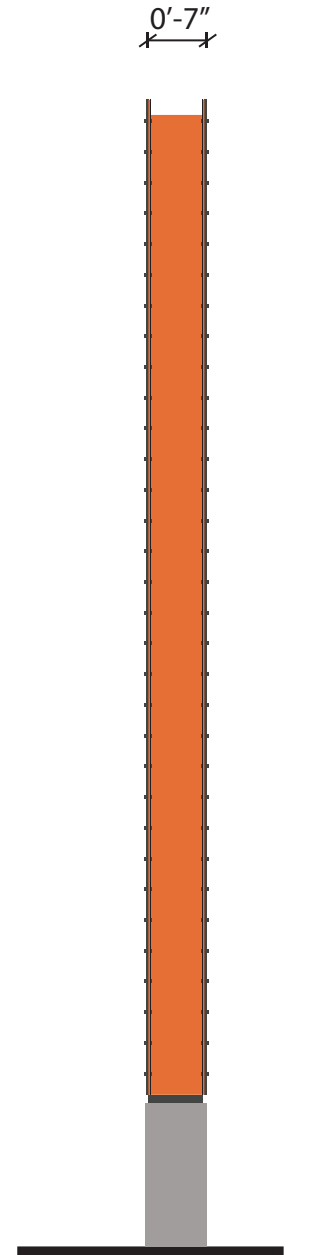
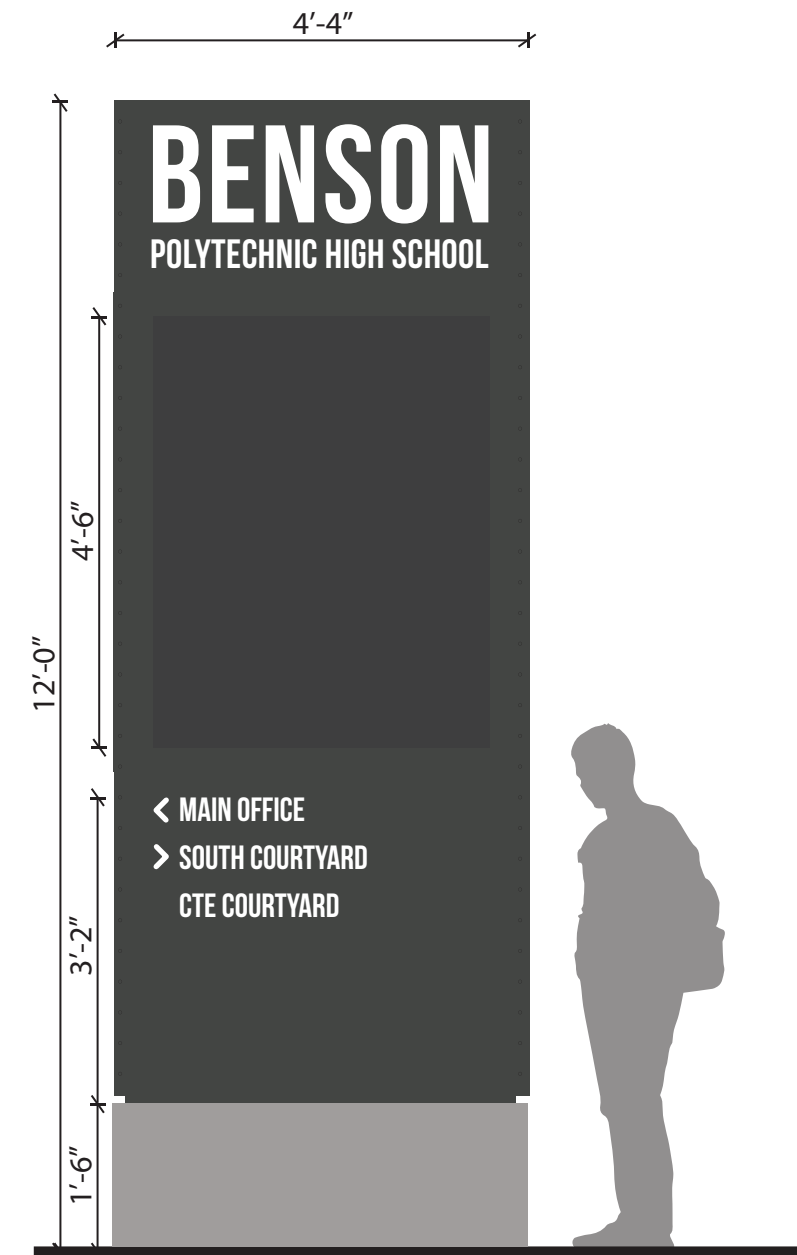
Bebas Neue Bold; CAPS

FINISHES

 SW 7069 Iron Ore
(To match exterior painted metal
such as guardrails, etc.)

 SW 6885 Knockout Orange
(To match exterior painted
shop doors.)

Freestanding Sign with Static Image



FONT

Bebas Neue Bold; CAPS

FINISHES

SW 7069 Iron Ore
(To match exterior painted metal such as guardrails, etc.)

SW 6885 Knockout Orange
(To match exterior painted shop doors.)



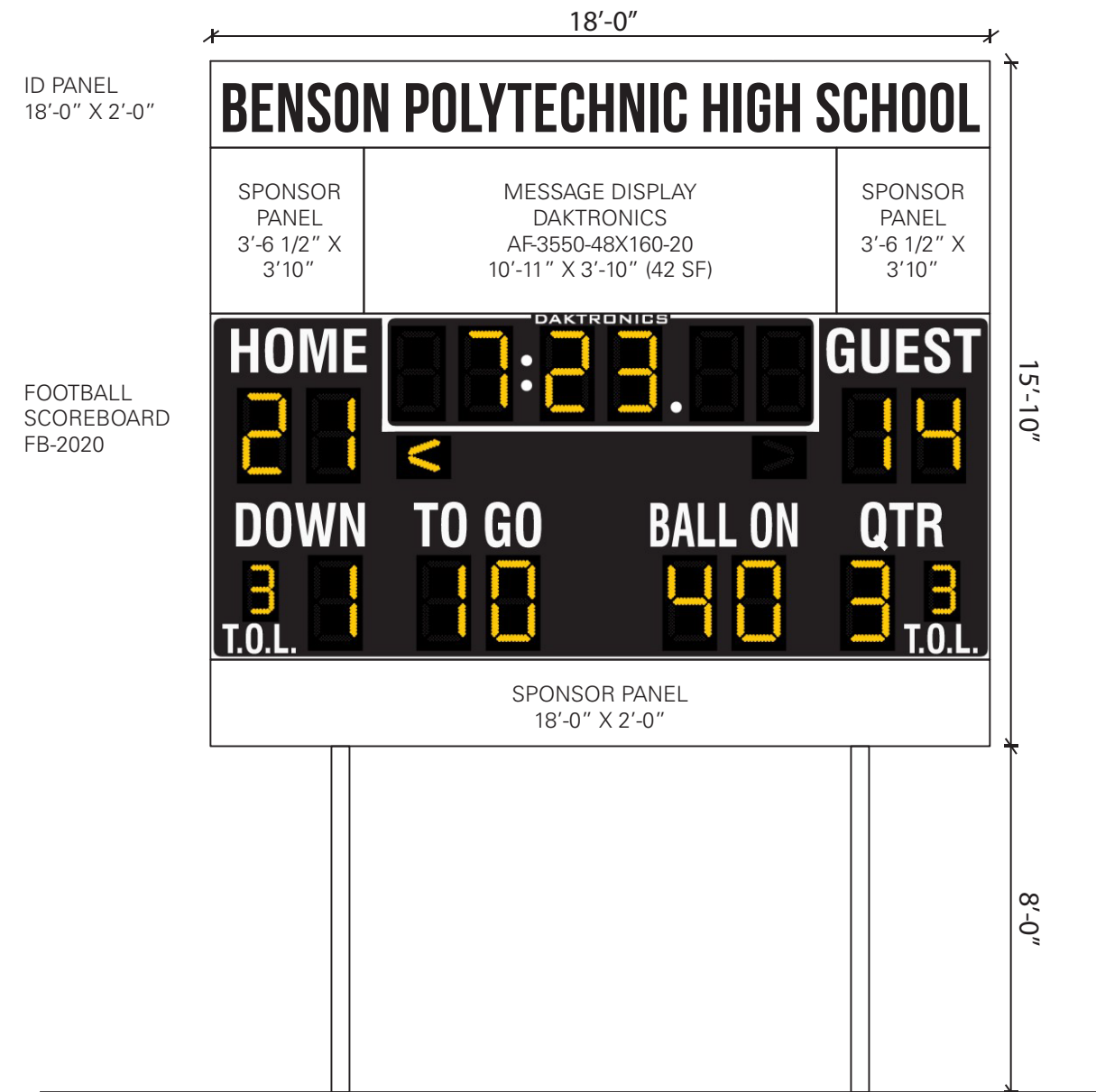
Scoreboard Sign

Freestanding sign with changing image area; sign faces playfield in OS zone.



ID panel Font

Bebas Neue Bold; CAPS



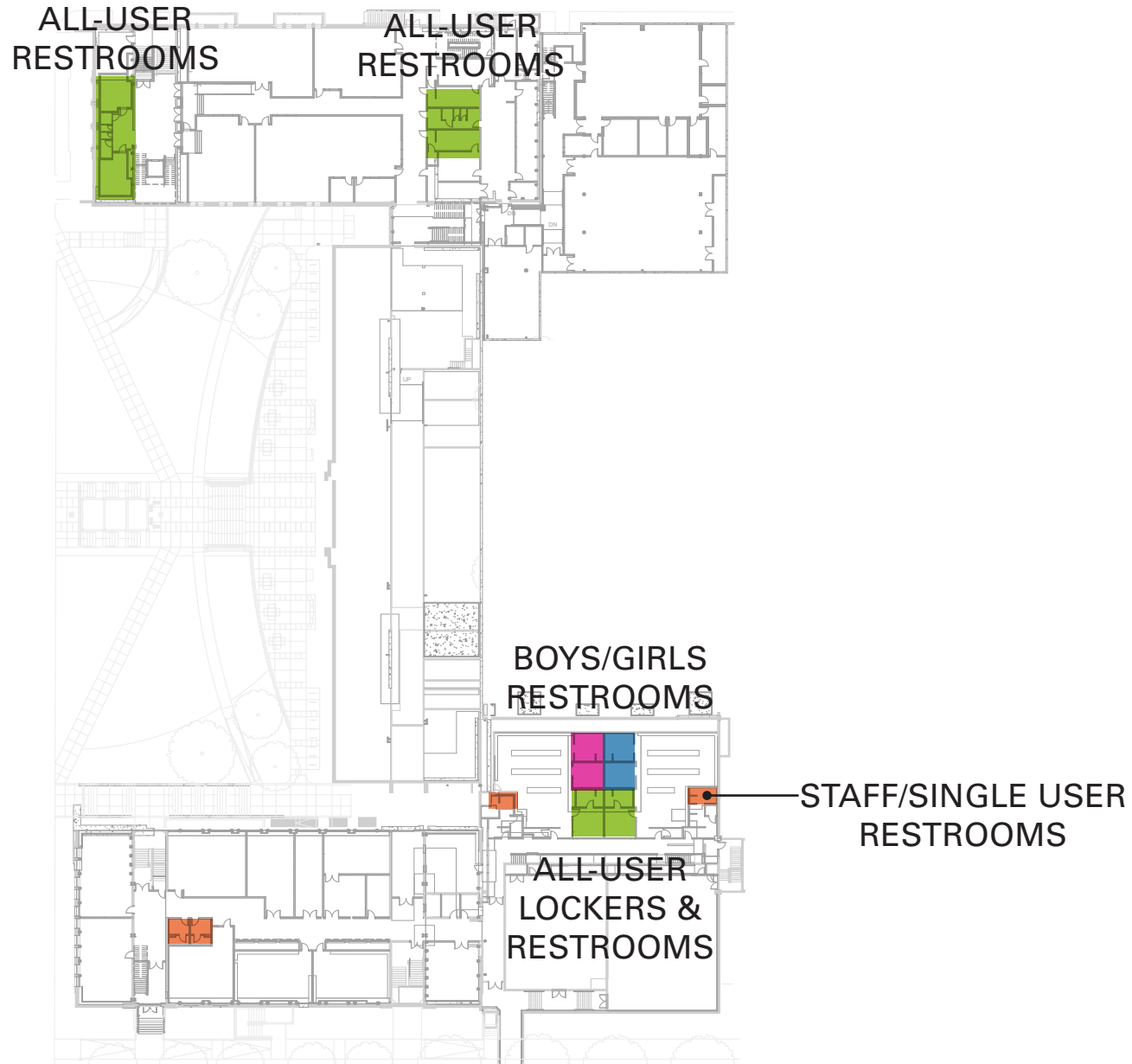
Elevation

SCALE: 1/4" = 1'-0"

DESIGN UPDATES

ALL-USER RESTROOMS / DESIGN UPDATE

DESIGN PROGRESS / ALL-USER RESTROOM CONSOLIDATION



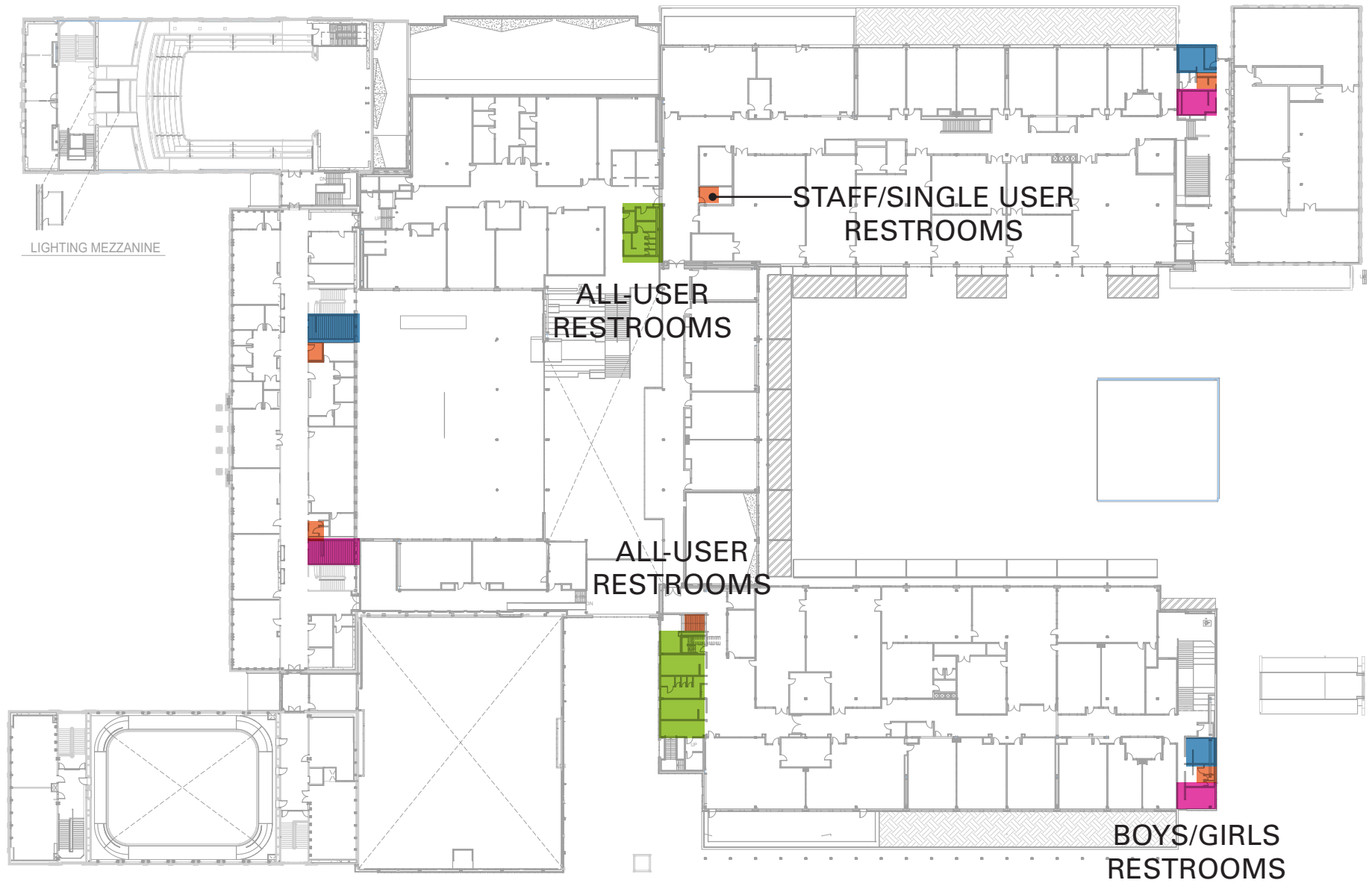
LOWER GROUND FLOOR

DESIGN PROGRESS / ALL-USER RESTROOM CONSOLIDATION



FIRST FLOOR

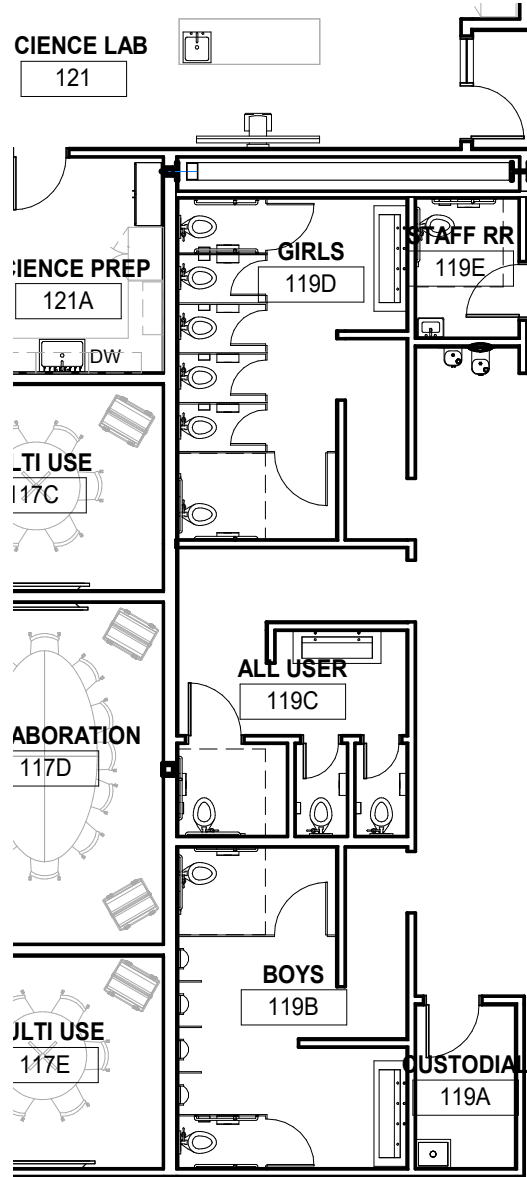
DESIGN PROGRESS / ALL-USER RESTROOM CONSOLIDATION



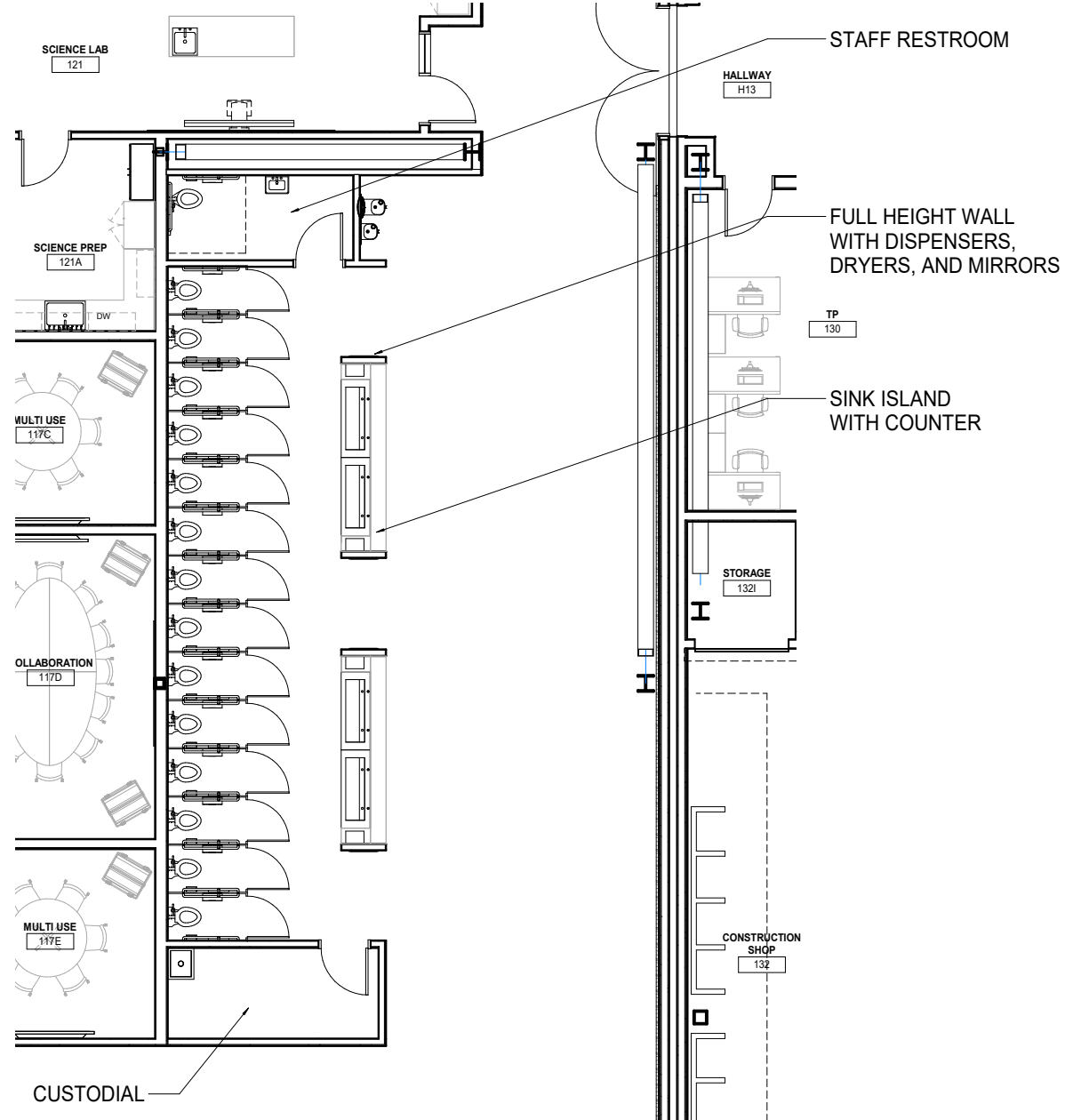
SECOND FLOOR

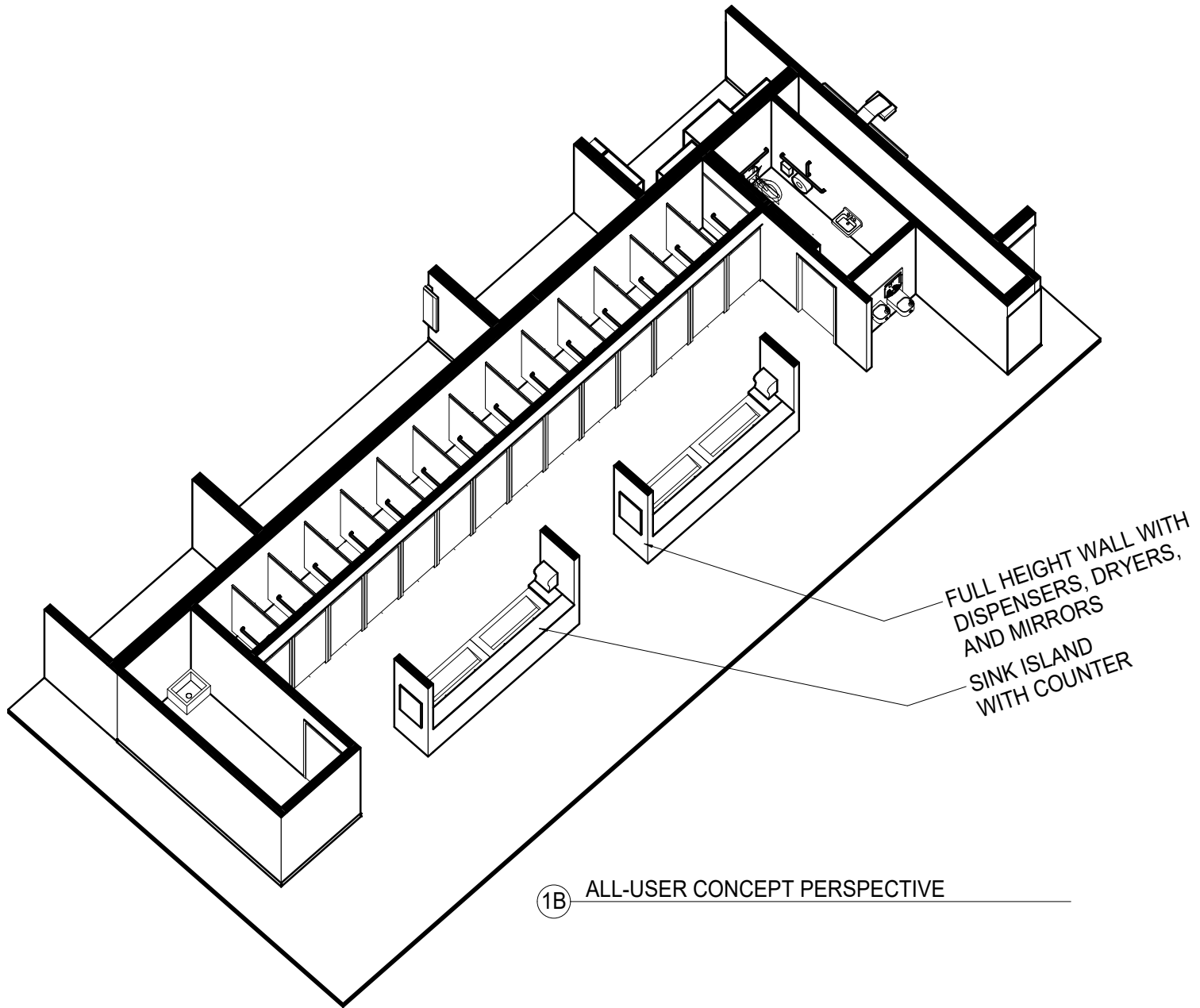
DESIGN PROGRESS / ALL-USER RESTROOM CONSOLIDATION

ORIGINAL LAYOUT

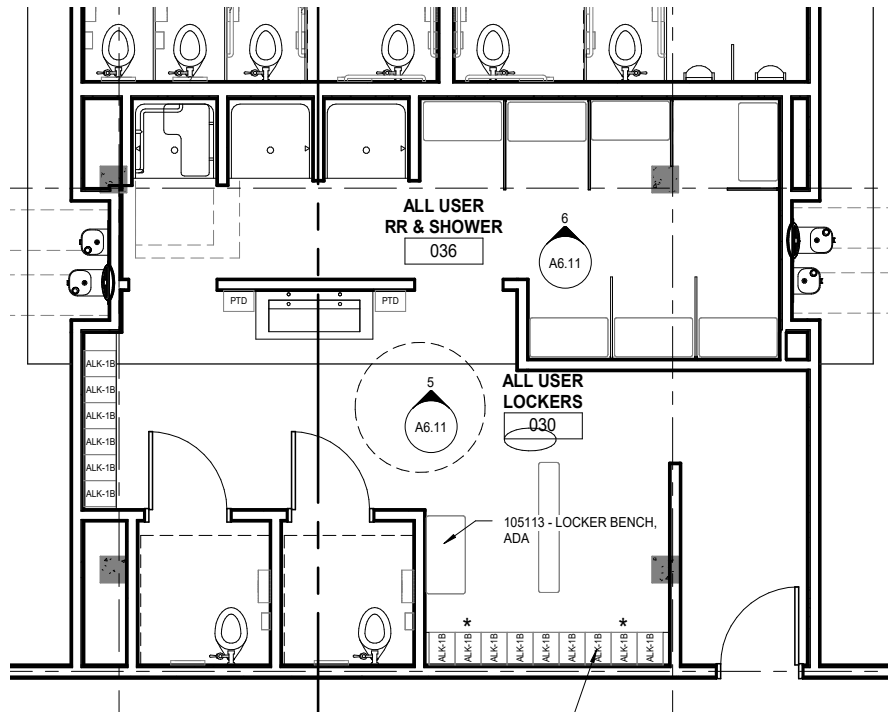


REVISED LAYOUT

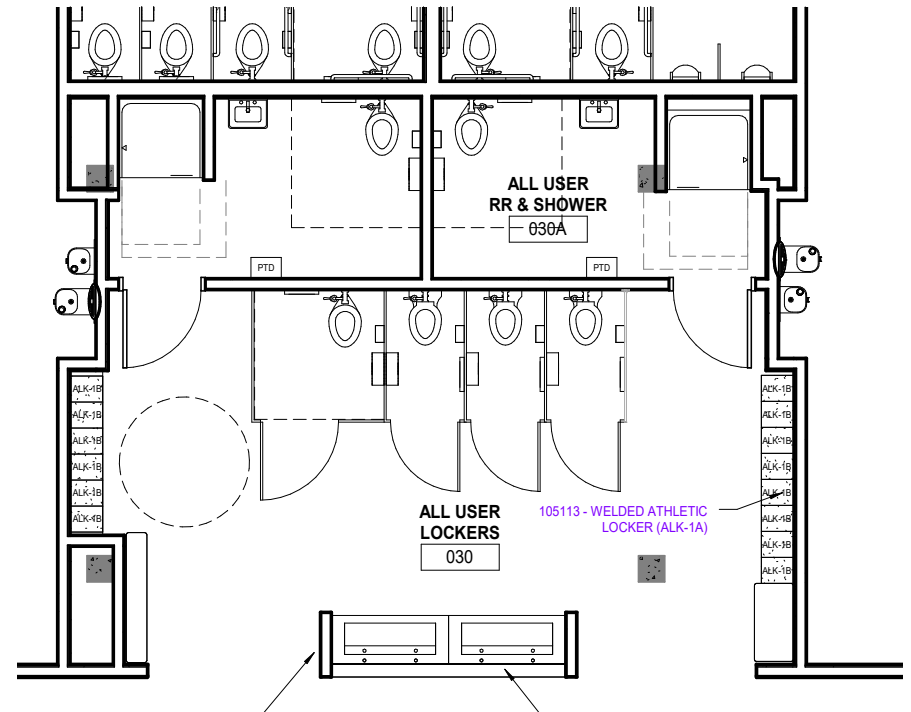




ORIGINAL LAYOUT



REVISED LAYOUT



BUDGET AND VALUE ENGINEERING

PROJECT BUDGET

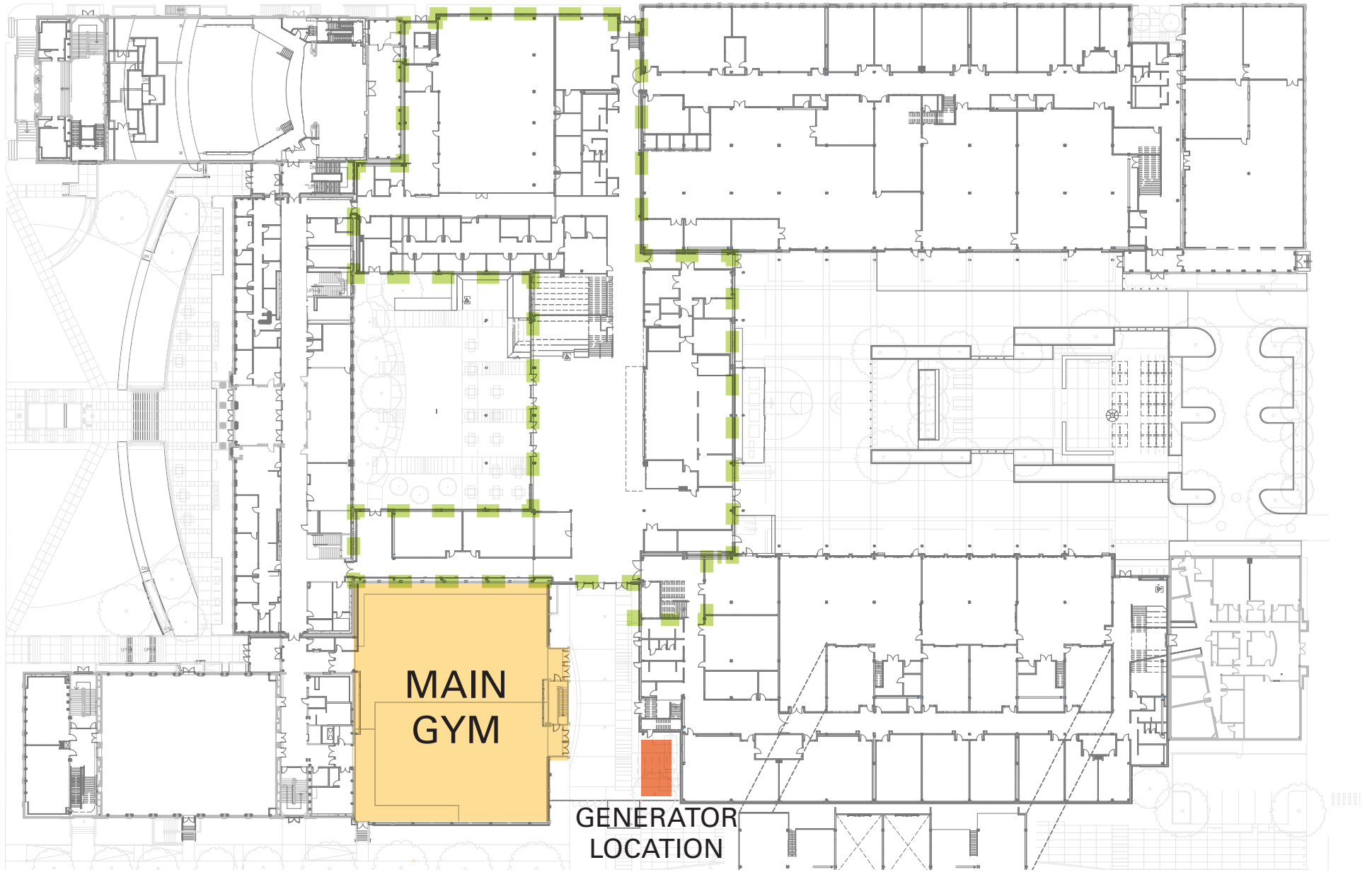
TARGET BUDGET FOR CONSTRUCTION COSTS (BHS ONLY)	\$212.4M
50% DESIGN DEVELOPMENT CONSTRUCTION COSTS ESTIMATE	\$230.0M
TARGET VALUE ENGINEERING	(\$17.6M)
TOTAL VALUE OF POTENTIAL IDENTIFIED REDUCTIONS	\$35.0M
RECOMMENDED TARGET REDUCTIONS	(\$18.3M)

NOTABLE VE ADJUSTMENTS

IMMEDIATE OCCUPANCY APPROACH

+ Aligned with other high school projects to include gymnasium only

VALUE ENGINEERING / IMMEDIATE OCCUPANCY APPROACH



FIRST FLOOR

NOTABLE VE ADJUSTMENTS

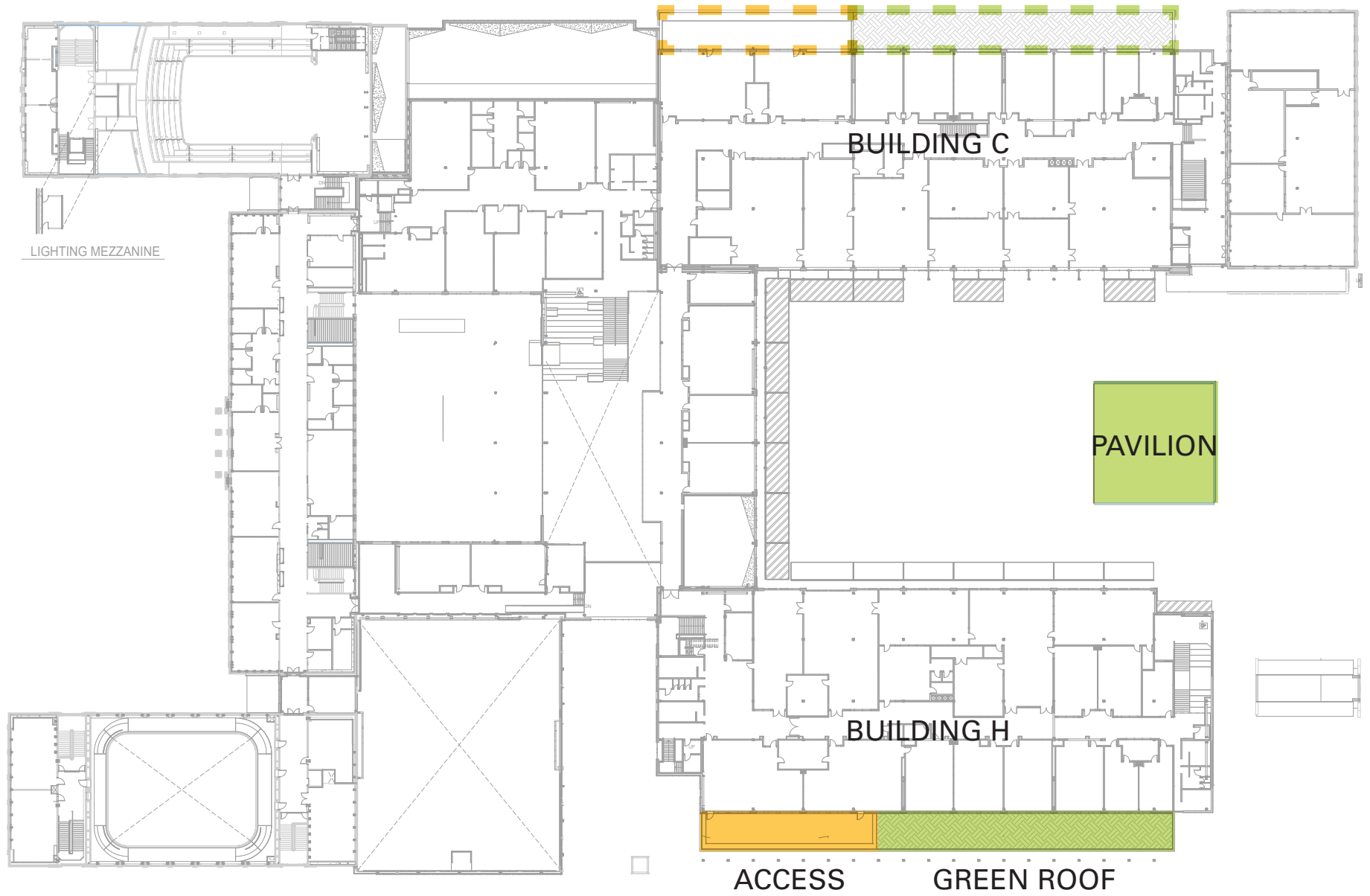
IMMEDIATE OCCUPANCY APPROACH

+ Aligned with other high school projects to include gymnasium only

ACCESSIBLE GREEN ROOF AREAS

+ Refined to south roof access only due to relationship to Buckman Field

VALUE ENGINEERING / ACCESSIBLE & GREEN ROOF AREAS



SECOND FLOOR

BUCKMAN FIELD

NOTABLE VE ADJUSTMENTS

IMMEDIATE OCCUPANCY APPROACH

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ACCESSIBLE GREEN ROOF AREAS

+ Refined to south roof access only due to relationship to Buckman Field

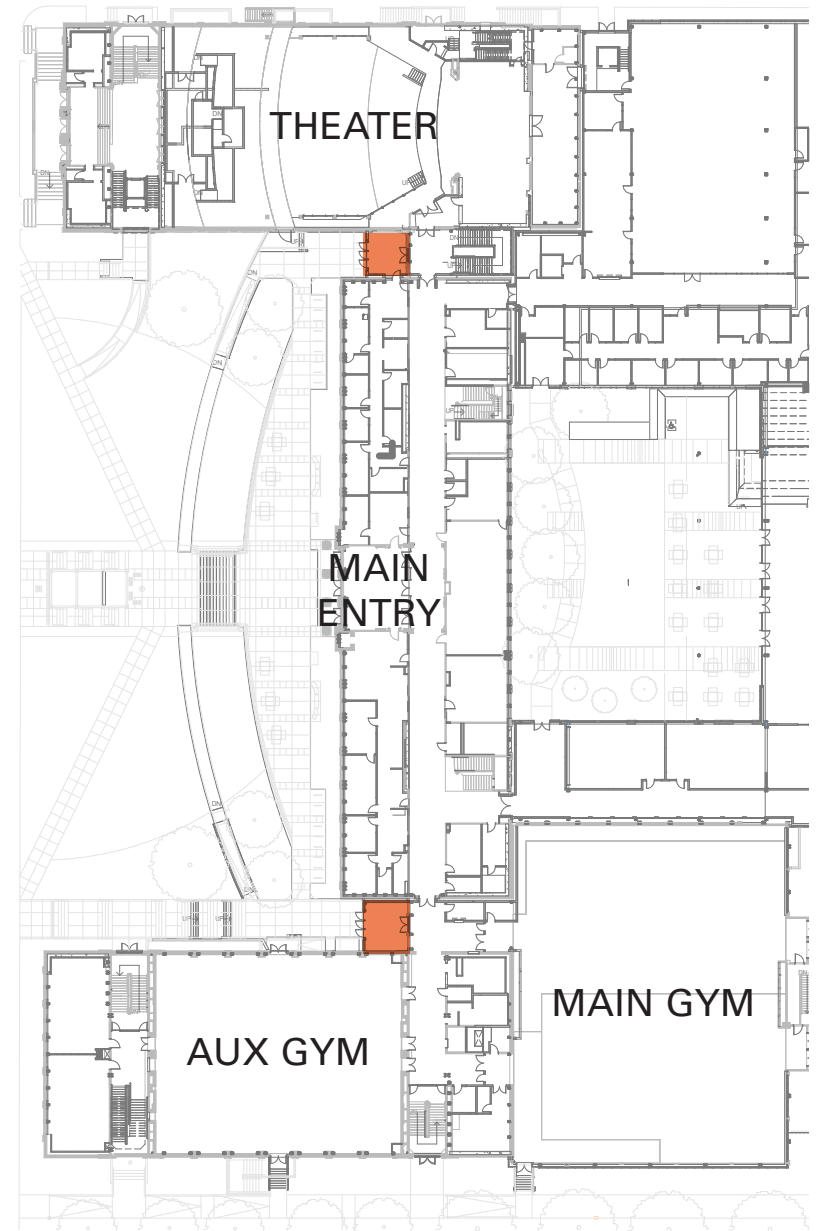
REMOVAL OF VESTIBULES

+ West elevation simplified and focused on historic preservation



NE 12TH AVE

NE IRVING ST



NOTABLE VE ADJUSTMENTS

IMMEDIATE OCCUPANCY APPROACH

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ACCESSIBLE GREEN ROOF AREAS

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REMOVAL OF VESTIBULES

+ West elevation simplified and focused on historic preservation

ADDITIVE ALTERNATES

+ Broadcasting Building interior improvements and voluntary seismic upgrade

+ Building A - Theater Upgrades

ALTERNATE / DEFINITION AND APPROACH

DEFINITION

An alternate is a defined portion of the Work that is priced separately and thus provides an option for the Owner in determining the final scope of the Project.

Add alternates are additional items of work that may be awarded as part of the contract if the bids come within the budget specified in the contract.

APPROACH

Continue to design and plan for portions of the project that make sense as alternates, to avoid cutting out of the project outright. If market conditions change to allow, or project contingencies do not get used based on reduced risk, these scope items could be brought back into the project. The risk still remains that these items may not be brought back, so they have been **highlighted in orange** as potential deviations from PPS Standards or approved Master Plan and Ed Spec.

PROPOSED ALT #1

Interior improvements and voluntary seismic upgrade at Broadcasting Building

Estimated cost to buy back
\$1.16M

PROPOSED ALT #2

Theater tech upgrades, equipment, and interior finishes

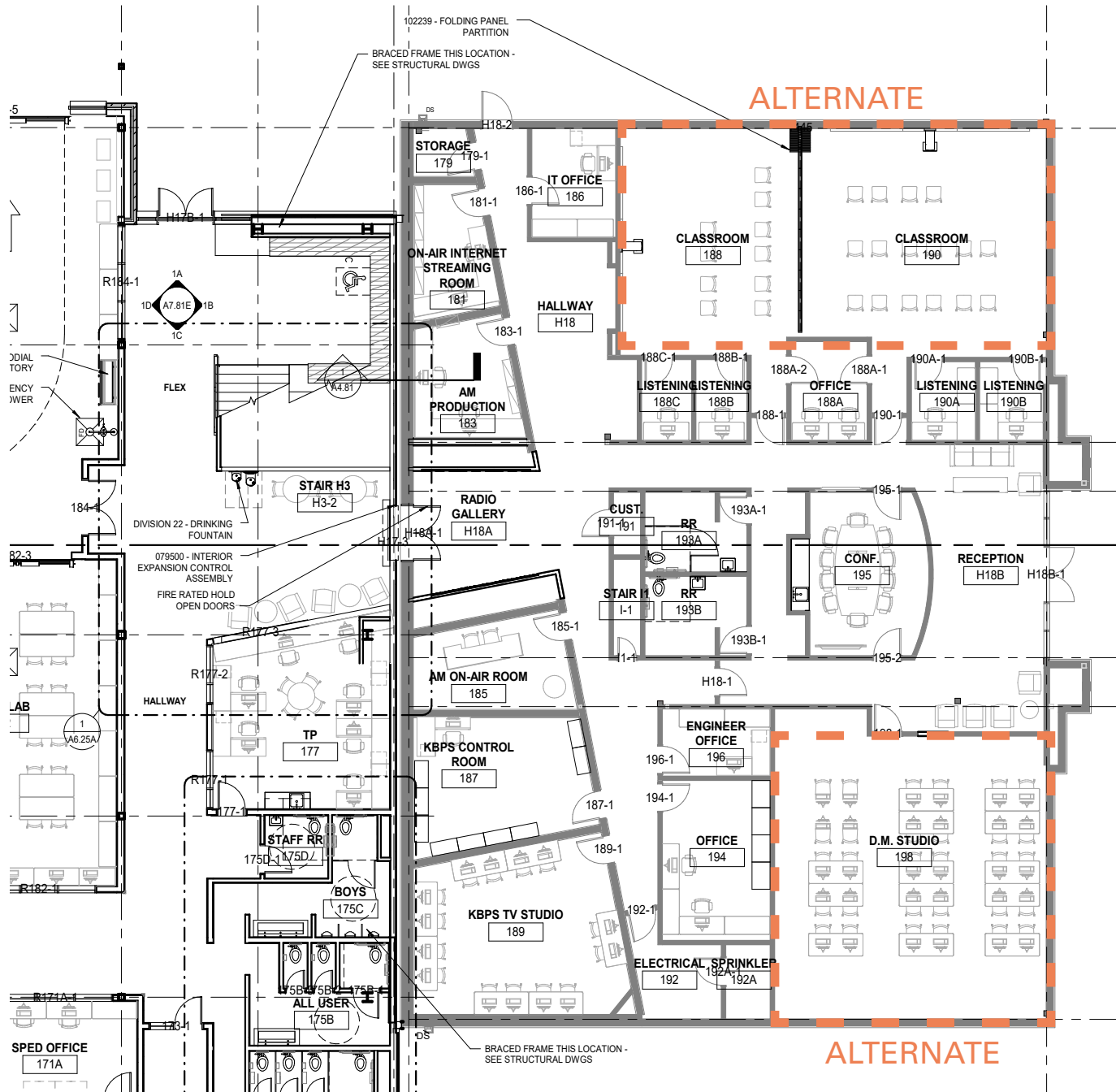
Estimated cost to buy back
\$4.8M

PROPOSED ALT #3

Audio Engineering CTE

Estimated cost to buy back
\$151,602

VALUE ENGINEERING / BROADCASTING BUILDING ALTERNATE



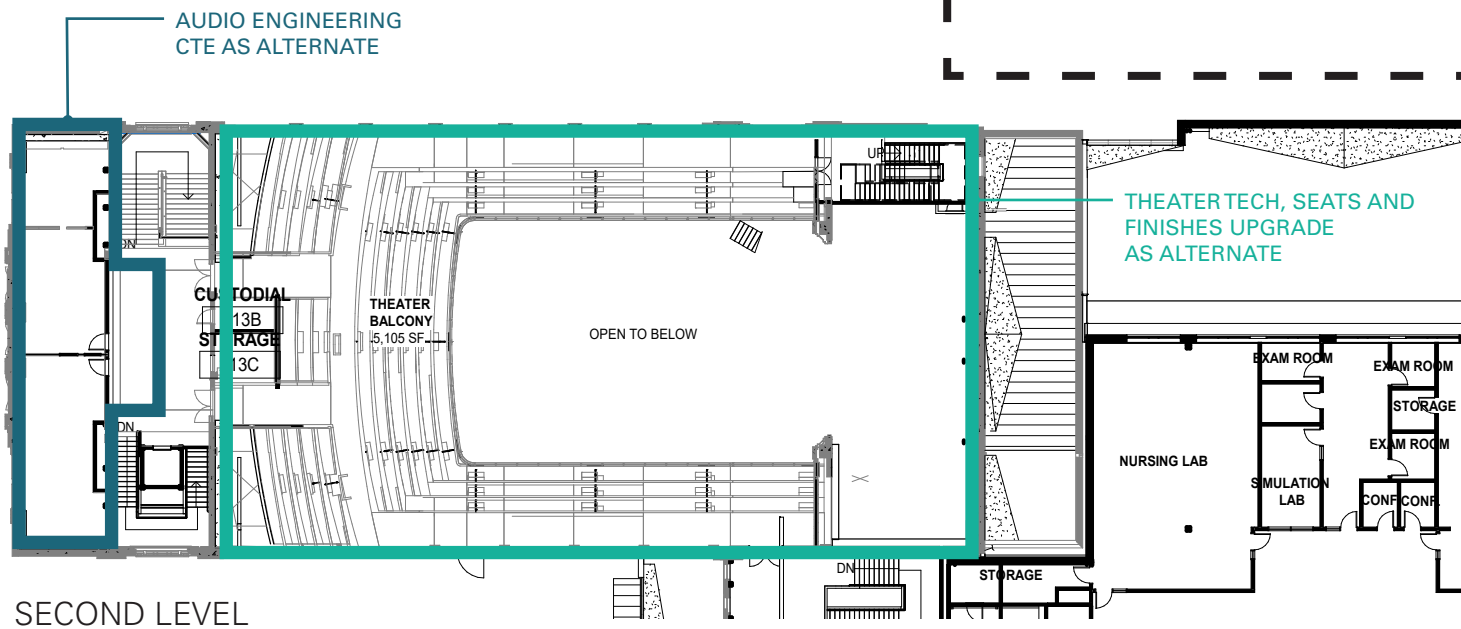
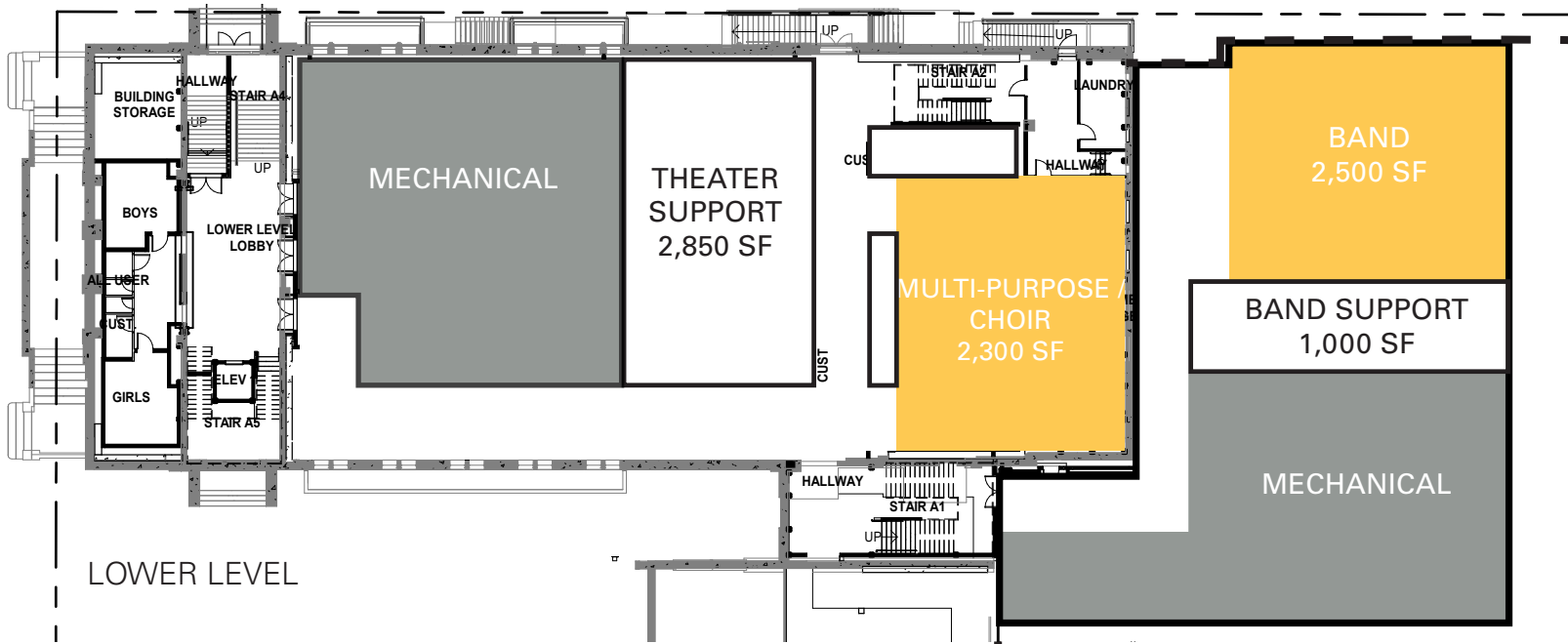
WHAT WOULD BE INCLUDED IN BASE SCOPE

- + Roof replacement
- + IT Infrastructure
- + Mechanical Upgrades
- + PA, Clocks, Speakers
- + Security (Access control, cameras)
- + Code required fire wall upgrade at west exterior wall

WHAT WOULD BE AN ALTERNATE

- + Voluntary seismic upgrade
- + Interior upgrades, operable partition

BUILDINGS A & B VALUE ENGINEERING / SCENARIO 2.8 (STAKEHOLDER PREFERRED)



WHAT WOULD BE INCLUDED IN BASE SCOPE

- + All exterior improvements and historic preservation measures
- + Full seismic upgrade
- + Mechanical infrastructure
- + All lower level upgrades & finishes, including new restrooms
- + New elevator for ADA access at entry
- + Stage rigging and drapery
- + Stage floor upgrade, extension, ramps and railings
- + Attic catwalk upgrades
- + Existing wood theater seats to remain
- + Plaster patch and repair
- + Audio Engineering CTE core and shell, with infrastructure for capacity

WHAT WOULD BE AN ALTERNATE

- + Auditorium seating replacement
- + Upgraded stage and theatrical lighting
- + Concert shell system
- + Upgraded finishes (flooring, acoustic plaster and panels)
- + Ceiling restoration and bracing
- + Woodwork restoration
- + Plaster restoration
- + Audio Engineering CTE finish

NOTABLE VE ADJUSTMENTS

IMMEDIATE OCCUPANCY APPROACH

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ACCESSIBLE GREEN ROOF AREAS

- + Refined to south roof access only due to relationship to Buckman Field

REMOVAL OF VESTIBULES

- + West elevation simplified and focused on historic preservation

ADDITIVE ALTERNATES

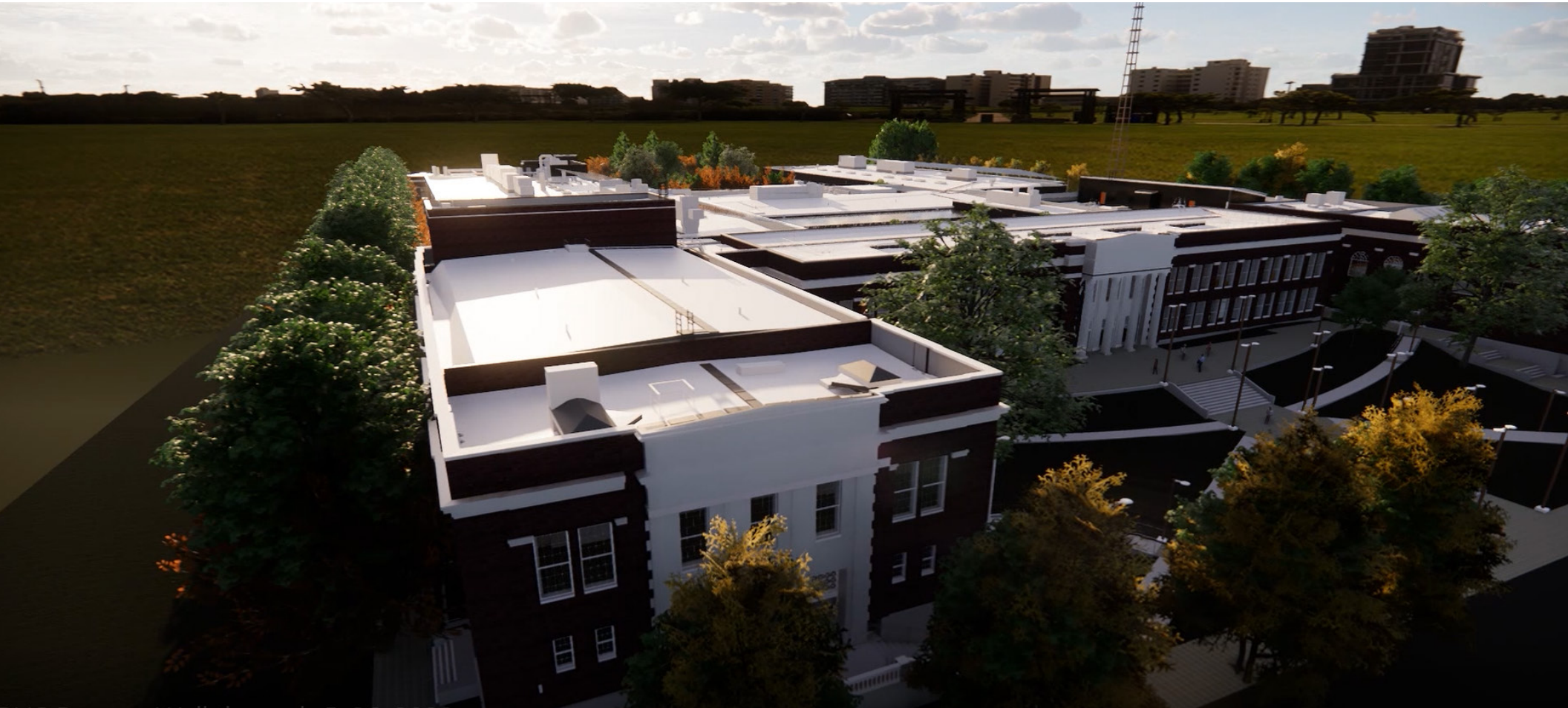
- + Broadcasting Building interior improvements and voluntary seismic upgrade
- + Building A - Theater Upgrades

OTHER VE EXAMPLES TAKEN

- + Reduce interior walls in select areas
- + Simplify and reduce mechanical screens at roof
- + Right size solar canopy to meet 1.5% budget requirement only
- + Reduce quantity of operable partitions
- + Simplify ceilings in commons and media center

RENDERED WALKTHROUGH

RENDERED WALKTHROUGH



QUESTIONS?
PLEASE USE THE CHAT FEATURE.

THANK YOU.