

MPG BUILDING AT BENSON CAMPUS

DESIGN ADVISORY GROUP SESSION #12

SUMMARY AND NOTES

FEBRUARY 8, 2022



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MEETING DETAILS

Due to the COVID-19 Pandemic, this meeting was held virtually, via Google Meet

Attendees

PORTLAND PUBLIC SCHOOLS (PPS) OSM:

Darren Lee, Director of Construction
Armand Milazzo, Senior Project Manager
Jamie Hurd, Project Manager
Bryce Gardner, Construction Manager
Jen Sohm, Project Manager

DESIGN ADVISORY GROUP MEMBERS:

Allison Adams
Breanna Gervais
Carolina Cano
Cheryl James
Chrisinna Ivosevic
Elise Huggins
Emily Barron
Korinna Wolfe
Lisa Veatch
Lorna Fast Buffalo Horse
Susan Kaller
Susan McLawhorn

DESIGN TEAM

Joe Echeverri, Bassetti Architects
Lydia Burns, Bassetti Architects
Judy Yeoh, Bassetti Architects

Agenda

5:00 – 5:05	Welcome
5:05 – 5:15	Schedule & Budget Update
5:15 – 5:30	Updated Site Plan and Loading
5:30 – 5:45	Updated Floor Plans
5:45 – 5:55	Walkthrough Video
5:55 – 6:00	Questions & Comments

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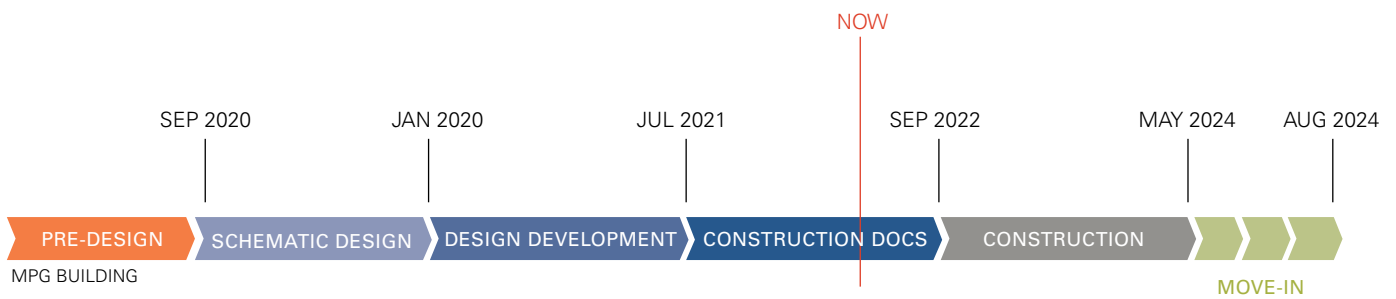
WELCOME

Due to the COVID-19 pandemic, this Design Advisory Group meeting was held virtually, via Google Meets. To begin the meeting, Jamie Hurd, Project Manager for PPS, welcomed all and thanked them for their participation.

PROJECT UPDATE

Lydia Burns, of Bassetti Architects, gave the group a project update. She explained that the design team is nearing the end of the construction document phase, and would be submitting for building permit in early March. Ongoing items include Type II zoning process, review of work in Buckman Park by Portland Parks & Rec (PP&R) and Portland Bureau of Transportation (PBOT) review of the new loading concept.

CURRENT SCHEDULE



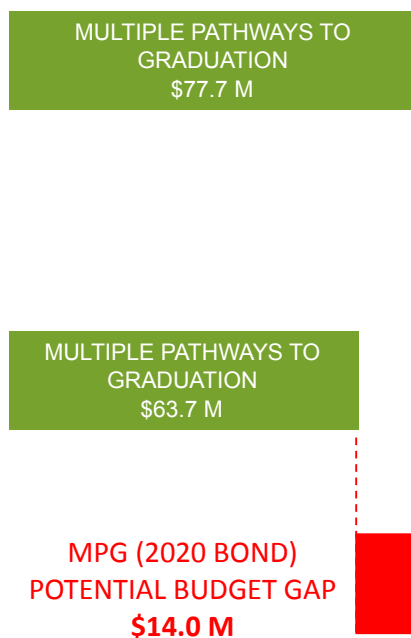
BUDGET UPDATE

Next, Armand Milazzo, the PPS OSM Senior Project Manager for the Benson/MPG program, provided an update on the overall budget. Based on recent cost estimates, affected by unprecedented market conditions, there was an approximate \$14.0M budget gap identified and presented to the BOE Facilities and Operations Committee and Bond Accountability Committee in late 2021. Based on market data, Portland has had the third highest construction pricing inflation, just behind New York and Washington DC.

To address this gap, while avoiding any building cuts or sacrifices to program, OSM has identified a strategy that combines slight project contingency reductions with additional funds being provided from the bond program contingency that will supplement the project.

Darren Lee, Director of Construction for OSM, also pointed out that this use of contingency funds does not take money away from other projects on the bond, it is a buffer that is there for unknowns and market conditions just like this.

PROPOSED GMP AMENDMENT as of November 2021 (based on 50% CD documents)



DESIGN UPDATES

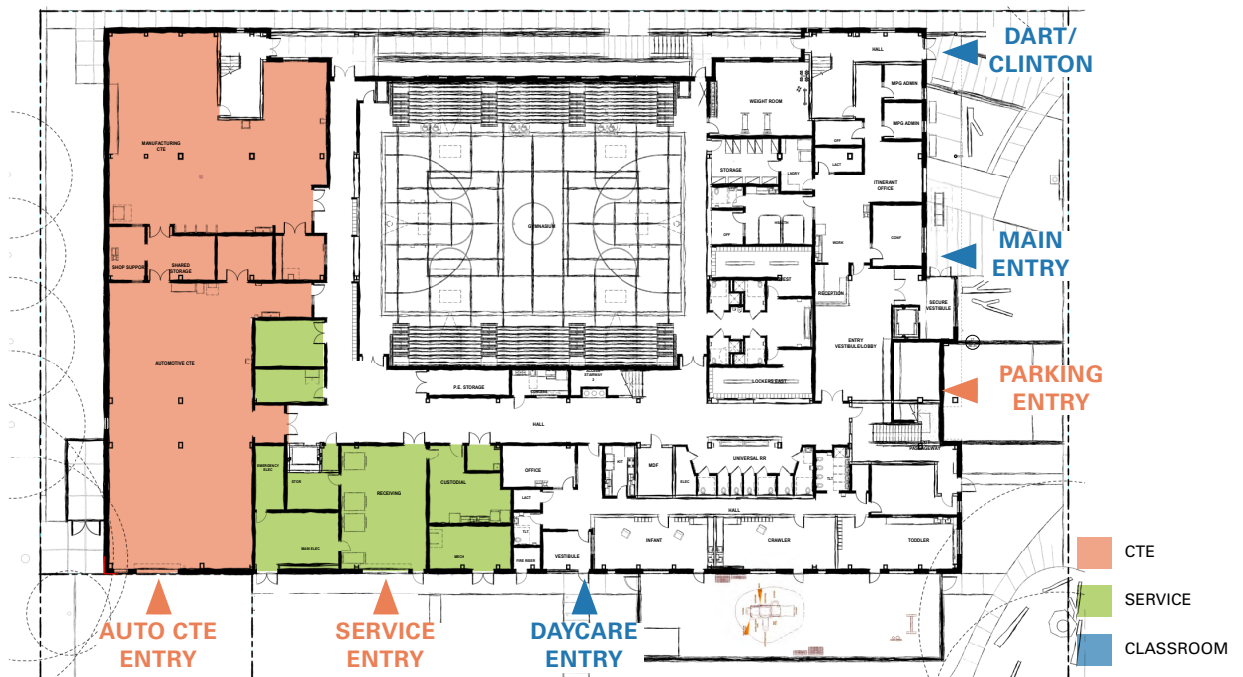
Joe Echeverri of Bassetti Architects provided a design update, sharing a few key adjustments to the plan that have improved the building layout and function:

- + Relocation of the loading zone to avoid conflict with the Auto CTE program access and to provide easier turning capabilities for delivery, as a result of PBOT comments.
- + Expansion of the CTE program space on the ground floor based on the reconfigured loading/service bay, along with the reduction of one learning studio.

The overall consensus from the DAG participants was positive with the changes.

The increase in CTE space was an obvious bonus to this reconfiguration.

REVISED FIRST FLOOR LAYOUT



WALKTHROUGH VIDEO

The group was then shown a walkthrough video, to provide a sense of the school design as it currently stands, a screenshot of which is shown below. This video will be posted on the PPS bond website.



BUILDING SIGNAGE

Joe shared a brief overview of locations for building dimensional lettering, which are key sign markers that identify destinations within the building. These signs are in addition to the wayfinding signage that was shared in the last DAG meeting #11.

The locations currently identified are:

- + Gymnasium
- + Concession
- + Media Center
- + Student Services
- + DART/Clinton School

- + Main Building Entry Exterior Sign
- + Albina Head Start Exterior Sign

Allison Adams used this discussion to share the idea that a process will be undertaken to come up with a building name, school mascot, and any other potential program/school renaming that would be needed for the new building. Based on recent examples of this happening, the process can be lengthy, so leadership will need to shepherd this forward to be able to report back to PPS OSM for implementation in the building design. Updates on this process will follow as it progresses.

WRAP UP

To wrap up the meeting, the subject of a groundbreaking for the project was discussed. A date has not been set, but it is anticipated to occur sometime in the spring, before construction would start in late summer. A committee has been formed made up of MPG leadership and OSM, to begin planning the event. The goal will be to make this event representative of the MPG community with entertainment and activities that are appropriate. More to come on a date and program when things are more solidified.

Some DAG members noted that other teachers not on the DAG have been curious about the project and asking for information. Allison and Korinna will be sure to attend staff meetings on a rotating basis to help answer questions. Plans of the building from the presentation can also be shared. It was noted that the presentation and walkthrough video will be posted to bond website.

Finally, DAG members were thanked for their time and the meeting was adjourned.

NEXT STEPS

Groundbreaking, TBD
DAG Meeting #13, TBD