



## Board of Education

### Staff Analysis and Report to the Board

Board Work Session Date: 5/21/2019

District Priority: 4

Board Meeting Date: 5/28/2019

Executive Leadership:  
Claire Hertz, Deputy Superintendent  
Yvonne Curtis, Deputy Superintendent  
Dan Jung, Chief Operating Officer

Department:  
Office of School Modernization  
Office of Schools

Staff Lead:  
Brian Oylear, Sr Project Manager  
Korinna Wolfe, Area Sr Director  
Joe LaFontaine, Area Asst Superintendent

**SUBJECT: Benson Campus**

#### I. BACKGROUND

**Board Resolution 5780 (December 18, 2018)** approved the Benson Polytechnic High School Ed Specs and Master Plan. The resolution also stated:

- Board Resolution 5160 also directed the Superintendent or designee to prepare an analysis of location options for Alliance Professional Technical High School. The Superintendent has expanded the scope of the analysis to further include other Multiple Pathways to Graduation programs (MPG) and will present that analysis to the Board of Education no later than February 28, 2019.
- No later than March 31, 2019 the Superintendent will return to the Board of Education with the following information:
  - Updated plans incorporating the master plan revisions noted in this resolution.
  - Updated plans identifying all programs and program spaces intended to be located on the Benson Campus at the completion of construction.
  - Updated construction phasing plan to include all school programs that will remain at the Benson Campus after completion of construction.

**Board Resolution 5828 (February 26, 2019)** approved the following:

- Co-location of Portland International Scholars Academy (PISA), Pioneer, Virtual Scholars classroom(s), Evening and Summer School within the Benson Polytechnic High School modernization;

- A new Multiple Pathways to Graduation (MPG) building on the existing Benson parking lot for Alliance High School, Reconnection Center & Services, Teen Parent Childcare, and DART/Clinton School.
- An evaluation of the Alliance program currently at Meek to determine feasibility of co-locating in the MPG building.
- The plan to relocate all programs off site during construction, with a final temporary housing plan to be determined.

**Board Resolution 5859 (March 19, 2019)** approved the updated Master Plan dated March 13, 2019. The resolution also noted:

- The Superintendent will return to the Board of Education no later than May 28, 2019 with an evaluation of Alliance at Meek campus programming that will include feasibility of co-locating in the new MPG building on the Benson campus.

This staff report and attached documents are the results of the evaluation of Alliance at Meek campus programming including feasibility of co-locating in the new MPG building on the Benson campus.

In addition, Staff was requested to look at options for co-locating portions of the Alliance at Meek programs within the Benson HS building and potential alternative locations for the Meek at Alliance program.

## II. RELATED BEST PRACTICES

To complete the analysis, Staff coordinated with the project team, the Alliance High School programs and authorities having jurisdiction.

## III. ANALYSIS OF SITUATION

Alliance at Meek currently has four CTE programs of study provided through a project-based learning approach utilizing the Discovery social emotional curriculum and delivery model. Both Alliance at Benson and Alliance at Meek have alternative schedules to meet the program needs. Because these schedules, do not align with one another or with the Benson campus schedule we don't see a way to integrate the Alliance at Meek school into the Benson CTE spaces. We also considered dedicating part of the Benson CTE spaces to Alliance at Meek, however, this would negatively impact the design and program for Benson HS and add significant costs.

### **Co-Location Options**

- **Option 1: Co-location of Meek into the MPG Building.** Expand the MPG Building to create necessary space for a standalone Alliance program including auto shop, manufacturing, gym, etc.
- **Option 2: Co-location of Meek into MPG Building and Benson HS.** Explore what available space can be made available within Benson HS to include space dedicated to Alliance for auto shop, manufacturing, and robotics. Classroom space for Alliance will primarily be located in the MPG Building.

Note: Co-location options would require modification to the approved Master Plan.

### **Independent site options.**

- **Option 3: Leave Meek as is.** The Alliance at Meek program stays at the Meek location.

- **Option 4: New/Renovated building for Alliance at Meek.** Create separate project to build a new structure or renovate a facility at Meek or another location.

Note: Independent site options would not impact the approved Master Plan.

The results of the analysis of each of the 4 options is the following:

**Option 1: Co-location of Meek into the MPG Building.**

Design and Construction Impacts: Of the two options for co-location, this option has the least amount of impact to the design and construction schedule of the approved Master Plan. The current design for Benson HS can proceed as planned. Design and permit documents for the MPG Building will be developed independent of the Benson HS and will be able to be completed in time to meet the completion date in Summer 2024.

Educational Impact (Alliance): This option provides Alliance High School a personalized learning focus in a small alternative school environment. Personalized instruction centers on career and technical education (CTE) and project based learning (PBL) approaches. Focus on social emotional learning is constant, advisories are provided as is college and career exploration.

CTE facilities in the MPG building would allow the CTE course offerings at Alliance at Meek of auto and manufacturing offerings at Alliance at Meek of sheet metal, CAD and CAM Design, Robotics, Pre-Engineering, and Welding to continue to be offered to Alliance students. Having onsite CTE auto and manufacturing space will accommodate the growing number of Alliance students seeking manufacturing and auto, and allow these students to have access throughout the school day to these classrooms.

Having all Alliance students in the proposed MPG building would allow greater access to CTE pathways, shared project based learning activities, shared CTE projects, mental health partnerships and access to on site Teen Parent Child Care for all of the Alliance High School students as well as for the Benson High School students. Programmatically, continued practices focus on individual student supports in advisory, maintaining cohorts of students, and flexible school schedules. Alliance, Reconnection Center and DART Clinton School whole school assemblies, family and community engagement activities, health and wellness, and physical education, as required for graduation, could be provided onsite in the MPG building gym. Alliance and DART Clinton School sports teams would now have a gym to practice and play games in week nights and weekends. Families would have an opportunity to come support and cheer for their students, and whole school academic events (Verselandia representatives) and/or culturally specific events, promoting school climate, could be now be hosted.

Bringing Alliance High School together on one campus creates efficiencies in staffing FTE, programming, course offerings, project based learning units, and would unite school improvement efforts by school and district administration.

Educational Impact (Benson): The following impacts have been identified:

- Potential duplication of CTE programming on same site.
- Equipment costs for furnishing two large heavily equipped CTE shops: Auto & Manufacturing

Cost Impact: \$27.7M

Total Benson Campus Project Cost: \$357,900,000

### **Option 2a/b: Co-location of Meek into MPG Building and Benson HS**

Design and Construction Impacts: This option will impact the design schedule for Benson HS by approximately 3-6 months, and may impact the overall project schedule. This will require a significant effort to re-engage stakeholders for each of the programs that are affected. Revision of the schematic design documents completed to date would require revision.

Educational Impact (Alliance): Option 2 provides the necessary MPG core classroom space within the new MPG building. Larger CTE spaces of Auto, Manufacturing and Robotics would not be provided within the MPG building but, would need to be identified within the Benson Campus master plan. The current Alliance at Meek automotive shop includes 3 service bays and students are using all of these throughout the period. Merging with Alliance at Benson will increase the numbers of Alliance students selecting Automotive and manufacturing classes. Therefore, separately identified space for Benson High School and Alliance High School, specifically space for Alliance Auto and Alliance Manufacturing is needed to complete the provision of Alliance CTE programming. Designated manufacturing space clarifies the space needed for Alliance to continue current auto and sheet metal, CAD and CAM Design, robotics, pre-engineering, and welding course offerings.

By providing designated space for each High School within the blueprint of the proposed Benson Campus, a new practice of equality of program, may emerge. Specifically, the establishment of Alliance shop spaces not located within the MPG building but rather on the Benson campus will begin.

Option 2 continues to provide Teen Parent Child Care within the MPG building for Alliance whole school, Reconnection Center students, as well as Benson High School students.

Bringing Alliance High School together on one campus creates efficiencies in staffing FTE, programming, course offerings, and would unite instructional improvement efforts.

However, in order to accomplish this option, redistribution of physical space currently on the Benson Master Plan would need to be completed immediately so planning for the MPG building and Benson Modernization may continue.

Option 2 educational impact provides designated CTE spaces for both Benson High School and Alliance High School students on the campus, estimating a reduction of Benson Polytechnic High School space allowing service to 1625 students from the previous 1700 students on the campus. Gym space would be shared for all MPG and Benson students from those on Benson High School campus.

Educational Impact (Benson): The following impacts have been identified:

- Less physical space for BHS CTE Auto Program. Example is BHS Auto bays reduced from 3 to 2 to allow Meek to have 1 auto bay
- Less physical space for BHS CTE Manufacturing. Example is BHS Manufacturing space would be reduced to allow Meek to have dedicated manufacturing space
- Removal of unassigned CTE programming space for new additional CTE program
- Removal of a CTE Suite Type A

- Eliminates the costs associated with duplicating CTE programming at two separate schools including heavy equipment costs for Auto & Manufacturing programs
- Dedicated CTE suites from 12 to 10

Cost Impact: \$24.1M

Total Benson Campus Project Cost: 354,300,000

**Option 3: Leave Meek as is.**

Design and Construction Impacts: This option has no impact to the approved Benson HS Master Plan.

The Meek facility was not design to house the unique program delivered by Alliance and therefore does not efficiently support the school. PPS could pursue an effort to identify primary facility needs at the existing Meek campus and complete targeted facility improvements.

Educational Impact (Alliance) This option maintains Alliance at Meek students in their current building, the previous Meek Elementary. It maintains spaces for auto, manufacturing, and robotics yet does not have adequate classroom spaces, specifically lacks science labs, does not have a gymnasium, weight room or movement space to complete wellness and physical education activities and lacks showers for a high school student body over-represented with homeless youth. Additionally, the Meek campus does not have conference or meeting rooms necessary to host student and family meeting or IEP reviews, for example.

Educational Impact (Benson): This option has no significant impacts to the Benson Polytechnic Program.

Cost Impact: \$0

Total Benson Campus Project Cost: \$330,000,000

**Option 4: New/Renovated building for Alliance at Meek**

Design and Construction Impact: This option has no impact to the approved Benson HS Master Plan. It is anticipated this option would be performed under a distinct and separate project.

Educational Impact (Alliance): Option 4 would allow for additional modernization for Alliance High School serving the current Alliance students served at Meek in a new or renovated building. This project would not be a part of the current Benson Modernization project, and therefore, would depend on identification, and perhaps purchase, of a future site, and passage of a future bond.

Educationally, there is no programmatic reason to keep Alliance High School in two locations. Historically, the current Meek facility was chosen based on available PPS facilities, and was not specific to program offering. However, Alliance CTE offerings of Auto and Manufacturing were prioritized and continued from long standing CTE Alliance-Vocational Village offerings.

Maintaining two facilities for Alliance High School would continue a shared staffing model and reduced course offerings as compared to an option where Alliance is in one facility. As Alliance at Meek maintains high percentages of teen parents this new build would need to include a teen parent child care.

Educational Impact (Benson): This option has no significant impacts to the Benson Polytechnic Program.

Cost Impact: TBD

Total Benson Campus Project Cost: \$330,000,000

With the addition of co-located programs, a new structure, and offsite temporary locations, the project team is in the process of updating the overall construction phasing plan. The team anticipates providing an updated phasing plan (to include feedback from the project Construction Manager / General Contractor) and temporary location plan by the end of 2019.

Additionally, the need for vehicle parking has been conveyed to the project team by stakeholders. The project team evaluated the impacts of adding a new building to the project schedule, land use implications and other analysis while providing adequate & required parking for all schools and programs. While the assumption is that the new building would maintain some surface parking beneath the new building, site parking is anticipated to be reduced by about 50%. Evaluation of additional parking has been submitted for consideration.

#### **IV. FISCAL IMPACT**

The 2017 Bond funds are not sufficient to support the entirety of the Benson project. The Board of Education expects to undertake a future capital bond campaign in 2020 to support all phases of the ongoing Benson Polytechnic High School including MPG building construction. If a bond is not referred to the voters or passed by voters in 2020, the Benson project, including the MPG dedicated building, is expected to be completed by a Full Faith and Credit Bond.

Board Resolution 5859 approved the Benson Campus Master Plan with a total budget of \$330,000,000. Additional scope of work would increase the total cost. Detailed cost data is included in the attached documents.

#### **V. COMMUNITY ENGAGEMENT**

The project team provided a project update to the Benson DAG on April 25, 2019. However, they did not share Options 1, 2A, 2B and 4 as they had not been identified and developed before the DAG meeting.

Staff is in the process of forming a separate MPG DAG to advise on the design of the MPG building. The first meeting is scheduled for May 20th.

#### **VI. TIMELINE FOR IMPLEMENTATION/EVALUATION**

##### **Co-location options**

Per the approved Master Plan, both Benson Polytechnic High School & Multiple Pathways to Graduation buildings will be submitted simultaneously for conditional use and subsequent permitting to keep the project on schedule. If Option 1 is selected, the decision will need to be made in May, in order for the MPG building design to catch up with the Benson Polytechnic High School modernization design by design development phase early 2020. If Option 2 is selected, the decision will also need to be made in May for the project team to confirm that total schedule impact and ensure the design changes can be made and still make the target opening dates.

##### **Independent site options**

Selection of the independent site options will not impact the Benson Campus project schedule.

## VII. BOARD OPTIONS WITH ANALYSIS

Via this Staff Report and attached documents, Staff has prepared several options for Board review and discussion. Additionally, PPS is in the early stages of planning for a 2020 capital bond. Bond planning will include various scopes of work to be vetted and prioritized, with community and Board input, prior to the Board finalizing the bond scope of work. It is within the Board's purview to direct Staff to bring forward options for improving the Alliance at Meek facility or an alternative facility as apart of the 2020 bond planning effort.

## VIII. STAFF RECOMMENDATION

Due to the critical need to finalize the Benson Campus Master Plan to allow design to commence and stay on schedule, and the lack of readily available funds to support additional scope, Staff recommends that we make no further changes to the approval of the Board Resolution 5859 on March 19, 2019. This recommendation is included and illustrated in the attachment as Option 3.

Consideration of the future plans for Alliance High School at Meek should be completed in a separate project effort to allow more time for detailed program needs and development.

IX. **I have reviewed this staff report and concur with the recommendation to the Board.**



Guadalupe Guerrero  
Superintendent  
Portland Public Schools

5/15/19  
Date

## ATTACHMENTS & LINKS

A. Benson Polytechnic High School Master Plan & MPG Building Update, dated 5/15/2019

### **PPS District Priorities FY 2018-19**

- *Set a clear Vision and Strategic Plan*
- *Create equitable opportunities and outcomes for all students*
- *Build management and accountability systems and structures*
- *Allocate budget, funding and resources focused on improving outcomes for students*