



Board of Education

Staff Analysis and Report to the Board

Board Work Session Date: 5/21/2019

District Priority: 4

Board Meeting Date: 6/25/2019

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 Program and 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 Alliance at Meek program.

Board Work Session – May 21, 2019

At the May 21, 2019 Board Work Session Staff presented the (4) options included in this Staff Report.

After review and discussion of the material presented, the Board showed strong support for proceeding with Option 1. Staff has updated this staff report and attach materials to reflect the information shared at the May 21 Board Work Session. Staff recommends proceeding with Option 1.

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 is located in an inferior and inappropriate building and cannot provide the full educational program due to facility constraints. CTE program offerings, social emotional programming and unique daily schedules factor into the staff recommendation for relocation and unification with Alliance at Benson.

Alliance at Meek currently has four CTE programs of study provided through a project-based learning approach. Most Alliance at Meek students participate in one or more CTE programs. The automotive and manufacturing programs are close to 100% utilization and the Digital Media and Natural Resources programs are about half-utilized, as these CTE teachers also teach other subjects. All Alliance at Meek students also participate in the Discovery social emotional program when they enroll in the school.

Alliance at Benson and Alliance at Meek have differing and alternative schedules to meet their unique program needs. In addition, they do not align with the Benson Polytechnic High School schedule. As a result, there is not an effective way to integrate the Alliance at Meek school into the Benson CTE spaces. Dedicating part of the Benson CTE spaces to Alliance at Meek is not recommended as this would negatively impact the design and program for Benson HS and add significant costs and time to the project. A new MPG building with both Alliance campuses united will allow offered at Alliance at Meek.

OPTION DESCRIPTIONS: The following are descriptions of each of the (4) options:

CO-LOCATION OPTIONS

Option 1: Co-location of Meek into the MPG Building. (RECOMMENDED)

Description: This option relocates the Alliance at Meek to the Benson Campus. The MPG building will be expanded to incorporate the space necessary to facilitate their programs.

This will include dedicated CTE auto and manufacturing space that is tailored to the appropriate social spaces and project-based learning environment required for the students. Other specific needs will be analyzed and developed throughout the Master Planning phase. Also, during the Master Planning process, further efficiencies will be analyzed that can be realized for the MPG building such as classroom size and quantities, staff areas, and storage rooms.

Several shared services on campus are in this option including the Health Clinic, Teen Parent, food pantry, and the clothes closet.

Option 2: Co-location of Meek into MPG Building and Benson HS.

Description: This option relocates the Alliance at Meek to the Benson campus. The spaces required for their programs would both expand the MPG building and be absorbed into the Benson High School building. 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 in the MPG Building.

Space dedicated for Alliance High School in the Benson High School campus would be removed as available space from Benson High School and reduce the design capacity from 1,700 to 1,625.

Several shared services on campus are in this option including the Health Clinic, Teen Parent, food pantry, and the clothes closet.

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

INDEPENDENT SITE OPTIONS

Option 3: Leave Meek as is.

Description: This option leaves the Alliance at Meek program at Meek per the last Board Resolution 5859. It does not include any revisions to the current facilities at Meek or incorporating any of their programs into the Benson Campus.

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

Description: This option includes both the completion of the current plans approved in Board Resolution 5859 for the MPG building, plus an additional new building for the Alliance at Meek programs. A specific site has not been determined at this time. For the purposes of analysis, both the Meek and Kenton sites were reviewed and found to be a suitable test fit for the known program needs at this time. Further analysis would be required to confirm the specific program needs for shared services, growth projections and other such factors.

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

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

Option 1: Co-location of Meek into the MPG Building. (RECOMMENDED)

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 overall opening date for the Benson Campus 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. Natural Resources and Digital Media CTE programs will also move to the new site.

Having all Alliance students in the proposed MPG building would allow greater access to CTE pathways for all Alliance students, shared project-based learning activities, shared CTE projects, mental health partnerships, access to the Benson Student Health Center, and access to onsite 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 through 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, for whole school academic events such as Verselandia, Writers in the Schools, Robotics, Exhibition Night, etc., as well as culturally specific events and those promoting a positive school climate.

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. Programs are tailored to the specific needs of each curriculum.
- The Alliance Robotics Team is in the First League, considered more competitive than the league in which Benson High School competes. Benson High School students would be welcome to join the Alliance team.

Cost Impact: \$27.7M

Total Benson Campus Project Cost: \$357,729,000

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. This will also have cost impacts to compensate the design team for the re-design effort. This option also limits the design team's ability to design spaces specific to the needs of the Alliance students.

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 day. 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.

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 project design as approved in Board Resolution 5859.

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. The space is also infested with rodents and has long-standing problems with heating and cooling. A neighborhood agreement, signed when Alliance moved to the Meek campus, prohibits regular evening programming. Finally, the location is not as central as is the Benson campus for a district-wide school.

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 project design as approved in Board Resolution 5859. This option would be performed under a distinct and separate project with a separate funding source.

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

Other considerations:

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 40%. 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. Attached Resolution XXXX increases the Benson Campus Master Plan budget to \$357,729,000 inclusive of a united Alliance High School into the MPG Building on the Benson Campus.

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 took place on 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 may be submitted simultaneously for conditional use and subsequent permitting to keep the project on schedule. The decision to incorporate Meek will need to be made in June, in order for the MPG building design to stay on schedule and catch up with the Benson Polytechnic High School modernization design by design development phase early 2020.

VII. BOARD OPTIONS WITH ANALYSIS


Staff is recommending Option 1 for Board review and approval. 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.

VIII. STAFF RECOMMENDATION

Staff recommends the implementation of Option 1 based on feedback from educational staff and leadership there is a demonstrated need of the Alliance program to provide a facility that is tailored to the needs of the Alliance students and help prepare them in a way that is in line with the PPS mission. It will provide the best solution to address short and long-term needs. Option 1 creates additional course offerings for all Multiple Pathways to Graduation students attending the schools and programs located in the MPG building through greater efficiency of staff, instructional program, and facilities.

With approval of the accompanying Board Resolution, staff will update the MPG building master plan to include Alliance at Meek programs, as outlined in Option 1. Staff will engage stakeholders, expand the Design Advisory Group to include Alliance at Meek members and return to the board by approximately December 2019 with an updated master plan.

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


Guadalupe Guerrero
Superintendent
Portland Public Schools

June 20, 2019
Date

ATTACHMENTS & LINKS

A. Benson Polytechnic High School Master Plan & MPG Building Update, dated 5/30/2019

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*

BENSON POLYTECHNIC HIGH SCHOOL MODERNIZATION

MPG BUILDING UPDATE



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MPG Building Options 2A, 2B, 3, 4	
MPG Building Program Summary	

INTRODUCTION / WHY AN AUTONOMOUS, INTEGRATED MPG CAMPUS MAKES SENSE



The alternative schools currently embedded in the Benson Polytechnic High School Campus (Alliance @ Benson, Reconnection Services, DART/ Clinton School) and Meek Campus (Alliance @ Meek), were developed to provide students with an alternative approach to the larger high schools around the District. Students attending the MPG schools choose these alternative pathways for a wide variety of reasons ranging from social/emotional issues, teenage pregnancy, difficulties engaging in larger comprehensive programs, to boredom with the slow pace of the typical high school curriculum. While profiles of MPG students vary across a broad spectrum, successful pathways to graduation typically include a process in which scale, pace, and learning styles are more personalized around student needs. Pedagogically, trying to integrate students with distinct, individualized and sometimes fragile learning requirements into a larger, standardized school is counterintuitive. Many students in these alternative schools are there because they were failing in the larger comprehensive schools.

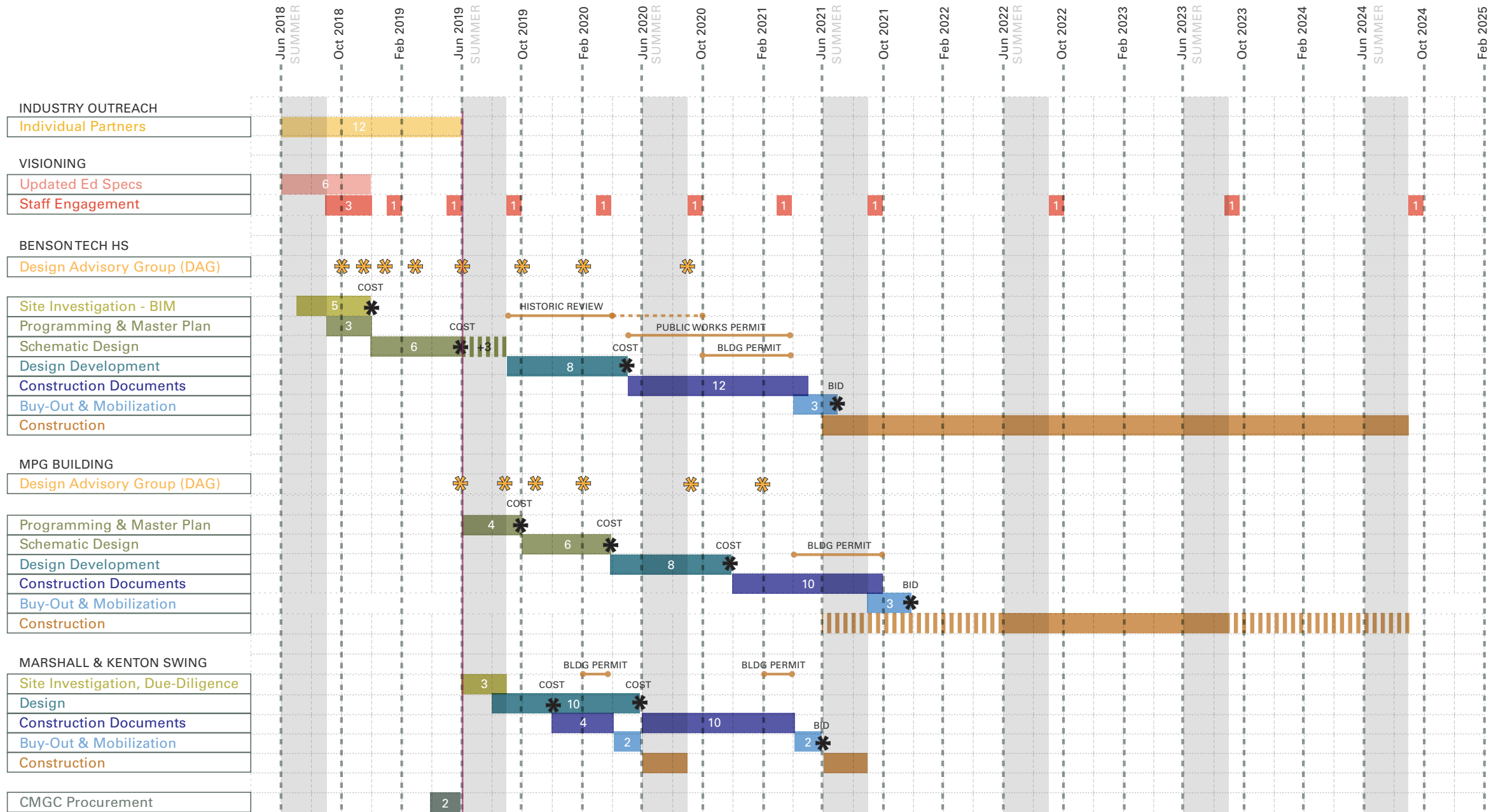
In response to student needs, the MPG teachers focus their teaching styles on much more differentiated learning. Smaller class sizes, individualized lesson planning, and a deeper focus on the needs of the “whole child” (social, emotional, and physical – in addition to academic) are typically required to support a successful student journey to graduation.

Finally, as a result of the highly personalized teaching and learning embedded in the MPG schools, daily schedules are much more flexible to accommodate work, child care, and a host of other personal and family issues. Trying to standardize the schedules of the MPG students in order to align with comprehensive school calendars is one more impediment to student success.

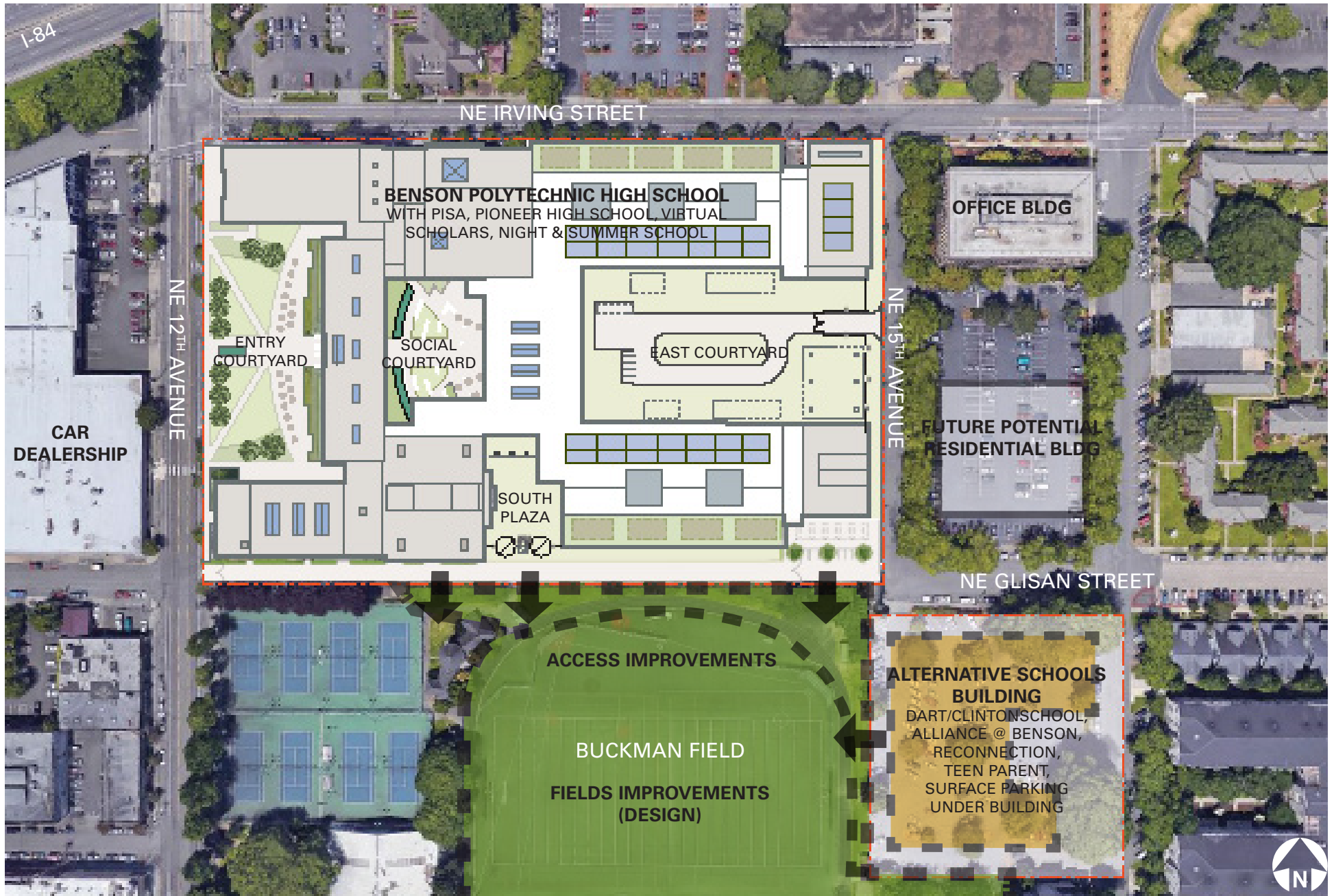
Through listening sessions, design input outreach, and programming exercises, it became abundantly clear that the desire to co-locate and integrate the Alliance at Benson with the Alliance at Meek campuses in one central building location would not only be desirable, but could enhance these schools to provide even more robust support to these most vulnerable students. Thus, through input and direction received from district leadership and the Board of Education, this presentation captures the scope to provide an autonomous, integrated MPG building adjacent to the Benson Polytechnic High School campus.



UPDATED SCHEDULE



CURRENT SITE PLAN / BASED ON BOE RESOLUTION MARCH 19, 2019



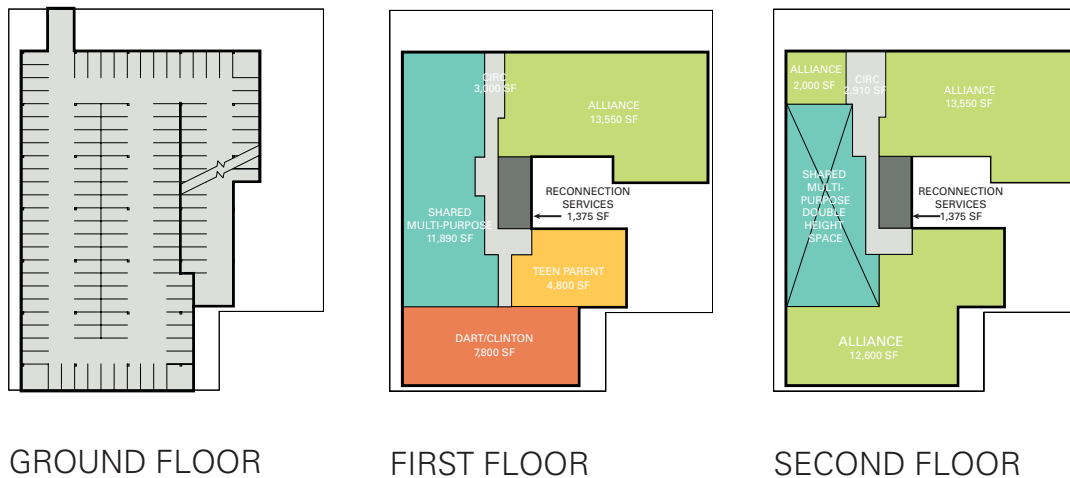
OPTION 1 / INTEGRATION OF ALLIANCE AT MEEK INTO THE MPG BUILDING

Ground Floor (Parking)	41,400 SF
First Floor	42,400 SF
Second Floor	32,400 SF
Total	116,200 SF
Parking	115 Stalls

- Schools & Programs at Parking Site:
- + Alliance @ Benson Classrooms & Science Labs
 - + Alliance @ Benson CTE Culinary & Digital Arts
 - + **Alliance @ Meek Classrooms & Science Labs**
 - + **Alliance @ Meek CTE Auto and Manufacturing**
 - + Reconnection Center
 - + Reconnection Services
 - + DART/Clinton School
 - + Teen Parent with outdoor play area
 - + Shared Multi-Purpose Room & Library
 - + **Shared Gym/Activity Space & Lockers**
 - + **Shared Commons/Flex and Kitchen**
 - + Shared on-site parking for both Benson and MPG sites

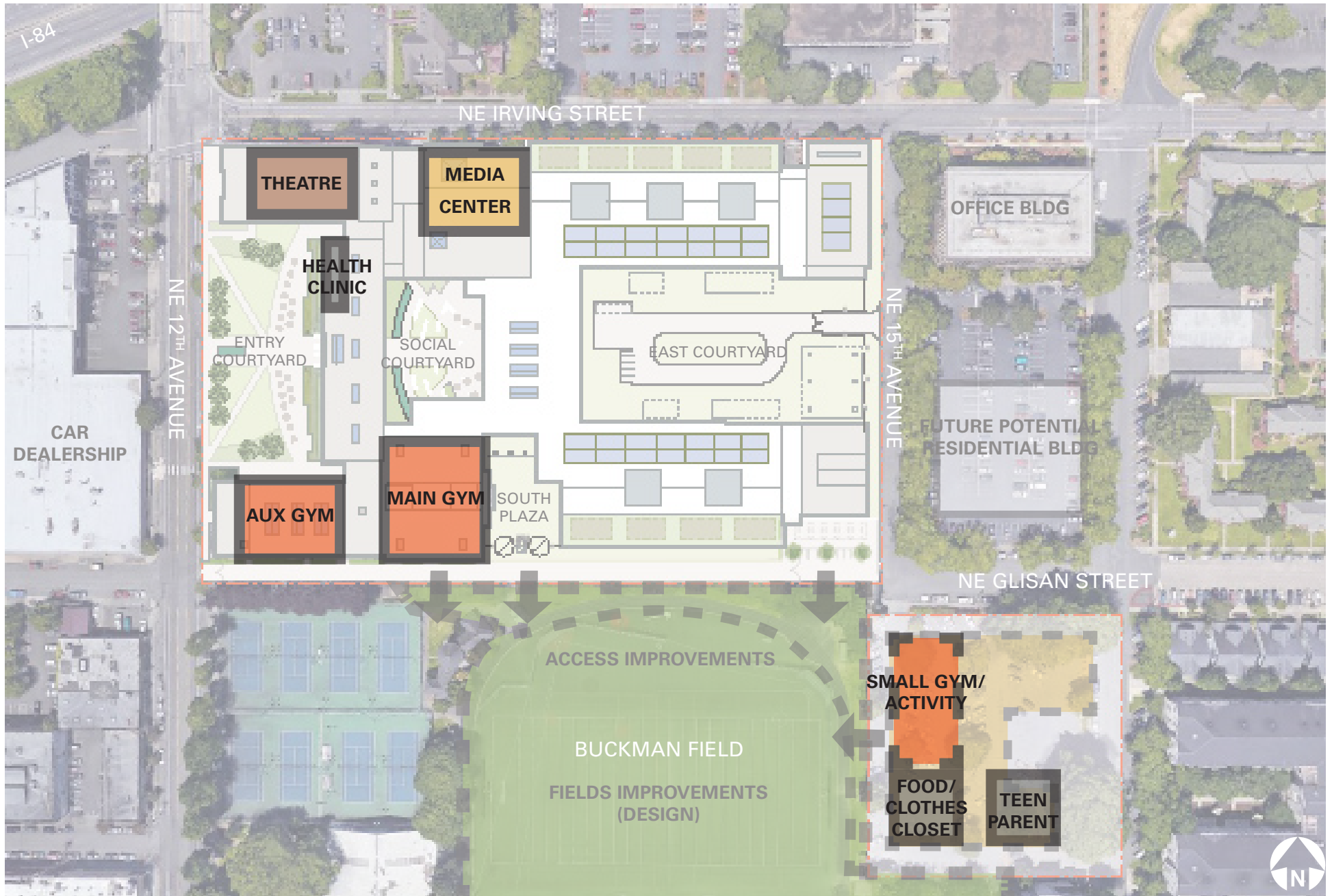
- Schools & Programs at Benson Campus:
- + None
- Schools & Programs at Kenton Campus:
- + None
- Schools & Programs at Meek Campus:
- + None

PARKING SITE:



BENSON CAMPUS: NO CHANGES

BENSON CAMPUS PROGRAM / SHARED RESOURCES



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COST SUMMARY / MPG BUILDING WITH ALLIANCE @ MEEK

	OPTIONS PROVIDED PER ASK IN BOE RESOLUTION ON 3/19/19		CURRENTLY APPROVED OPTION ON 3/19/19	OPTION PROVIDED PER DISTRICT LEADERSHIP REQUEST
	OPTION 1 Co-Location of Meek into MPG Building	OPTION 2A/B Co-Location of Meek into MPG Building & Benson HS	OPTION 3 Approved MPG Building	OPTION 4 Renovation for Alliance (Meek) Range is \$450-500/SF
BUILDING (\$400 / SF)*	\$29,920,000	\$27,800,000		\$28,125,000 - 31,250,000
PARKING (\$60,000 / STALL)	\$6,900,000	\$6,900,000		\$ -
HARD COST TOTAL	\$36,820,000	34,700,000		\$28,125,000 - 31,250,000
FF&E (6.7%)	\$2,467,000	\$2,324,900		\$1,884,400 - \$2,093,750
SOFT COSTS (15.39%)	\$6,049,300	\$5,699,000		\$4,618,500 - \$5,131,600
CONTINGENCY (15.39%)	\$6,976,800	\$6,575,100		\$5,329,200 - \$5,921,400
ESCALATION (18%)	\$9,415,800	\$8,873,660		\$7,192,300 - \$7,991,400
TOTAL	\$61,728,900	\$58,172,660	Part of Currently Approved Budget	\$47,149,400 - \$52,388,150
CURRENTLY APPROVED BUDGET FOR MPG W/O MEEK	\$34,000,000	\$34,000,000		\$0
DELTA	\$27,728,900	\$24,172,660		\$47,149,400 - \$52,388,150

LOWEST COST OPTION: OPTION 2A/B = **\$24,172,660**

HIGHEST COST OPTION: OPTION 4 @ \$500/SF + PARKING ALTERNATE = **\$62,003,650**

* \$/ SF is based on cost estimate from Dec 2018 Board Materials for MPG Building

PARKING ALTERNATE / OVERVIEW

EXISTING SITE	APPROVED BENSON PLAN	APPROVED PLAN W/ MPG	PARKING ALTERNATES
<p>Current</p> <p>As exists on current site.</p> <p>Approx. Total Number of Parking Stalls 210</p> <p>Additional Cost N/A</p>	<p>December 2018</p> <p>Based on quantity in Benson Tech Master plan, with parking lot site remaining as parking</p> <p>Approx. Total Number of Parking Stalls 170</p> <p>Additional Cost INCLUDED IN BUDGET</p>	<p>March 2019</p> <p>Based on quantity in Benson Tech Master plan, with parking lot site developed to include MPG building with parking at ground level.</p> <p>Approx. Total Number of Parking Stalls 125-140</p> <p>Additional Cost INCLUDED IN BUDGET</p>	<p>Potential</p> <p>Based on quantity in Benson Tech Master plan, with parking lot site developed to include MPG building with parking at ground level.</p> <p>This option provides an additional 102 stalls provided in basement level to align closer with existing site count.</p> <p>Approx. Total Number of Parking Stalls 227-242</p> <p>Additional Cost \$9.6M</p> <p>Other</p> <p>Additional alternates are being explored, such as land purchase adjacent to Benson High School.</p>

Note: all calculations based on parking available for the Benson Tech campus, which includes the Benson Tech site in addition to adjacent parking site shared with Buckman Field. No street parking is included in these calculations.

UPDATED BUDGET OVERVIEW

BENSONTECH SITE TARGET AREA

Renovation	231,200 SF
New Construction	136,800 SF
Total	368,000 SF

Reduction	(3,500 SF)
Added Classrooms	3,500 SF

New Total	368,000 SF
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MARSHALL & KENTON SWING ASSUMPTIONS

- + Minor MEP upgrades only, no major equipment upgrades included
- + Electrical service upgrades, as needed
- + IT building infrastructure upgrades only, as required. Relocation of computer equipment from existing facilities
- + New roofing, as required
- + Minor TI of existing building
- + New temporary structure for additional CTE shop space (Size TBD)

MPG BUILDING (OPTION 1)

New Construction	~75,000 SF
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PARKING IMPACT

(TOTAL FOR BOTH SITES)

Approx. Existing Stall Count	210 STALLS
Approx. New Count Range	125 - 140 STALLS

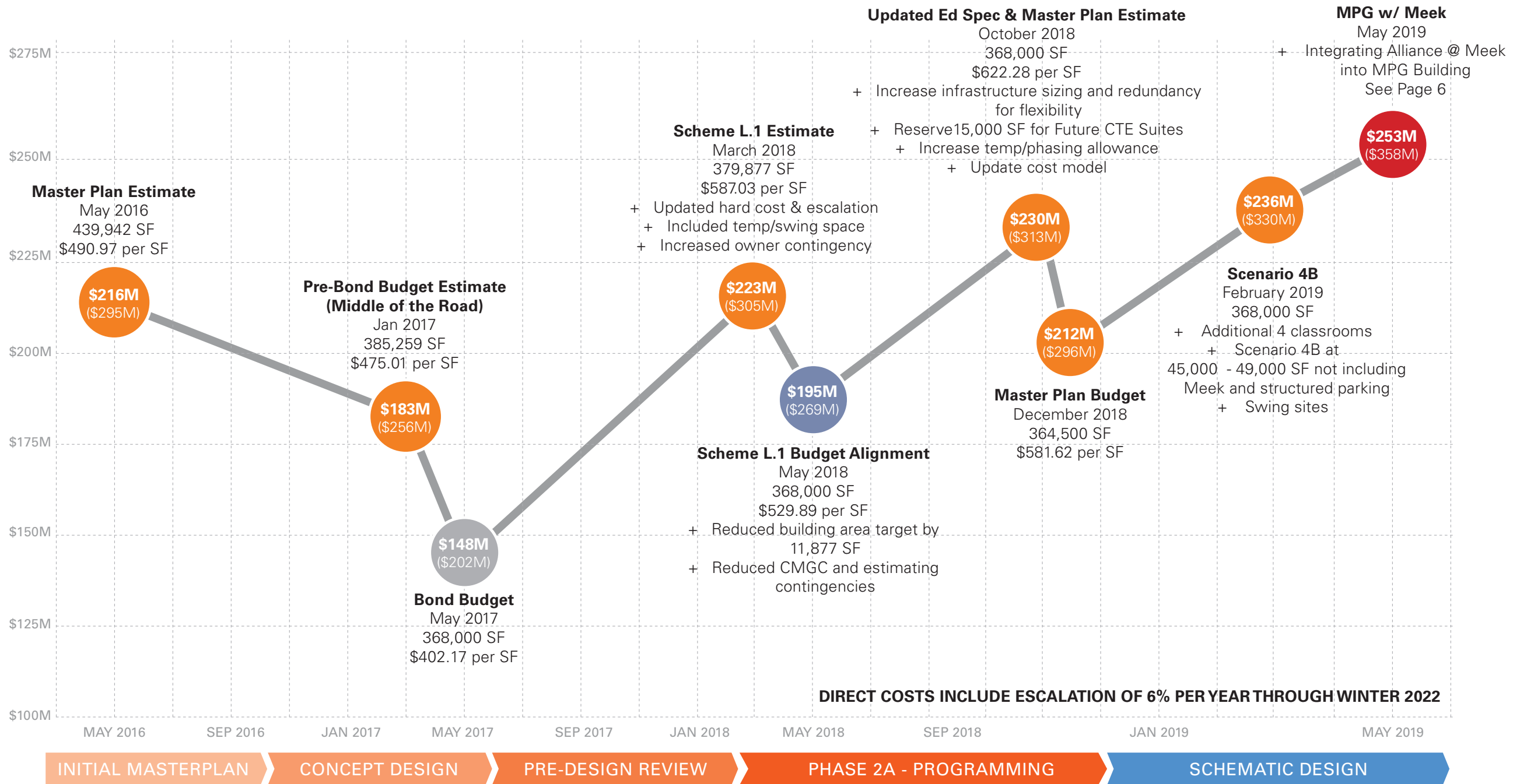
ITEM	COMMENTS	CURRENT ESTIMATE
HARD COST	Renovated building and site work	\$237,208,000
SWING /TEMP FACILITIES	Interior TI and potential modular building	\$5,570,000
1.5% GREEN ENERGY	Required by State of Oregon	\$2,648,000
OFF-SITE / PUBLIC WORKS	Allowance	\$700,000
SOFT COSTS	Permit fees, consultants	\$34,437,000
FF&E	CTE Equipment and furnishings	\$15,000,000
CONTINGENCY	15% of total cost	\$34,437,000
ESCALATION	6% per year included in Hard Costs	INC. ABOVE

CURRENTLY APPROVED BUDGET	\$330,000,000
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MPG Building Options 1	\$27,729,000
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UPDATED MASTER PLAN BUDGET	\$357,729,000
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BUDGET PROGRESSION / DIRECT CONSTRUCTION COST TIME LINE



APPENDIX / MPG BUILDING OPTIONS 2A, 2B, 3, AND 4
MPG BUILDING PROGRAM SUMMARY

OPTION 2A / INTEGRATION OF ALLIANCE AT MEEK INTO MPG BUILDING AND BENSON HS

Ground Floor	41,400 SF
First Floor	39,900 SF
Second Floor	29,600 SF
Total	110,900 SF
Parking	115 Stalls

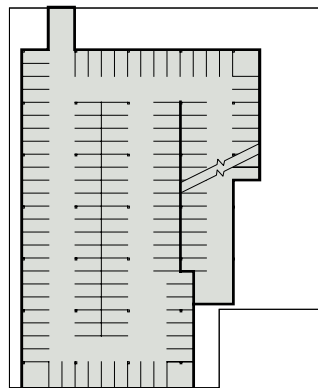
- Schools & Programs at Parking Site:
- + Alliance @ Benson Classrooms & Science Labs
 - + Alliance @ Benson CTE Culinary & Digital Arts
 - + **Alliance @ Meek Classrooms & Science Labs**
 - + Reconnection Center
 - + Reconnection Services
 - + DART/Clinton School
 - + Teen Parent with outdoor play area
 - + Shared Multi-Purpose Room & Library
 - + **Shared Gym/Activity Space & Lockers**
 - + **Shared Commons/Flex and Kitchen**
 - + Shared on-site parking for both Benson and MPG sites

- Schools & Programs at Benson Campus:
- + Alliance @ Meek CTE Auto and Manufacturing

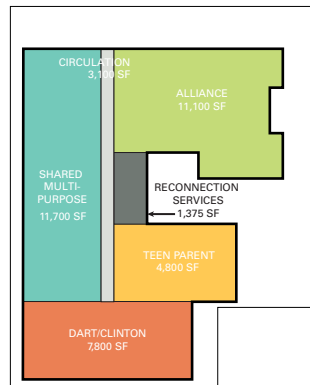
- Schools & Programs at Kenton Campus:
- + None

- Schools & Programs at Meek Campus:
- + None

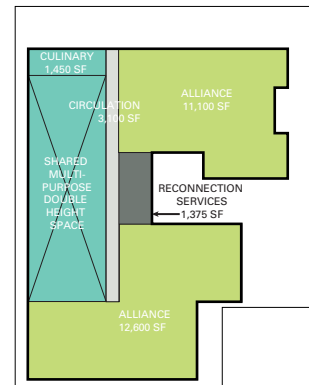
PARKING SITE:



GROUND FLOOR



FIRST FLOOR

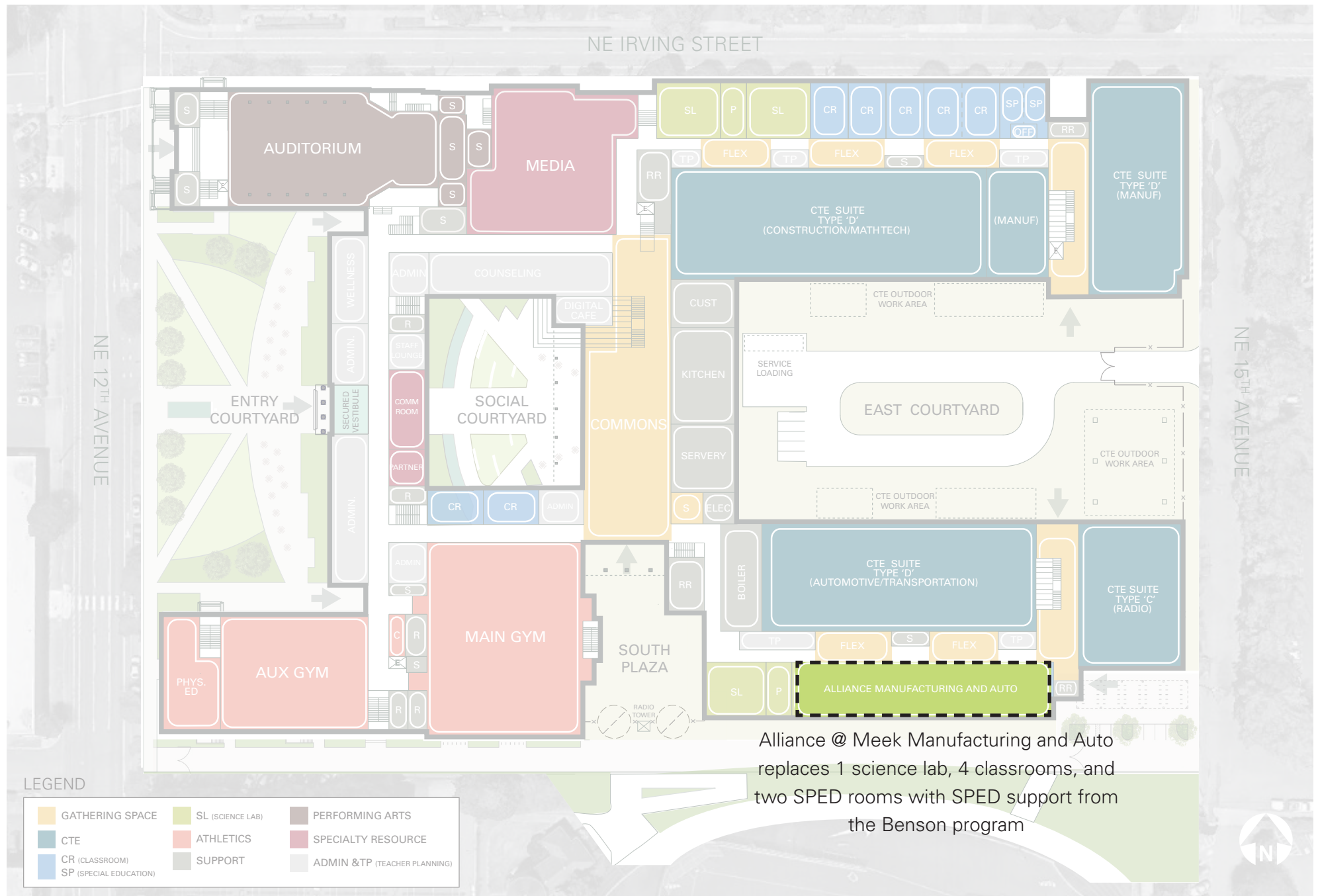


SECOND FLOOR

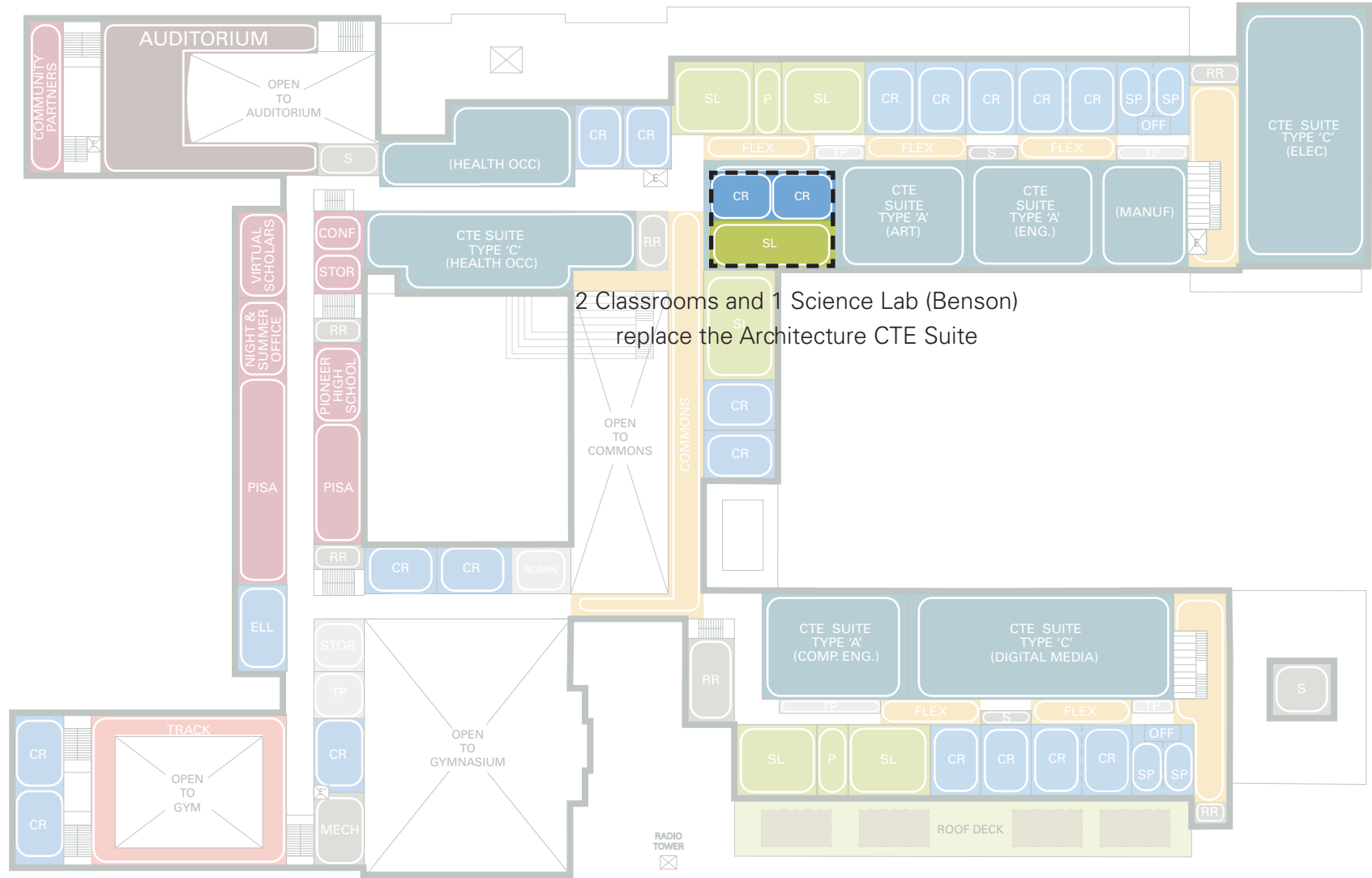
BENSON CAMPUS:

- + Relocate 4 classrooms
- + Relocate 2 SPED classrooms & support
- + Relocate 1 science lab
- + Reduce Benson design capacity from 1700 to 1625 students

OPTION 2A / MAIN LEVEL - BENSON CAMPUS IMPACT



OPTION 2A / UPPER LEVEL - BENSON CAMPUS IMPACT

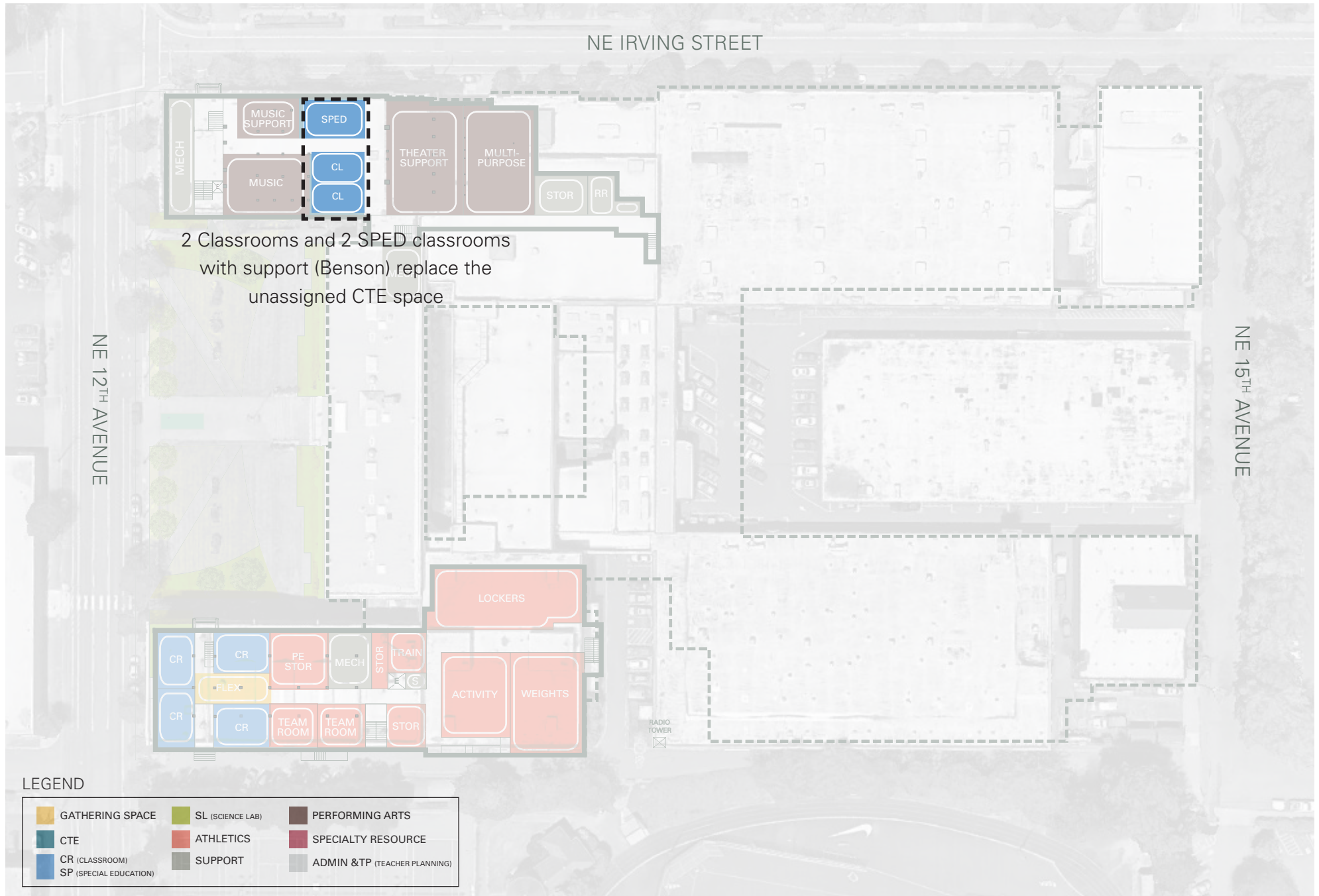


LEGEND

 GATHERING SPACE	 SL (SCIENCE LAB)	 PERFORMING ARTS
 CTE	 ATHLETICS	 SPECIALTY RESOURCE
 CR (CLASSROOM)	 SUPPORT	 ADMIN & TP (TEACHER PLANNING)
 SP (SPECIAL EDUCATION)		



OPTION 2A / LOWER LEVEL - BENSON CAMPUS IMPACT

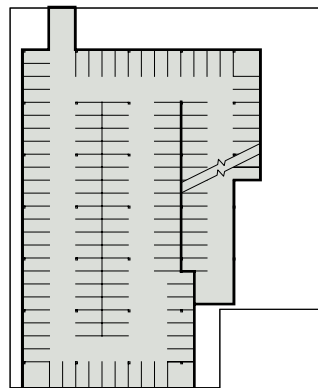


OPTION 2B / INTEGRATION OF ALLIANCE AT MEEK INTO MPG BUILDING AND BENSON HS

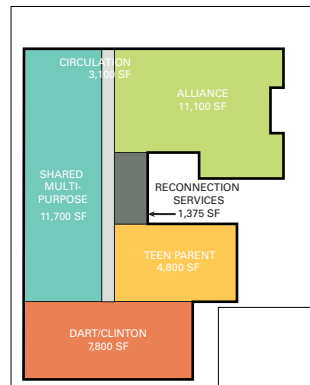
Ground Floor	41,400 SF
First Floor	39,900 SF
Second Floor	29,600 SF
Total	110,900 SF
Parking	115 Stalls

Schools & Programs at Each Site:
 + Same as Option 2A

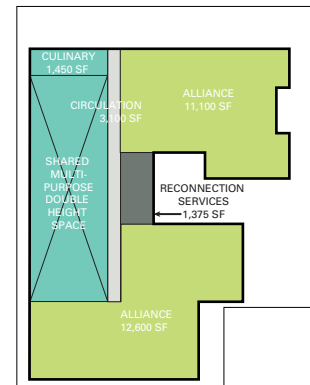
PARKING SITE:



GROUND FLOOR



FIRST FLOOR

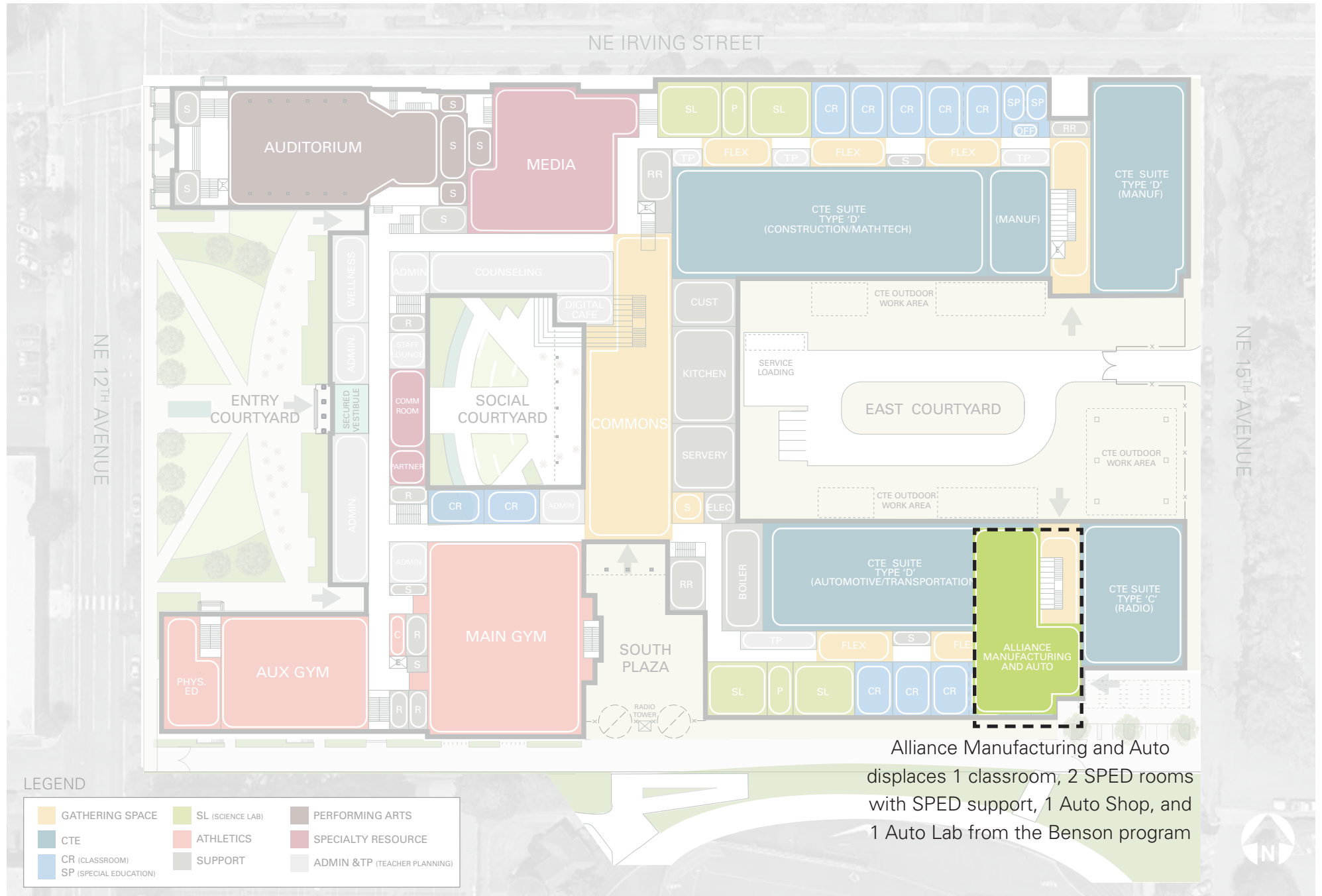


SECOND FLOOR

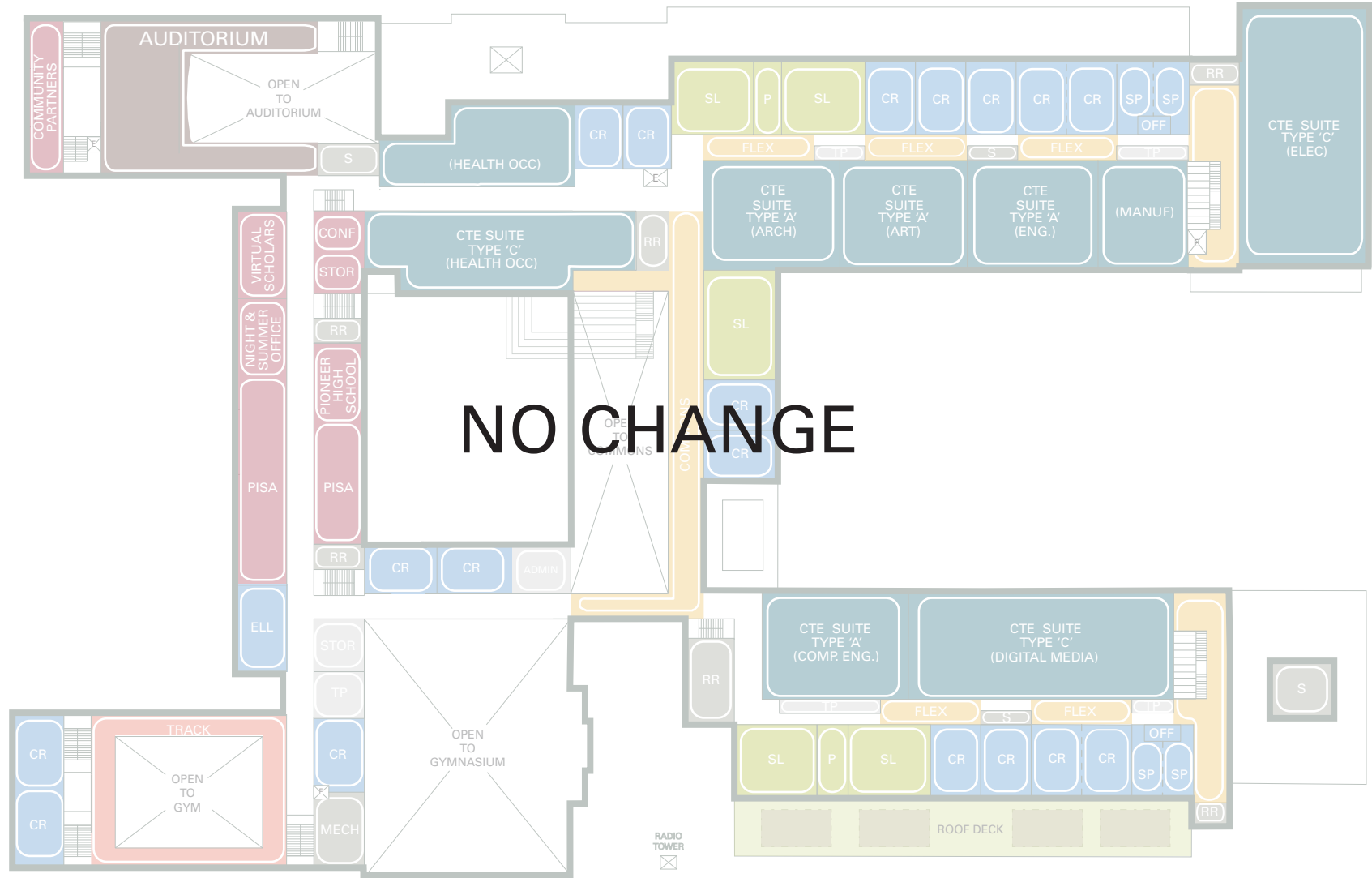
BENSON CAMPUS:

- + Relocate 1 classroom to lower level
- + Relocate 2 SPED classrooms & support to lower level
- + Remove 1 Autoshop section and 1 Auto Lab & future CTE program area
- + Reduce Benson design capacity from 1700 to 1625 students

OPTION 2B / MAIN LEVEL - BENSON CAMPUS IMPACT



OPTION 2B / UPPER LEVEL - BENSON CAMPUS IMPACT

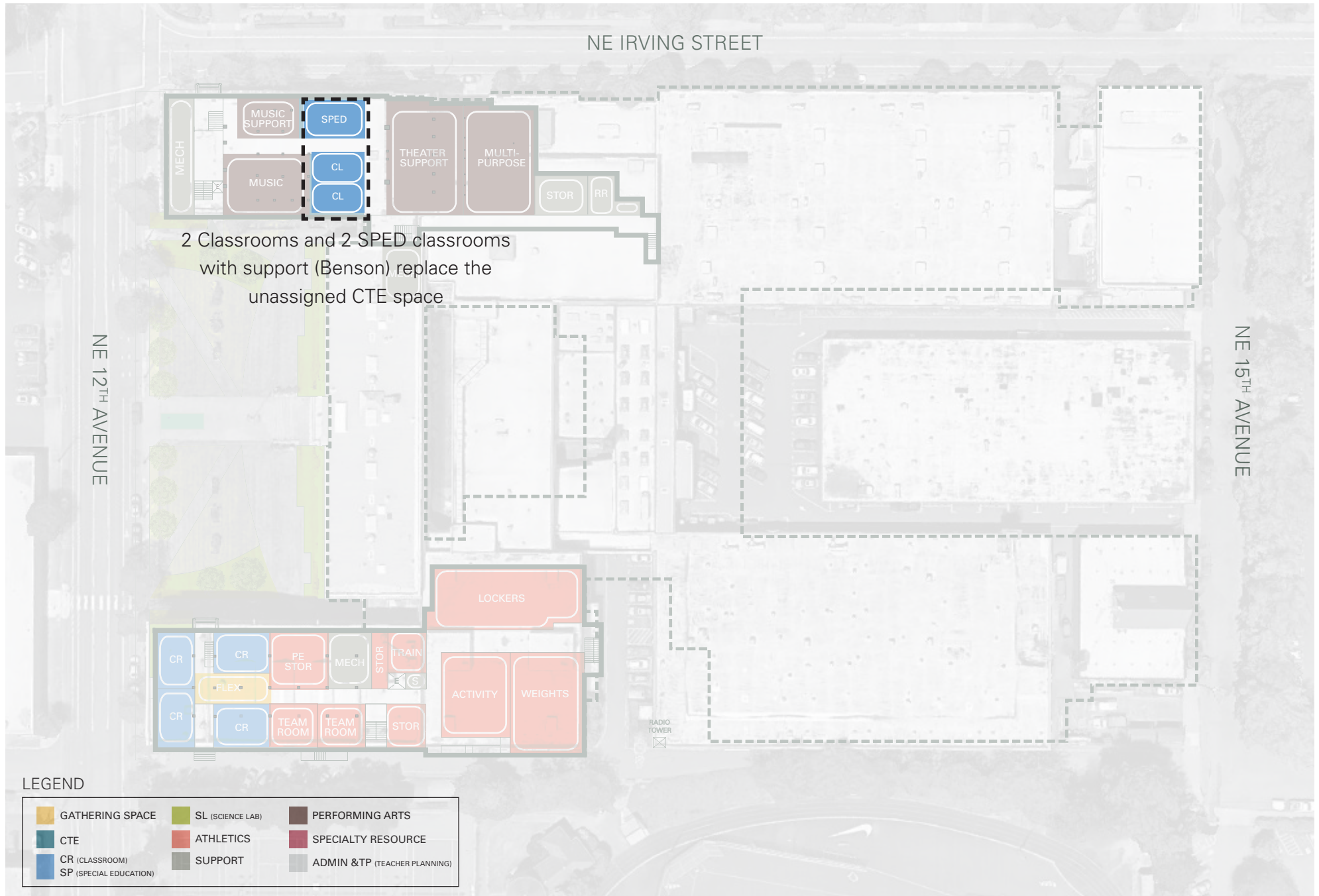


LEGEND

 GATHERING SPACE	 SL (SCIENCE LAB)	 PERFORMING ARTS
 CTE	 ATHLETICS	 SPECIALTY RESOURCE
 CR (CLASSROOM)	 SUPPORT	 ADMIN & TP (TEACHER PLANNING)
 SP (SPECIAL EDUCATION)		



OPTION 2B / LOWER LEVEL - BENSON CAMPUS IMPACT



OPTION 3 / LEAVE ALLIANCE AT MEEK AS-IS

Ground Floor	41,400 SF
First Floor	47,000 SF
Total	88,400 SF
Parking	115 Stalls

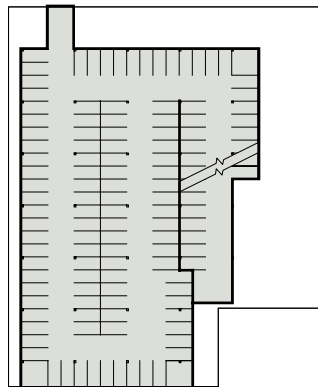
- Schools & Programs at Parking Site:
- + Alliance @ Benson Classrooms & Science Labs
 - + Alliance @ Benson CTE Culinary & Digital Arts
 - + Reconnection Center
 - + Reconnection Services
 - + DART/Clinton School
 - + Teen Parent with outdoor play area
 - + Shared Multi-Purpose/Activity Room
 - + Shared on-site parking for both Benson and MPG sites
- + Gym & Lockers not provided, would be shared at Benson campus.

Schools & Programs at Benson Campus:
+ None

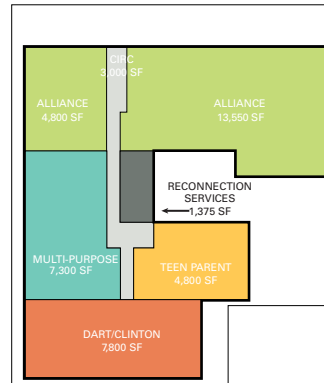
Schools & Programs at Kenton Campus:
+ None

Schools & Programs at Meek Campus:
+ Alliance @ Meek as exists
+ Teen Parent with outdoor play area

PARKING SITE:



GROUND FLOOR



FIRST FLOOR

BENSON CAMPUS: NO CHANGES

OPTION 4 / RENOVATION FOR ALLIANCE (MEEK) AT MEEK CAMPUS OR OTHER LOCATION

BENSON PARKING SITE:

See next page for info.

Schools & Programs at Parking Site:

- + Alliance @ Benson Classrooms & Science Labs
 - + Alliance @ Benson CTE Culinary & Digital Arts
 - + Reconnection Center
 - + Reconnection Services
 - + DART/Clinton School
 - + Teen Parent with outdoor play area
 - + Shared Multi-Purpose/Activity Room
 - + Shared on-site parking for both Benson and MPG sites
- + Gym & Lockers not provided, would be shared at Benson campus.

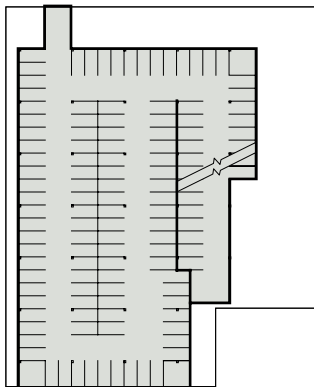
Schools & Programs at Benson Campus:

- + None

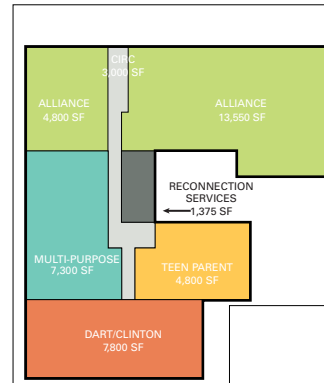
Schools & Programs at Kenton or Meek Campus:

- + Alliance @ Meek in full
- + Teen Parent with outdoor play area

PARKING SITE:



GROUND FLOOR



FIRST FLOOR

BENSON CAMPUS: NO CHANGES

OPTION 4 / RENOVATION FOR ALLIANCE (MEEK) AT MEEK CAMPUS OR OTHER LOCATION

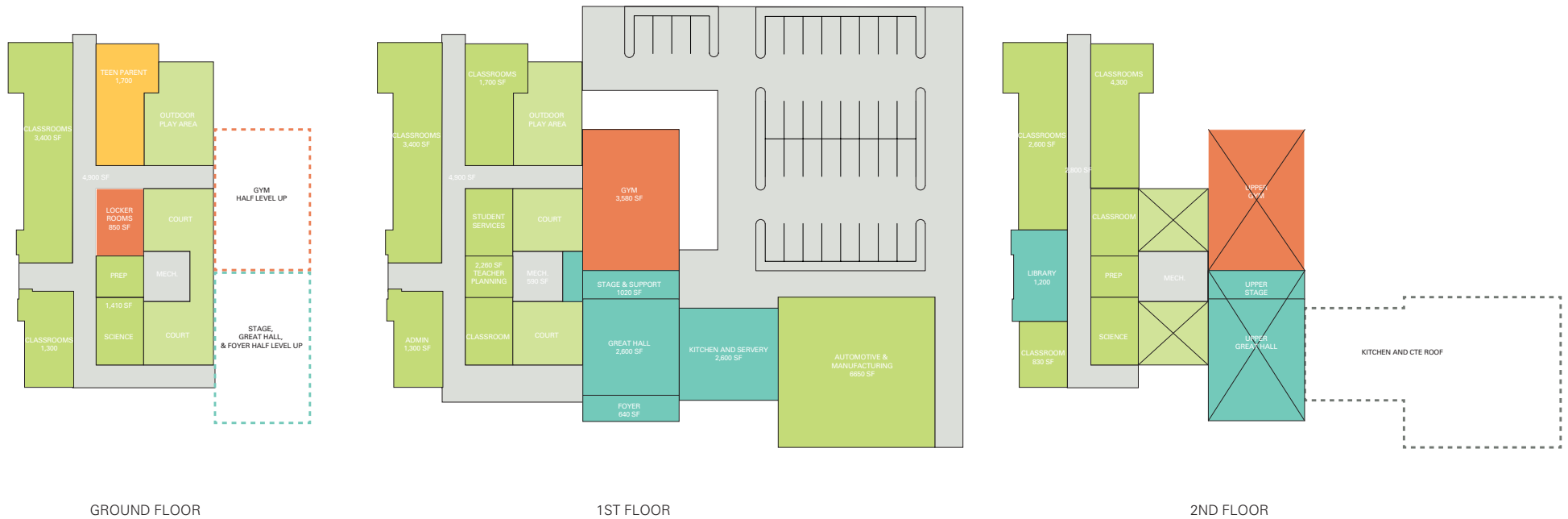
BENSON PARKING SITE:

Ground Floor	41,400 SF
First Floor	42,300 SF
Total	83,700 SF
Parking	115 Stalls

MEEK SITE OR OTHER:

Total	62,500 SF
Parking	36 Stalls

SITE TEST FIT:



Draft 4/18/2019							
Alliance at Benson							
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes
General Classrooms				8,250			
Classrooms		11	750	8,250	11		
Science Labs				1,550			
General Lab		1	1,250	1,250	1		
Prep Area		1	300	300			
CTE Shops/Studios				2,500			
Design/Applied Arts		1	1,000	1,000	1		
Design/Applied Arts Storage		1	250	250			
Culinary Arts		1	1,000	1,000	1		
Culinary Arts Storage		1	250	250			
Administration				800			
Principal Office		1	200	200			
Staff Office		4	150	600			
Physical Education/Athletics				6,750			
Gym		1	5,000	5,000	1		
Boy's Locker Room/Shower (15 Stalls)		1	600	600			
Girl's Locker Room/Shower (15 Stalls)		1	600	600			
Multi-Purpose Toilet/Shower		1	150	150			
PE Storage		1	200	200			
Laundry Room		1	200	200			
Net Program Area Total				19,850			
Circulation & Walls (Net to Gross Range)				27,989			

General Notes:
 1. 150 Students
 ___ Teachers
 ___ Support Staff
 2. Shared facilities with Alliance at Meek include multipurpose room, library, CTE shops, food pantry, and clothes closet.

DART/CLINTON							
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes
General Classrooms				3,600			
Classrooms		4	900	3,600	4		
Administration				2,270			
Private Offices: Principal, Counselor, MSW, Psych (2), SPED		6	80	480			
Secretary, Waiting Area		1	120	120			
Open Office for 5 Iterants		1	380	380			
Conference Rooms		2	225	450			
Staff Workroom		1	260	260			
Restrooms		3	60	180			
Dart Office & Storage		1	400	400			
Net Program Area Total				5,870			
Circulation & Walls (Net to Gross Range)				8,277			

General Notes:
 1. Shared facilities with Alliance at Benson and All & Meek include multi-purpose room, gym, library, CTE shops and studios, food pantry, and clothes closet.

Teen Parent at Benson							
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes
Teen Parent		1	2,780	2,780			
Infant Room		1	600	600			
Breastfeeding Room		1	60	60			
Toddler Room		1	600	600			
Crawler Room		1	600	600			
Restroom		1	60	60			
Children's Restroom		1	60	60			
Nap Area		1	300	300			
Office		1	100	100			
Storage/Kitchen		1	400	400			
Outdoor Play Area		1		2000			Not in program st
Net Program Area Total				3,000			
Circulation & Walls (Net to Gross Range)				4,230			

Reconnection Spaces at Benson							
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Teaching Stations	Refer to PPS Comp. Ed Spec for Room Data	Notes
Reconnection Spaces							
Private Offices: Admin		1	120	120			
Conference Room		1	225	225			
Open Office for 9 Staff, Waiting Area		1	640	640			
Net Program Area Total				985			
Circulation & Walls (Net to Gross Range)				1,389			

MPG Total Gross	Total (SF)
Alliance at Meek	43,146
Alliance at Benson	27,989
DART	8,277
Teen Parent	4,230
Reconnection Spaces	1,389
Total Gross	85,031

Draft 4/18/2019						
Alliance at Meek						
Program Components	CTE Suite Type	Quantity	Area (SF)	Total (SF)	Stations	Ed Spec for Room Data
General Classrooms				11,250		
Classrooms		15	750	11,250	15	
Science Labs				2,800		
Physics/Chem Lab		1	1,250	1,250	1	
Natural Resources Lab		1	1,250	1,250	1	
Natural Resources Outdoor Area		1	approx.	2,000		Not in program summr
Prep Area		1	300	300		
Library				1,000		
Reading Room		1				
Collections		1				
Library Office + Support		1				
Support		1				
CTE Shops/Studies				6,600		
Auto Shop		1	2,600	2,600	1	
Clean Room		1	200	200		
Storage		1	200	200		
Outdoor Area		1	approx.	300		Not in program su
Manufacturing Shop		1	2,600	2,600	1	
Gathering Area		1	500	500		
Computer Area		1	300	300		
Storage		1	200	200		
Outdoor Area		1	approx.	500		Not in program su
Multi-Purpose				6,750		
Commons & Stage		1	3,200	3,200		
Outdoor Covered Area		1	approx.	2,000		Not in program su
Stage & Storage		1	1,200	1,200		
Kitchen, Servery, Support		1	2,350	2,350		
Administration				1,300		
Principial Office		1	200	200		
Dean's Office		1	150	150		
Counselor		1	150	150		
Bookkeeper		1	100	100		
Secretary		1	100	100		
Education Assistant		1	100	100		
Workroom		1	100	100		
Staff Lounge		1	300	300		
Waiting		1	100	100		
Student Services				600		
Social Work		1	100	100		
College/Career		1	100	100		
ESL		1	100	100		
Virtual Scholar		1	100	100		
Meeting Area		1	200	200		
Food Pantry/Clothes Closet				300		
Food Pantry/Clothes Closet		1	300	300		
Net Program Area Total				30,600		
*1.41= Gross Square Footage				43,146		

General Notes:

- 150 Students
- 18 Teachers
- 12 Support Staff

- Shared facilities with Alliance at Benson include gym, CTE Shops