

BENSON POLYTECHNIC HIGH SCHOOL

MASTER PLAN & MPG BUILDING UPDATE



TABLE OF CONTENTS

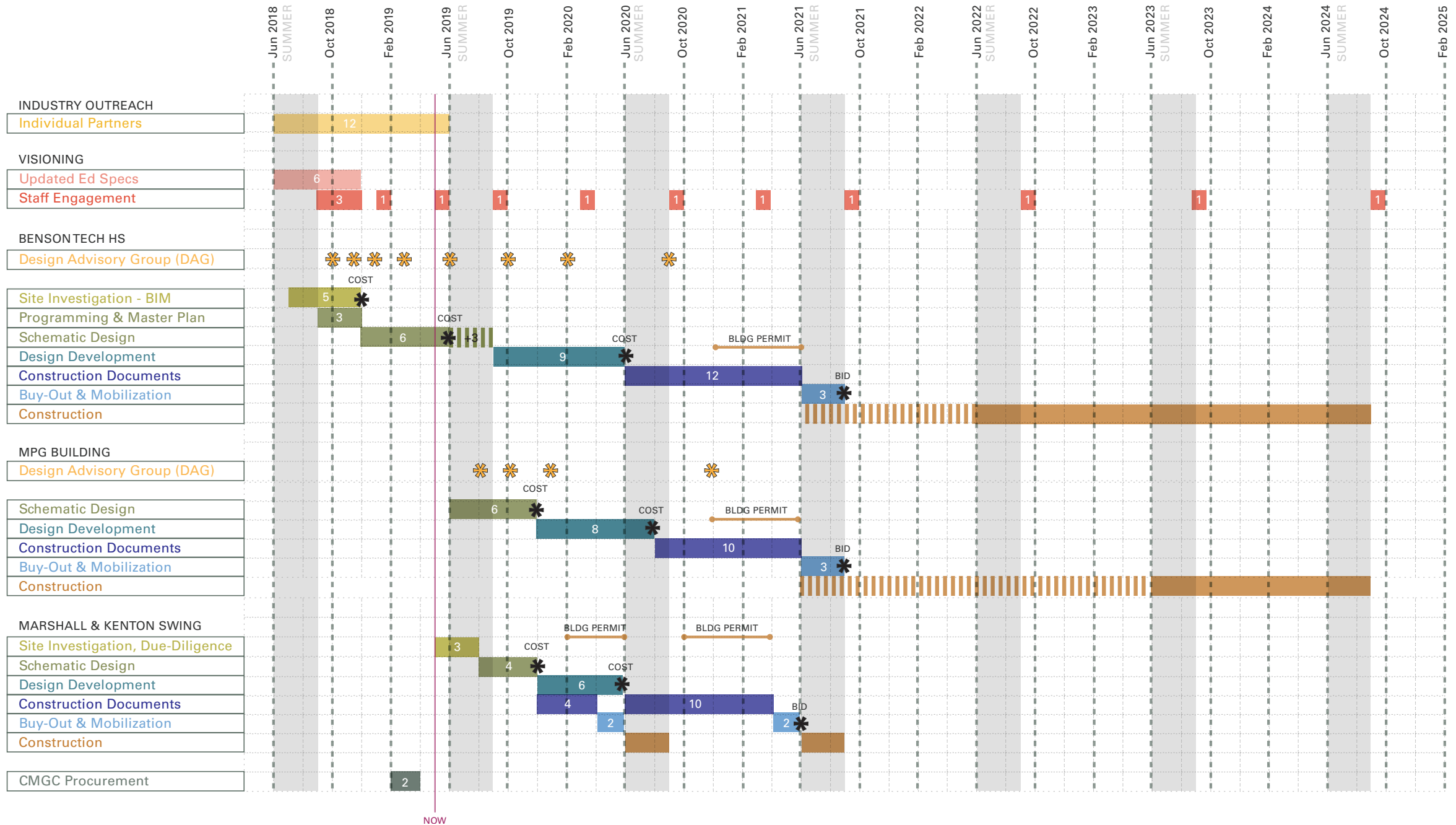
Updated Schedule	3
Updated Site Plan	5
Updated Budget Overview	7
Updated MPG Building- Option 1,2AB,4 ,5	12

APPENDIX

- MPG Building Options 1, 2A, 2B, 3, 4
- MPG Building Program Summary

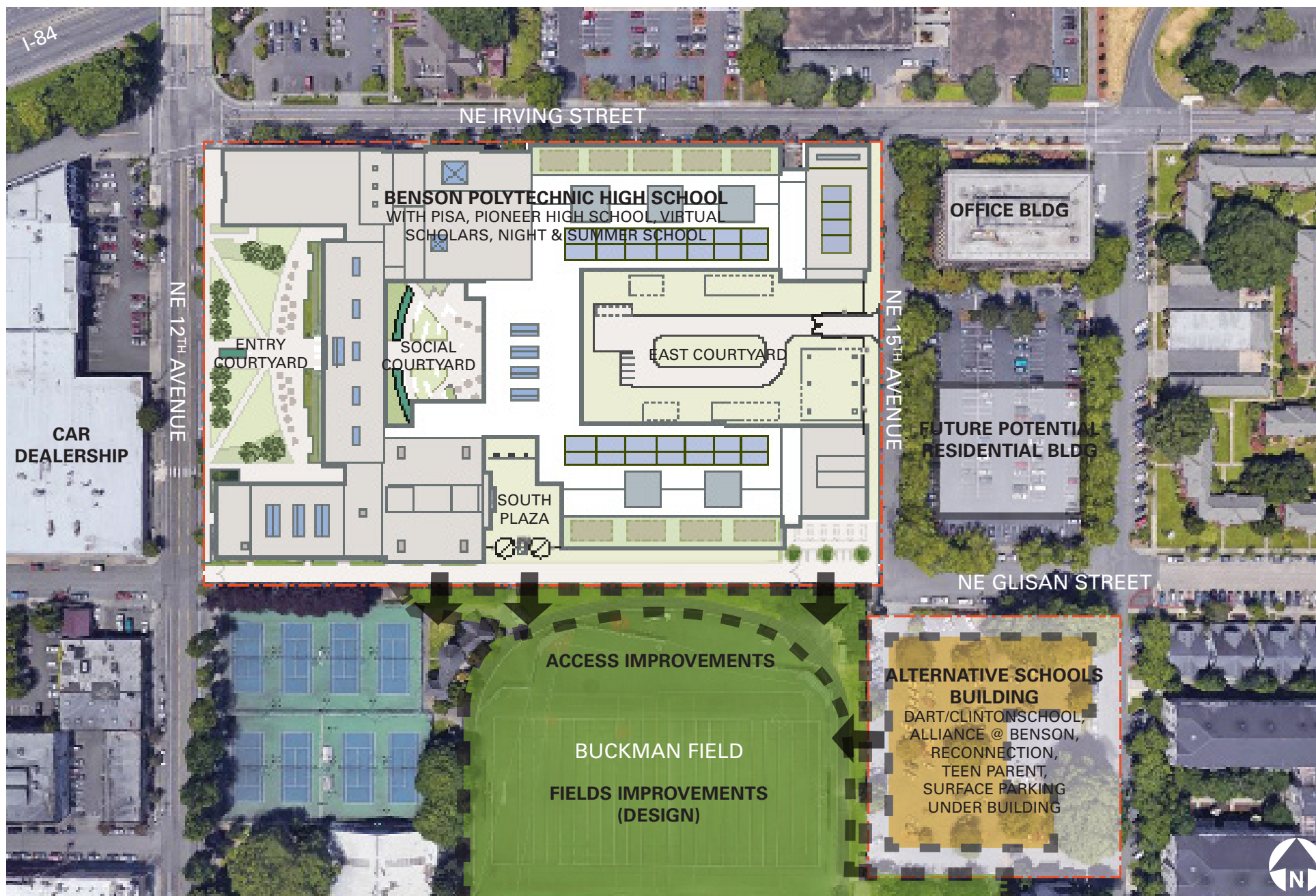


UPDATED SCHEDULE



(THIS PAGE INTENTIONALLY LEFT BLANK)

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



(THIS PAGE INTENTIONALLY LEFT BLANK)

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
-----------	------------

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)

APPROVED MPG BUILDING (OPTION 3)

New Construction	47,000 SF
------------------	-----------

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
---------------------------	---------------

MPG Building Options 1, 2A, 2B, 4, 5 **\$24,172,660 - \$62,003,650**

UPDATED MASTER PLAN BUDGET	\$354,172,600 - \$392,003,650
----------------------------	-------------------------------

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>Proposed</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.

(THIS PAGE INTENTIONALLY LEFT BLANK)

APPENDIX / MPG BUILDING OPTIONS 1, 2A, 2B, 3, AND 4
MPG BUILDING PROGRAM SUMMARY

OPTION 1 / CO-LOCATION OF MEEK INTO THE MPG BUILDING

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

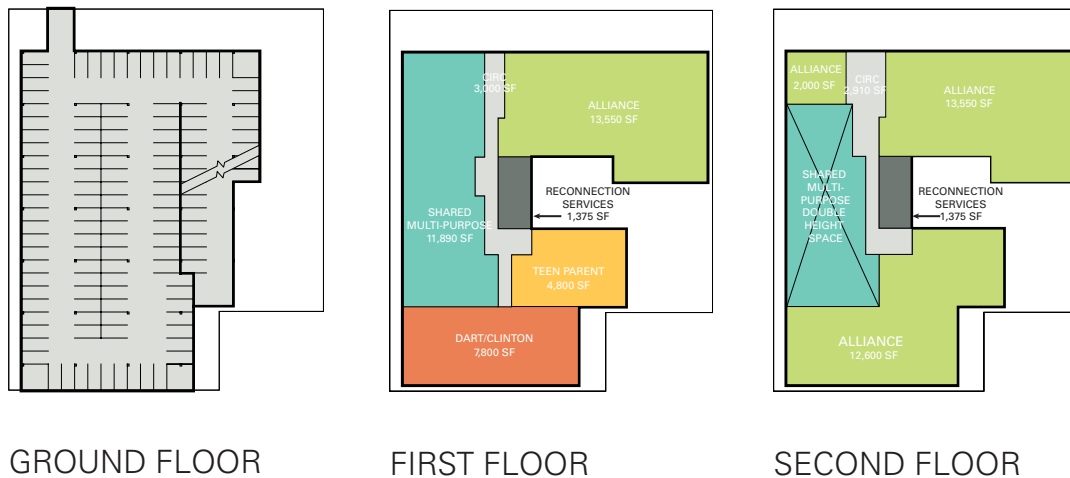
- Programs at Parking Site:
- + Alliance @ Benson Classrooms & Science Labs
 - + Alliance @ Benson CTE Culinary & Digital Arts
 - + **Alliance @ Meek Classrooms & Science Labs**
 - + **Alliance @ Meek CTE Auto and Manufacturing**
 - + Reconnection Center
 - + Reconnection Services
 - + DART/Clinton School
 - + 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

Alliance Programs at Benson Campus:
+ None

Alliance Programs at Kenton Campus:
+ None

Alliance Programs at Meek Campus:
+ None

PARKING SITE:



BENSON CAMPUS: NO CHANGES

OPTION 2A / CO-LOCATION OF 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

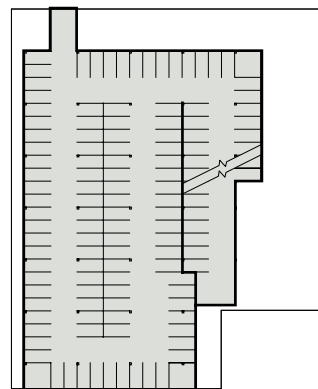
- Programs at Parking Site:
- + Alliance @ Benson Classrooms & Science Labs
 - + Alliance @ Benson CTE Culinary & Digital Arts
 - + **Alliance @ Meek Classrooms & Science Labs**
 - + Reconnection Center
 - + Reconnection Services
 - + DART/Clinton School
 - + Teen Parent with outdoor play area
 - + Shared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

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

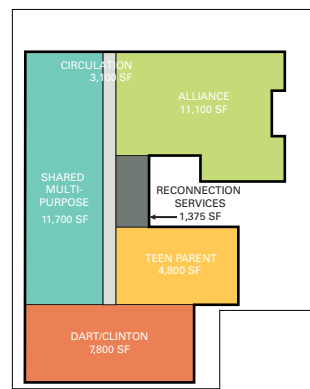
- Alliance Programs at Kenton Campus:
- + None

- Alliance Programs at Meek Campus:
- + None

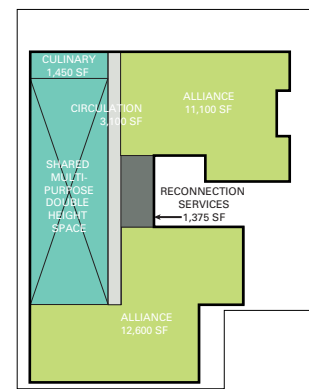
PARKING SITE:



GROUND FLOOR



FIRST FLOOR

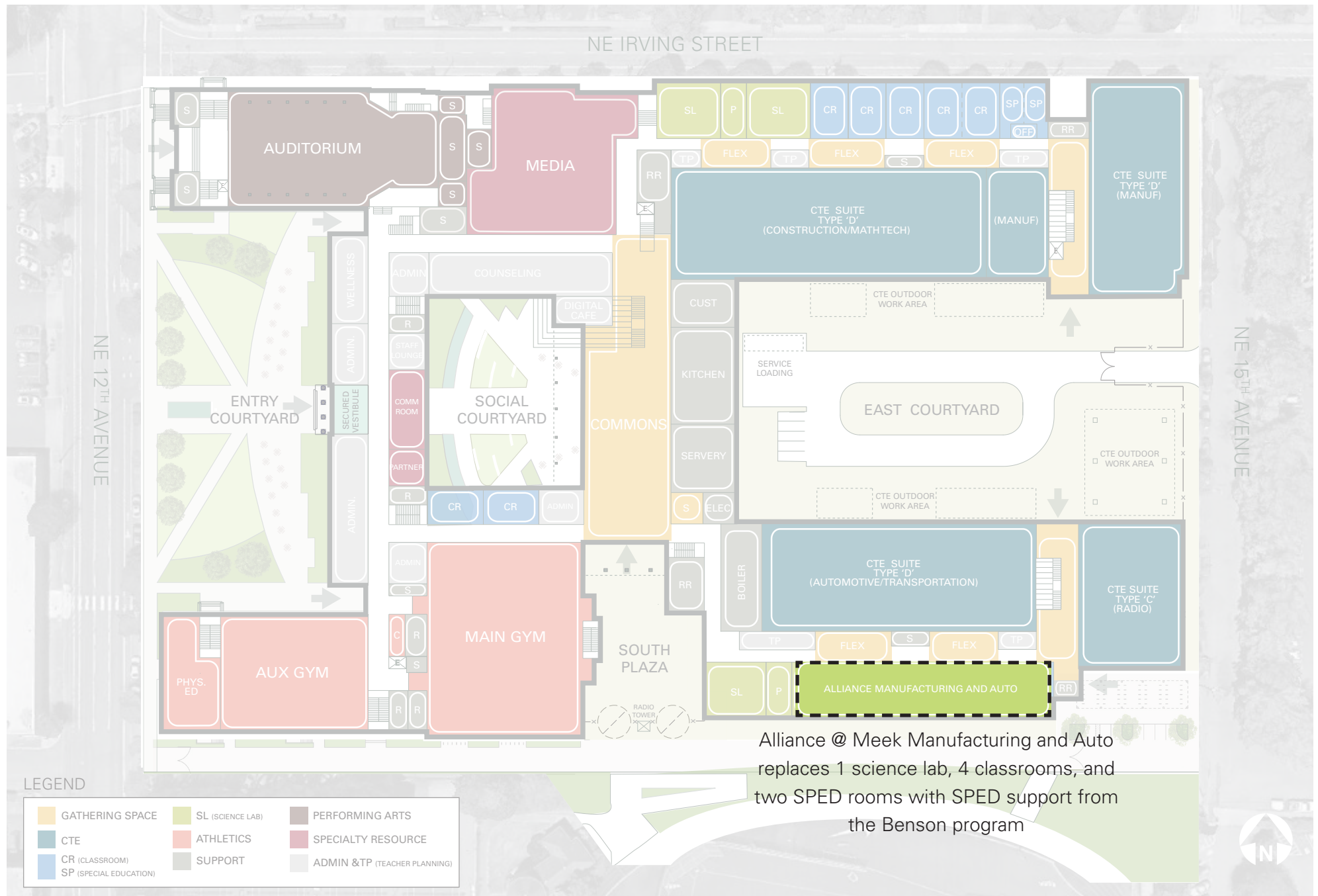


SECOND FLOOR

BENSON CAMPUS:

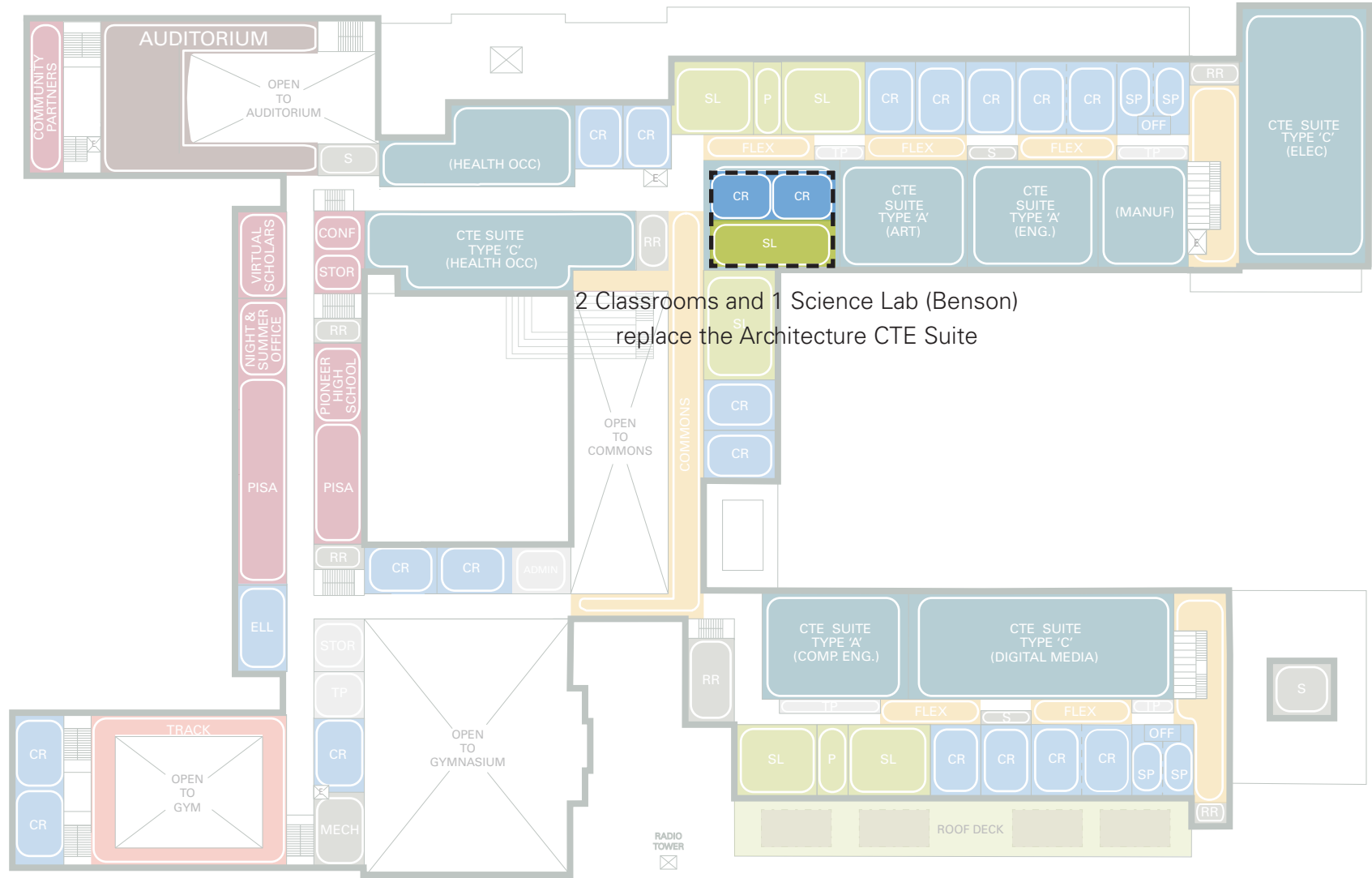
- + Relocate 4 classrooms
- + Relocate 2 SPED classrooms & support
- + Relocate 1 science lab
- + Reduce Benson design capacity from 1700 to 1625 students

OPTION 2A / MAIN LEVEL - BENSON CAMPUS IMPACT



Alliance @ Meek Manufacturing and Auto replaces 1 science lab, 4 classrooms, and two SPED rooms with SPED support from the Benson program

OPTION 2A / UPPER LEVEL - BENSON CAMPUS IMPACT

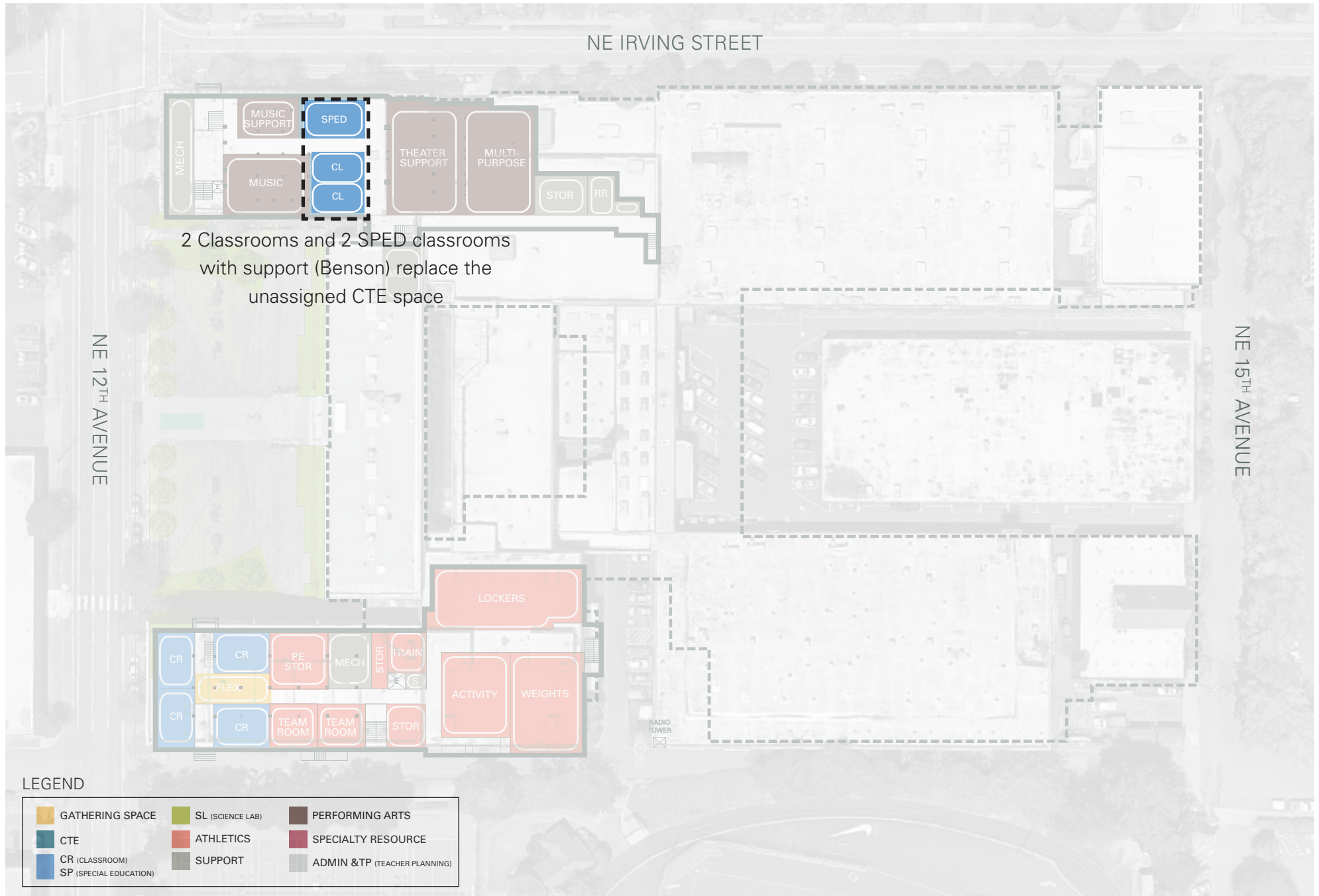


LEGEND

■ 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

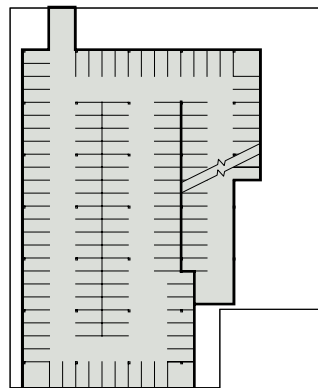


OPTION 2B / CO-LOCATION OF MEEK INTO MPG BUILDING AND BENSON HS

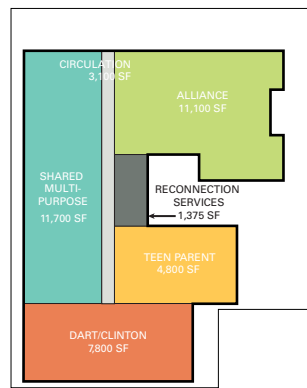
Ground Floor	41,400 SF
First Floor	39,900 SF
Second Floor	29,600 SF
Total	110,900 SF
Parking	115 Stalls

Programs at Each Site:
+ Same as Option 2A

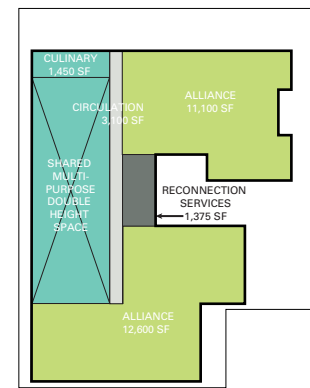
PARKING SITE:



GROUND FLOOR



FIRST FLOOR

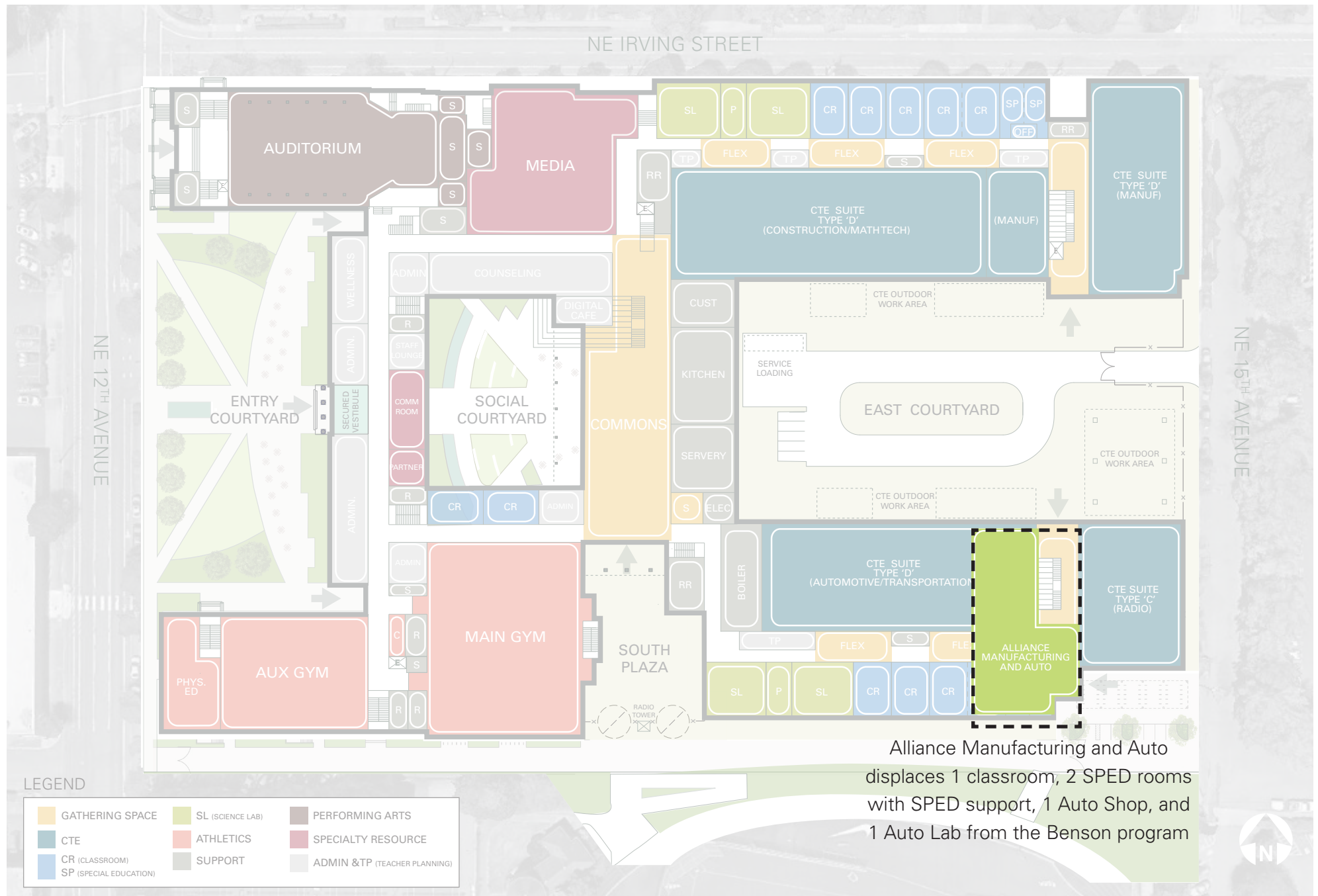


SECOND FLOOR

BENSON CAMPUS:

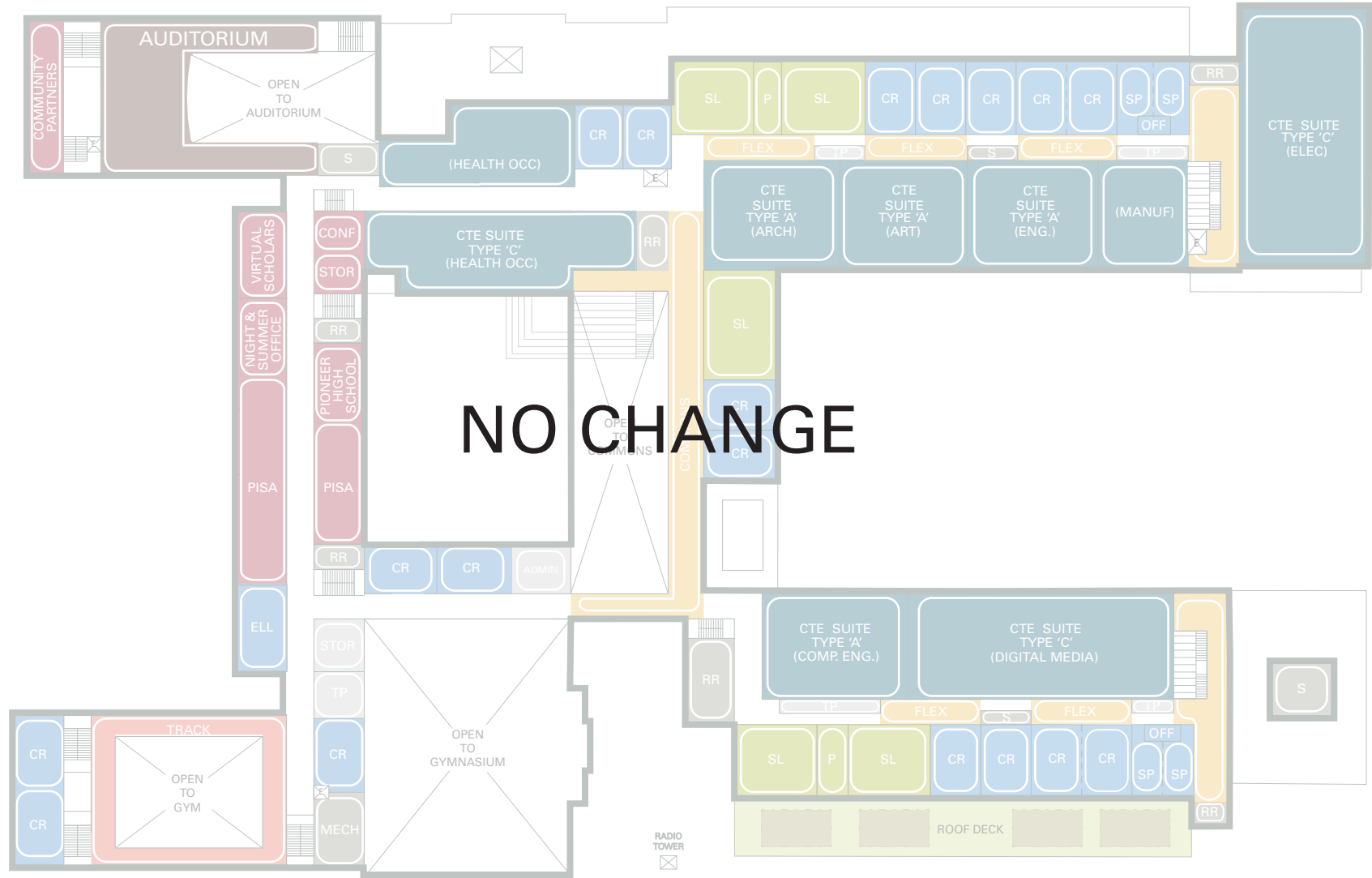
- + Relocate 1 classroom to lower level
- + Relocate 2 SPED classrooms & support to lower level
- + Remove 1 Autoshop section and 1 Auto Lab & future CTE program area
- + Reduce Benson design capacity from 1700 to 1625 students

OPTION 2B / MAIN LEVEL - BENSON CAMPUS IMPACT



Alliance Manufacturing and Auto displaces 1 classroom, 2 SPED rooms with SPED support, 1 Auto Shop, and 1 Auto Lab from the Benson program

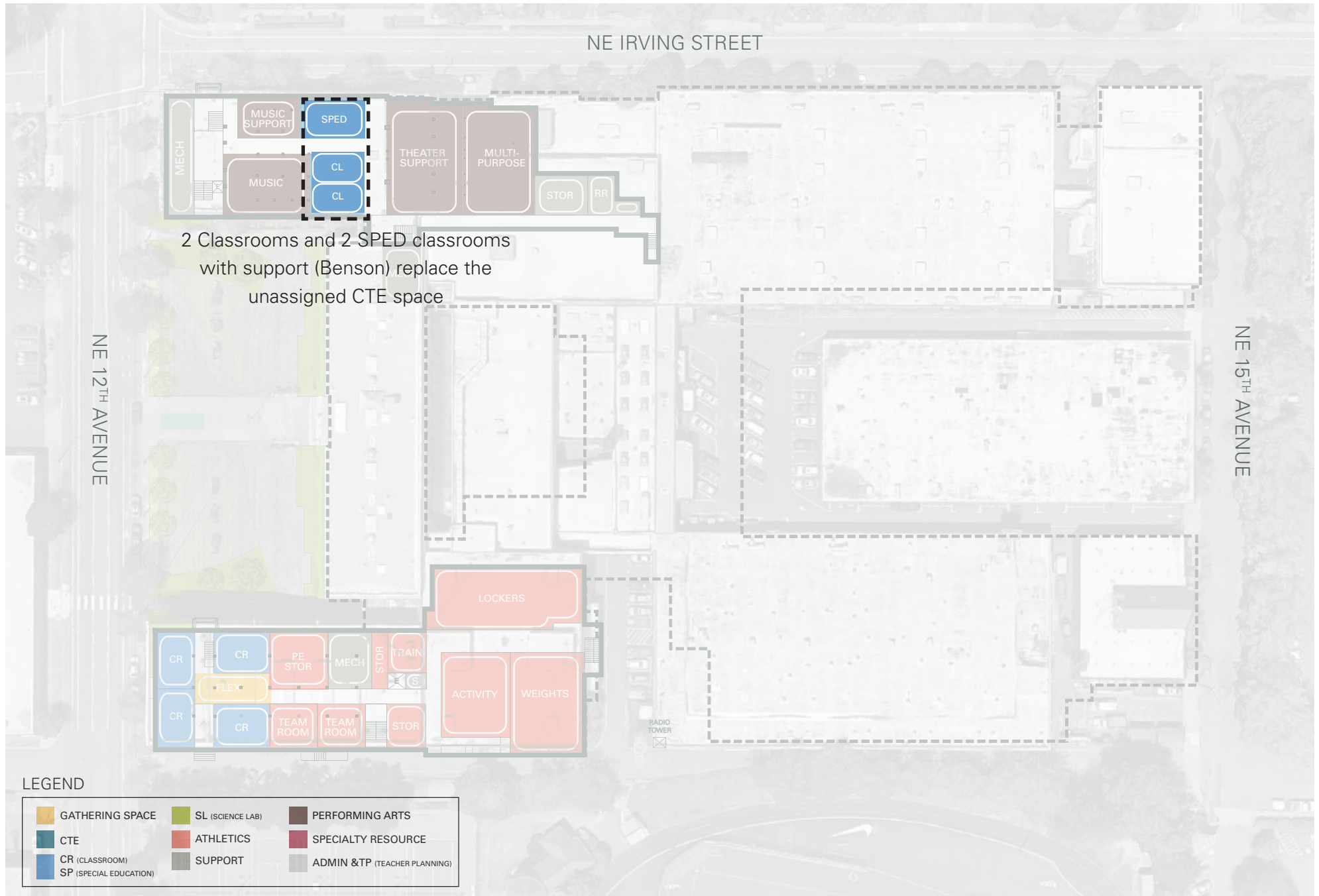
OPTION 2B / UPPER LEVEL - BENSON CAMPUS IMPACT



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 MEEK AS-IS

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

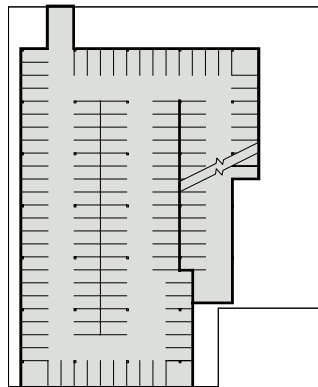
- Programs at Parking Site:
- + Alliance @ Benson Classrooms & Science Labs
 - + Alliance @ Benson CTE Culinary & Digital Arts
 - + Reconnection Center
 - + Reconnection Services
 - + DART/Clinton School
 - + Teen Parent with outdoor play area
 - + Shared Multi-Purpose/Activity Room
 - + Shared on-site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

Alliance Programs at Benson Campus:
+ None

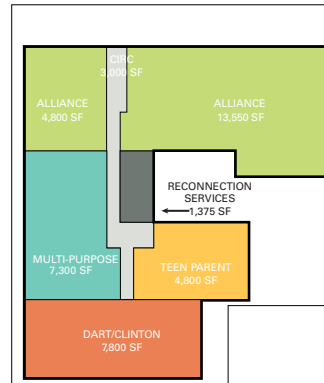
Alliance Programs at Kenton Campus:
+ None

Alliance 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.

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.

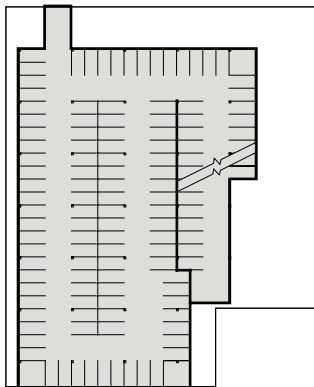
Alliance Programs at Benson Campus:

- + None

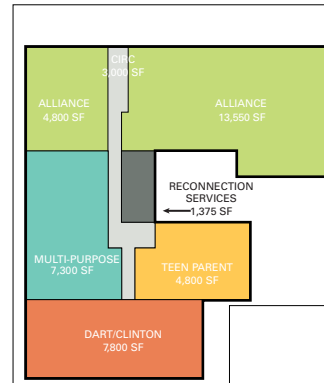
Alliance Programs at Kenton or Meek Campus:

- + 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

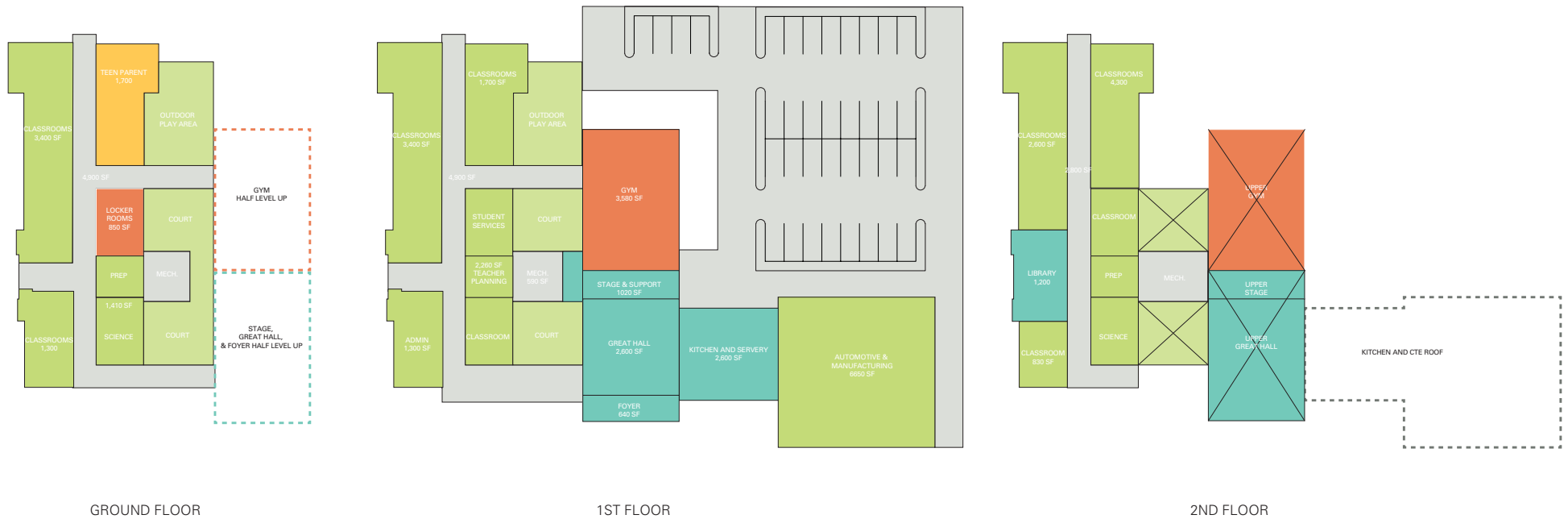
BENSON PARKING SITE:

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			
Principial 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:

- 1. 150 Students
- 18 Teachers
- 12 Support Staff

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