

BENSON POLYTECHNIC HIGH SCHOOL

MASTER PLAN & PROGRAM UPDATES



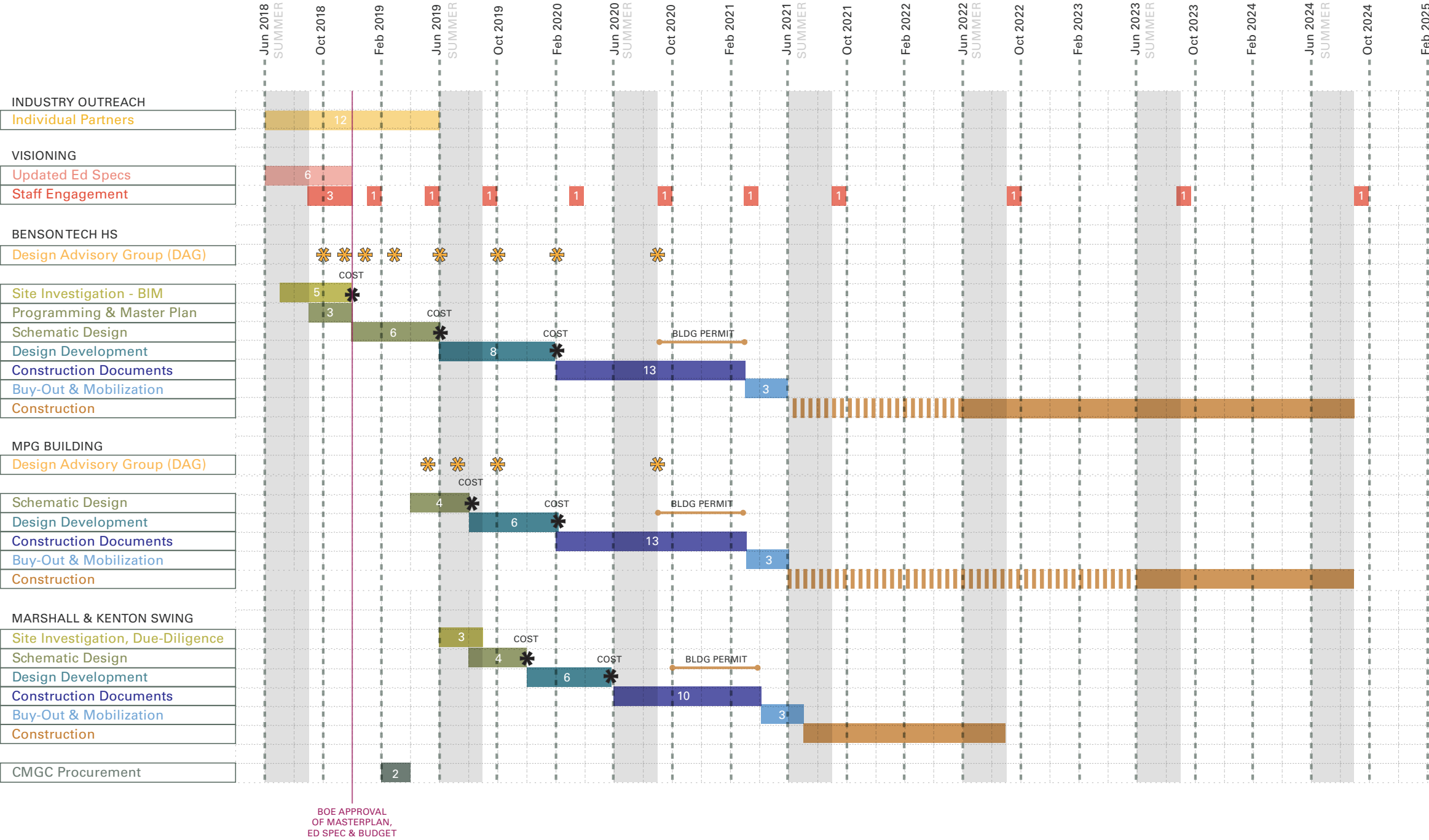
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Updated Opening Day Program Summary
Updated Utilization Tables

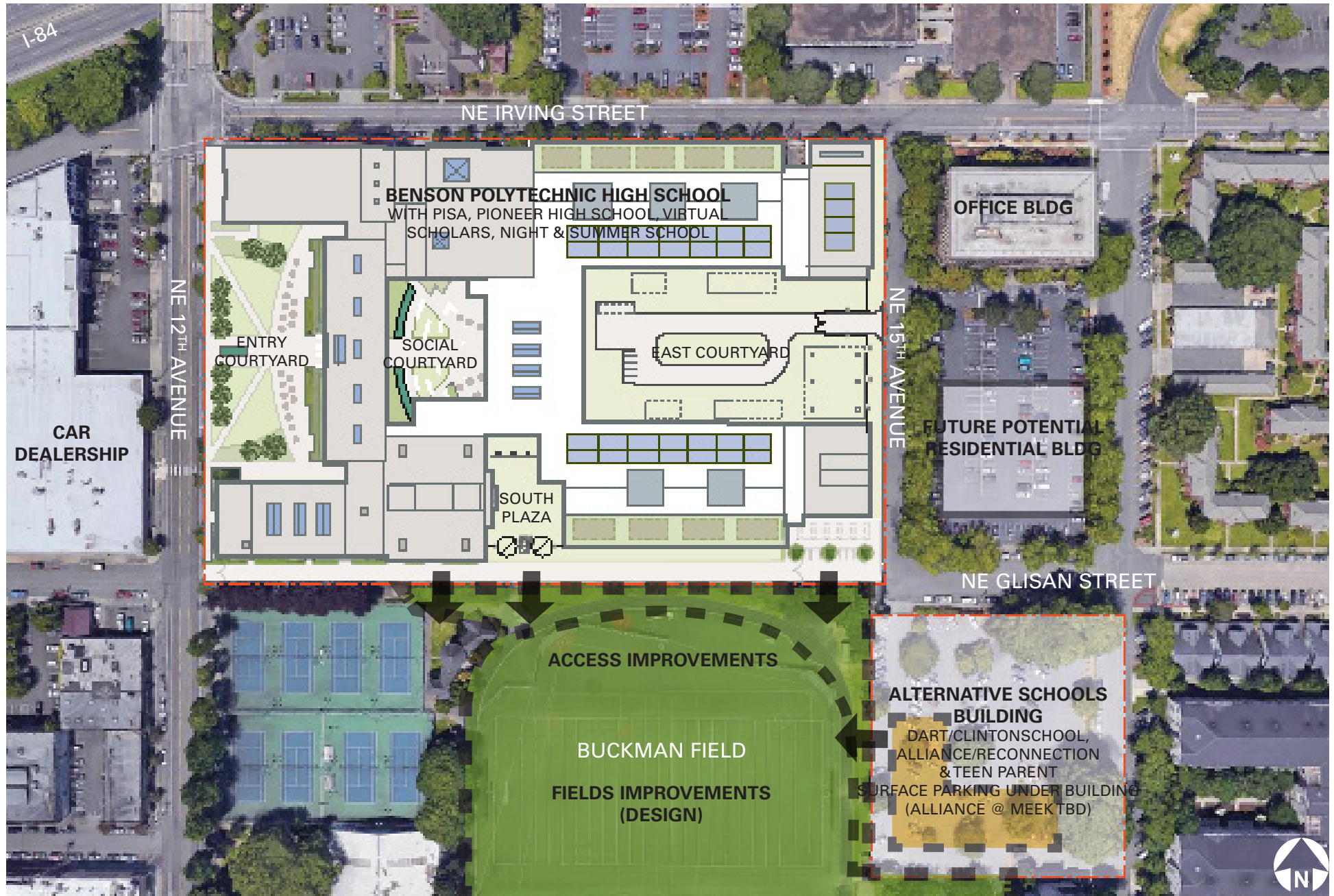
UPDATED SCHEDULE



BOE APPROVAL
OF MASTERPLAN,
ED SPEC & BUDGET

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UPDATED SITE PLAN



NE IRVING STREET

NE 12TH AVENUE

NE 15TH AVENUE

AUDITORIUM

MEDIA

SL (SCIENCE LAB)

P

CR (CLASSROOM)

SP (SPECIAL EDUCATION)

OFF

RR

CTE SUITE TYPE 'D' (CONSTRUCTION/MATH TECH)

(MANUF)

CTE SUITE TYPE 'D' (MANUF)

ADMIN

COUNSELING

DIGITAL CAFE

WELLNESS

ADMIN

ENTRY COURTYARD

SECURED VESTIBULE

SOCIAL COURTYARD

COMMONS

CUST

KITCHEN

SERVICE LOADING

CTE OUTDOOR WORK AREA

EAST COURTYARD

CTE OUTDOOR WORK AREA

CTE OUTDOOR WORK AREA

CTE SUITE TYPE 'D' (AUTOMOTIVE/TRANSPORTATION)

CTE SUITE TYPE 'C' (RADIO)

ADMIN

COMM ROOM

PARTNER

CR

ADMIN

MAIN GYM

PHYS. ED

AUX GYM

SOUTH PLAZA

RADIO TOWER

BOILER

TP

FLEX

S

FLEX

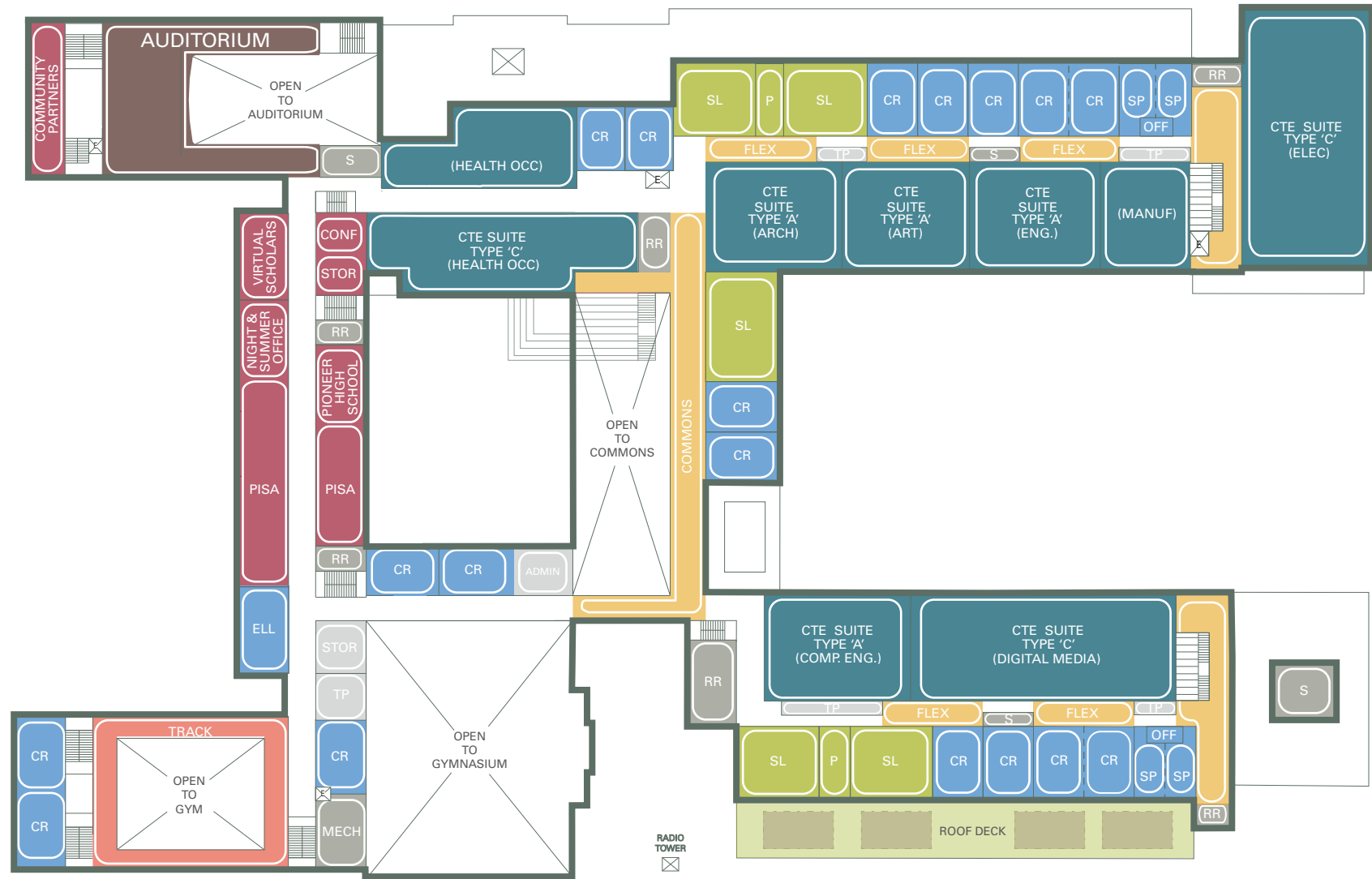
TP

RR

LEGEND

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

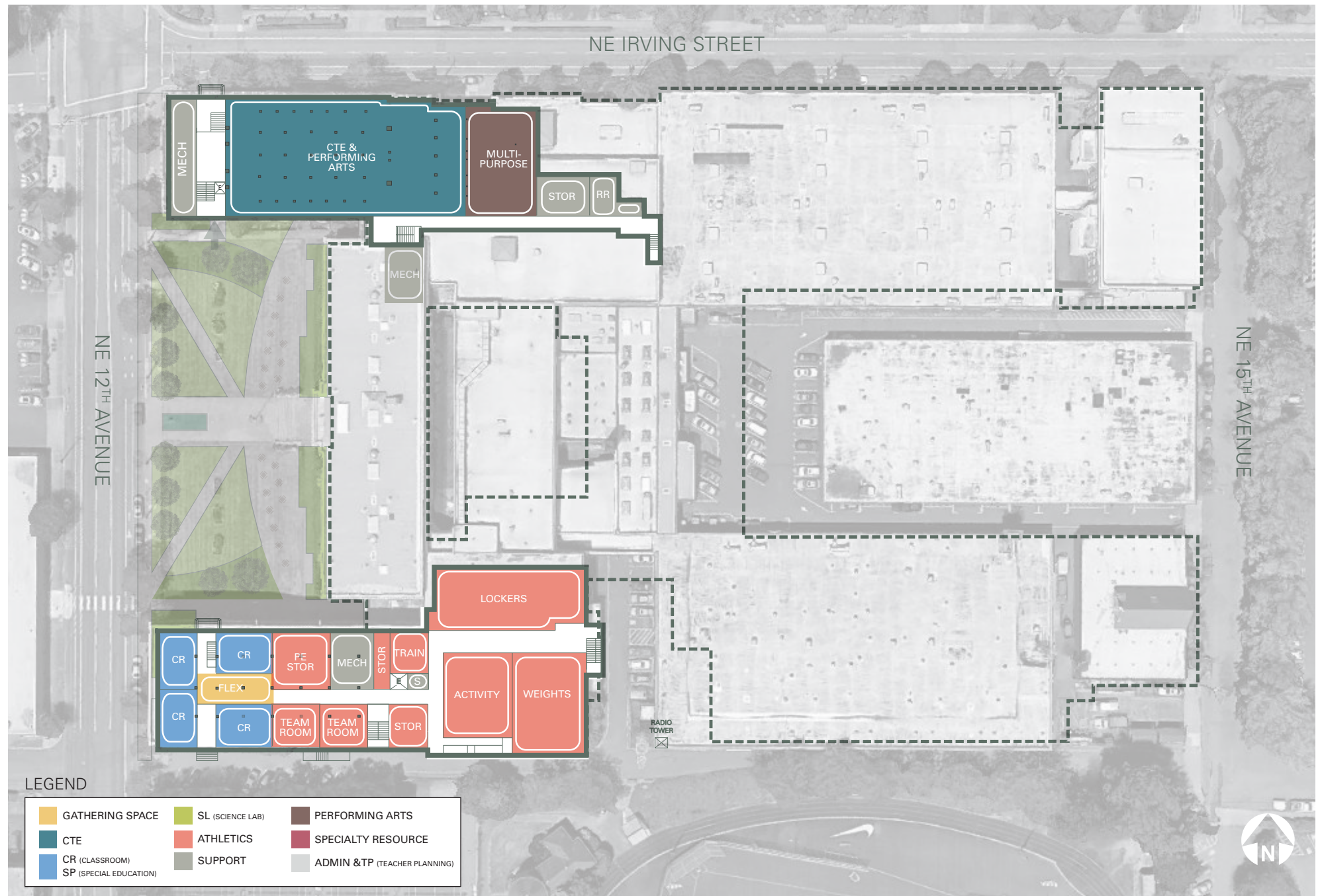
UPDATED MASTER PLAN / UPPER LEVEL



LEGEND

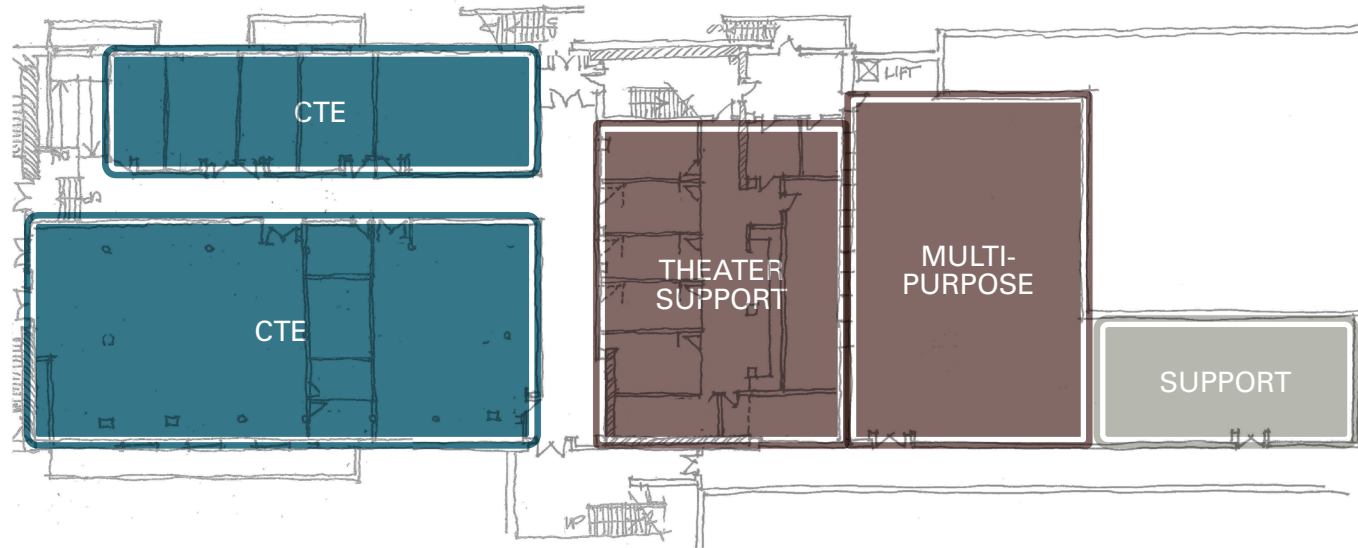
 GATHERING SPACE	 SL (SCIENCE LAB)	 PERFORMING ARTS
 CTE	 ATHLETICS	 SPECIALTY RESOURCE
 CR (CLASSROOM)	 SUPPORT	 ADMIN & TP (TEACHER PLANNING)
 SP (SPECIAL EDUCATION)		

UPDATED MASTER PLAN / LOWER LEVEL

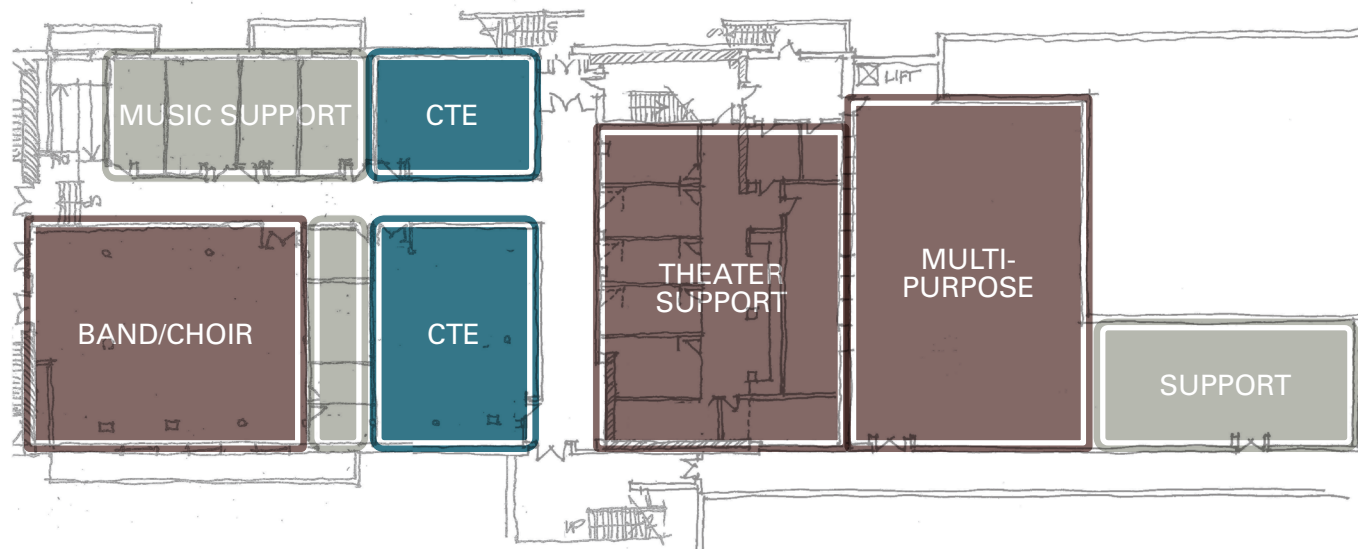


UPDATED MASTER PLAN / AUDITORIUM LOWER LEVEL SCHEMES

CTE FOCUS SCHEME



CTE & MUSIC SCHEME*



*THIS SCHEME REFLECTED IN REVISED AREA PROGRAM

BUDGET DETAIL / BENSON POLYTECHNIC HIGH SCHOOL

BENSON POLYTECH HIGH SCHOOL SUMMARY OF PROBABLE COST

1/2

	QTY	UNIT	\$/UNIT	TOTAL \$
Building	368,000	SF		
Demolition			9.31	3,425,231
Abatement			4.00	1,472,000
Slab & Foundations			14.00	5,152,000
Vertical Structure			43.00	15,824,000
Exterior Walls			12.88	4,738,000
Exterior Doors & Windows			3.61	1,328,889
Roofing & Appurtenances			18.00	6,624,000
Interior Framing			12.44	4,579,556
Interior Doors & Windows			9.56	3,516,444
Specialties			5.67	2,085,333
Stairs			3.00	1,104,000
Wall Finishes			8.56	3,148,444
Floor Finishes			4.78	1,758,222
Ceiling Finishes			8.00	2,944,000
Painting			2.50	920,000
Conveying System			2.30	846,400
Fire Sprinklers			3.67	1,349,333
Plumbing			17.00	6,256,000
HVAC			55.00	20,240,000
Electrical & Low Voltage			46.22	17,009,778
Equip. (incl. AV) Appliances & Fixed Furnishings			14.78	5,438,222
Casework			3.25	1,196,000
Site: Earthwork & Erosion control			2.00	736,000
Building Hardcost:				111,691,853
Site				
Site Hardscape			4.14	1,523,489
Site Furnishings & Appurtenances			1.44	530,350
Site Landscaping			2.00	736,000
Site Stormwater Management			2.05	754,947
Site Utilities			2.50	920,000
Site Hardcost:				4,464,785
Historical & Seismic				
Historic Exterior Allowance				3,500,000
Seismic upgrade of Commons, Main Gym and Aux Gym				905,220
Seismic upgrade of radio tower				200,000
Historical & Seismic Hardcost:				4,605,220

ARCH: Bassetti
DWG DATE: 4/26/17
DESIGN LEVEL: Cncpt

CONSTRUCTION FOCUS, INC.
541-686-2031
EUGENE, OREGON

ESTIMATE DATE: Oct. 22, 2018
REVISION #: 3
CONST. START: 2 QTR_2023

BENSON POLYTECH HIGH SCHOOL SUMMARY OF PROBABLE COST

2/2

	QTY	UNIT	\$/UNIT	TOTAL \$
Markups				
CMGC Contingency	per district		5.00%	6,197,581
Design & Estimating Contingency	per district		15.00%	20,213,164
Temp/Phasing			4.00%	6,198,704
General Conditions			6.00%	9,669,978
Bond & Insurances			2.40%	4,100,071
Overhead and Profit			4.50%	7,872,136
1.5% Solar Requirement			1.50%	2,742,127
Escalation			25.00%	46,387,652
Markups Hardcost:				103,381,413
Swing & Temporary Spaces				
Swing Space Allowance				2,787,500
Temporary Structure Allowance				2,055,600
Escalation for Swing/Temp				726,465
Swing & Temporary Spaces Hardcost:				5,569,565
TOTAL BUDGET:				229,712,837

ARCH: Bassetti
DWG DATE: 4/26/17
DESIGN LEVEL: Cncpt

CONSTRUCTION FOCUS, INC.
541-686-2031
EUGENE, OREGON

ESTIMATE DATE: Oct. 22, 2018
REVISION #: 3
CONST. START: 2 QTR_2023

BUDGET DETAIL / MPG BUILDING

BENSON POLYTECH HIGH SCHOOL MPG BUILDING - PHASE 2 Statement of Probable Cost

1/1

	QTY	UNIT	\$/UNIT	TOTAL \$
Building Hardcost				
03 Concrete	70,800	SF	19.15	1,355,827
04 Masonry	70,800	SF	1.76	124,365
05 Metals	70,800	SF	2.35	166,575
06 Wood, Plastics, & Composites	70,800	SF	19.37	1,371,637
07 Thermal & Moisture	70,800	SF	15.96	1,130,173
08 Openings	70,800	SF	8.27	585,843
09 Finishes	70,800	SF	14.89	1,053,901
10 Specialties	70,800	SF	0.77	54,859
12 Furnishings	70,800	SF	0.65	45,738
14 Conveying Systems	70,800	SF	1.77	125,000
21 Fire Suppression	70,800	SF	3.90	276,120
22 Plumbing	70,800	SF	1.84	130,000
23 HVAC	70,800	SF	22.97	1,626,600
26 Electrical	70,800	SF	30.00	2,123,988
27 Communications	70,800	SF	4.13	292,500
28 Safety and Security	70,800	SF	3.22	227,820
31 Earthwork at the Bldg	70,800	SF	1.29	91,300
Building Hardcost Subtotal:				10,782,245
Site Hardcost				
31 Earthwork & Paving	1	LS	415,141.46	415,141
32 Site Improvements	1	LS	250,000.00	250,000
32 Landscaping	20,000	SF	4.82	96,488
33 Site Utilities	1	LS	265,852.65	265,853
Site Hardcost Subtotal:				1,027,432
HARDCOST TOTAL:				11,809,677
Markups to the Hardcost				
CMGC Contingency	5.0%			590,484
Design & Estimating Contingency	20.0%			2,480,032
General Conditions:	6.0%			892,812
Bond & Insurances	2.4%			378,552
Overhead & Profit:	4.5%			726,820
1.5% Solar Requirement	1.5%			253,176
Escalation:	18.0%			3,083,680
Markups Subtotal:				8,405,555
CONSTRUCTION TOTAL:				20,215,233

ARCH:Bassetti
DWG DATE: Feb. 19, 2019
DESIGN LEVEL: Concept

CONSTRUCTION FOCUS, INC.
541-686-2031
EUGENE, OREGON

ESTIMATE DATE: Feb. 25, 2019
REVISION #1
CONST. START: 2 QTR_22

SCENARIO 4B MPG BUILDING KEY ASSUMPTIONS

Construction Start: Summer 2021

Delivery Method: CMGC or Design-Build

Building Size: 45,000 - 49,000 SF Conditioned space
20,000 - 21,800 SF Surface parking within building footprint

- + New site utilities
- + Reconfigured surface parking for remainder of site
- + Building elevated to allow surface parking underneath on ground level.

Programs:

- + Alliance
- + Reconnection Center
- + Reconnection Services
- + DART/Clinton School
- + Teen Parent with outdoor play area
- + Food/Clothes Closet
- + Shared Multi-Purpose Room
- + Culinary CTE Space
- + Shared facilities on Benson Tech site include gyms, locker rooms, commons, and library/media center.

Not Included in this estimate:

- + Alliance at Meek
- + Structured parking
- + Gym, Kitchen and CTE shop space(s)

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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 SCENARIO 4B TARGET AREA

New Construction	45,000 - 49,000 SF
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OTHER POTENTIAL SCOPE

Include Alliance at Meek	AREA & COST TBD
Provide structured parking	AREA & COST TBD

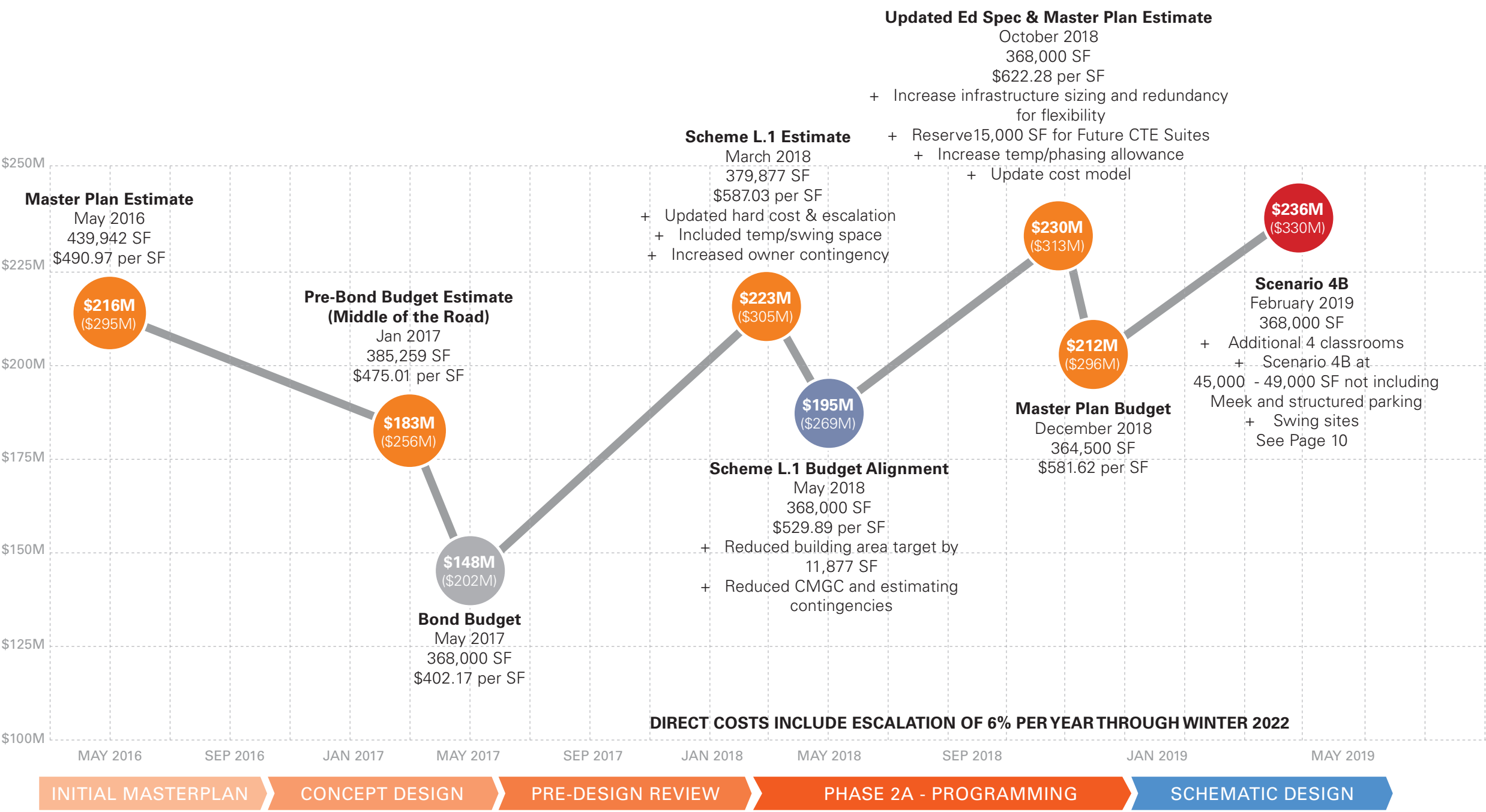
PARKING IMPACT (TOTAL FOR BOTH SITES)

Approx. Existing Stall Count	210 STALLS
Approx. New Count Range	100 - 140 STALLS

ITEM	COMMENTS	CURRENT ESTIMATE
HARD COST	Renovated building and site work	\$220,652,000
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
TOTAL HARD COSTS		\$229,570,000
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
PROJECT TOTAL		\$313,444,000
Reduced D/E Contingency	From 15% to 12% for Design/Estimating	(\$8,000,000)
Value Engineering	Target 2.5% of Hard Costs	(\$7,444,000)
Reduce Area by 3,500 SF	Incorporate Teen Parent, Food/Clothes Closet	(\$3,000,000)
Add Field ADA Access	For PE/Athletics, Fire Drill	\$1,000,000
PREVIOUS TARGET TOTAL		\$296,000,000
Add 4 classrooms		\$3,500,000
MPG Building Scenario 4B		\$34,000,000
Kenton Swing Allowance		\$6,000,000
Marshall Swing Allowance		\$8,000,000
Reduced Swing Space Budget		(\$5,500,000)
Schedule Efficiency Savings		(\$12,000,000)
UPDATED MASTER PLAN BUDGET		\$330,000,000

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BUDGET PROGRESSION / DIRECT CONSTRUCTION COST TIME LINE



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APPENDIX / UPDATED OPENING DAY PROGRAM SUMMARY UPDATED UTILIZATION TABLES