



MEETING MINUTES DAG MEETING #1

OH PLANNING+DESIGN, ARCHITECTURE

Oh Project No.: 90031

Project Name: Portland Public Schools - Kellogg Middle School Replacement
Date & Location: 10/26/17 @ Franklin High School - Media Center
Prepared by: Tim Ayersman
Present: DAG: (*: Present, A: Absent)

A Michael Burton (MB)	*Danielle Meyer (DM)
*Alicia O'Brien (AO)	A Kara Mortimer (KM)
*Scott Morris (SM)	*Lisa Kensel (LK)
*Christy Thomas (CT)	*Chuck Billedeaux (CB)
A Kathryn Schmidt (KS)	*Brian Harper (BH)
A Stephen Karmol (SK)	*Hannah Back (HB)
*Maija Anderson (MA)	*Kyla Tanaka (KT)
*Sarah Richardson Green (SR)	*Rick Toth (RT)
*Sarah Toth (ST)	*Collin Cordoza (CC)
*Aron Goffin (AG)	*Nathan Junkert (NJ)
*Tina Kimmey (TK)	*Kieran O'Donnell (KO)
*Noelle Harding (NH)	*Erin Telford (ET)
*Shelley Rouleau (SR)	A Ben Wixon (BW)
A Judy Hilsenteger (JH)	A Jaime Cale (JC)
*Jennifer Patterson (JP)	*Pam Joyner

PPS: Derek Henderson (DH) – Senior Specialist-OSM Support
Stephen Effros (SE) – Project Manager
Mike Rosen (MR) – PPS Board Member

TDR: Tamara DeRidder (TD) – Community Outreach Consultant

OHP+D: Deb France (DF) Tim Ayersman (TA)
Bryan Thompson (BT) Christine Nelson (CN)
Juan Carlos Garduno (JG) Samantha Aleo (SA)

Distribution: Attendees; Dan Jung – PPS; John Hinds – PPS; Ken Fisher – Heery

The purpose of the meeting is to give the Design Advisory Group (DAG) an orientation on the history, budget, and expectations of the members for the Kellogg Middle School DAG meetings.

Item 1. Introduction of project team and Design Advisory Group members.

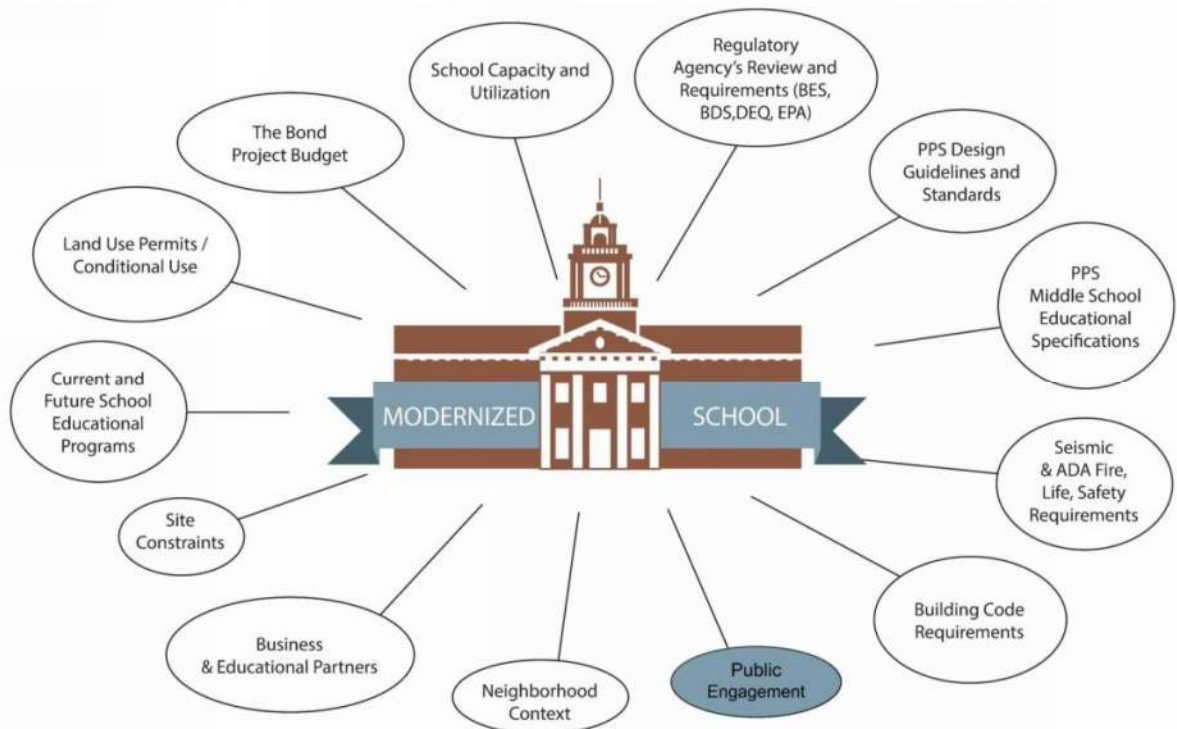
- A. The design team was introduced to the members of DAG and the list of consultants that will participate in the design were listed. (See Introduction Slide)
- B. The Internal stake holders groups were listed that have given input on the programming requirements. (See Introduction Slide)
- C. The members of the Design Advisory Group introduced themselves and described their interest in the new Kellogg Middle School.

Introductions



- D. There are many factors that will influence the design of the new Middle School. One of these influences is the DAG team. A slide was presented showing the factors with the DAG teams participation highlighted. (See Factors Influencing Kellogg Slide)
- E.

Factors Influencing Kellogg Campus Master Plan



Item 2. Schedule and agendas for DAG meetings

- A. The schedule for the new Kellogg Middle School is for the programming and design phase to go from August 2017 to July 2018. There are seven (7) DAG meetings schedule over that time starting at the end of Pre-Design and continuing into early Design Development. The Permitting and Construction phase will begin in late summer 2018 and continue into fall of 2020. (See Kellogg Schedule Slide)
- B. A tentative agenda has been outlined for the next seven (7) DAG meetings. These agendas will be modified based on the concerns and priorities of the members.
 - I. DAG Meeting 1: October 26th 2017; Kick-off, orientation, budget, and expectations.
 - II. DAG Meeting 2: November 7th 2017; Site and Budget.
 - III. DAG Meeting 3: November 21st 2017; Faubion School tour.
 - IV. DAG Meeting 4: December 7th 2017; Plans, blocking activity, massing.
 - V. DAG Meeting 5: December 21st 2017; Updated plans, massing, eco updated, systems.
 - VI. DAG Meeting 6: March 8th 2018; Site, stormwater, site lighting, access, parking, fields.
 - VII. DAG Meeting 7: March 22nd 2018; Building envelope and materials, LEED update.
- C. It was pointed out that the tentative schedule for meeting 2 on November 9th is during PPS parent teacher conference. We have rescheduled it to November 7th.

Schedule



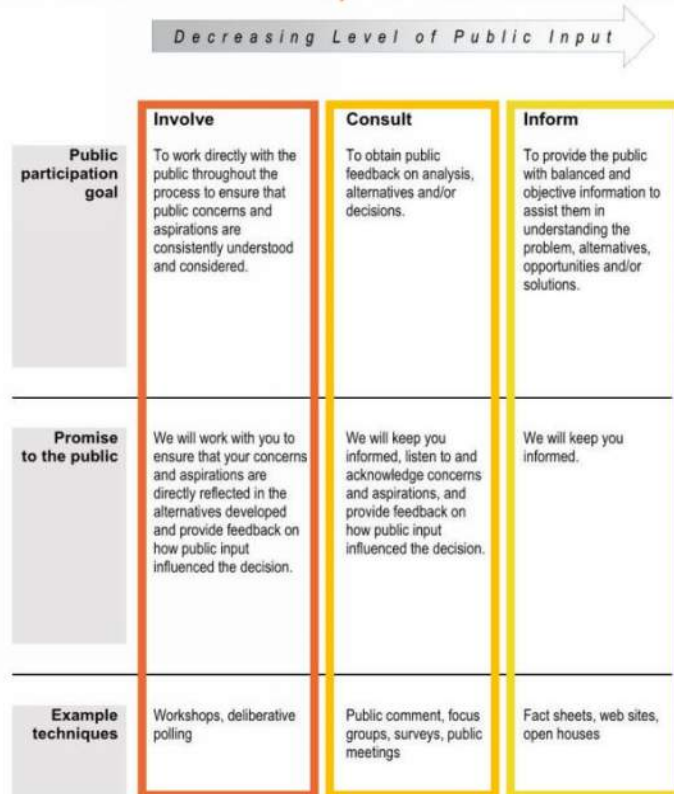
- ① DAG Meeting 1: OCT 26, 2017; Kick-off, orientation, budget, & expectations
- ② DAG Meeting 2: NOV 9, 2017; Site
- ③ DAG Meeting 3: NOV 21, 2017; Budget, Ed Spec., review plans
- ④ DAG Meeting 4: DEC 7, 2017; Update plans, blocking activity, massing
- ⑤ DAG Meeting 5: DEC 21, 2017; Update plans, massing, eco update, systems
- ⑥ DAG Meeting 6: MAR 8, 2018; Site, stormwater, site lighting, access, parking, fields
- ⑦ DAG Meeting 7: MAR 22, 2018; Building envelope & materials, LEED update



Item 3. Discussion of DAG roles and spectrum of participation

- A. The DAG's roll is to present the public concerns and aspirations so that these factor can be considered throughout the process while providing feed back on alternative options. (See Spectrum of Participation Slide)

Spectrum of Participation



Spectrum of Participation Slide

Item 4. Goals and guiding principles exercise.

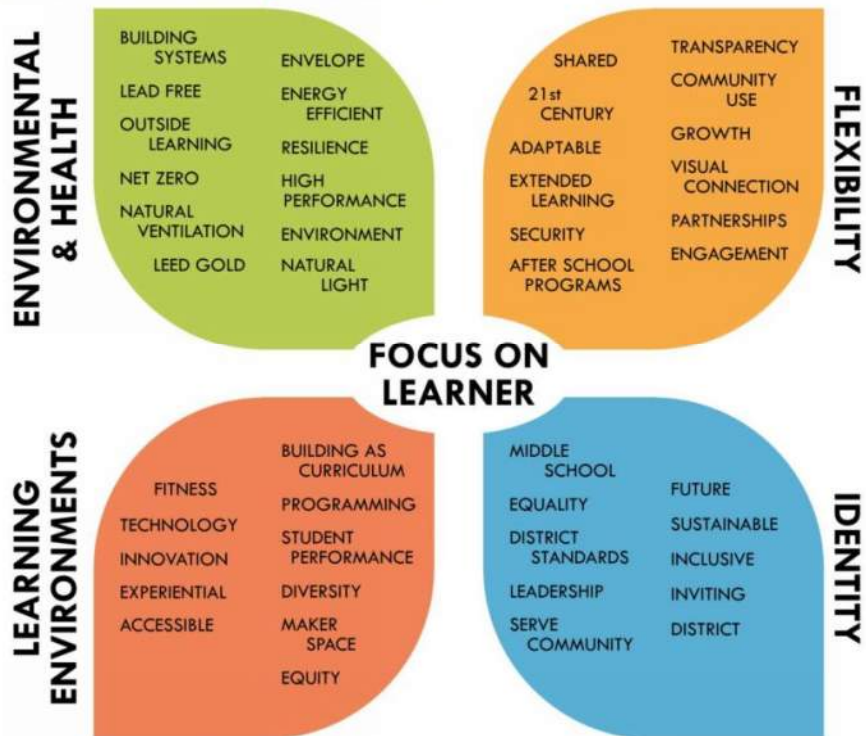
A. Keeping 'Learning' as the central focus, four categories have been identified for setting goals and priorities, they are;

- I. Environmental and Health
- II. Flexibility
- III. Learning Environments
- IV. Identity

B. Activity:

Within these categories words that describe the priorities have been listed. (See Goals and Objective Slide) The DAG members were asked to circle five (5) words in each category that was their priority or to add a word that described it if needed. Refer to the attached Memo 'Project Goals Results' for the outcome of the activity.

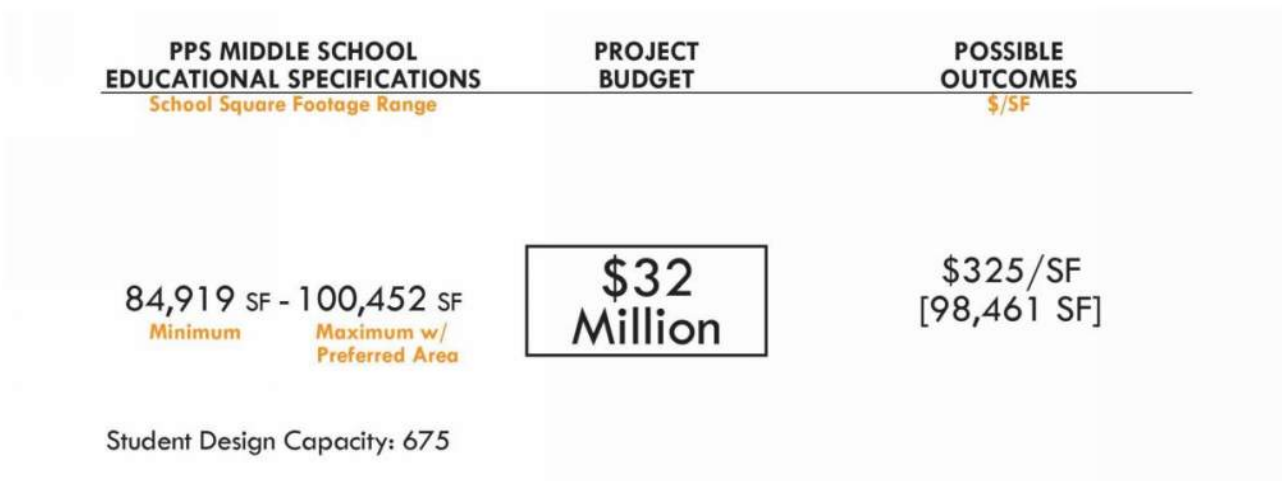
Goals & Objectives



Item 5. Work progress to date.

- A. Factors that are influencing the design of the new middle school included the budget and programing requirements.
 - I. The PPS Educational Specifications gives a range of 84,919 sf to 100,452sf for a new Middle School with a capacity of 675 students.
 - II. The 2017 May bond that was passed by the voters was for a new Kellogg Middle School with a construction budget of 32 million.
 - III. The current market cost for construction a new Middle school is \$325 per square foot.
- B. These factors put the new Middle School size at 98,461 sf to be on budget. (See Scope and Budget Slide) The current design has the building over this size by 2000 sf.
- C. It was asked if Franklin High School was on budget and if we can share the Programing spread sheet. We will find out if Franklin was on budget and we will share the Programing spread sheet. (SE)

Project Scope & Budget



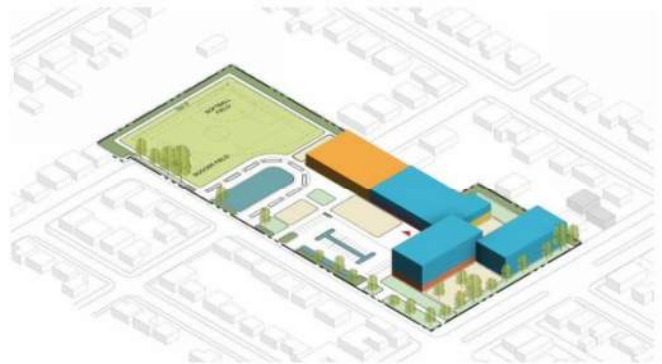
- D. During the Feasibility Study two options were reviewed for the bond, modernizing the existing facility and full replacement. Based e cost estimate for the new school being lower and the modernization requiring sacrifices in programing to fit within the existing building the PPS Board selected the full replacement for the 2017 May Bond Ballot. (See Site and Building Study Slide)
- E. It was asked if the roof could be used as outdoor space. We will review that option as we move forward with the design. (DF)

Site and Building Study – 2016 Bond

Renovate 3D View

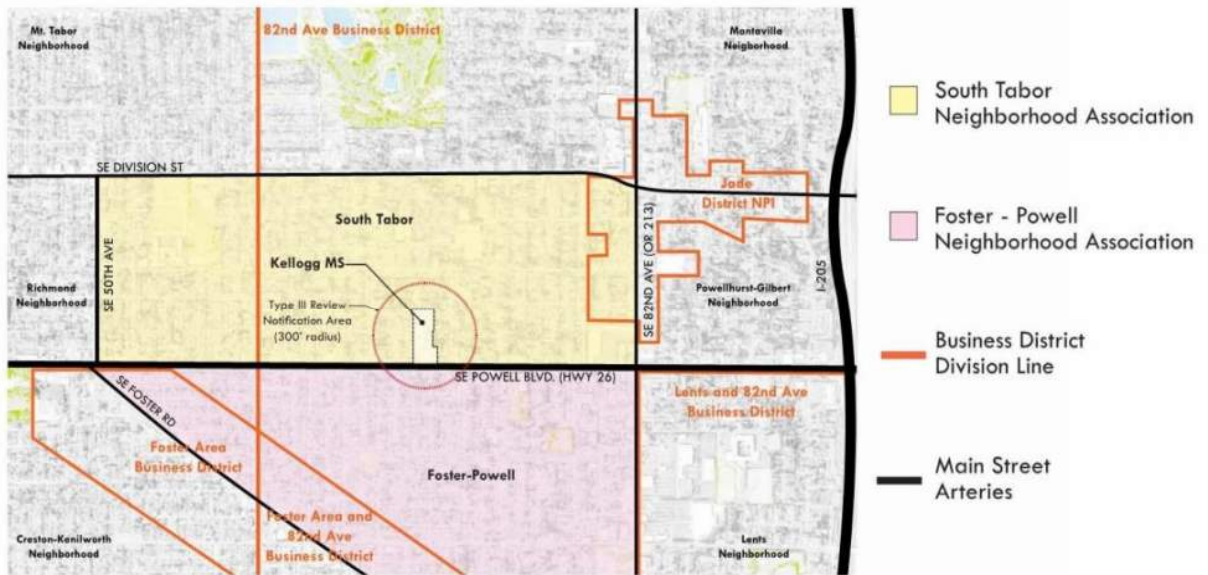


Proposed Replacement 3D View



- F. The Kellogg Middle School site is situated between the South Tabor Neighborhood on the north and Foster-Powell Neighborhood on the south.
- G. The elementary schools that will feed into the new middle school will be determined by the PPS District-wide Boundary Review Advisory Committee (DBRAC). These schools have not been identified at this time.

Neighborhood Context



- H. The Kellogg property is located next to Powell Boulevard which is primarily a commercial street. Factors which requires careful review will be traffic, noise, air quality, and safety.
- I. It was asked if the speed limit will be lowered in this location and what the status of PBOT and ODOT transfer of Powell. We will look into these questions.

Powell Blvd: Concerns & Opportunities



KELLOGG MIDDLE SCHOOL
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DAG 1 - October 26, 2017



- J. Demolition of the existing school will begin in early 2018. The intent is to have as little of the existing school go to the landfill as possible. Currently we estimate that only 1% will go to landfill, 9% will be hazardous material, 44% recycled, 36% donated, and 10% reused within the new building. (See Demolition Waste Management Slide)
- K. Some of the items intended for reuse include the gymnasium wood floors and bleacher seats as potential wall paneling. Reusing the terracotta lions and owls and the concrete floors stacked and used as retaining walls and outdoor seating.

Demolition Waste Management



KELLOGG MIDDLE SCHOOL
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DAG 1 - October 26, 2017

- L. There are many factors that have been reviewed for the site design.
 - I. Emergency vehicle access is required on the east side of the building. This requires a 90 foot turnaround.
 - II. Delivery access, parent drop off, and buss drop off all need to be separated for student safety.
 - III. The location of the fields and the covered play from the gymnasium.
 - IV. Locations for outdoor gathering spaces.
 - V. Site storm water management.

Site Planning



Option A

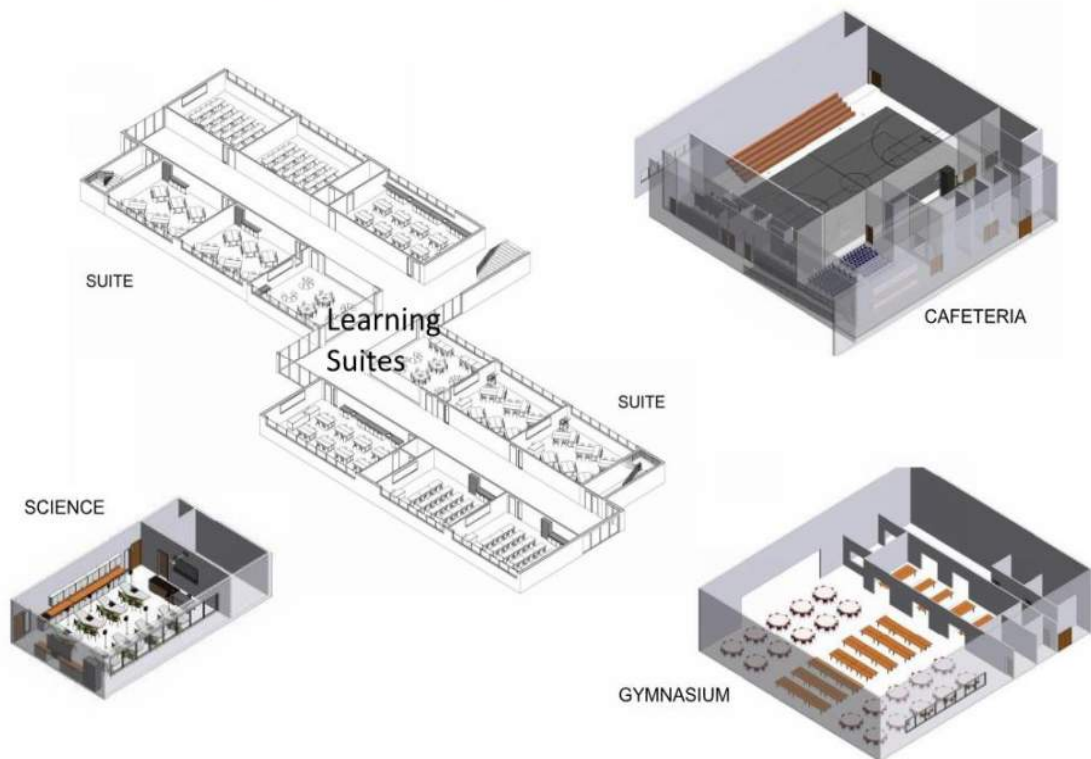


Option B



- M. Using Evident Based Design and PPS focus group input room layouts have been developed to identify what is needed in these spaces and their required adjacencies to other rooms. In Schematic Design these rooms will be combined to explore the adjacencies and develop the building foot print.
- N. The classroom suite will be paired together and stacked up three floors this portion of the building will be able to be closed off from the remaining two story building for after hour security.

Developing Learning Spaces



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Developing Learning Spaces

Item 6. Questions and Comments.

- A. Comment Cards were distributed to the DAG members with three questions;
 - I. Was this presentation useful?
 - II. What topics are important to you?
 - III. Questions and Comments.

B. The DAG members were asked to vote for a Chair and Co-Chair for the DAG and write their votes on the back of the Comment cards. Nominations for Chair were:

I. Shelly

II. Collin

Nominations for Co-Chair were:

III. Collin

IV. Brian

V. Scott

C. The DAG members were asked to fill out the cards and turn them in at the end of the meeting. These comments have been combined into one list and responses to the questions have been added. Refer to the attached Memo 'Comment Card Results'.

Item 7. Action Items

A. Steve will post the PowerPoint on the Facebook site after the presentation.

B. Steve will send out notification of the date for the next DAG meeting to all members.

END OF MEETING MINUTES



MEMORANDUM

Design Advisory Group Meeting #1 – Project Goals Results

OH PLANNING+DESIGN, ARCHITECTURE

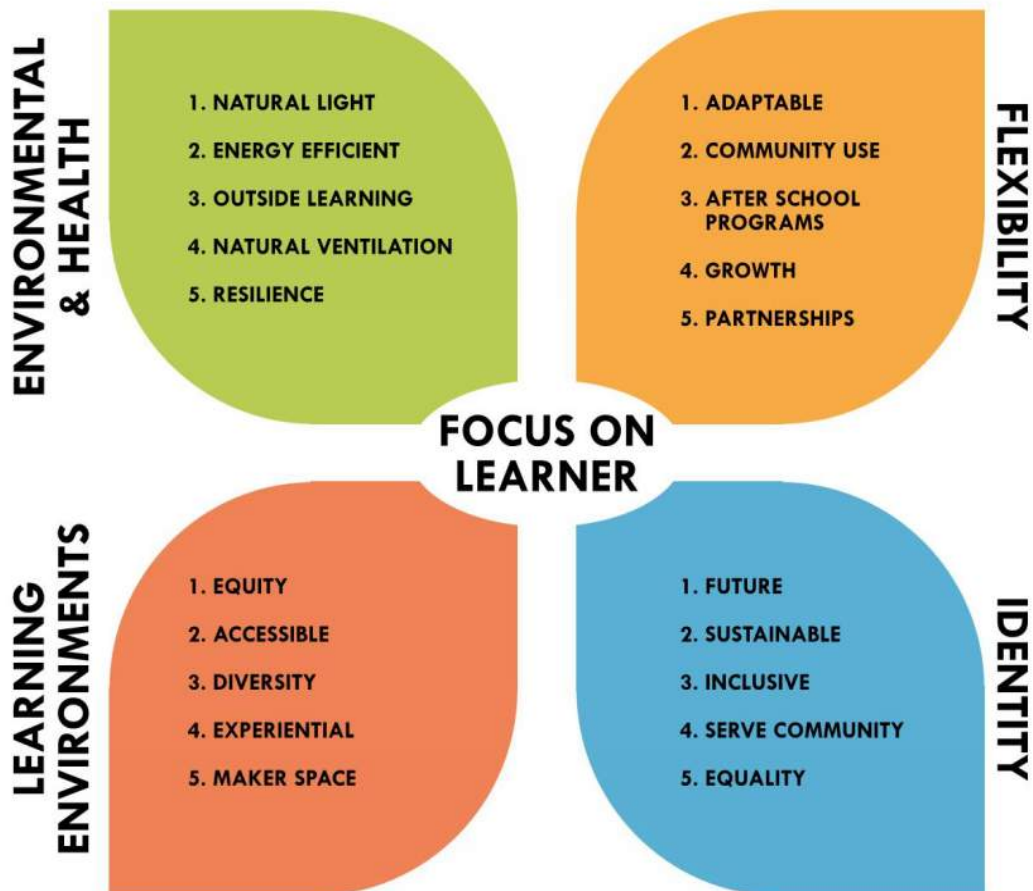
Oh Project No.: 90031

Project Name: Portland Public Schools – Kellogg Middle School
To: Steve Effros – PPS
Prepared by: Juan Carlos Garduno – OHPD
Distribution: file

Date: 10/27/2017

The purpose of this memorandum is to summarize D.A.G. Meeting #1 Project Goals “preferences” exercise. A total of 22 participant sheets were counted and tallied in this memorandum.

Item 1. OUTCOMES



Listed from most votes to lower votes:

bold = top 5

bullet point = added comments.

(between parenthesis) = added terms

Item 2. ENVIRONMENTAL & HEALTH

- *“Very important for the planet.”*
- 1. Natural light = 19**
 - *“In every classroom”*
- 2. Energy efficient = 15**
- 3. Outside learn = 12**
 - *“Outside space.”*
 - *“And outdoor gathering places: courtyards, gardens away from the streets, etc.”*
 - *“Students LOVE outdoor/learning; experiential”*
- 4. Natural ventilation = 10**
- 5. Resilient = 10**
- 6. Environment = 9
- 7. Lead free = 6
 - *“This should not be an option”*
- 8. Net Zero = 6
- 9. LEED Gold = 5
 - *“Or whatever level is appropriate to aspire to.”*
 - *“Does this certification unlock additional funding?”*
- 10. High performance = 4
 - *“Consistent heating and cooling.”*
- 11. Building system = 4
- 12. (Sensitive to neighbors) = 3
- 13. (Storage) = 3
- 14. (Garden) = 2
- 15. (Heating and cooling) = 1

Item 2. FLEXIBILITY

- *“Needs to be able to grow with the community, city, PPS.”*
- 1. Adaptable = 14**
- 2. Community use = 14**
 - *“How can we better engage with our communities to create connections for families?”*
 - *“Bringing community into space will bring resources and aid in diversity as well.”*
- 3. After school program = 13**
- 4. Growth = 11**
- 5. Partnership = 8**
 - *“How do we assure our kids have all the resources they need?”*

6. Extended learning = 8
7. Visual connection = 7
 - *"Intuitive wayfinding and layout."*
 - *"Less white majority norms; culture represented in space."*
8. Engagement = 7
9. 21st Century = 7
 - *"Enough outlets, wifi, to meet needs in tech heavy spaces."*
10. Security = 5
11. Transparency = 5
12. Shared = 4
 - *"Teachers moving? – not ideal for MS students!"*
13. (Multi-purpose) = 3
14. (Bike parking) = 2
15. (Dog field) = 1

Item 3. LEARNING ENVIRONMENT

- *"How to create an environment to keep students healthy and fair."*
- 1. Equity = 14**
 - *"How do we assure fairness and justice for every student?"*
 - *"Especially access to tools that may be unaffordable."*
 - *"Unclear how equity (bridging racial achievement gap) is addressed for the learning environment vs space for programs."*
 - 2. Accessible = 13**
 - *"How do we serve SPED/504 student needs in general education spaces?"*
 - 3. Diversity = 13**
 - 4. Experiential = 12**
 - 5. Maker space = 12**
 6. Technology = 9
 7. Building as curriculum = 9
 - *"Especially outdoor rooftop? Greenhouse?"*
 8. Innovation = 8
 9. Student performance = 8
 10. Fitness = 7
 - *"Physical activity and play"*
 11. Programing = 5
 12. (Acoustics) = 4
 13. (Play) = 1
 14. (Rooftop) = 1
 15. (Green house) = 1
 16. (Immersion program) = 1

17. (Teacher collaboration space) = 1

- *“Any focus on teachers/people that will work at Kellogg.”*

Item 4. IDENTITY

- *“The identity of the school Kellogg is the sustainable school.”*

1. Future = 16

- *“This building won’t be built again for a long time. We must be forward thinking in our design to meet the needs of students decades from now.”*
- *“How will spaces/design seem dated or timeless?”*

2. Sustainable = 15

3. Inclusive = 15

4. Serve the community = 15

- *“Recognize community relationship with existing building and site (history).”*
- *“And how does traffic impact? Could we have a bus drop-off loop on the property? Parking?”*

5. Equality = 14

- *“How does this mean connected to identity?”*

6. Inviting = 10

7. Middle school = 10

- *“Embrace not being a k-8”*
- *“How are you connecting to current MS teachers/admin/parents for views from people in 6-8 environments already?”*

8. (Inspirational) = 7

9. (History) = 4

- *“Historic nature of building”*

10. Leadership = 3

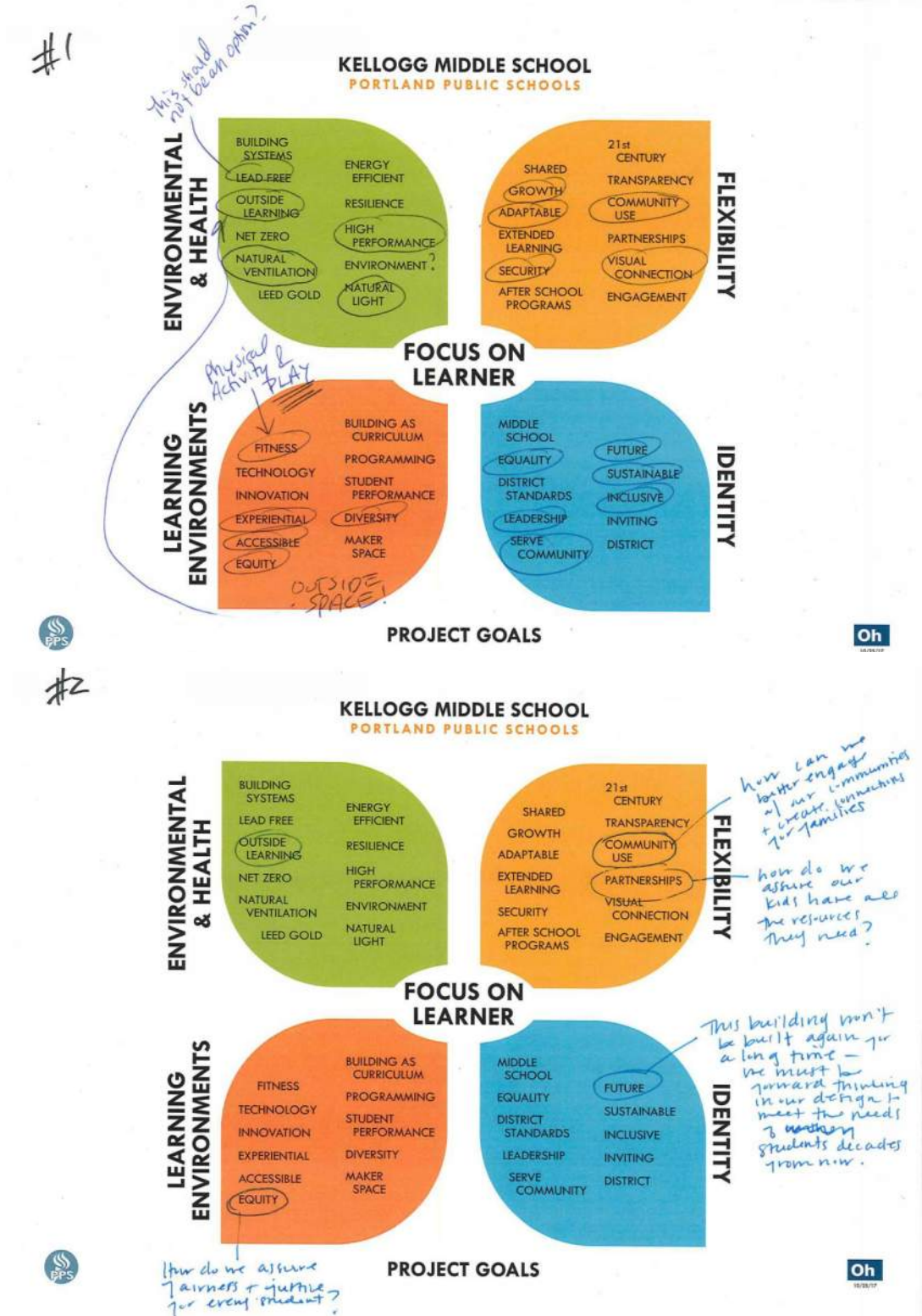
11. (Teachers) = 3

12. District standards = 2

13. (Parents) = 1

14. (Administration) = 1

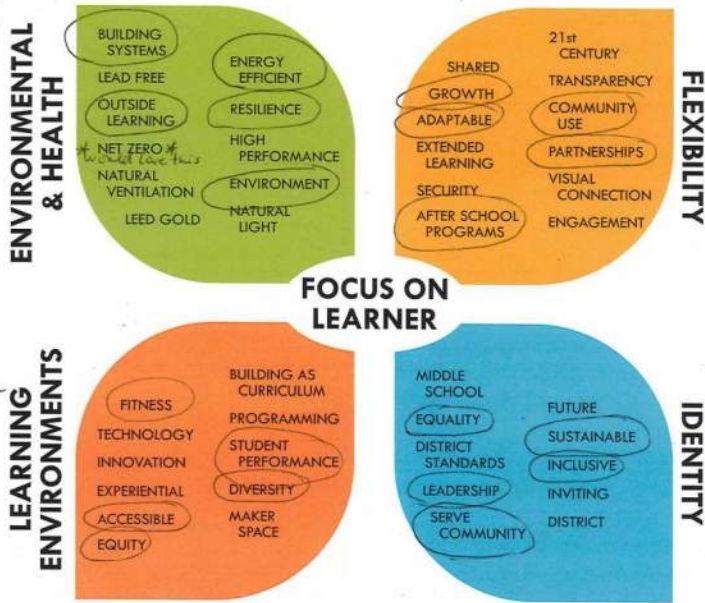
Item 5. Project Goals - scanned responses



#3

Very important for the planet!

KELLOGG MIDDLE SCHOOL
 PORTLAND PUBLIC SCHOOLS



Needs to be able to grow with the community, city, PPS

How to create an environment to keep students healthy & fair

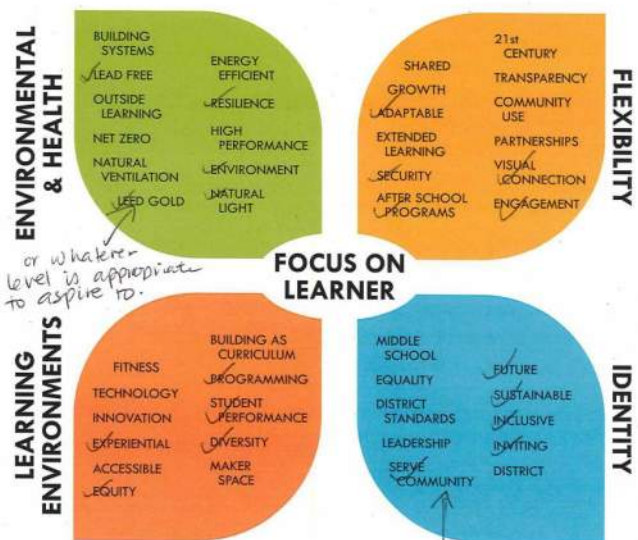
The identity of the school "Kellogg is the sustainable school"



PROJECT GOALS

#4

KELLOGG MIDDLE SCHOOL
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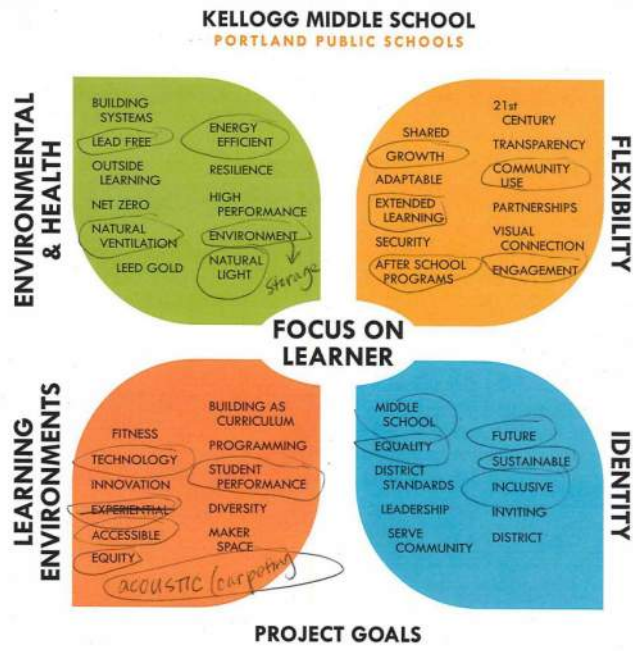
or whatever level is appropriate to aspire to.

recognize community relationship with existing building & site (history)

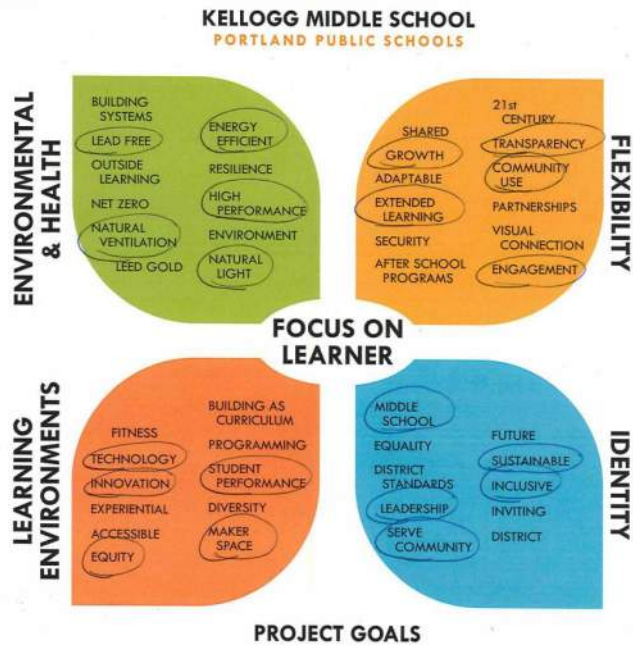


PROJECT GOALS

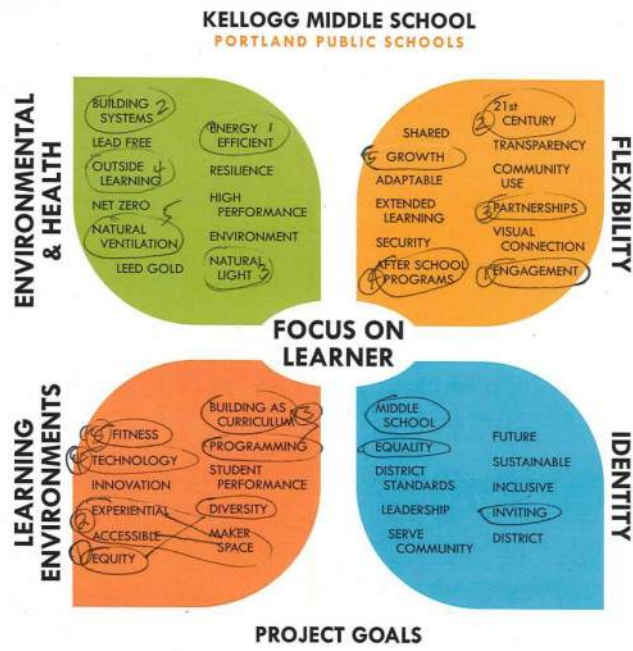
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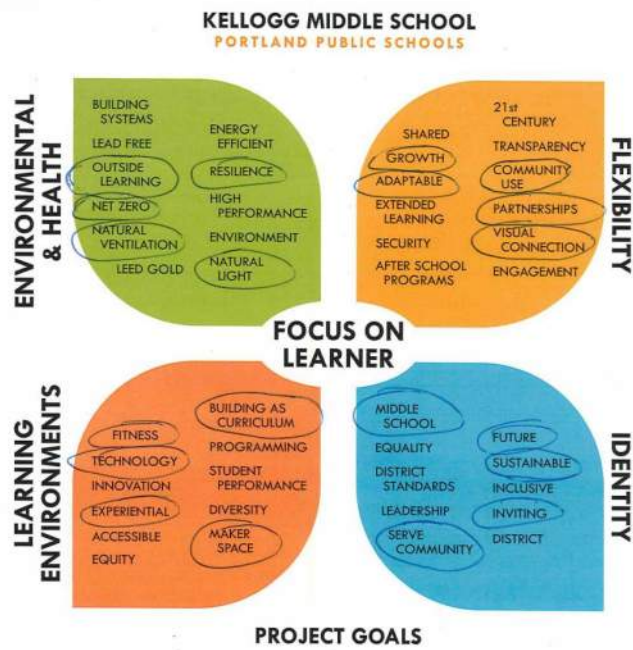
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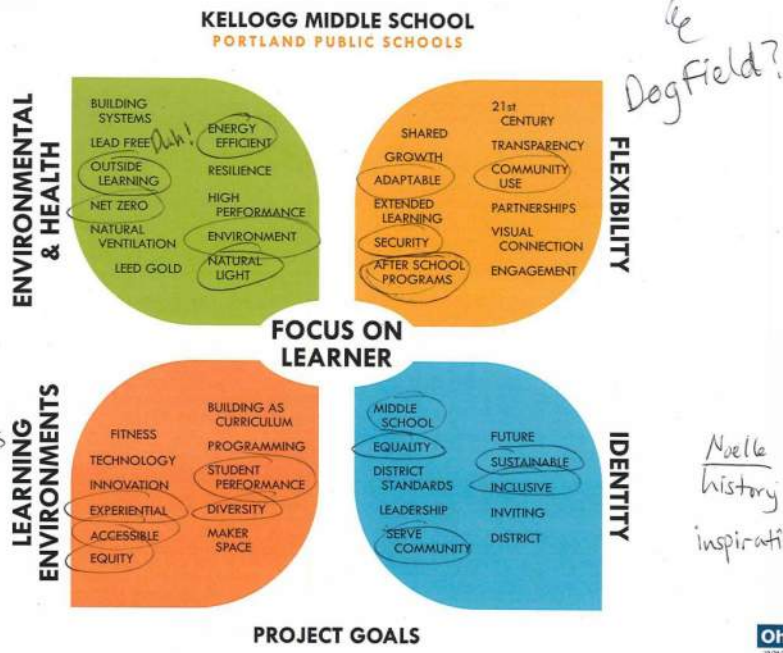
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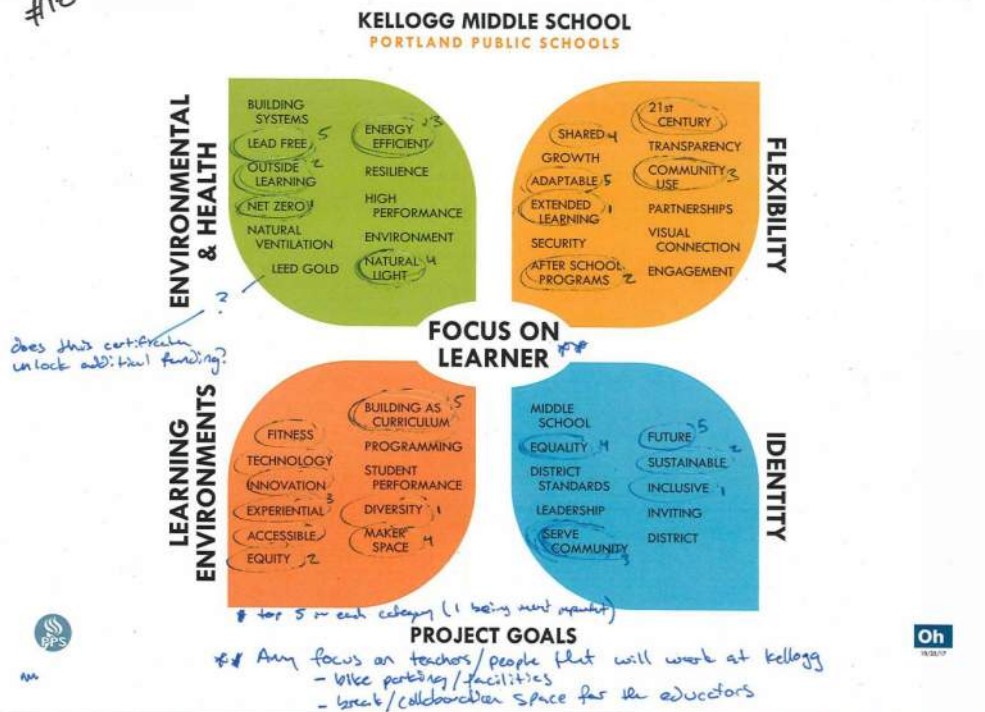
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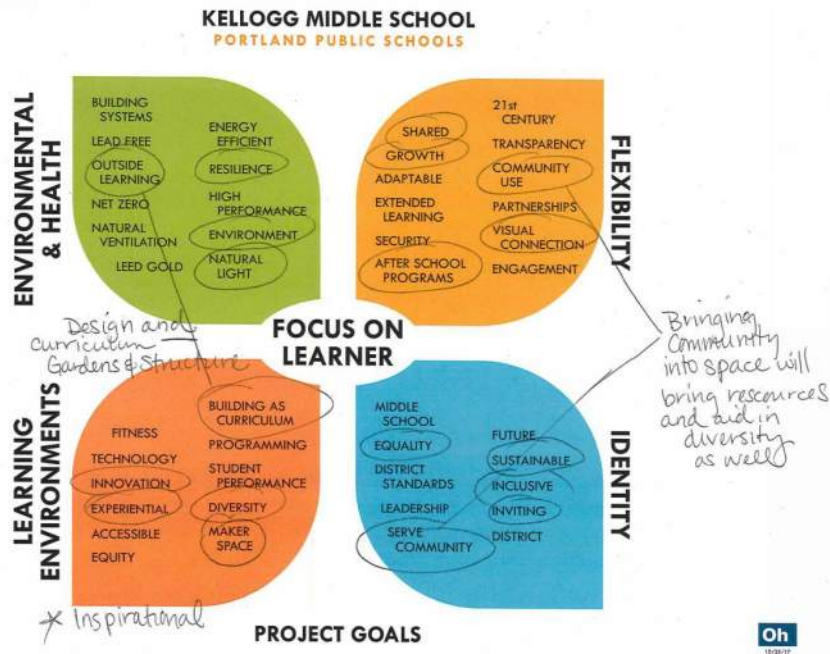
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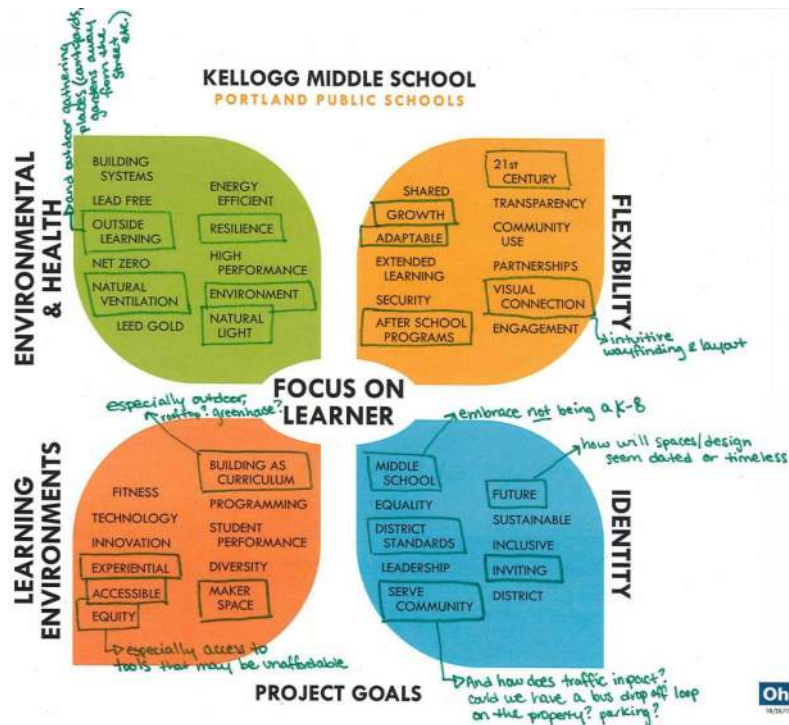
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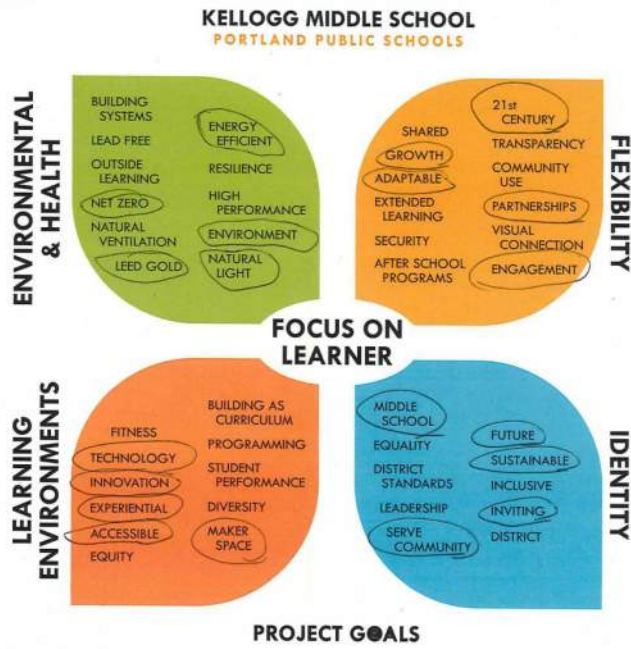
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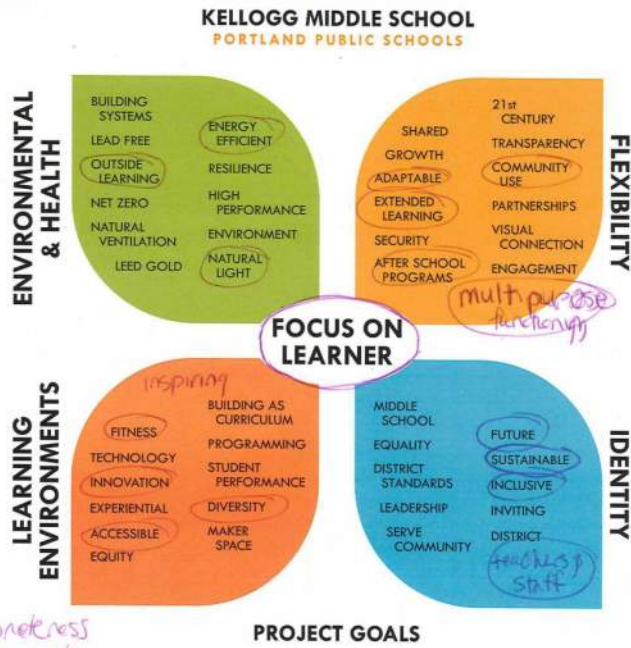
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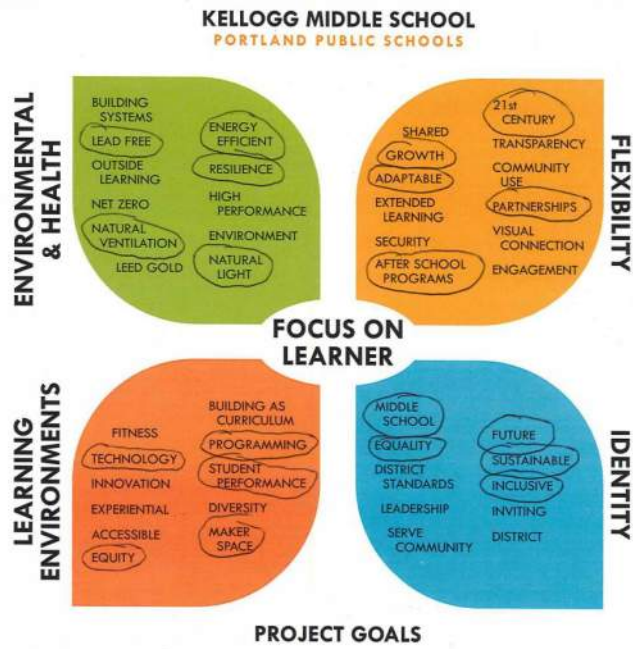
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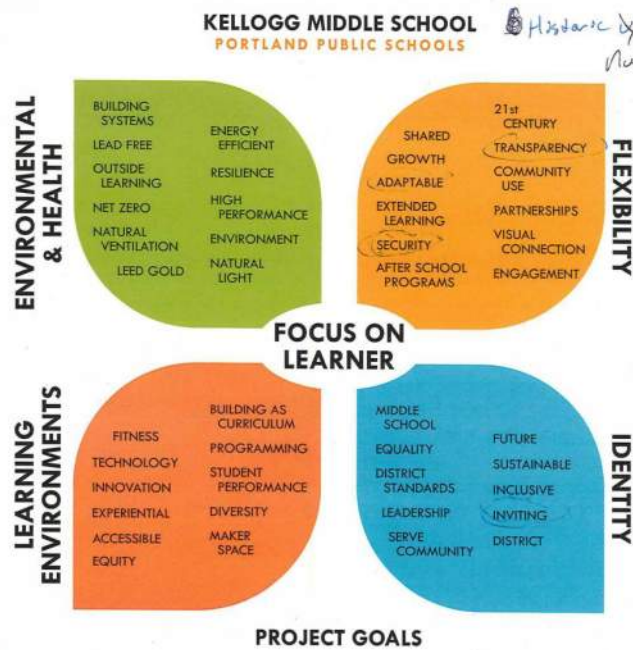
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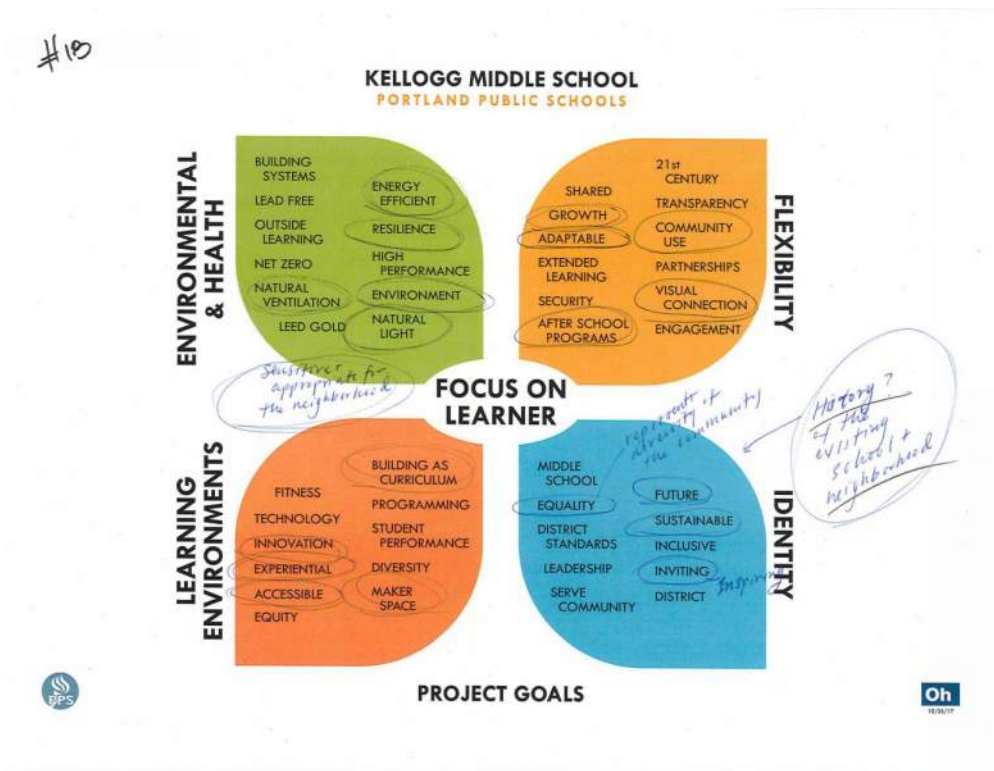
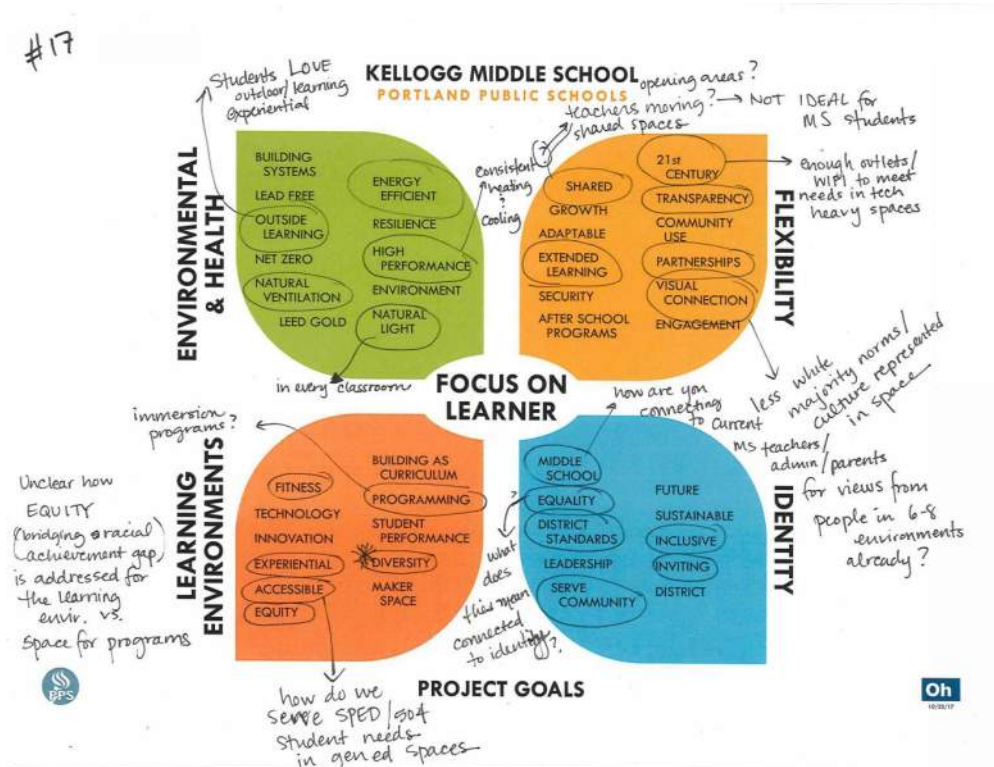


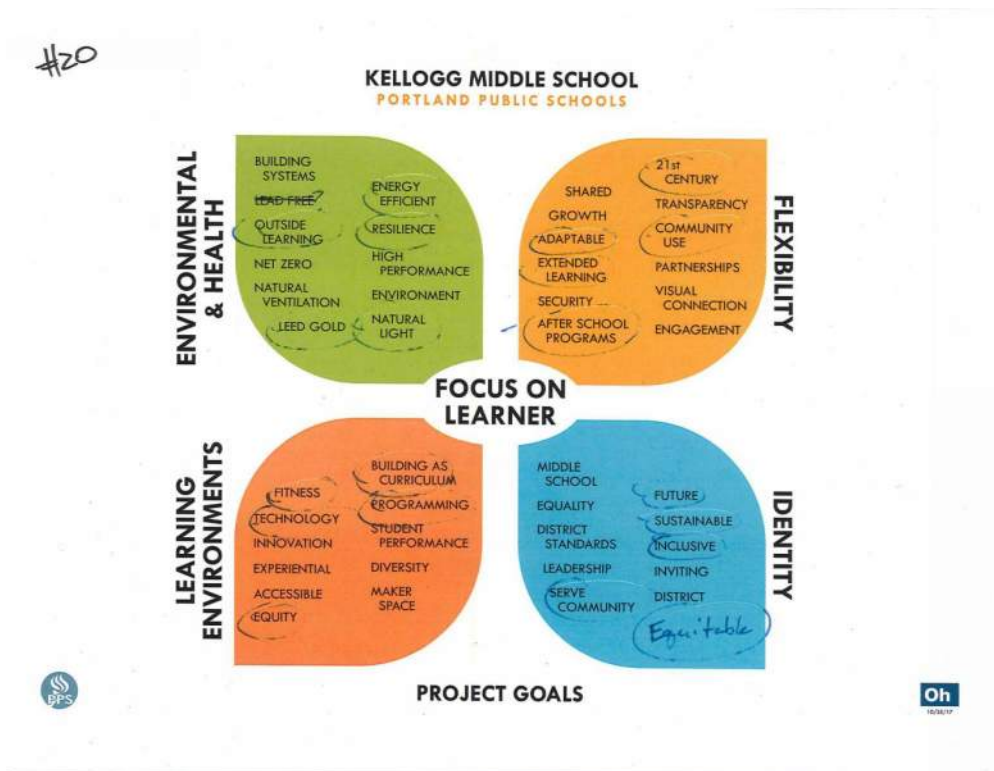
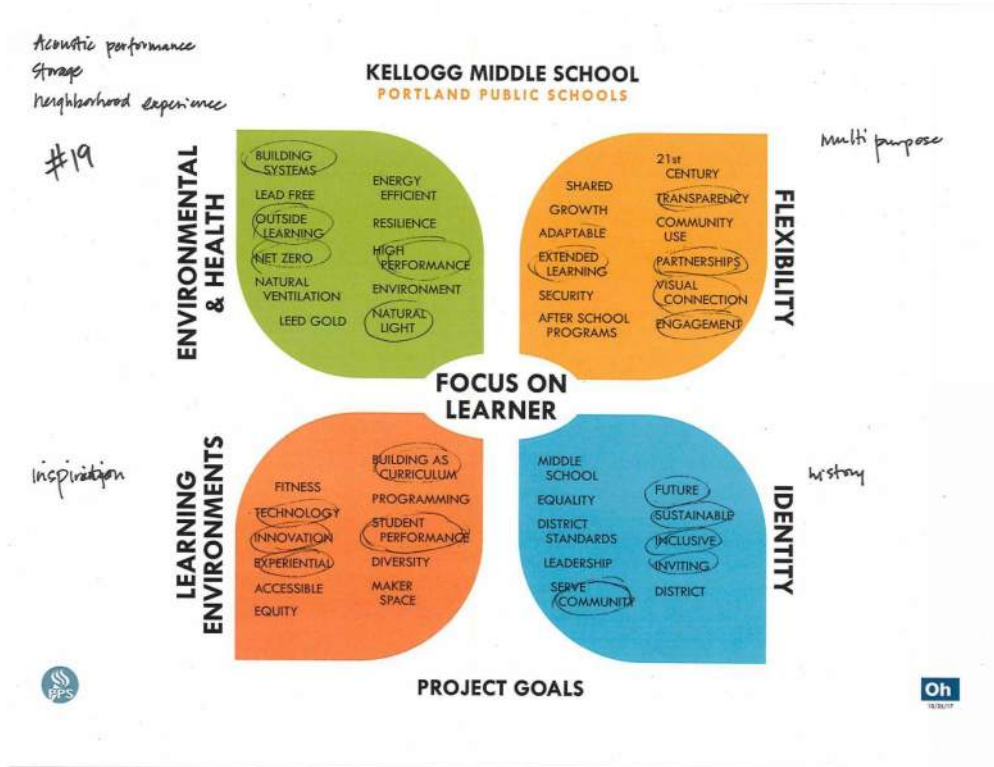
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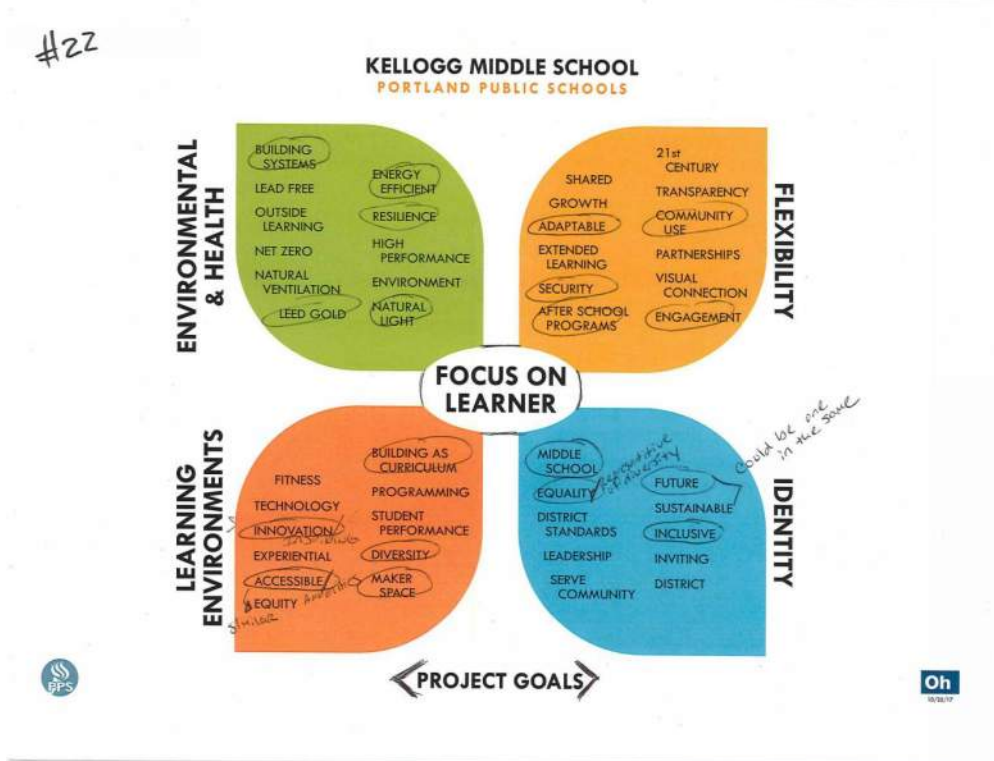
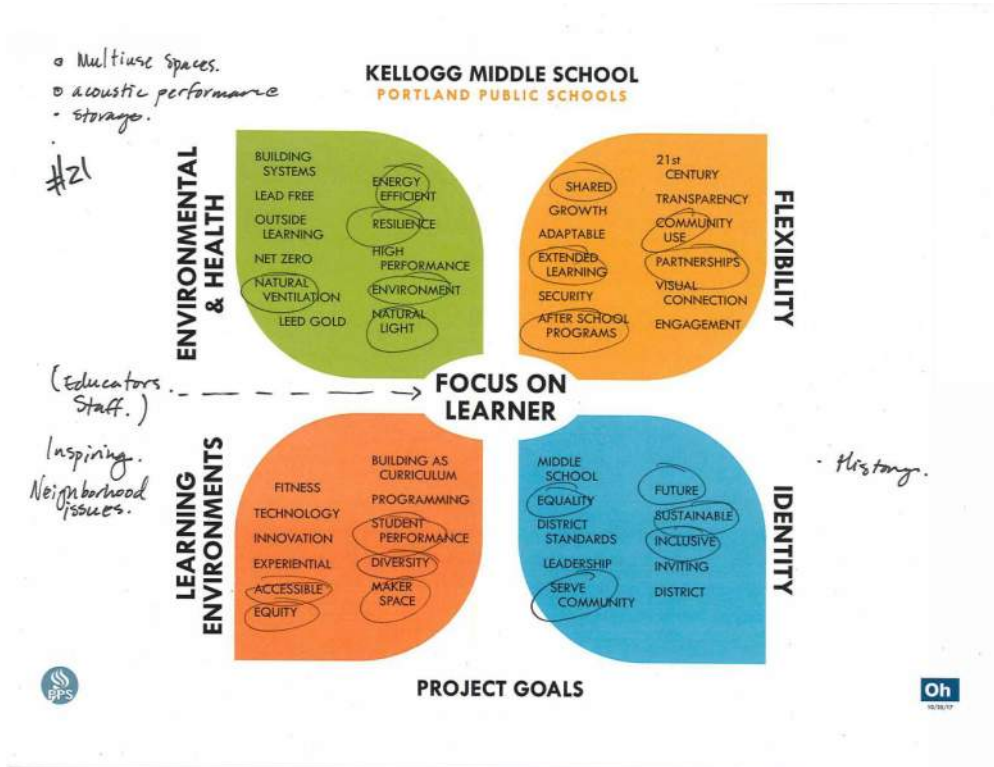


#16











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MEMORANDUM

Design Advisory Group Meeting #1 – Comment Card Results

OH PLANNING+DESIGN, ARCHITECTURE

Oh Project No.: 90031

Project Name: Portland Public Schools – Kellogg Middle School
 To: Steve Effros – PPS
 Prepared by: Sheena Hewett – OHPD
 Distribution: File

Date: 10/30/2017

The purpose of this memorandum is to summarize D.A.G. Meeting #1 comment card results and identify themes to follow up in next discussions.

Item 1. RESULTS

#	Was this presentation useful?	What topics are important to you?	Questions and Comments	Responses
1	Yes	Site design, impacts to the neighboring communities	Good for any day the week of Nov 9th	-
2	Yes	Making sure that students remain our focus	Nov 9th + Nov 21st are challenging meeting dates due to school conflicts	The next DAG meeting has been rescheduled for November 7th to accommodate conflicts with District-wide Teacher-Parent conferences
3	Somewhat. Lots of exposition, which is not unexpected for a 1st meeting. Probably good for others not familiar w/ these type of processes	Site Layout. Information about past projects and how much "value engineering" occurred on them.	Is there a similar Middle School Project in PPS (or other district) that we could see cost details on? Are we confident that the \$32million is enough? Can we get some ideas on how the soccer/baseball field will be constructed? Turf? Grass?	Cost comparisons will be provided at a future DAG meeting. The \$32 million budget will not detract from the goal of delivering a healthy, safe, and innovative facility for students to learn, grow, and connect with the community. The field construction will be a material decisions to be made in future phases. The DAG is encouraged to inform this decision.
4	Absolutely. Excellent intro to our roles + the process	Student + environment	(Environment)Microphone would be helpful, Space tables to allow more room, Receiving PPT presentation ahead of time +/- in print. Nov 9th>Not available the 7th, the 9th works as does the 8th	Microphones will be used at the next DAG meeting. The next DAG meeting will be conducted in the Commons to improve seating arrangements. The Power Point presentation will be distributed to DAG members after the next meeting.

			next meeting.	
5	Good Information, for never having gone through this before	Classroom Environment, sinks, drinking fountains, storage and carpenting	The next meeting (site) is during my Parent/Teacher conferences. What to do when I really wanted to be here for it. I could do the Tuesday(the 9th) before, or the next week (Not	See response to Question 1
6	Yes	Learning suites/classroom design	Nov 9th - need to check Parent-Teacher Conference Schedule. Possibly just arriving a bit late.	See response to Question 1
7	Yes, overview was comprehensive and gives a vision for DAG-participation	Site plan, programming considerations "Focus on student" schematic priorities	I appreciated the positive vibe of the presenter	Thank you! It was a pleasure to meet and interact with all of the engaged DAG members
8	Yes	Community connection to site + school prioritizing learning experience + healthy environment	Available Nov 6th, 8th, 9th. Not available Nov 7th	See response to Question 1
9	Yes. It seems like the site plan is already set. It seems like the buildings have already been designed for the most part	I think we all need to visit + walk the site prior to the next meeting.	Can we do an actual site visit as a group?-This seems very important! Are we (DAG) really the deciding body in the design. I thought I'd read that we only gave input. I didn't think we made decisions. What influence, if any, does the historic building + materials, history of the existing school have on the design of the new school building? What neighborhood does Kellogg school fall into?	You are welcome to walk the exterior of the Kellogg Site, but due to safety concerns, entry is restricted. Coordinating a visit for 30+ people is not practical. Thank you for this clarification. The roles of the DAG (Involve, Consult, Inform) are described in the Levels of Public Participation handout. You are correct, decisions are not made by the DAG. The history of the building and the site will be honored in the new facility as a teaching tool through salvage, reuse, and documentation. The DAG input will inform these efforts. Kellogg is in the South Tabor Neighborhood.
10	Yes	Building energy, LEED and beyond, innovation	Due to proximity of spring break, can the last meeting be rescheduled? Audio is fine, slide font needs to be bigger. Can you maximize roof for outdoor play space? Nov 9th meeting: Mon or Wed work for me.	Moving the date for DAG Meeting #7 is under consideration. The slide font will be increased for the next DAG meeting. Roof space will be used for solar installations but can be considered for other uses during the upcoming schematic design.
11	Yes, a lot of great information	Environmental needs for site, students & staff environmental education as well	If we want to minimize height, could we have some parts of the building underground? Currently there is a planned storage unit (3 floors high) @ 7 Dees sites. Nov 9 mtg-best days that week; Nov 7,8, & 10	Building below grade has not been considered due to significant cost increases and providing daylighting to these spaces. Thank you for bringing the self-storage unit on SE 60th and SE Powell to our attention.

12	-	<p>Community Partnership- Creating a Free community space and commitment to the community. How do we encourage cross participation teachers, students, and parents through design? Green space-How can we encourage green space and outdoor learning? Technology-Top of the line technology should be available.</p>	<p>How do we connect families w/resources?</p>	<p>During design, the activation of the Kellogg website will create opportunities for community engagement and the exchange of information. On completion of construction, partnerships and community programs will benefit from the Civic Use of Buildings (CUB) at the Kellogg site.</p>
13	<p>Yes-good to understand our role in the overall process</p>	<p>Education Philosophy & how it is incorporated into the design. Health & wellness of the kiddos</p>	<p>Nov 9th availability is flexible for the entire week.</p>	
14	<p>Yes! I would love to see the presentations online after meetings. As you look @ ideal space/classroom sizes, how do address class size @ other middle schools?</p>	<p>How will the school reach out & serve the larger community? Not clear how equity (PPS defined as eliminating racial achievement gap) and equality are being used in design docs & building planning.</p>	<p>How are communities of color included in the planning & stakeholder process? Only one person of color(obviously) on committee, How does the building meet the social-emotional needs of young adolescents? Is anyone from equity dept. participating? -Is there flexibility in 11/9(PPS Conferences),11/21(Thanksgiving week),12/21(Winter break-PPS), M/T would be preferred that week.</p>	<p>The district continues to reach out to include all members of the community as well as impacted families within the projected boundaries. DAG outreach included specific groups such as APANO, Latino Network, VNCO, Multi-Cultural Collaborative, IRCO, and Coalition of Communities of Color for example. We Welcome suggestions on engaging communities of color. We can also attach the presentation to each set of meeting notes. Spaces and services will be provided for social-emotional support within the school (Sensory Support Spaces, Psychology Office).</p>
15	-	<p>Physical spaces and learning environments other than traditional classrooms. How to plan for neighborhood population growth, create adaptable design so it won't feel overcrowded</p>	<p>Concern that next meeting conflicts with PPS. Would love to talk lots about powell safety & preventing night camping(current Kellogg site is prime camping). {Flexible any other evening that week 11/8-11/10}</p>	<p>Activating and securing the site for safety is a primary objective of all PPS projects. The DAG will continue to discuss safety objectives.</p>
16	<p>Yes</p>	<p>It's all important</p>	<p>I am available to re-schedule meetings to help the teachers who are in parent-teacher meetings (or other members w/ other engagements)(?)</p>	

17	Yes	Multi-use space-light, Green Building & Gardens as well as outdoor classroom/Multi-use space	Nov 9th, alt availability: Monday night & Friday evening works for me. Not available Tues evening.	
18	Yes, very informative & inclusive	Thinking beyond the next ten years for this space/school	Any night 6:30-8 the week of 11/6 works for me.	
19	Yes	Site Plan, Site Lighting- Associated traffic routes, Preservation of historic nature of building, Privacy.	Why was DAG not given opportunity to influence decision to renovate or rebuild?	The decision to renovate vs. rebuild was approved by the school board and voted on as a part of the 2017 bond initiative. The recommendation to rebuild was based on safety, seismic hazards, learning environments, cost, and the condition of the existing building that has been vacant for over a decade.
20	Yes!	Budget/Project Delivery Method...Community Involvement	I'll be out of town 11/9	
21	Yes	Design	Open Availability	

18	Yes, very informative & inclusive	Thinking beyond the next ten years for this space/school	Any night 6:30-8 the week of 11/6 works for me.	
19	Yes	Site Plan, Site Lighting- Associated traffic routes, Preservation of historic nature of building, Privacy.	Why was DAG not given opportunity to influence decision to renovate or rebuild?	The decision to renovate vs. rebuild was an ongoing study over a number of years and was necessary to initiate the bond process which was voted on by the school board.
20	Yes!	Budget/Project Delivery Method...Community Involvement	I'll be out of town 11/9	
21	Yes	Design	Open Availability	

Item 2. EMERGING THEMES

- Impacts to the surrounding neighborhood – Identify and understand sensitivities of the neighbors then address and produce strategies and solutions.
- Community connections – Kellogg MS is an opportunity to connect the student population, teachers, families, and the community beyond all amongst their own circles but also across the circles. How do we organize and design spaces which foster these connections while ensuring welfare and safety of each user?

- Learning environment – Classrooms, flexible learning spaces, student resources, and explorative studies shall be accessible and conducive to educational equity by providing a healthy environment and innovative technology.
- Efficiency and built to last – The facility and site should be designed and built to maximize resources, use minimal energy, perform as a learning tool, and provide a healthy place for people to congregate and learn for a long time to come.

END OF MEMORANDUM