



## MEETING MINUTES DAG MEETING #5

### OH PLANNING+DESIGN, ARCHITECTURE

Oh Project No.: 90031

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Project Name: Portland Public Schools - Kellogg Middle School Replacement  
Date & Location: 12/21/17 @ Franklin High School  
Prepared by: Tim Ayersman  
Present: DAG: (\*: Present, A: Absent)

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

PPS: Scott Bailey (SB) – PPS Board Member  
Stephen Effros (SE) – Project Manager  
Scott Perala (SP) – Heery

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)  
Colin McNamara (CM)

Distribution: Attendees; Dan Jung – PPS; John Hinds – PPS; Scott Perala – Heery; file

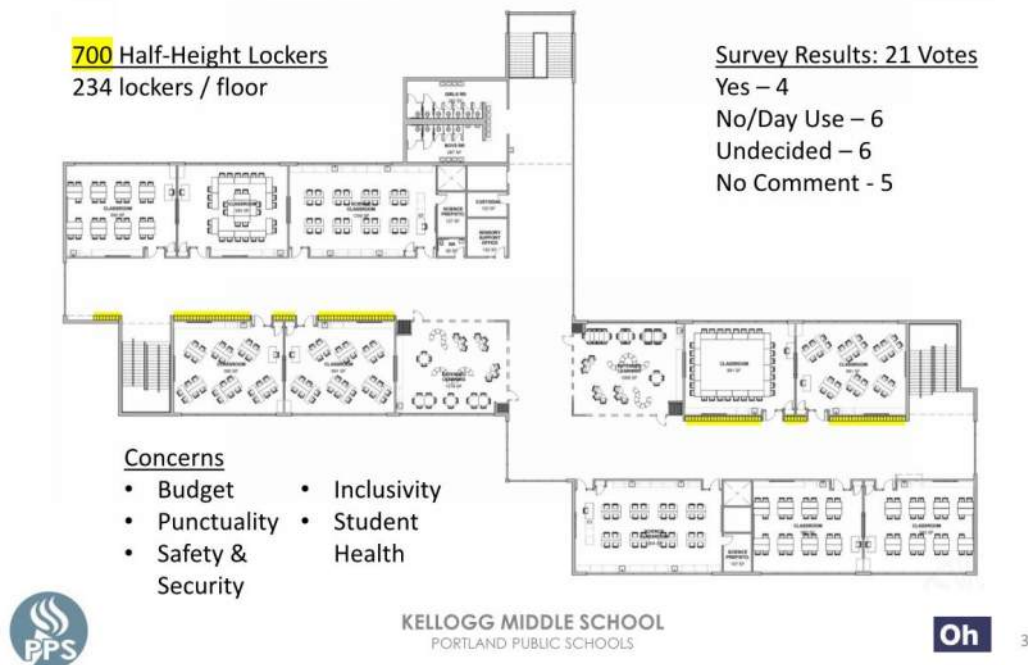
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The purpose of the meeting is to review the updated floor plans with the Design Advisory Group (DAG).

Item 1. Review of the DAG 4 Meeting Input and Updated Plans

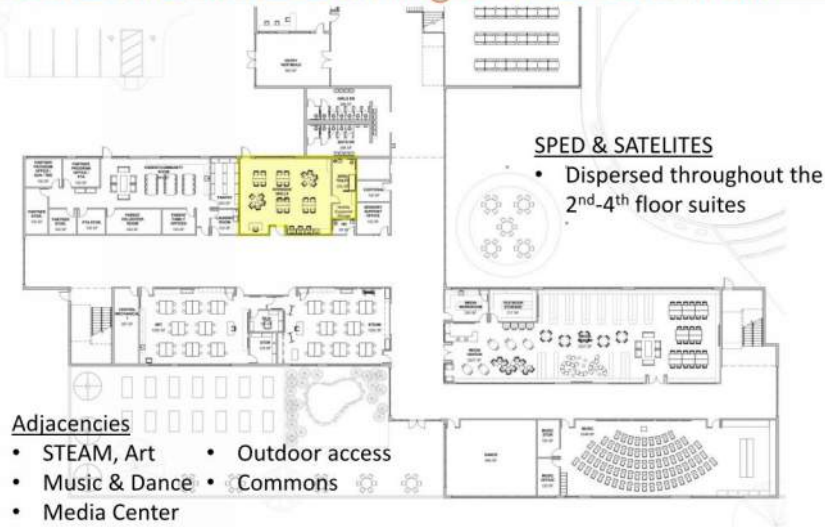
- A. Based on the last DAG meeting the consensus on lockers was split on whether students and teachers preferred them. Per additional meetings with the District the decision to included them in the up-front design was made. With this decision the lockers could still be eliminated in the future if this was desired.

## Issue: Lockers



- B. Along one side of the corridor 700 half-height lockers have been located on the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floor classroom wings. There is additional space to accommodate growth along those walls if the student population goes up to 810.
- C. With the lockers added to the classroom wing the day lockers that were under the stairs have been eliminated.

### Issue: Intensive Learning & SPED Location

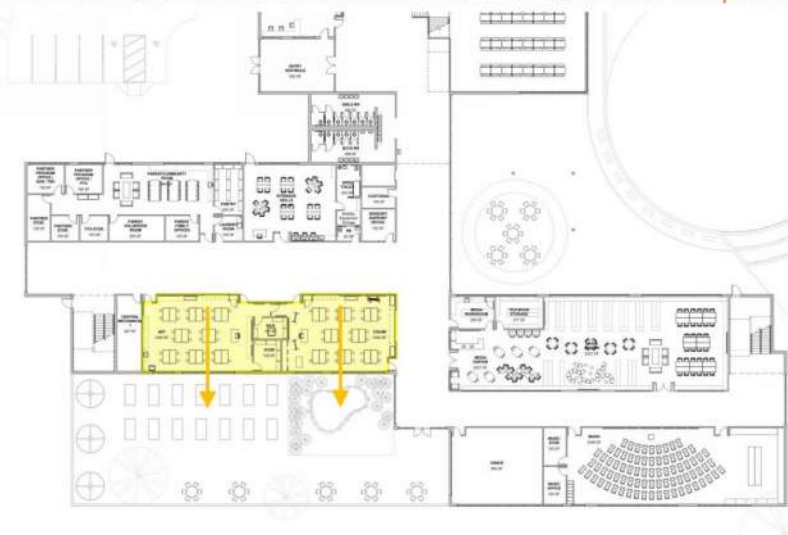


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D. The intensive skills classroom is located on the 1<sup>st</sup> floor with an enlarged restroom to accommodate a changing table and required maneuverability for students and teachers. It has an exit to the outside and is centrally located near the STEAM lab, art classroom, media center, and dance/ music programs.

### Issue: Outside Access for Art & Makerspace

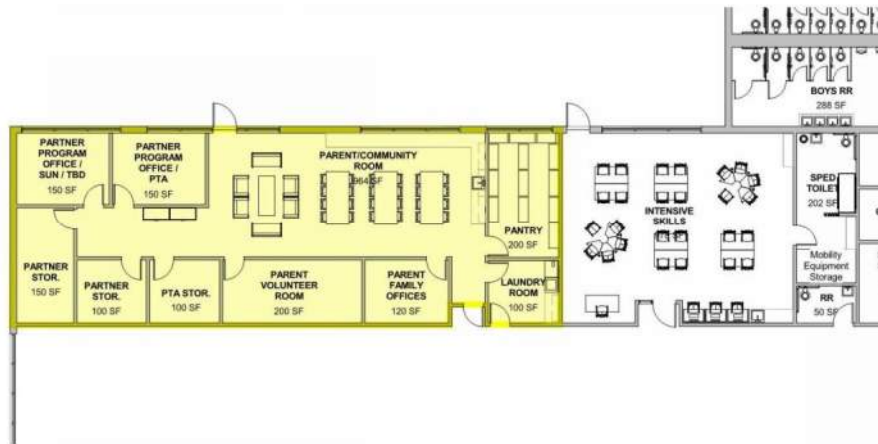


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E. The Art and STEAM classrooms have been located on the west wing of the first floor for ideal outdoor access to courtyard.

## Issue: PTA in Community Space



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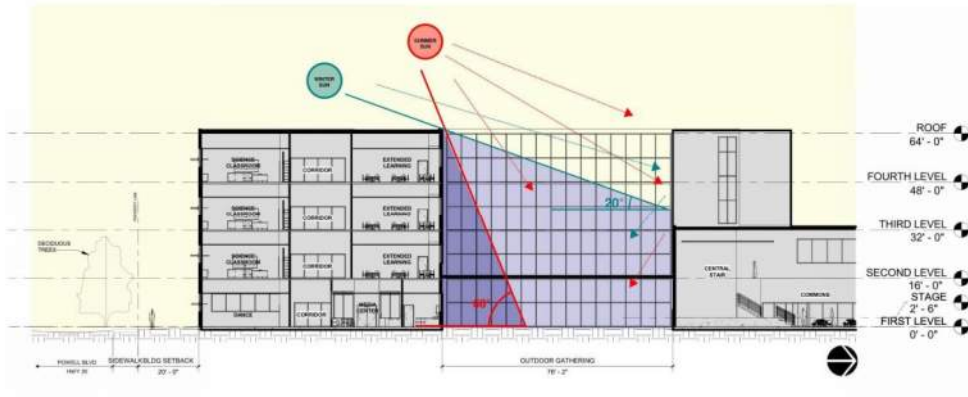
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F. The community space now has the offices and storage labeled for PTA, SUN, and potential partners.

I. A DAG member asked if there was a shower or rest-room in this space. The PPS Ed Spec does not include a shower or restroom exclusively for the community partners.

## Issue: Outdoor Learning Environment

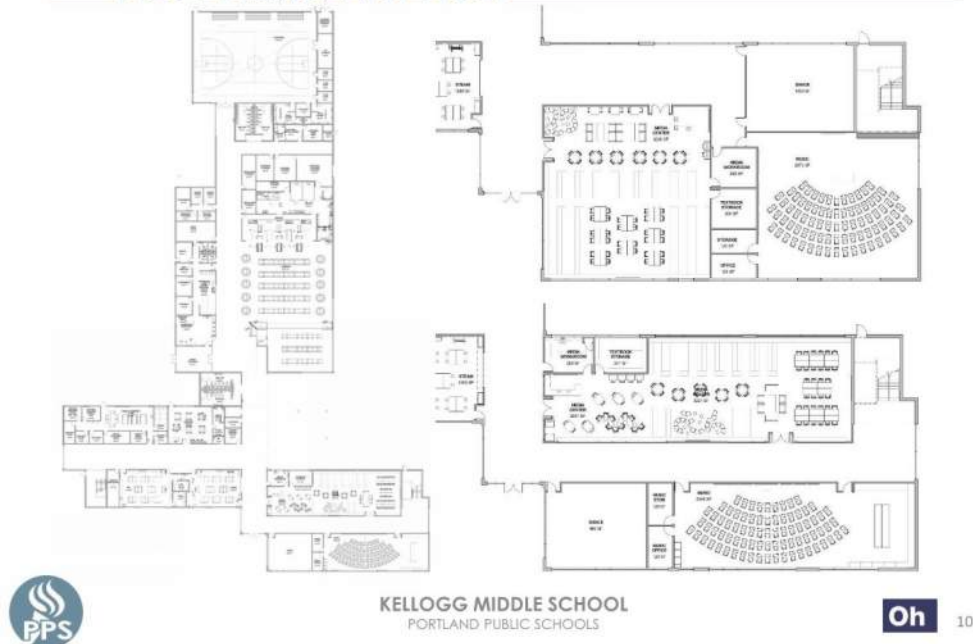


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- G. The buildings outdoor learning spaces will receive ambient daylight that are within ideal parameters
  - I. A DAG member asked what the landscape materials will be for the courtyard spaces on Powell and by the Commons. This will be a mix of hard and soft scapes (DF).

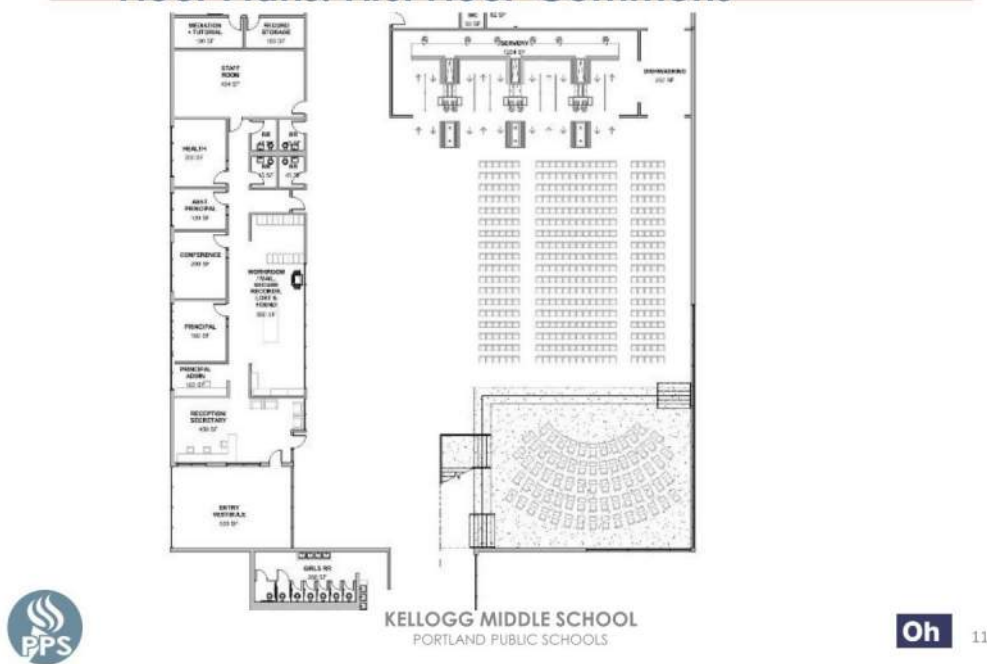
## Floor Plans: First Floor



- H. The Dance and Music classrooms have been moved adjacent to library per TOSA recommendations. These instructional spaces are to be integrated with the arts and STEAM classroom wing.
  - I. A DAG member asked if there was a concern with the dance no longer having access to locker rooms. The TOSA's did not consider that a concern. They preferred the separation from the PE facilities.
  - II. The acoustics with the music across from the media center was brought up. The acoustic engineer is giving recommendations, such as limiting windows, changing partition types in this location, and doors with better STC ratings and seals. We will be going into more defined acoustic conversations at future meetings.
  - III. A DAG member noted that having a dedicated dance and music rooms near other arts programs is more inclusive
- I. Two options for the Media Center on the first floor were presented to the DAG members for their comments. Option 'A' has the media center along the north side and the corridor in the center, while option 'B' had the media center along the south side and the corridor on the north side.
  - I. A DAG member asked about sound control from band room. In option 'A' two walls and the corridor separate the music from the media center and the office and storage separates it from the dance room. In option 'B' the offices and storage separate the music from the media and only one wall. We are currently reviewing the walls and ceilings with our acoustical engineer. The wall to the music rooms will be designed with sound isolation and the doors will be upgraded for sound isolation. The floor slab above these rooms is being designed for sound isolation as well for both options.
  - II. The safety and sound from traffic along Powell for these spaces was brought up by a DAG member. The music space acoustically is better with fewer windows, so the street side will have few and potentially smaller clearstory windows which will be safer and acoustically better. Reviewing this location with our

- engineer it is recommended if we have windows that they are located in a thicker wall with a double set of windows in it for sound.
- III. A DAG member asked what the evacuation procedures were and where the meetup points was to be. OHP+D and PPS will continue to review this as the plan gets developed, at this time the fields will be the area of refuge. (DF)
  - IV. The option “B” that blocks the access to the stairs from the corridor was not preferred by a DAG member, it creates a dead-end wing for band students and isolates them.

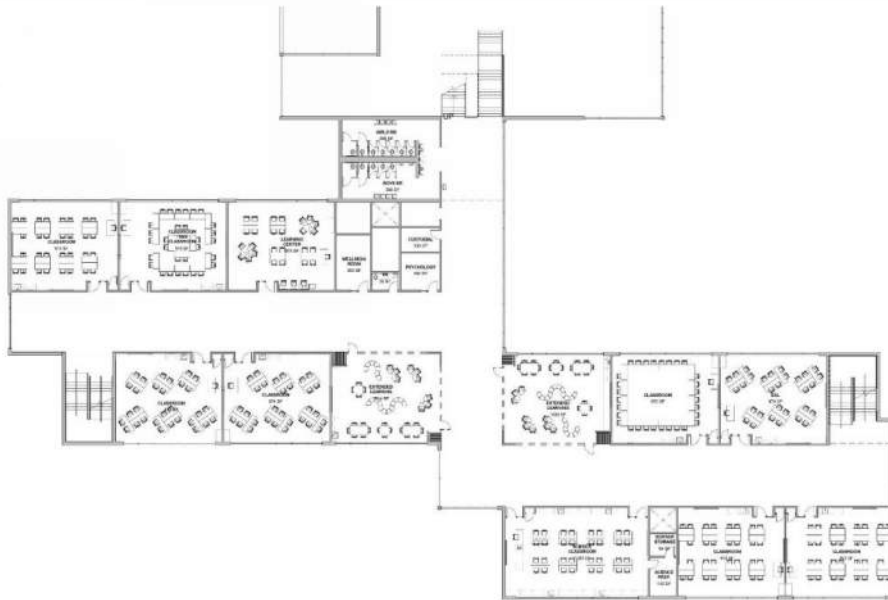
## Floor Plans: First Floor-Commons



- J. At the commons a stage / platform has been added to the cafeteria, the learning stair has been reduced and the day lockers have been removed now that we are including lockers in the learning suites. The commons can fit all 810 projected students into two lunch periods as it is currently shown.
  - I. A DAG member noted that the stage is no longer in the gymnasium now. This is correct, the dance room was being used and designed as the stage before. Now that the dance room has been moved to the classroom wing that removed the stage. This is preferred by TOSA to not have the stage and the dance in the gymnasium. Locating it in the commons creates multi-function to this space without adding square footage to the building that is not in the PPS educational specifications. (DF).
  - II. It was asked if the learning stair was completely removed. The learning stair has been reduced to 3 stairs with a performance platform also doubling as a learning platform (DF).
  - III. A DAG member asked if the commons could hold an entire assembly. Full assemblies will still be in gym with bleachers. The high school auditorium is typically used for major performances. The middle school educational specification requires the stage located with the cafeteria, at Kellogg we have enlarged the seating capacity of the ed spec cafeteria. It was also noted that the TOSA's did not have a concern with the stage being located in the cafeteria instead of the gymnasium.
  - IV. It was noted that there is a benefit in having the performing space closer to main entrance for community use.

- V. Student behavior in a dual use space such as the gym or the commons when used as a performance space is a concern. Lighting, curtains, and furniture arrangement can be used to “switch” psychological perception of the space. Utilizing this space as a “commons” to its full potential, rather than “cafeteria” will aid in defining this space (DF).
- VI. A DAG member asked if the stage will be slanted. For versatility purposes it will not be. (DF).
- VII. A DAG member asked if there was a drama program. The PPS middle school education specifications do not have a drama room / requirements. (DF).
- VIII. It was asked if the sightlines for stage performance work. The sightlines do work with the platform being only a few steps up. We will take a closer look at this while we refine the design.

## Floor Plans: Second Floor

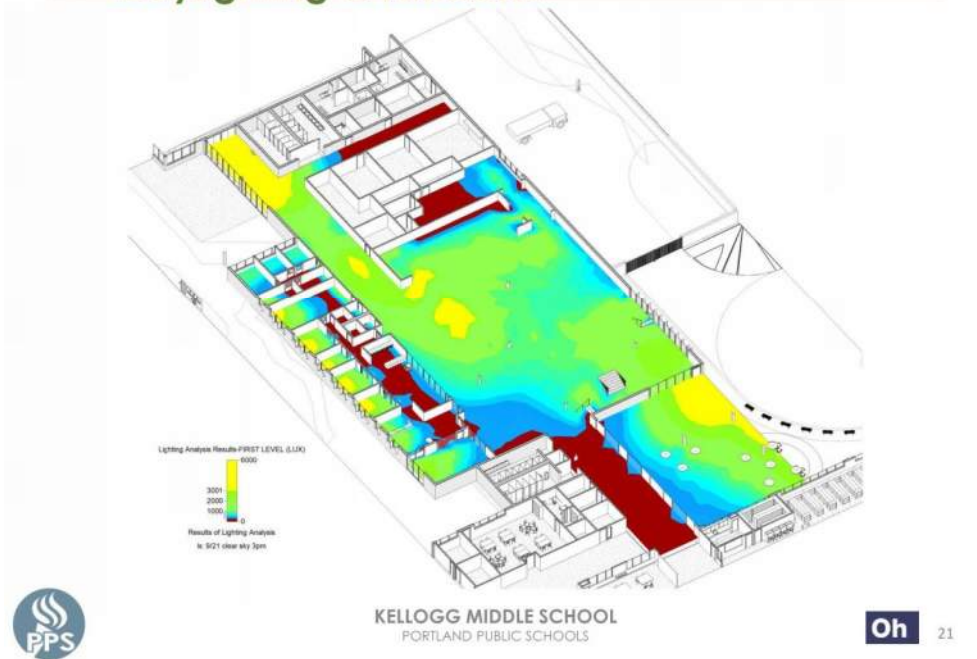




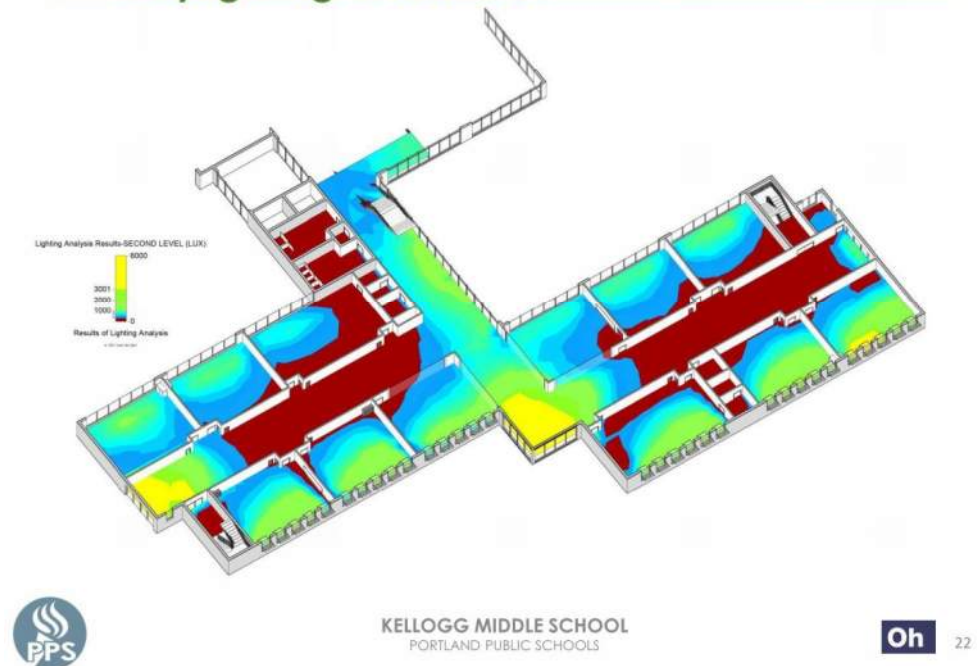
Item 2. Daylighting Studies

- A. LEED requires 75% daylighting in regularly occupied spaces as a minimum. We have reach this goal, currently at 85%, with our next milestone to reach 90% (DF). Windows sills are currently at 4' for privacy.

### Daylighting & Windows

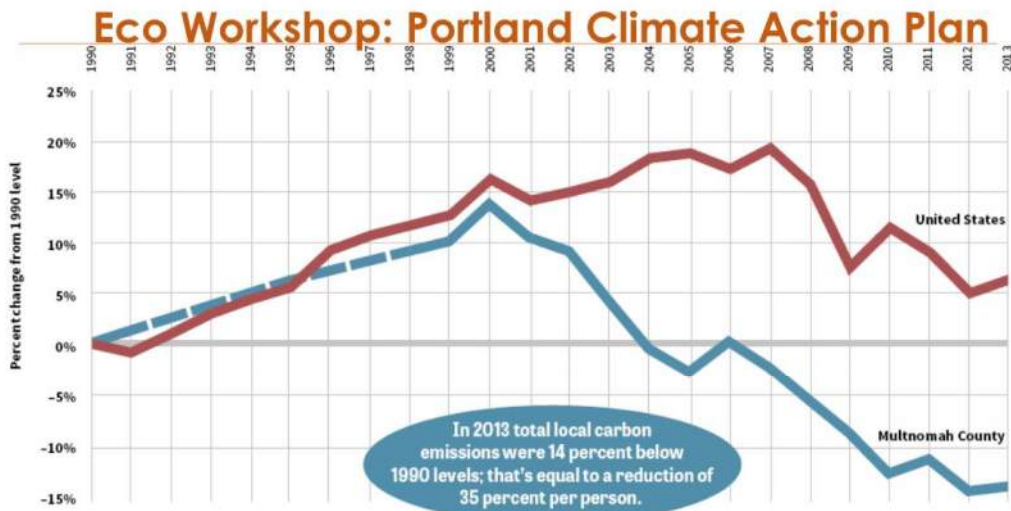


### Daylighting & Windows



Item 3. The Eco Workshop was recapped and discussed with the DAG members.

- A. A DAG member asked if the District will get a tax break for net zero. PPS and OHP+D are looking into incentives, however the priority for trying to reach this goal is for a sustainable future for our children. Even without upfront incentives net zero will help reduce long-term operating costs for Kellogg (DF).

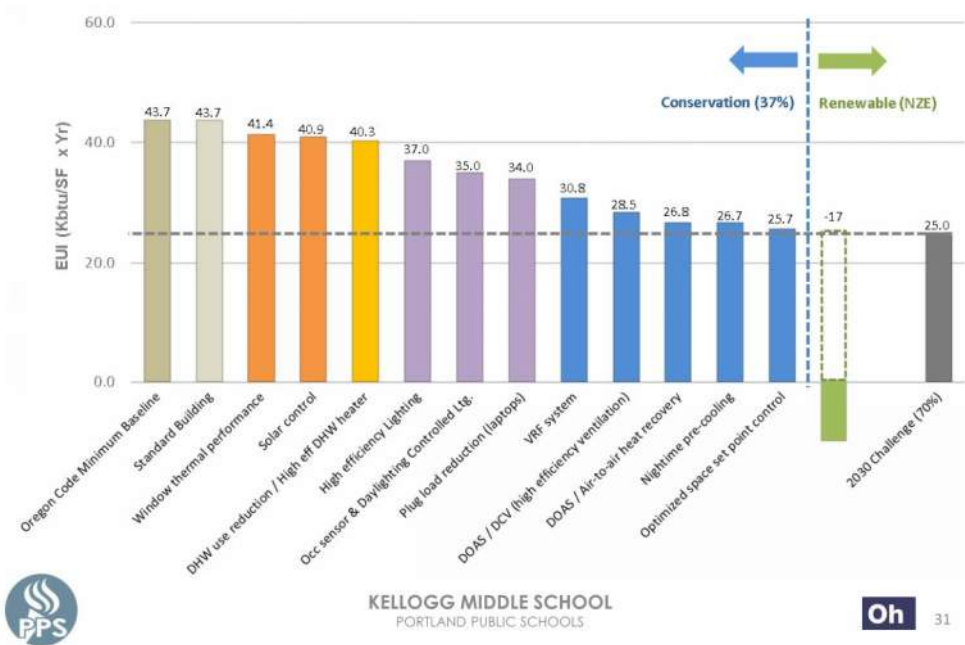


Since 2000, when local emissions hit their highest levels, Multnomah County's emissions have declined. Among other factors, these reductions are due to a combination of:

- (1) Improved efficiency in buildings, appliances and vehicles,
- (2) A shift to lower-carbon energy sources,
- (3) More walking, biking and transit, and
- (4) Reduced methane emissions from landfills and more recycling.

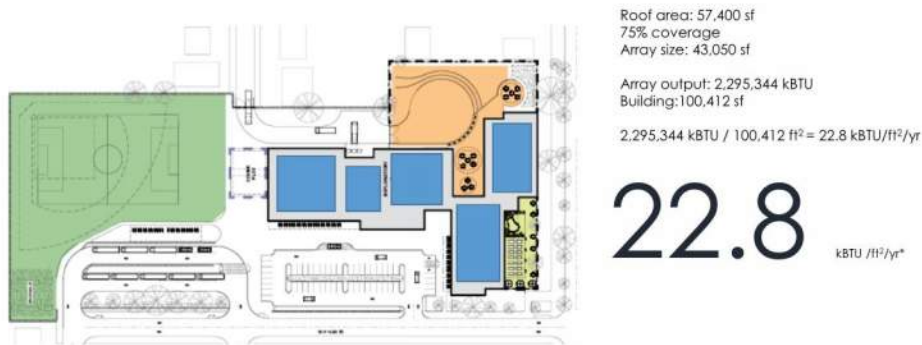


## Eco Workshop: PPS Energy



## Eco Workshop: PPS Energy

### Zero Net Energy Target EUI



- B. A DAG member asked if the amount of PV estimated account for the embodied energy of the PV. OHP+D will look into this.
- C. To reach net zero for the entire building it would need to be done with renewable energy, solar panels are the most likely option. It was asked what are the costs of creating the actual panels? OHP+D will look into this (DF).

- D. It was asked if other district buildings follow this requirement? There are no net zero buildings in the District. PPS is looking into strategies for future projects (SE). We are discussing the option to consolidate all the state solar requirements for the entire bond at Kellogg (DF). Currently the entire roof will need to be covered in solar panels to reach our sustainability net zero goal.

Item 4. Building exterior material options overview.

- A. The existing building, and many of the District schools use red brick and terracotta details. Brick is being looked at to be part of the exterior materials.

### Envelope: Brick



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- B. Precast concrete panels are an option that can be constructed off site and brought to site for quick assembly.

### Envelope: Precast Concrete



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- C. Polished stone is a good option in areas of concern for graffiti. It would be limited in it's use due to higher cost for this material.

### Envelope: Polished Stone on Powell



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D. Concrete tilt walls are a good option for the gymnasium for their cost and quick assembly.

### Structural: Concrete Tilt



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#### Item 5. Comments and Discussion

A. Cost estimate will occur from 1/15/18 to 1/26/18. The cost reconciliation will occur at the end of Schematic Design 2-7-18. On the back of the comment cards are items listed for the DAG input that will help with prioritizing their level of importance in the project to the DAG members.

### Cost Reduction – rate in order of preference

#### KELLOGG SPACE PRIORITIES FOR VALUE REDUCTION

RANK 1 THROUGH 5 WHICH SPACES ARE MOST IMPORTANT TO YOU

- REDUCE SIZE OF **COMMONS** (WILL ACCOMMODATE 3 LUNCH PERIODS INSTEAD OF 2).
- ONLY 1 **EXTENDED LEARNING** PER FLOOR.
- MAKE **GYM** AS CATEGORY 4 FOR STRUCTURE ONLY (MEP WILL NOT BE CATEGORY 4).
- REPLACE **TURF** FIELD WITH **GRASS** FIELD.
- INCLUDE AN **AUXILIARY GYM**.

\* **COMPUTER LAB** REMOVAL ACCEPTED.

#### KELLOGG PREFERRED PRIORITIES FOR VALUE REDUCTIONS

RANK 1 THROUGH 5 WHICH SPACES ARE MOST IMPORTANT TO YOU

- DEDICATED **DANCE ROOM** (980sf)
- MEDIA CENTER** INCREASE (1,550sf)
- STEAM LAB** (1,200sf)
- SPECIAL ED. **INTENSIVE SKILLS ROOM** (980sf)
- PARTNER PROGRAM OFFICE/STORAGE** (350sf)



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B. Results from the DAG voting for Kellogg Design Priorities are as follows;

1. STEAM Lab
2. Media Center
3. Intensive Skills Room
4. Dance
5. Partner Program

Refer to attached 'Comment Card with Responses' for full voting results and additional comments.

C. Results from the DAG voting for Kellogg Program Space Priorities are as follows;

1. Reduce size of Commons.
2. Replace turf with grass.
3. Make Gym category 4 structure only.
4. Only 1 Extended Learning space per floor.
5. Include a auxiliary gymnasium.

Refer to attached 'Comment Card with Responses' for full voting results and additional comments.

D. A DAG member asked if student input has been included in the process. So far we have not had student input with this being a school with no current students. PPS will look into options for including students.

E. The DAG comment spread sheet matrix is attached for reference.

Item 6. Action Items

- A. The Next meeting is March 8th 2018, location to be determined.
- B. A Public Design Workshop will occur in late January.
- C. PPS and OHP+D to look into options to get student input for the new Kellogg Middle School.
- D. PPS to do out reach to SPED community members.
- E. Tamara to send to the DAG team the updated matrix with DAG comments from this meeting (DAG #5)
- F. This was the last DAG meeting prior to the start of the Kellogg Demolition. Steve will contact the DAG members to confirm if their will be a ceremony and when it would be.

END OF MEETING MINUTES

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