

BORA

MEETING MINUTES

Date	By
01/24/2019	Becca Cavell

Subject	Project Name	Project Number
Design Advisory Group Meeting 7	Lincoln HS Replacement	17011

Present		
<u>DAG Members:</u>	Caleb Kono *	Mary Ann Walker *
Dana Bach Johnson *	Sean Madden (Co-Chair) *	Andrew Wilk
Ben Brandenburger *	Karen Marrongelle *	
Peyton Chapman	Christy Marten	<u>Other</u>
Randall Edwards	Raja Moreno	Erik Gerding / PPS
Steve Ewoldt	Mark New *	Heidi Bertman / PPS
Genevieve Fu	Tiffani Penson *	Chris Linn / Bora
Gerald Gast *	Lee Rahr	Christopher Almeida / Bora
David Goldwyn *	Esperanza Rodriguez *	Becca Cavell / Bora
Jim Hanson *	Jill Ross	Ryan Carlson / Mayer/Reed
Julie Hays	Jessica Russell	Nancy Hamilton /NHC
Jennifer Hill	Scott Schaffer	Stephanie Coyle / HCC
Jeremy Holden *	Eric Switzer	
Tiffani Howard *	Jason Trombley (Co-Chair)	
Eleni Kehagiaras	Naomi Tsurumi	* not present
Amy Kohnstamm	Mary Valeant	

Distribution	
Erik Gerding	file

Minutes

1. WELCOME AND INTRODUCTIONS
 - A. Erik Gerding opened the meeting and welcomed the committee, noting that this will be the final meeting of the group.
 - B. Erik and Chris outlined the agenda
2. COST ESTIMATES AND VE WORKSHOP
 - A. Chris summarized the current status of the budget after SD estimates and the VE effort
 - A. The budget is \$186.8M
 - B. Two estimates, after a robust reconciliation effort, place the costs between \$209.4M (ACC estimate) and \$218.5M (Hoffman Construction estimate)
 - C. This represents a budget variance of between \$22.6 and \$31.7M

3. PATHWAY TO BUDGET

- A. Becca discussed the major areas for the estimates to be higher than the earlier budget, and explained the Value Engineering Workshop process that PPS brought to the project in mid-December.
- A. The guiding principles for the VE Workshop were:
 - A. Maintain full program
 - B. 2. Engage a Value Engineering Workshop process.
 - C. Create more efficient building:
 - a. Exchange double-height spaces for program spaces.
 - b. Exchange Courtyard for program spaces.
 - D. Design to budget with Target Value Design strategy
- B. The workshop was a weeklong effort involving many players from PPS and the design team.
- C. The outcome was 52 Value Engineering opportunities thoroughly researched during the workshop, and another 80+ opportunities identified for later follow up. The total projected value of savings through both sets of opportunities is around \$29.5M.
- D. The pathway to budget includes:
 - A. Reduce hard costs by implementing all accepted VE opportunities
 - B. Continue analysis for remaining VE opportunities
 - C. Engage early trade partners to mitigate risk, including Mechanical and Façade subcontractors
 - D. Use Target Value Design to maintain cost control.

4. SCHEDULE

- A. The project is currently in the design development phase, and the design will be completed towards the end of the year. An early bid package will be released later this year, and Hoffman hopes to start construction in early 2020. Starting earlier than previously planned will help mitigate risk – the site conditions offer a lot of unknowns at this point.
- B. LHS has agreed to forego the use of its fields in 2020.

5. REVIEW OF SITE AND BUILDING DESIGN

- A. Site Plan review: the updated Site Plan was displayed. Key changes:
 - A. The field has moved west 20+ feet and has been raised up to reduce the amount of excavation necessary. This reduces retaining walls on the site and improves the relationship between the track and the adjacent streets but raises the track in relationship to the floor level of the new school.
 - B. The practice field has been removed but will continue to be studied as an alternate.
 - C. Access to parking will be achieved via the existing 14th Ave driveway
 - D. The Teen Parent center is now a free-standing structure to the east of the site
 - E. The existing Concessions and Bathroom building is to be retained, and the hitting facility will be located adjacent to it. The site design is striving to retain existing retaining walls where possible to reduce site development costs.
 - F. The pair of access roads to the south at 16th Ave have been consolidated into a single lane – this will be reviewed with the City soon.
 - G. The fence line is very similar to that shown previously.
 - H. The rain garden will treat site run-off
- B. The DAG members asked a series of questions about the site plan:
 - A. Is there room for a practice field somewhere on the site? For example, the NE corner?
 - a. The only viable location at present is to the east of 16th on the south of the site. We are not able to remove the heritage tree without significantly changing our approach, and even without the tree there is inadequate room in the location for a practice field.
 - B. What is the process for connecting with the neighborhood to communicate significant design changes?
 - C. Can the existing portables be reused?
 - a. Erik: it is possible, but probably not as the Teen Parent Center (TPC): the restrooms don't provide the facilities that are needed by the TPC
 - D. Is there parking under the grandstands in the current proposal?
 - a. Yes
 - E. Can we have less parking?

- a. That is a PPS decision; per Peyton, access to parking is a key hope for teachers. Also, less parking puts more pressure on the local neighborhood and is not desirable to the local community, which has the expectation that 100 spaces will be retained on the LHS property
- F. The single lane access road to the parking is not wide enough – needs to permit two cars to pass
 - a. Noted and agreed; team will work on this.
- G. Can we add parking at 14th?
 - a. Only at the lower level and well screened from the street, per City of Portland expectations via Design Review.
- H. Erik discussed the hope that field improvements at East and West Sylvan will provide much needed baseball and softball facilities for LHS students
- I. Teen Parent Center in its new location represents a significant cost saving as the construction method can be simpler
- J. The DAG was strongly in favor of retaining the practice field and not providing the Teen Parent Center; also recognized the equity issues regarding the TPC, and the negative perception that not providing a TPC might engender. Peyton also noted that teachers would benefit from access to the TPC.
- C. Bora presented the plan changes:
 - A. The building has been made more efficient, with the infill of the courtyard. The top (seventh) floor of the north bar and the third floor of the southern part of the school have been removed and the program relocated. No program area has been eliminated.
 - B. Media Center and Band & Choir have been relocated to the ground floor. Wrestling is also on this level and SPED remains on this floor in a new position.
 - C. The Third Floor includes a mega gym, with three full courts, with bleachers dividing the competition court from the auxiliary gym. The majority of the admin suite is now on this floor within the former courtyard space and will be top lit with skylights.
 - D. Upper floors remain relatively unchanged.
- D. Bora presented updates on the building exterior, noting that in scale and articulation it has become a better neighbor
- E. Discussion:
 - A. Is there any plan for exterior shading devices?
 - a. The team is looking at using photochromatic glass, which darkens under high solar intensity conditions.
 - B. How does the design convey that this is a High School? How can it avoid looking like a commercial office building?
 - a. The earth tone / red coloring of the exterior walls evokes the traditional brick of school buildings
 - b. The larger amounts of glass will showcase the activities within the school to the neighborhood community
 - c. The exterior design continues to be developed and will become more nuanced and varied as this happens.
 - 1. The team has begun to introduce “sawtooth” details into some of the window systems
 - 2. Glazing patterns will be developed to create more visual interest
 - 3. The wall panels may have a variety of texture and /or tone to introduce variety and interest
 - d. The new school can convey its IB Charter and its focus on international affairs through its design
 - e. Flags can help convey the message of international engagement but multiple flag poles are not currently part of the budget.
 - f. The stairs continue to be an opportunity to connect the school’s activity to the community, while offering views of the city to the building occupants
 - g. It was acknowledged that some traditional schools – for example, Franklin HS – can be very intimidating to some students. The new Lincoln HS will strive to be inviting to everyone.
- 6. INTERACTIVE EXERCISE: LINCOLN HERITAGE

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- A. The DAG broke into four groups, each working with floor and site plans to quickly propose locations for various artifacts identified during the Scavenger Hunt in DAG meeting 6. Suggestions for each artifact were as follows:
 - A. Bleacher seating:
 - a. Reuse in the new gym [challenging re: sequencing]
 - b. Use decoratively outside the theater
 - c. Use at the Teen Parent Center
 - B. Elliott Smith plaque
 - a. In/By the Music Library
 - b. Outside the Theater
 - C. Leroy Setziol panel
 - a. Unanimously in the Media Center
 - D. Benson Bubbler
 - a. By the Field House
 - b. Outside the Commons
 - c. On Salmon Street, near 18th: the King Hill corner
 - E. Fish Mosaic
 - a. Outside the Commons
 - b. At the base of Stair 1
 - F. Fallout Shelter Sign*
 - a. In the Restroom *
 - b. In the Sick Room *
 - c. In the Locker Room *

* THERE WAS CONCENSUS THAT THE SIGN SHOULD PROBABLY NOT BE RESUSED
 - G. Grand Piano
 - a. In the Commons – by the stair or theater
 - b. In the Band Room
 - H. Queen of Rosaria plaques
 - a. In the Concessions Plaza
 - b. In the Commons Plaza
 - c. By the Teen Parent Center
 - I. Abe Lincoln bust
 - a. In the Second Floor Events Lobby
 - b. In the First-Floor north hallway, near the vestibule
 - J. Tom Hardy Heron Sculpture
 - a. In the Heritage Tree grove
 - b. On the Lawn
 - c. By the entry plaza
 - K. Bart Simpson Sidewalk Drawing
 - a. In the lobby
 - b. Keep it where it is currently, on SW 18th
 - c. In the Concessions Plaza
 - L. Abe Lincoln statue
 - a. In the Commons by the vestibule
 - b. In the Commons by the Athletics Stair
 - c. In the Commons centered on the doors to the Plaza
7. DISCUSSION
 - A. Peyton asked Raja his opinion of the appearance of the proposed design, and if it looked like a high school to him. Raja talked about the need for the building to respond to its urban context and how the windows would display the activity of the school life within. He suggested the façade could be developed with more details, perhaps being more playful.
 - B. A committee member noted that as a single-tenant building that doesn't need to concern itself with recruiting occupants, the building could be more assertive and individualistic in appearance

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- C. Peyton wondered if the building could have more ornament, recalling Lincoln Hall or other historic buildings in the city.
 - 8. PUBLIC COMMENT PERIOD
 - A. No public comments.
 - 9. ADJOURN

 - 10. MEETING ADJOURD AT 8:00 PM
- END OF MEETING MINUTES