

*The goal of the DAG is to develop comprehensive, equitable, integrated and visionary high school campus designs with authentic school community engagement. Members will be expected to serve for several months throughout the planning process.*



## MADISON HIGH SCHOOL

Portland Public Schools | Opsis + Dao

**Project Update**

Schedule

Contractor Selection

**DAG 3 Review**

Roosevelt Tour

Franklin Tour

**Design Update**

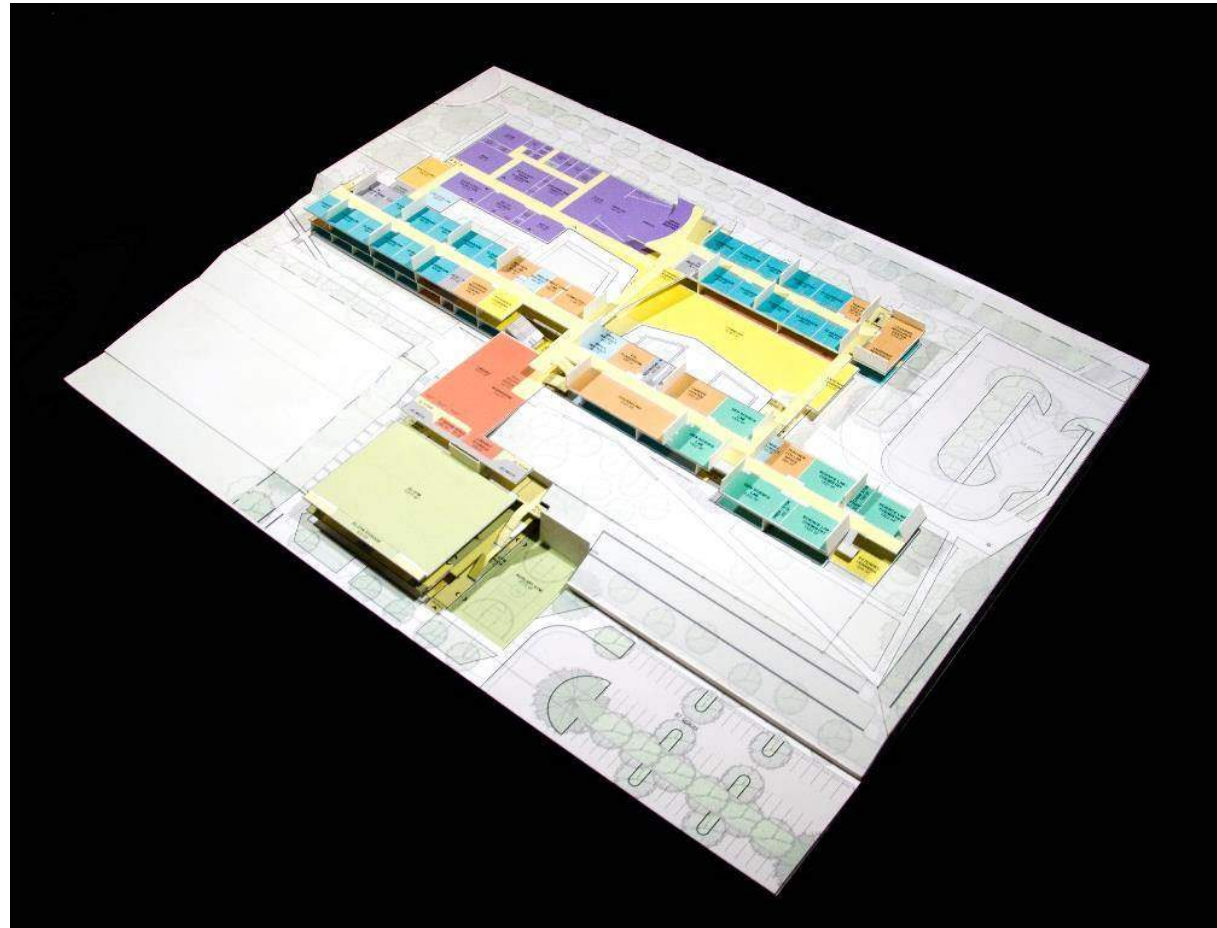
**Group Activity**

Exterior Spaces

Report Back

**Public Comments**

**Next Steps**



# DESIGN ADVISORY GROUP 04

UPDATE

## PPS Approval

MP Update to FAO Committee                      TBD

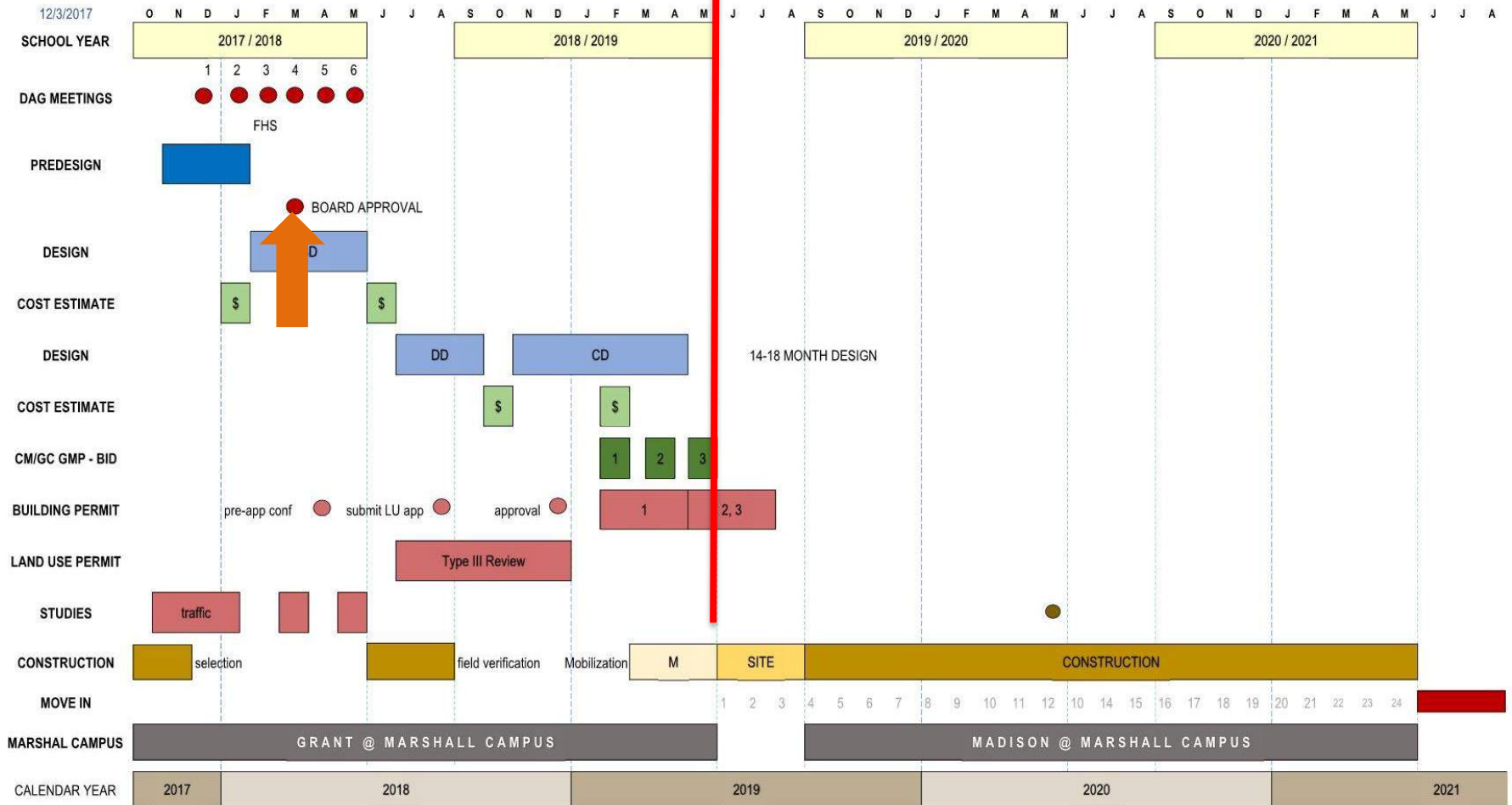
Board Master Plan Update Review                      TBD

<b>DAG Meeting 4</b>	<b>March 19</b>	Design Options
<b>DAG Meeting 5</b>	<b>April 16</b>	Preferred Option
Public Open House	May 8	
<b>DAG Meeting 6</b>	<b>May 14</b>	Review Schematic Design



# SCHEDULE

Fall 2019 Construction Start



## **Stakeholder Engagement to Date**

Science  
PPS Building Systems  
Career and Technical Education (CTE)  
Visual Arts  
Performing Arts 1  
Food Service  
SUN School Programs  
PPS SPED  
Health Science (CTE)  
Performing Arts 2  
Library / Media Center  
Athletics – Coaching and Health/PE

## **Stakeholder Engagement Scheduled**

Teen Parent Services  
Admin + Counseling  
Latino Family Conference  
District Energy Charrette  
PPS Madison HS LEED Eco-Charrette  
MHS Teacher and Staff Presentation  
MHS Open House  
SPED Instructional Side  
Teen Parent Services/Albina Head Start  
Health Clinic  
Mechanical  
Custodial

# CM/GC SELECTION



## BLAIN GROVER SENIOR PROJECT MANAGER

Blain has worked extensively on K-12 projects over his 22 years of experience. He has been an integral team member dozens projects for the David Douglas, Tigard-Tualatin and Gresham-Barlow School Districts, including the highly relevant Gresham High School Modernization. His experience also includes the Ron Russell Middle School, Sherwood High School Addition, and the Central Catholic High School Addition, among others. He recently led preconstruction for the award-winning and bond-funded Oregon Zoo Education Center with Opis Architecture.

### SELECT PROJECT EXPERIENCE

**\$23M Sherwood High School Expansion/ Renovation,** new classroom wing addition, new CTE, 20,000 arts and music program spaces, commons renovation, stadium upgrade and site redevelopment, Sherwood, OR [\(CM/GC\)](#)

**\$80M Gresham High School Renovation/Addition,** preconstruction for extensive renovation to existing high school and addition of new classroom building, performing arts center, administration offices, CTE programs, child care center, music programs and reconfiguration of the bus and vehicle circulation, Gresham, OR [\(CM/GC\)](#)

**\$19.5M Sae Huel Elementary School,** 20,000 new K-5 elementary school for 650 students, LEED Gold certified, McKinville, OR [\(CM/GC\)](#)

**\$14.6M Ron Russell Middle School (David Douglas School District),** new 37,000 two-story middle school built in 11 months, Portland, OR [\(CM/GC\)](#)

**\$35.4M UO Bean Hall Renovation,** renovation of 1,001-bed residence hall with a 15,000-sq-ft addition, Eugene, OR [\(CM/GC\)](#)

**PPS Middle School Conversion,** 5 campus renovation to prepare repurposed/converted schools for the 2018-19 school year, Portland, OR [\(Design/Bid\)](#)

**\$55M Portland International Airport Terminal Access Project Phase 1,** one-million of addition and seismic upgrade to existing parking structure, remodel of terminal entrance and new elevated roadway, Portland, OR [\(CM/GC\)](#)

**\$8.1M Central Catholic High School Migr. Tim Murphy Center,** campus expansion including new three-level 20,000 building link, open space commons area, and associated network, Portland, OR [\(CM/GC\)](#)

**\$14.5M Oregon Zoo Education Center,** 20,000-sq, two-building education center for interactive learning and immersive youth camp experiences including classrooms, 150-seat auditorium, outdoor plaza and cafe, LEED Gold target, Portland, OR [\(CM/GC - Target\)](#)

**\$6.2M David Douglas High School Performing Arts & Science Addition,** 23,000-sq new 12-classroom/lab addition, 15,000-sq addition to performing arts center, site improvements and remodel of existing classrooms, Portland, OR [\(CM/GC\)](#)

**EDUCATION**  
B.S., Construction Engineering Management, Oregon State University, Corvallis, OR  
**CERTIFICATIONS**  
DBIA, Designated Design-Build Professional, LEED AP BD+C  
**YEARS IN CONSTRUCTION**  
22 years  
**YEARS WITH FORTIS**  
9 years



## MARCUS KLEIN PROJECT MANAGER

For the past five years, Marcus has been focused on the delivery of complex educational facilities. For Portland Community College alone, he has managed more than 100,000 sq of learning environments and support spaces—working with Opis Architecture—in addition to his work with Portland State University, Oregon State University and Lewis & Clark College. Through his oversight of the bond-funded PCC Rock Creek Campus improvements, including the 510M Building 7 and 522M Building 5 classroom facilities, he is well versed in collaborative and transparent project delivery to achieve budget, schedule and MWESB utilization goals. Also, prior to his concentration on educational facilities, Marcus was integral to the successful completion of numerous healthcare and mission-critical facilities. This breadth of experience is assurance that Marcus is well versed with complex systems, structures and the quality assurance/quality control of advanced infrastructure.

### SELECT PROJECT EXPERIENCE

**\$53.5M PCC Rock Creek Campus Renovations,** campus-wide project including two building additions, major renovations to three buildings, and significant site upgrades, Hillsboro, OR [\(CM/GC - Target\)](#)

**\$22.8M Facebook PRN3 Data Center,** new 430,521-sq 36Mw data center with four data halls, Pennington, OR [\(CM/GC\)](#)

**\$48M ABB Evergreen Data Center,** 177,000-sq conversion of existing semiconductor facility into 38Mw data center with 3.8MW of future capacity, LEED Gold certified, Hillsboro, OR [\(CM/GC\)](#)

**\$7.1M PCC Downtown Center,** seismic upgrade and interior buildout of the Historical Willamette Bldg. for college admin offices consolidation, LEED Gold Certified, Portland, OR [\(CM/GC\)](#)

**\$42M Kaiser BVT Medical and Dental Building,** 80,000-sq new construction medical office building including imaging, pharmacy, laboratory, nurse treatment, dental, gastroenterology and RAD clinics, Beaverton, OR [\(CM/GC\)](#)

**\$274K OSU Graf Hall Remodel,** upgrade of existing infrastructure to support relocated equipment, Corvallis, OR [\(CM/GC\)](#)

**\$95M Banner Estrella Medical Center,** phase 1 construction of greenfield campus hospital, Phoenix, AZ [\(CM/GC\)](#)

**\$16M Form Factor,** structural upgrades to existing building, Livermore, CA [\(CM/GC\)](#)

**EDUCATION**  
B.S., Construction Engineering Management, Oregon State University, Corvallis, OR  
**CERTIFICATIONS**  
LEED AP BD+C  
**YEARS IN CONSTRUCTION**  
16 years  
**YEARS WITH FORTIS**  
13 years  
**ONSA**  
Will hold ONSA-10 and -30 certification at construction



## JEFF HERD SENIOR SUPERINTENDENT

Jeff's 38 years of experience have focused on educational facilities for K-12 and higher education clients. This includes projects for Portland State University as well as the Hockinson High School, Ridge View High School and Forest Grove High School Addition, among others.

### SELECT PROJECT EXPERIENCE

**\$67M Ridge View High School,** 278,000-sq new high school that is LEED Gold equivalent and includes classrooms, science labs, auditoriums, athletic facilities, gymnasiums, childcare facilities, a black box theater, music labs and television studio, Redmond, OR [\(CM/GC\)](#)

**\$28M Forest Grove High School Additions and Remodel,** 25,000-sq science wing addition with eight lab classrooms, 55,000-sq athletic facilities including two gymnasiums, locker rooms and weight rooms. Remodel included new floor plan for administration, new kitchen facilities and new cafeteria, Forest Grove, OR [\(CM/GC\)](#)

**\$47M PSU Numburger Hall Renovation,** upgrade to university hall's MEP systems, lighting, accessibility and seismic improvements, as well as floor reconfigurations and additions, Portland, OR [\(CM/GC\)](#)

**\$5.8M DSDS Richard C. Alexander Early Learning Center at Earl Boyles Elementary,** new 19,000-sq of prototype child development center addition to elementary school including 10,000-sq of remodel to existing space, Portland, OR [\(CM/GC\)](#)

**\$16.5M Hockinson High School,** 122,000-sq new high school including gymnasium, cafeteria, commons area, library and classrooms, Brush Prairie, WA [\(Bid/Build\)](#)

**\$5.8M DSDS Richard C. Alexander Early Learning Center at Earl Boyles Elementary,** new 19,000-sq of prototype child development center addition to elementary school including 10,000-sq of remodel to existing space, Portland, OR [\(CM/GC\)](#)

**\$1.5M PSU Student Health and Counseling Center,** 12,000-sq expansion for SHAC administration, dental offices, testing and health promotion services, Portland, OR [\(CM/GC\)](#)

**\$18.5M Legacy Mt. Hood Medical Center MOB/ASC,** 75,000-sq facility to house outpatient surgery suites, endoscopy center, laboratory services, physician offices and shelved space for future expansion, Gresham, OR [\(Bid/Build\)](#)

**\$14.3M Oregon Zoo Education Center,** 20,000-sq, two-building education center for interactive learning and immersive youth camp experiences including classrooms, 150-seat auditorium, outdoor plaza and cafe, LEED Gold target, Portland, OR [\(CM/GC\)](#)

**\$9.4M Custom Stamping Blacks Core and Shell,** 75,000-sq two-block renovation of industrial space for future tenants, including build out of commons areas, new stairs, mezzanine and roof decks, Portland, OR [\(CM/GC\)](#)

**\$172M Legacy Salmon Creek Hospital,** 644,000-sq multi-phased hospital including main building, two medical office buildings, 3,000-car garage and elevated pedestrian bridge, Vancouver, WA [\(CM/GC\)](#)

**YEARS IN CONSTRUCTION**  
38 years  
**YEARS WITH FORTIS**  
5 years  
**ONSA**  
Will hold ONSA-10 and -30 certification at construction



## FRANK LEE SUPERINTENDENT CORE/SHELL

Frank Lee has overseen the construction of projects ranging from less than \$5 million to more than \$150 million. His recent work is broad and complex, speaking to his ability to direct the construction of high-quality and high-performance environments. This project experience included major campus additions and modernizations for PSU and Central Catholic High School as well as projects for Sisters of St. Mary Elementary School, Willamette University and Portland's award-winning Lith Green Federal Building. Frank will be teamed on site with Project Manager Marcus Klein and General Superintendent Jeff Herd to ensure all aspects of the project align between quality, schedule and logistics.

### SELECT PROJECT EXPERIENCE

**\$37M PSU Stott Center Renovation,** 50,000-sq renovation of student athletic center and addition of 4,000-seat arena, Portland, OR [\(CM/GC\)](#)

**\$29M Sisters of St. Mary K-8 School,** 67,000-sq, two-story steel frame CMU, Beaverton, OR [\(Bid/Build\)](#)

**\$8.8M Central Catholic High School Migr. Tim Murphy Center,** campus expansion including new three-level 20,000 building link, open space commons area, and associated network, Portland, OR [\(CM/GC\)](#)

**\$130M Edith Green Wendell Wyatt Federal Building Modernization,** 200,000-sq, 20-story full demolition and rebuild, PSU, LEED Platinum certified, Portland, OR [\(CM/GC\)](#)

**\$6M WU Sparks Fitness Center Renovation,** 17,000-sq of renovation to existing fitness center including new mechanical units and additional second floor, Salem, OR [\(CM/GC\)](#)

**\$31M The Edge Lofts/REI,** 350,000-sq, 12-story mixed-use building, 75 units upscale condos, REI retail store, four-level parking structure, LEED Gold certified, Portland, OR [\(CM/GC\)](#)

**\$25M Washington Square Mall Expansion,** 100,000-sq mall addition and 14,000-sq two-level parking garage, Tigard, OR [\(Bid/Build\)](#)

**\$24M Streetscar Lofts,** 210,000-sq, eight-story mixed-use building with 110 loft condo units, parking and commercial space, Portland, OR [\(CM/GC\)](#)

**\$24M Spirit Mountain Lodge Expansion,** 108,000-sq, 150-room hotel expansion, Grande Ronde, OR [\(Bid/Build\)](#)

**\$14M Madonna Studios/Rose Quarter Housing,** 95,000-sq, five-story full renovation of low-income housing, Portland, OR [\(CM/GC\)](#)

**EDUCATION**  
B.S., General Studies, Northern Arizona University, Flagstaff, AZ  
**YEARS IN CONSTRUCTION**  
28 years  
**YEARS WITH FORTIS**  
5 years  
**ONSA**  
Will hold ONSA-10 and -30 certification at construction

Fortis Construction 30

Fortis Construction 31

# Madison High School

est. 1955

## MODERNIZATION PROJECT

Portland Public Schools | RFP No. 2017-2355 | February 2018

**FORTIS**  
CONSTRUCTION INC.

**FORTIS CONSTRUCTION INC.** Madison High School Modernization

2735 NE 82nd Ave, Portland, OR 97220

**LEGEND**

- Access Point
- Construction Security Fence
- Pedestrian Path
- Trail(s)/Office
- Parking
- Building Demolition
- Laydown Area
- Dumpster
- Restrooms
- ⬇ Entry / Exit
- ⬆ Construction Gate
- Site Location

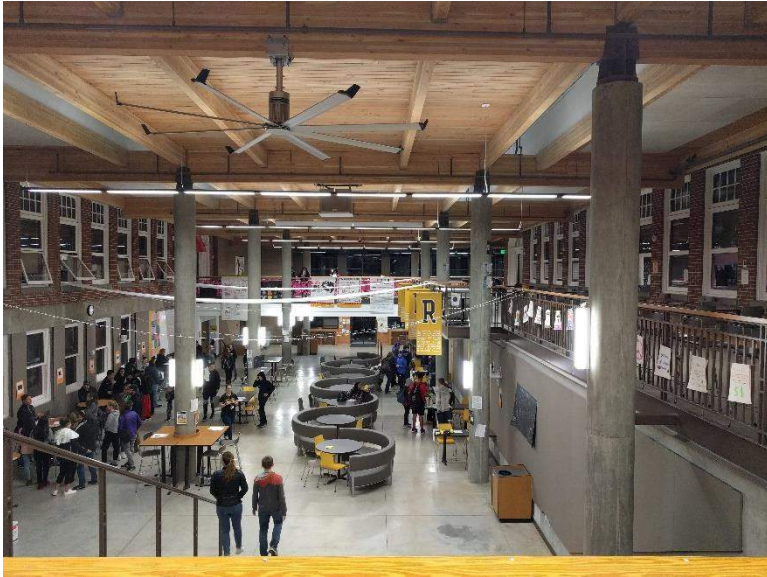
**KEYED NOTES**

- 1 Craft Parking
- 2 Contractor Trailers

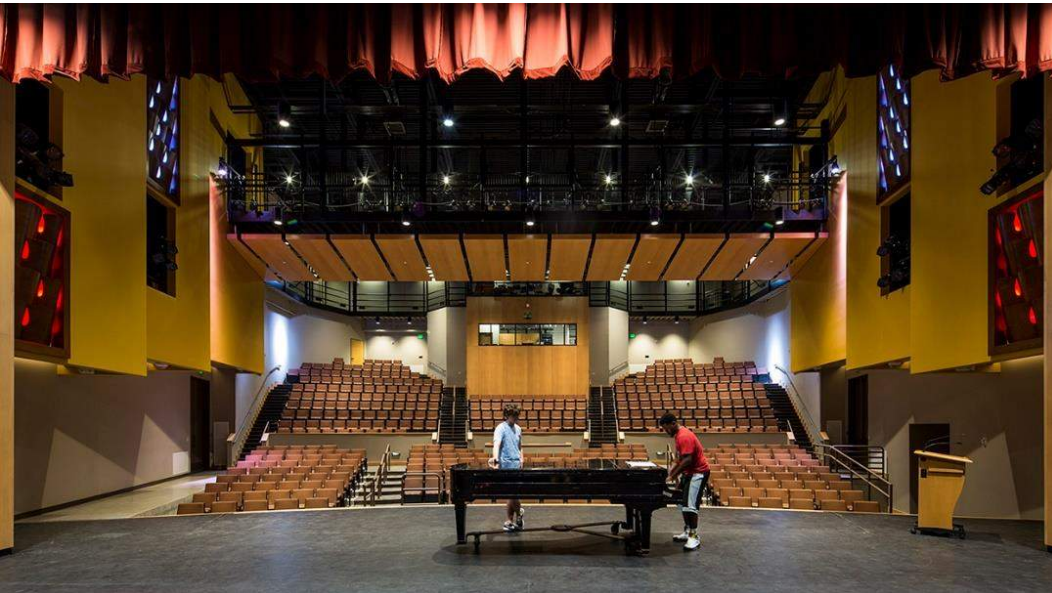
**PROJECT NOTES:** Major renovation that will include hazardous material abatement, demolition, mechanical/electrical/plumbing upgrades, structural reinforcing, information and technology improvements, new construction, architectural finishes, and site work.

**EMERGENCY CONTACT:** Name: Jeff Herd, Phone: 503-936-7931, Email: jeff.herd@fortisconstruction.com

# ROOSEVELT HS TOUR

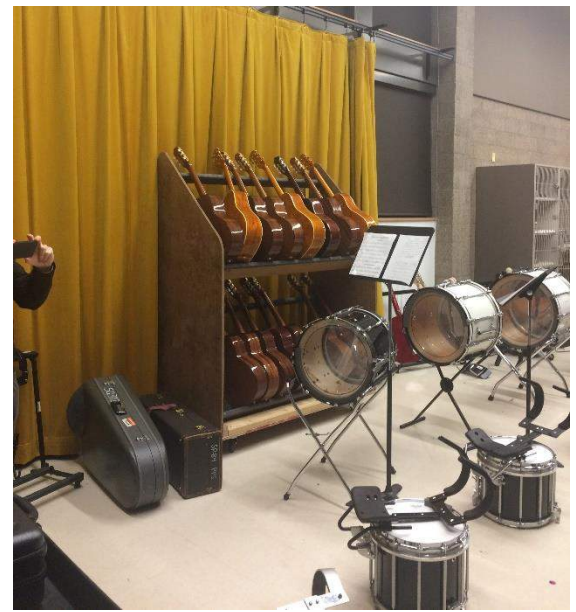


# ROOSEVELT HS TOUR





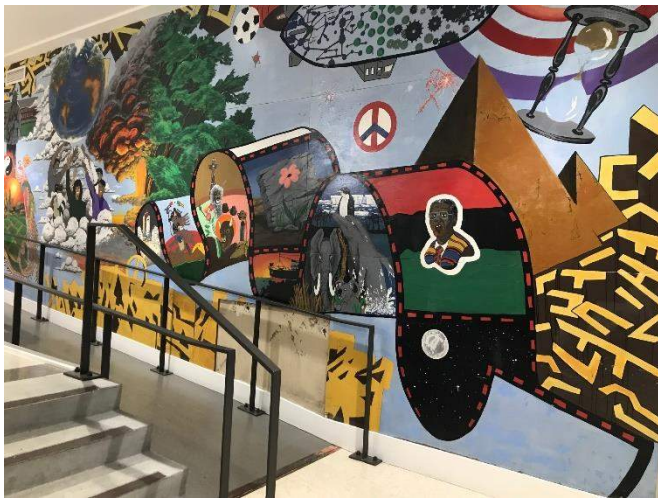
# ROOSEVELT HS TOUR



# FRANKLIN HS TOUR

## Maria Paz

- » Auditorium: Re-purposed to a new use, keeping its character and architectural features
- » Music Rooms: many opportunities to learn arts and skills, opportunity to develop different strengths and skills
- » Murals: I didn't see many, student art creates community and belonging. Art should reflect the community
- » SUN Room: This room wont meet our needs. Youth advocates work hard to earn a space in schools. A suitable work space makes a staff an integral part the school's support system and meets our student's needs.



# FRANKLIN HS TOUR

## Ana Munoz

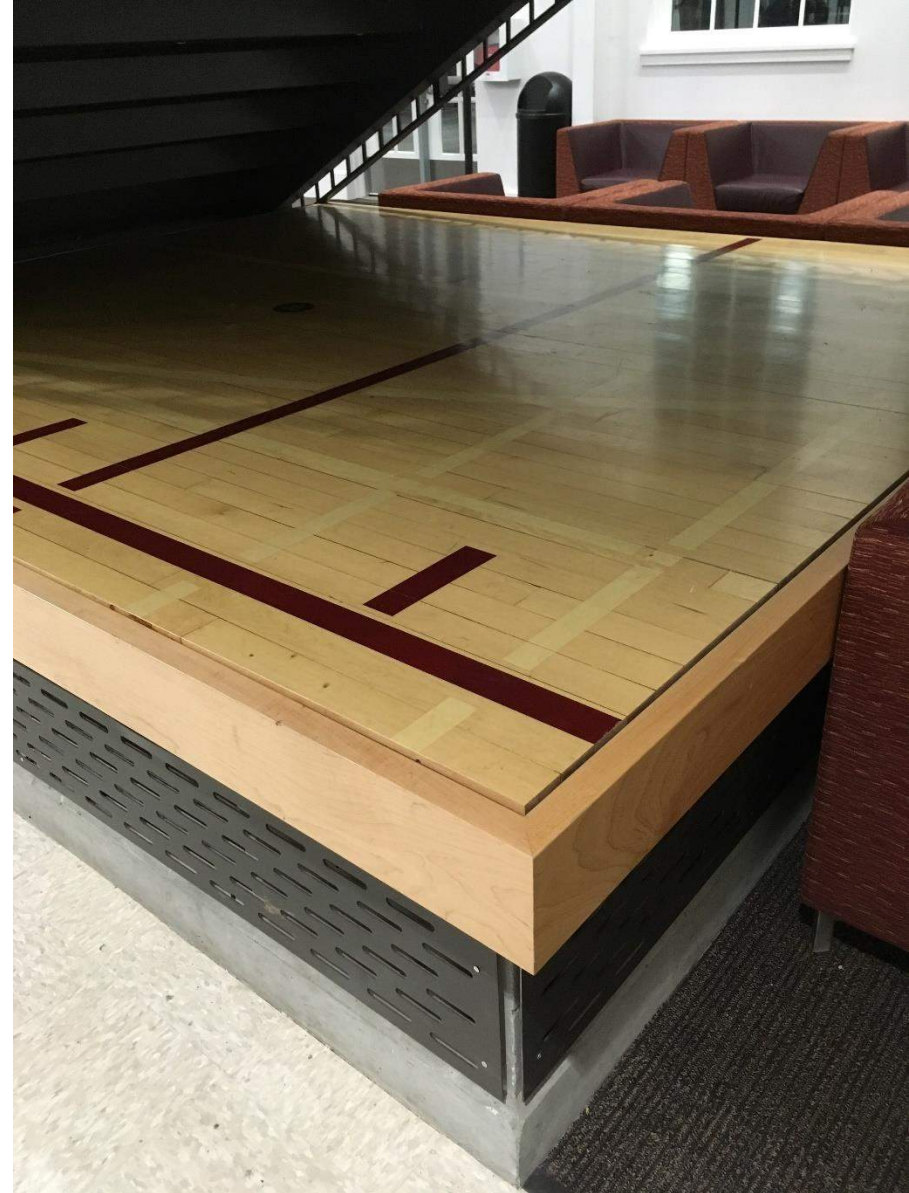
- » SUN Room: Reynolds HS has the following:  
work area for community partners, conference room, kitchenette, eating space, restrooms
- » Provide needed space for the work that needs to get done outside of the classroom for the students. I have not seen at FHS/RHS a SUN space like the one at Reynolds.
- » Please also consider spaces that can accommodate gatherings for 20 to 50 people.



# FRANKLIN HS TOUR

## Laura Gifford

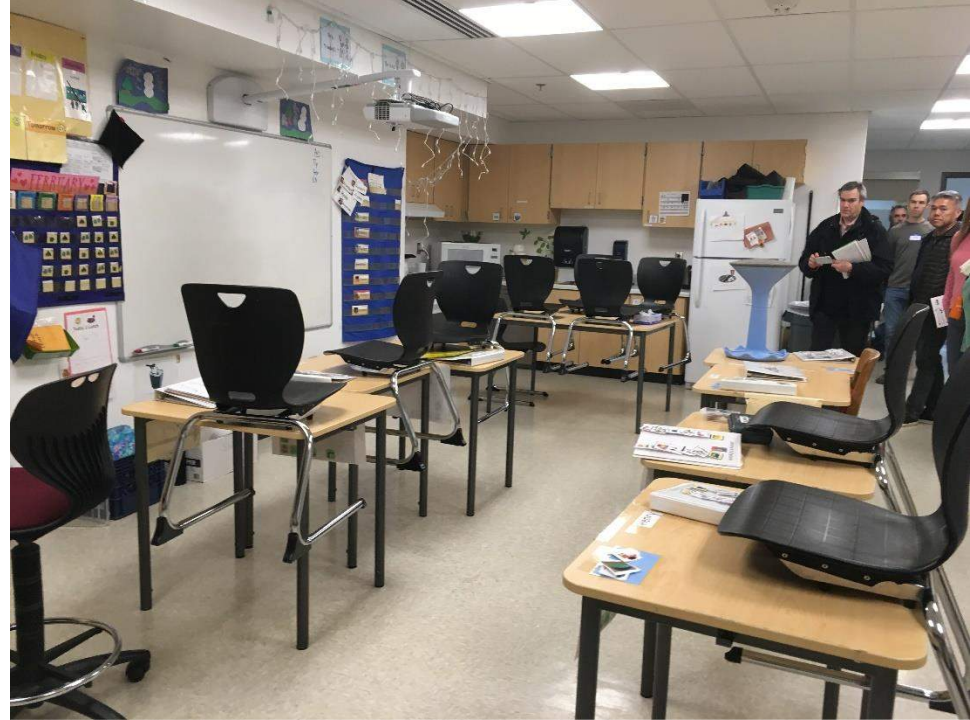
- » The nice, open entrance space was bright and welcoming with the Student Store there.
- » I loved how they used the old gym floor all over the building.
- » I realize the particulars are different at Madison - no 1914 architecture - but I liked the general concept of FHS.



# FRANKLIN HS TOUR

## Kelly Dwight

- » Roosevelt classes definitely looked better than Franklin.
- » SPED Rooms require a lot of space. Need storage for big tools with enough space for wheelchairs and mobility devices.
- » Big bathroom was great, with shower too. Need a few more private bathrooms close to our classroom.
- » Classroom best on ground floor and not hidden away from the rest of the school.
- » The laundry station is awesome!
- » Need technology, power and a wall with a screen for projecting and computer station.
- » Need break space in the back of the room.



# FRANKLIN HS TOUR

## Jim Holstein

- » Library balcony unsafe narrow walkway with concrete steps in the middle.
- » Theater Lobby Lighting had blue plastic covering to keep the hallway darker. Provide permanent lighting covers. Details...
- » I loved the tv screens on the wall throughout the school that displayed information.
- » I loved the black box theater and poster cases outside the theater.
- » I loved incorporating the school name throughout the building.
- » The student store was very impressive.
- » The Franklin principal said they didn't have enough lockers when they opened because of the unexpectedly high student population. We need to make sure we don't get overzealous in reducing lockers and not planning for possible future growth.



# FRANKLIN HS TOUR

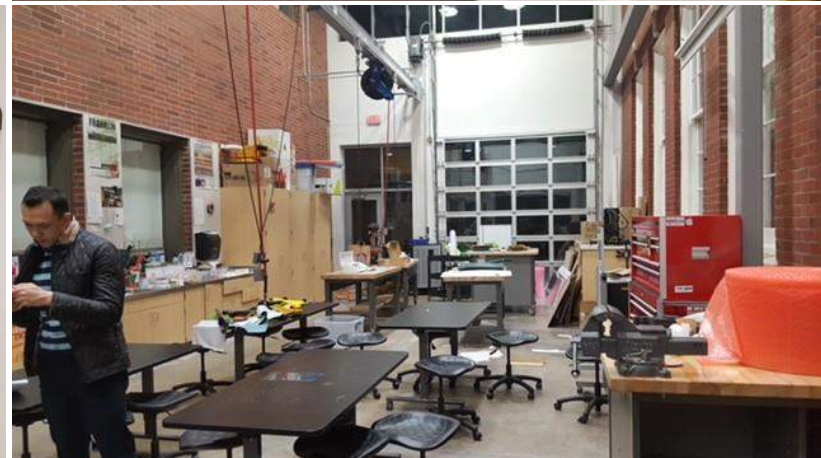
## Laura Spidell

### Likes:

- » Flex spaces for student work
- » The unique touches of keeping the old entrance in the commons, and working in the old gym flooring throughout.
- » The roll up doors to connect to outside
- » modern science labs, maker spaces, weight room, music room, theater, etc.
- » Signs at the doors saying which classes were there in each period seem really helpful.
- » Theater entrance with the box office, concessions and poster displays.

### Dislikes:

- » Very white and sterile feeling walls
- » Teacher work areas – cluttered and messy.
- » The intensive skills cr - low ceilings and cramped space, and isolated location.



# FRANKLIN HS TOUR

## Chad Whipple

- » The Maker Space was awesome.
- » maker space, maintaining the aesthetic of a 'working' environment, by being open with exposed concrete walls and floors, roll-up garage doors to the outside, ample storage, etc. should be mirrored at Madison. My wife is an elementary school principal, and by necessity, had to put her maker space into an existing standard classroom, which doesn't offer the same experience.
- » Student Area in one of the hallways, these spaces are important for modern learning environments.
- » Garbage from lunch is an ongoing issue in those areas, which should be addressed in some capacity at Madison.
- » Opening long narrow hallways to create flexible learning / social environments is one of my favorite parts of the Madison plan.





# FRANKLIN HS TOUR

## Eric Bennett

- » As coach / athletics supervisor, I'm concerned for the equitable design of athletic fields at both campuses. equitable practice.
- » The RHS baseball and softball complex isn't within High School regulation. FHS included minimal improvement to underperforming batting cages yet the track & field facilities look like a small college campus.
- » MHS must include the south athletic field area (listed as an option on the design plan) and not cut it due to budget constraints.
- » Seek funding/grants to fund project.



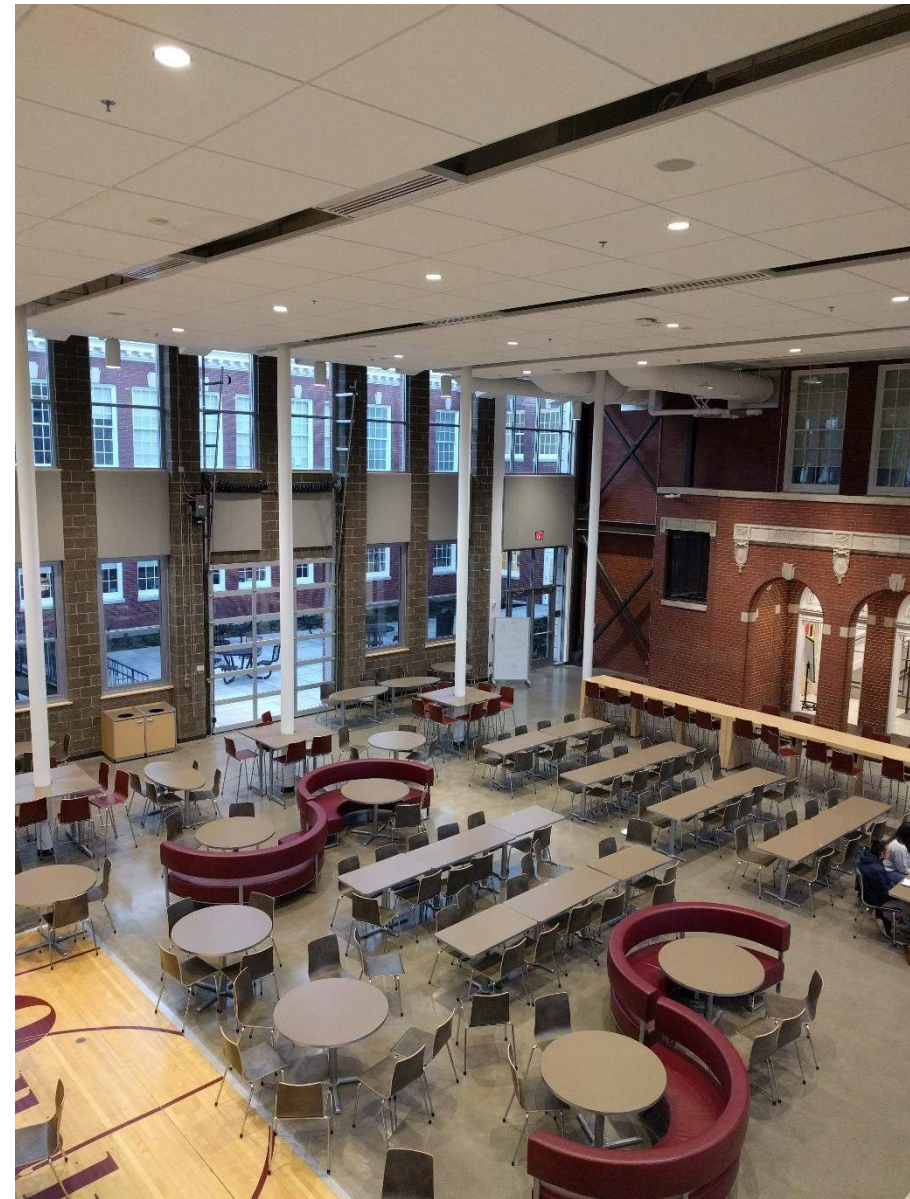
# FRANKLIN HS TOUR

## Raymond Cheng

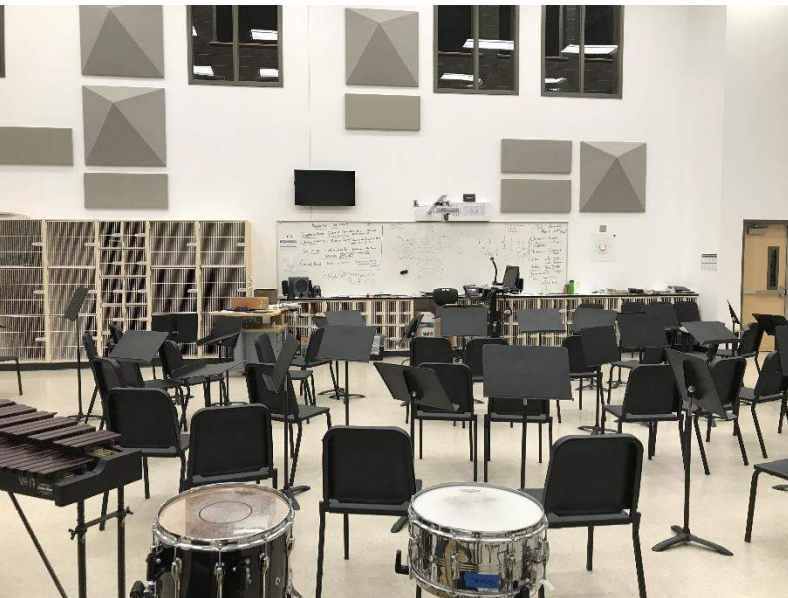
- » The school's front and back entrance lobby has direct access to the main office for good security control.
- » The theater has great layout, lighting and acoustical control.



# FRANKLIN HS TOUR



# FRANKLIN HS TOUR



# THEATER ANALYSIS

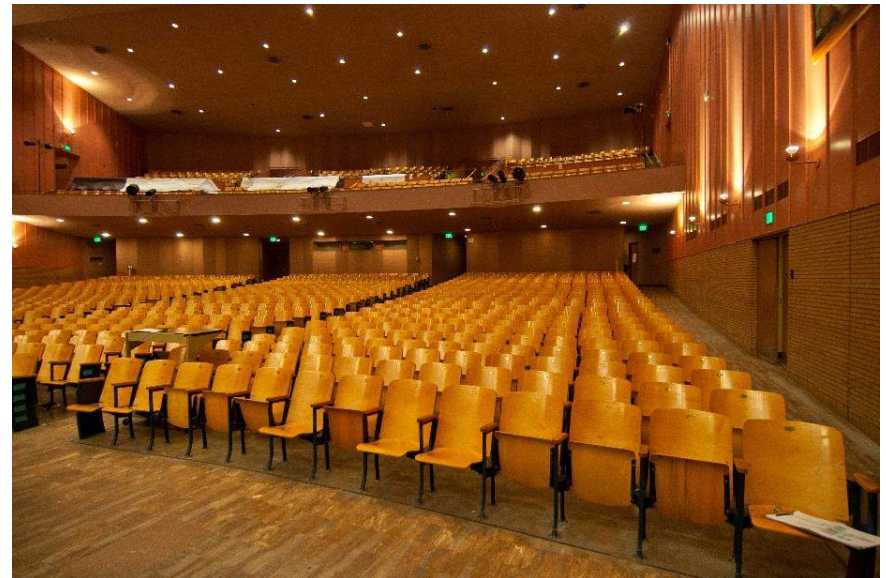
## New Theater

- Lower Construction Costs
- Improved Sightlines
- Conforms to Ed Spec
- Intimate Theater / Improved Teaching Pedagogy
- Fully ADA Accessible
- Appropriate Sized for Typical School Programming



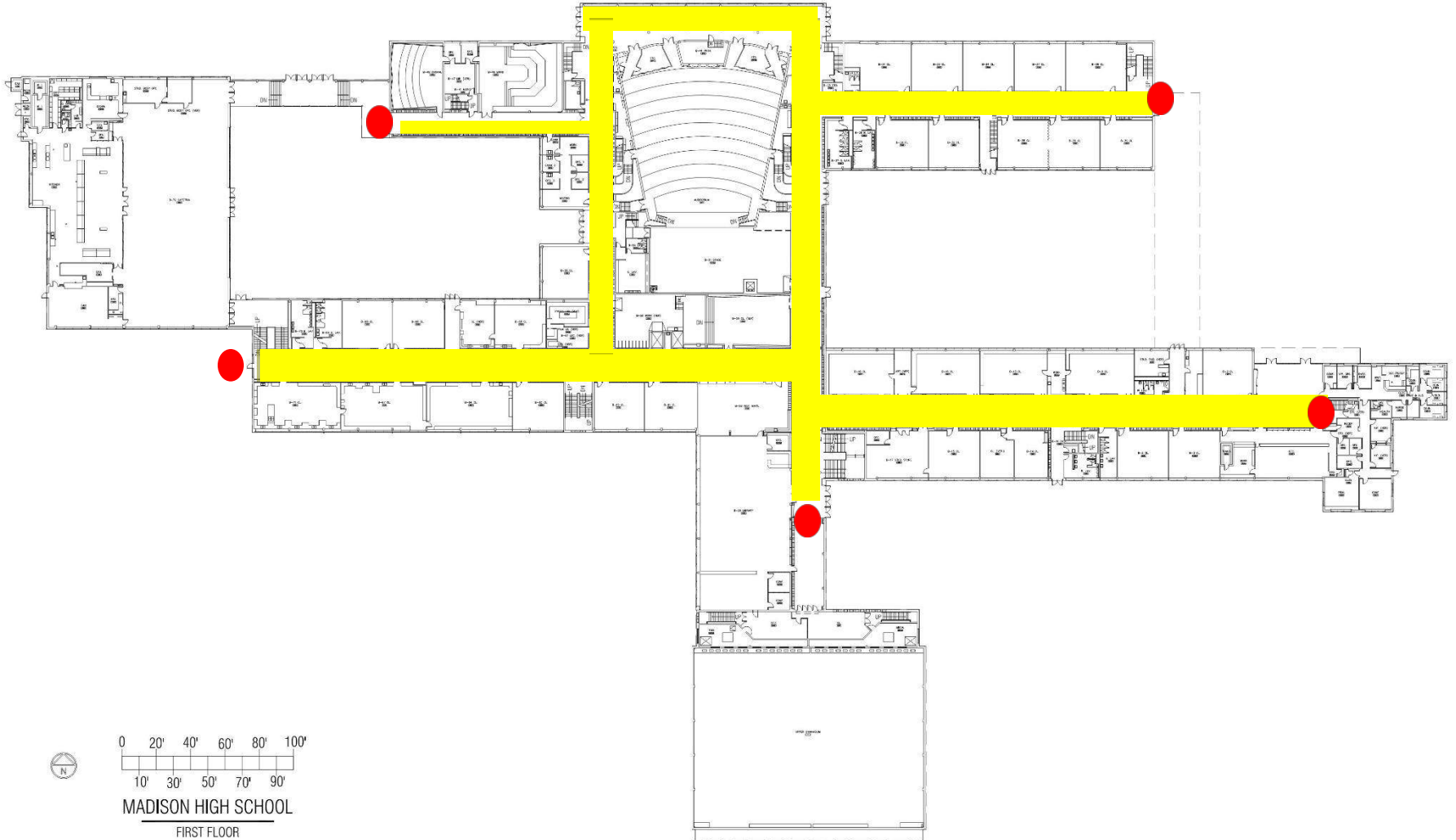
## Existing Auditorium

- Higher Construction Costs
- Poor Sightlines
- 60% Larger than Ed Spec
- Large Auditorium
- Balcony not ADA Accessible
- Larger Size than Typical School Programming
- Poor Stage Loading



# MADISON HS

# EXISTING "DEAD ENDS"

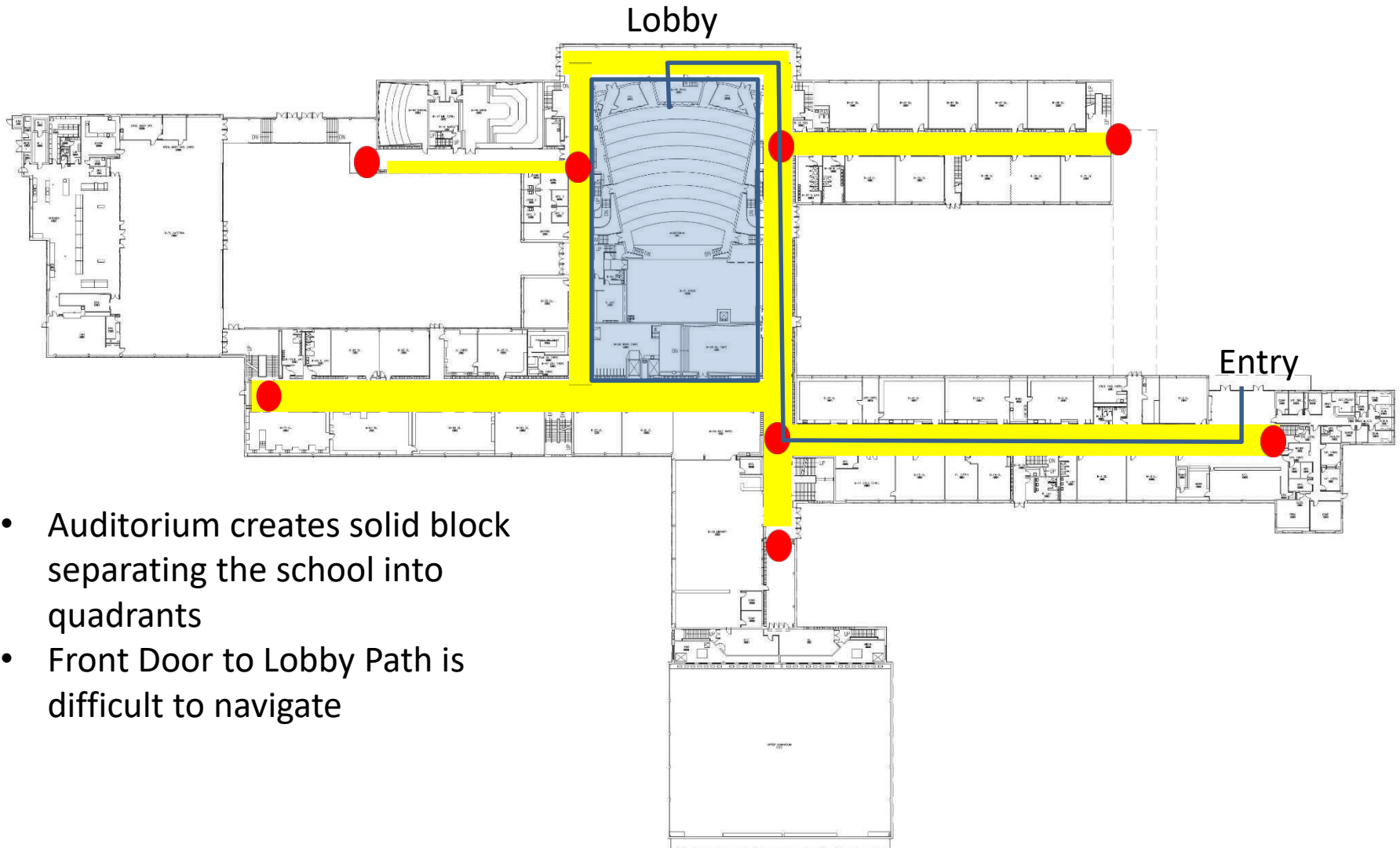


# MADISON HS

# EXISTING CONDITIONS



# EXISTING AUDITORIUM

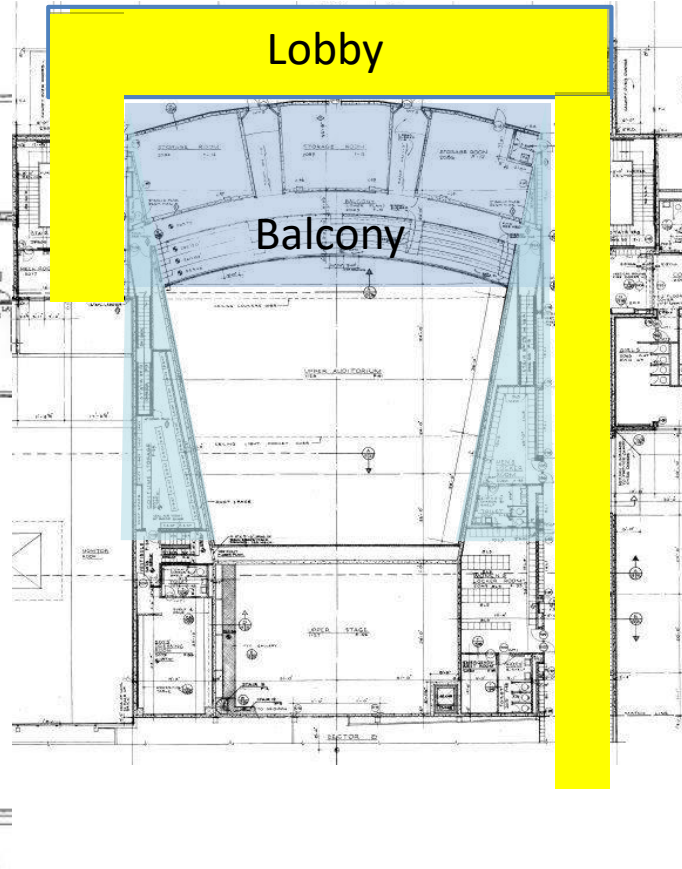
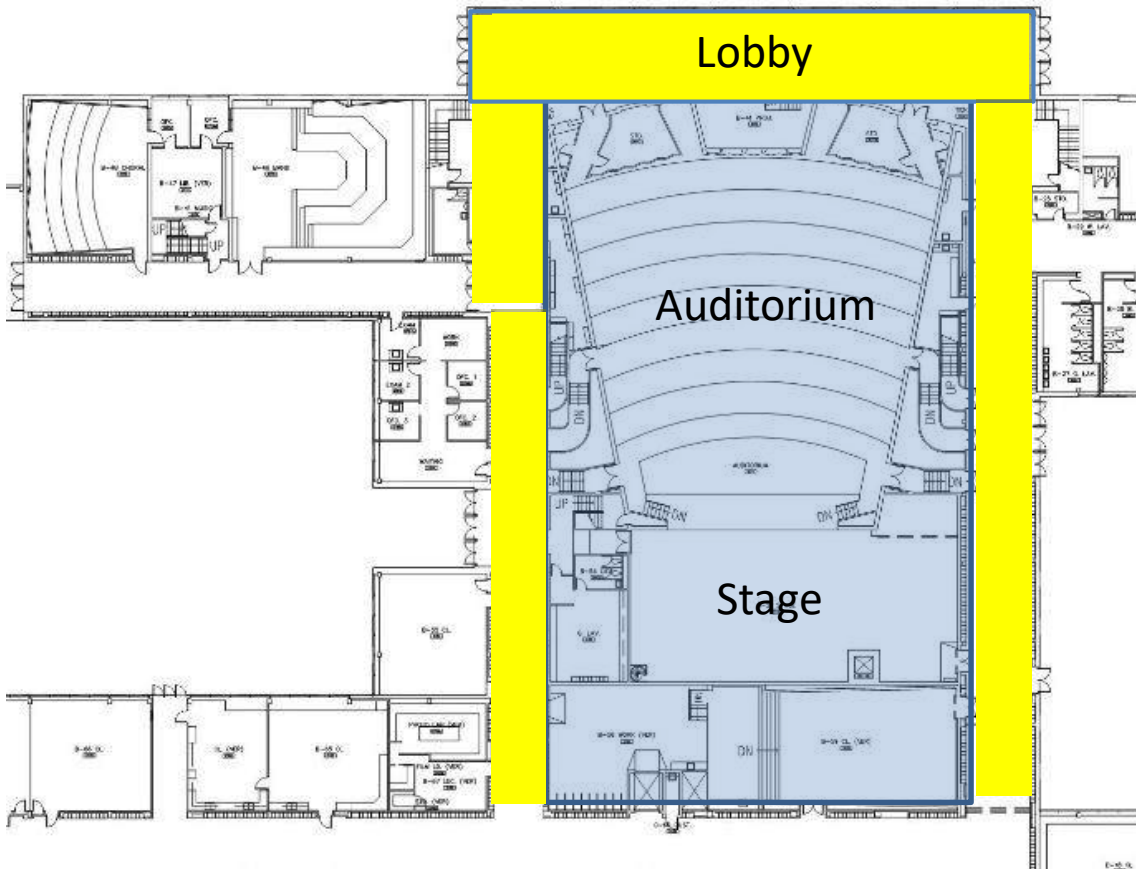


- Auditorium creates solid block separating the school into quadrants
- Front Door to Lobby Path is difficult to navigate



# EXISTING AUDITORIUM

# FLOOR AREA



Main Level

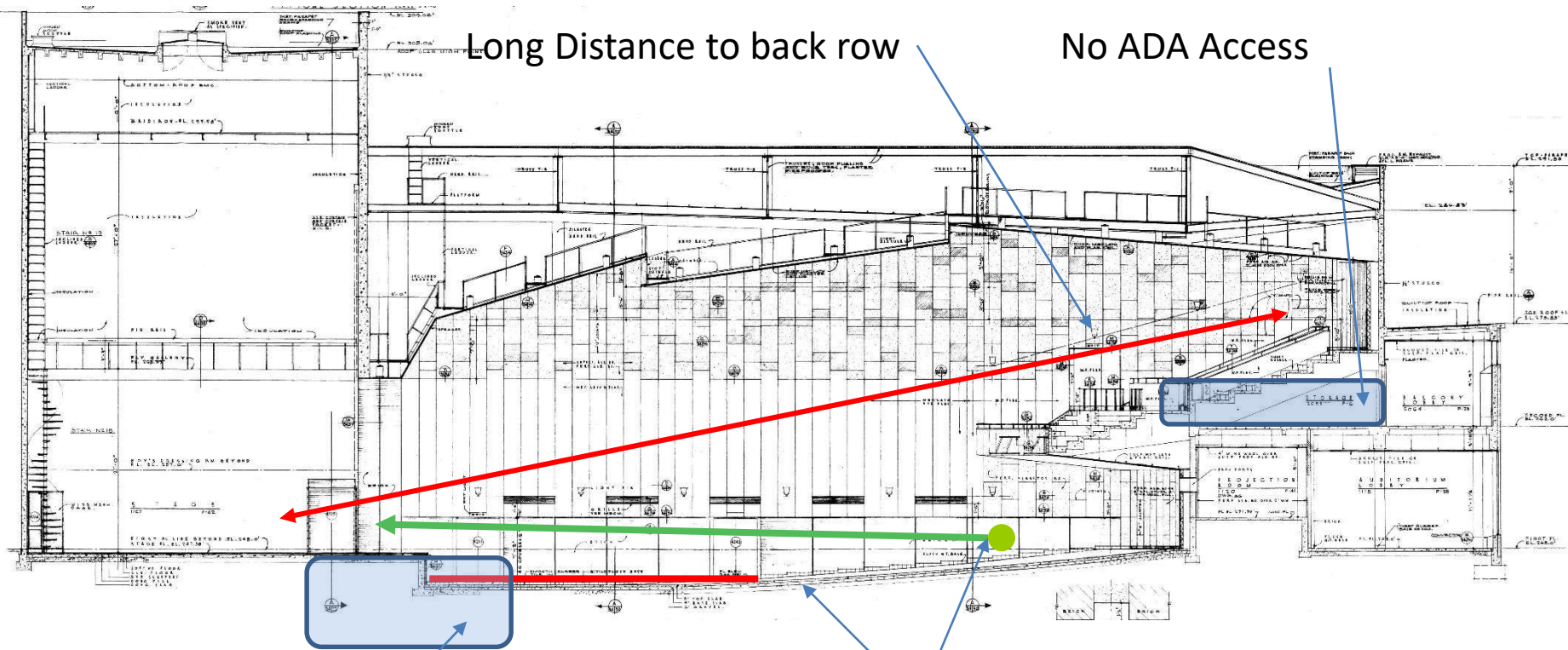
Upper Floor

**Total Area**

**43,580 sf**

# EXISTING AUDITORIUM

# SECTION



Long Distance to back row

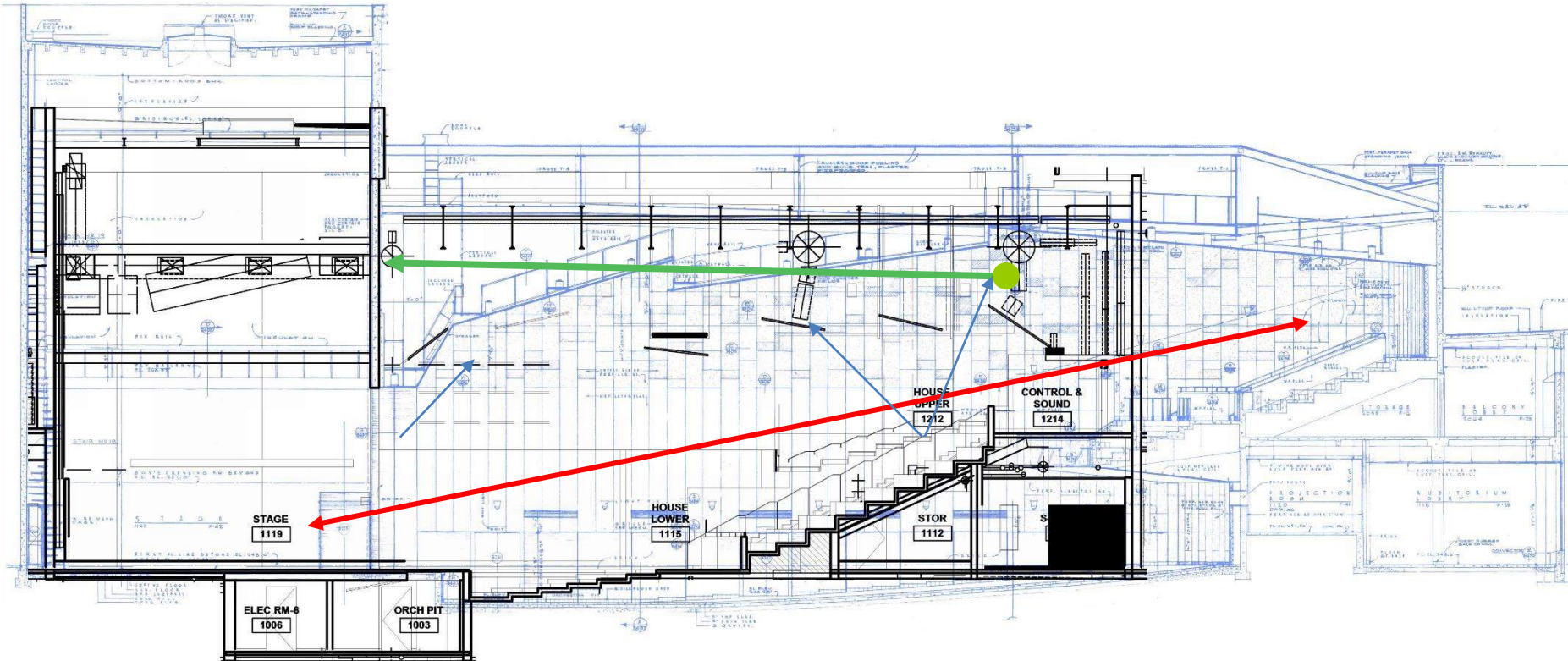
No ADA Access

No Orchestra Pit

Very low Rake / Poor Sightlines

# EXISTING AUDITORIUM

# SECTION – FHS/MHS

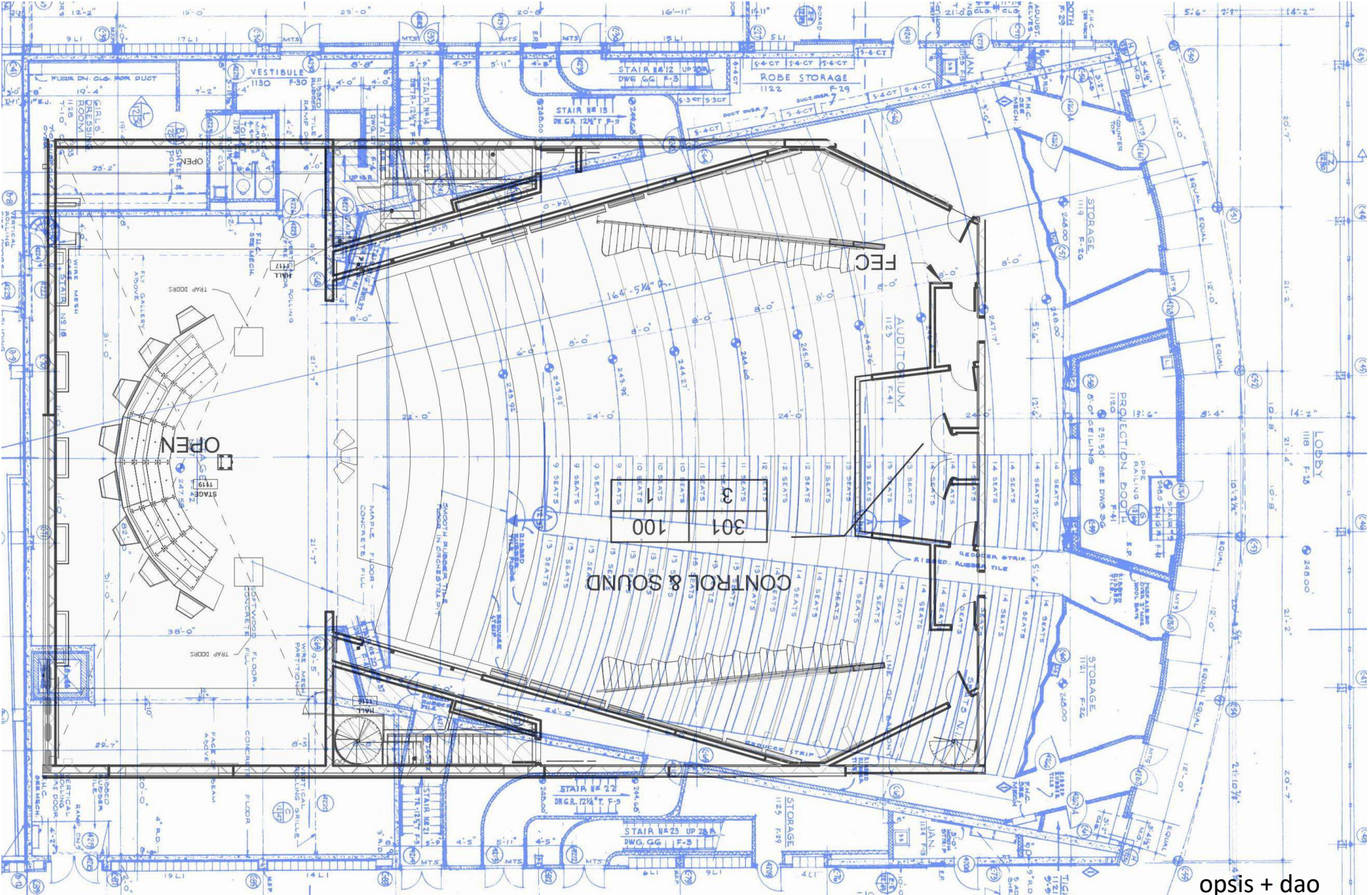


Orchestra Pit



# EXISTING AUDITORIUM

# PLAN – FH/MHS



# CONCEPT PLAN

# NEW THEATER



- Connect the whole school
- Natural light from four directions

# CONCEPT PLAN

# NEW THEATER



Create Ideal Scene Shop / Black Box / Stage Flow

# CONCEPT PLAN



Roosevelt HS

# NEW THEATER



Franklin HS



LCC Rose Center



UO Straub Hall

# THEATER ANALYSIS

# AREA / COST

## **Renovate Auditorium / Seismic Upgrade / Add Scene Shop, Black Box**

Theater, BB, SS:	28,740 sf	
Circulation:	14,840 sf	
<b>Total Area</b>	<b>43,580 sf</b>	<b>\$ 18.1M</b>

## **ED SPEC New Theater / Scene Shop / Back Box**

Theater, BB, SS:	18,005 sf	
Circulation:	8,225 sf	
<b>Total Area:</b>	<b>26,230 sf</b>	<b>\$ 13.0M</b>

### Additional Cost Factors

- Increased Risk of Unknown Conditions Design & Construction
- Overall Construction Schedule

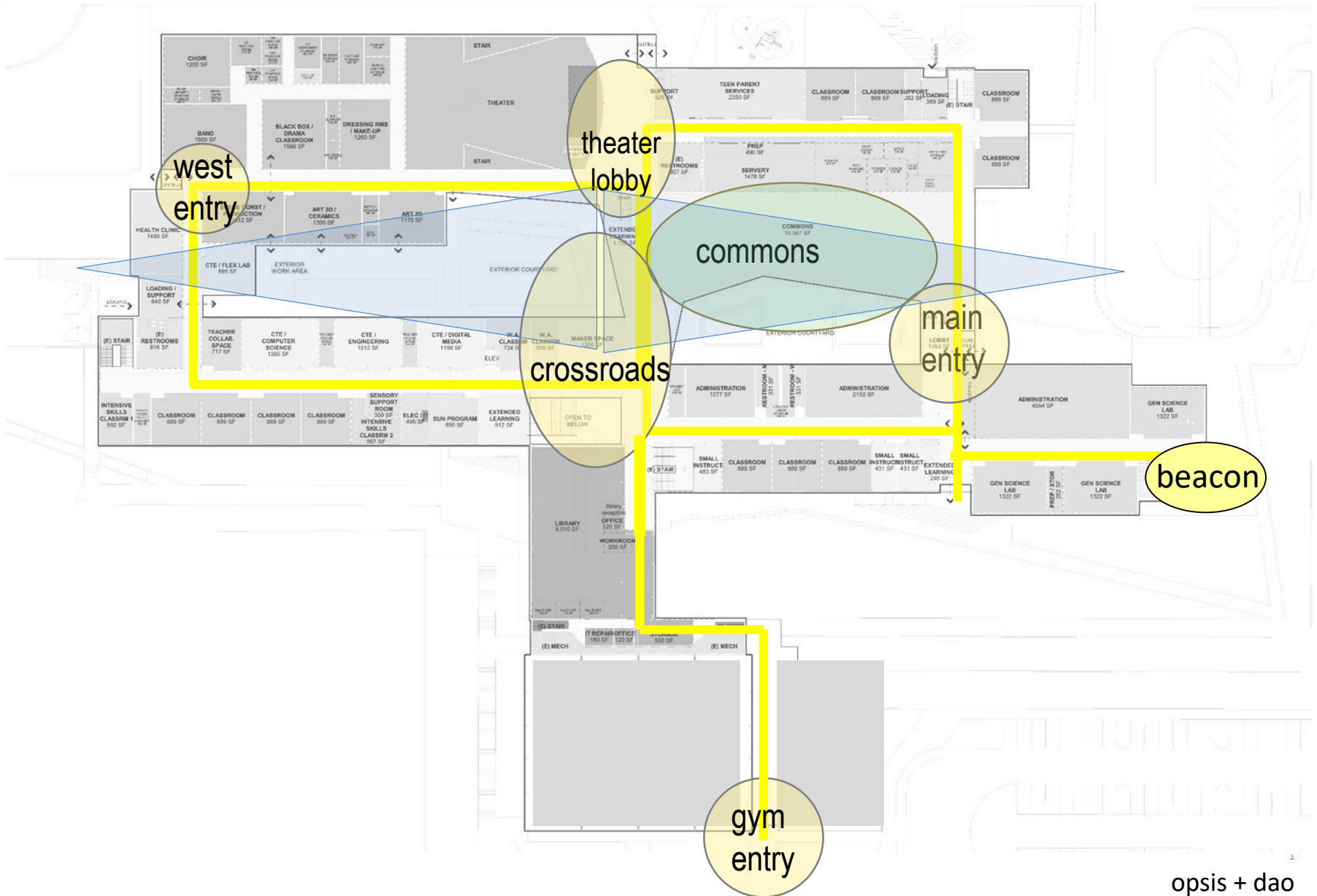


# THEATER LIMITATIONS

- **Catwalks:** inadequate quantity and placement of FOH Catwalks.
- **Circulation:** lack hidden paths for technicians to catwalks, stage and booth
- **Boom Lighting:** Lack of FOH side Boom Lighting positions
- **Monolithic Main Floor:** difficult to make the room feel small when a smaller audience event is taking place.
- **Level Management:** uneven floor between adjacent areas where common floor elevation is hypercritical.
- **Audio Control:** hard to create house-mix positions with excellent placement.
- **Control Booth:** hard to create lighting/production/AV control booth with good coverage.
- **Adjacencies:** Difficult spatial/flow relationships between the main theatre and the support spaces.

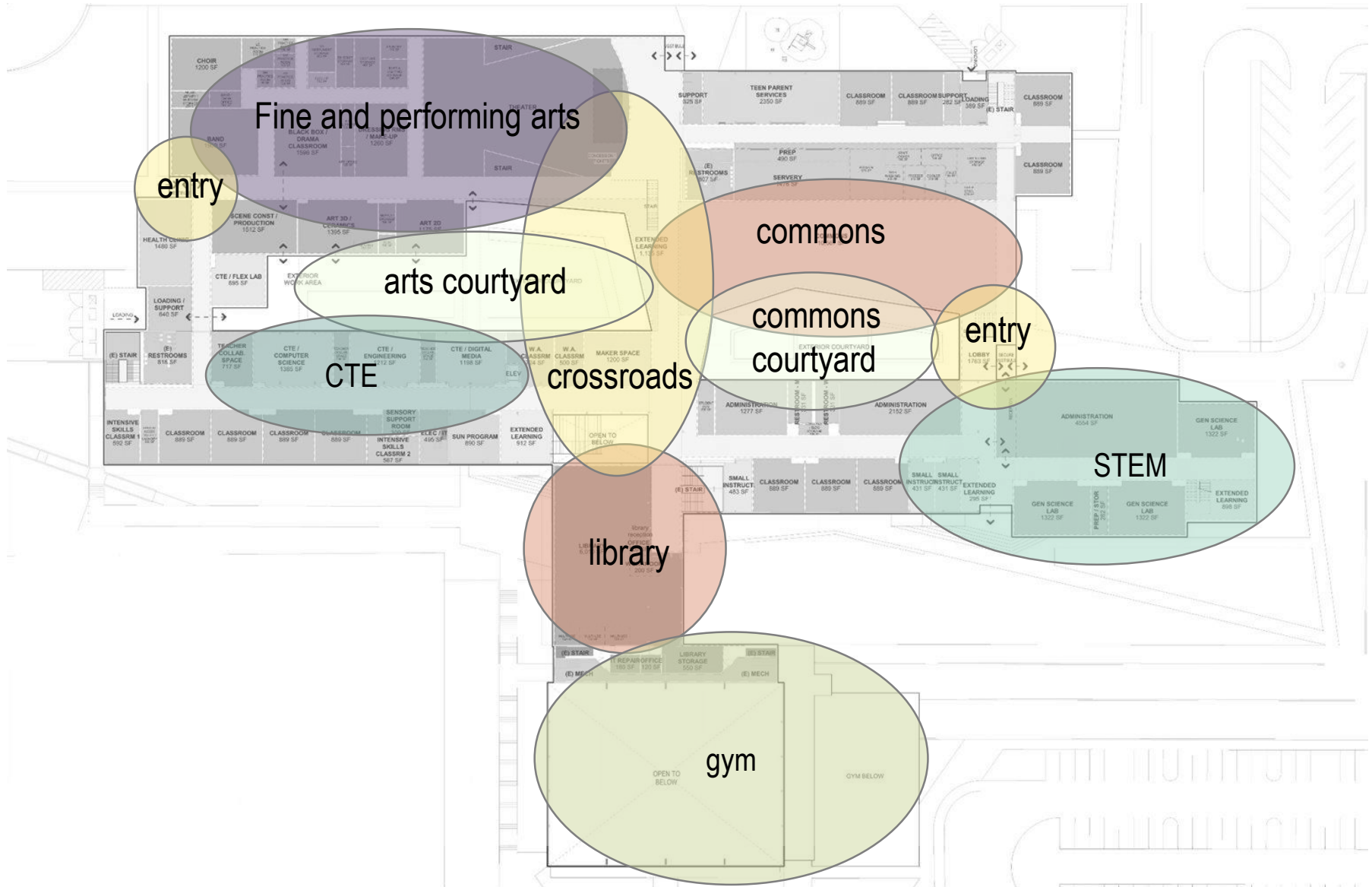
# CONCEPT PLAN

# VISIBILITY / CONNECTIVITY



# CONCEPT PLAN

# NEIGHBORHOODS



# CONCEPT PLAN

# MAIN LEVEL

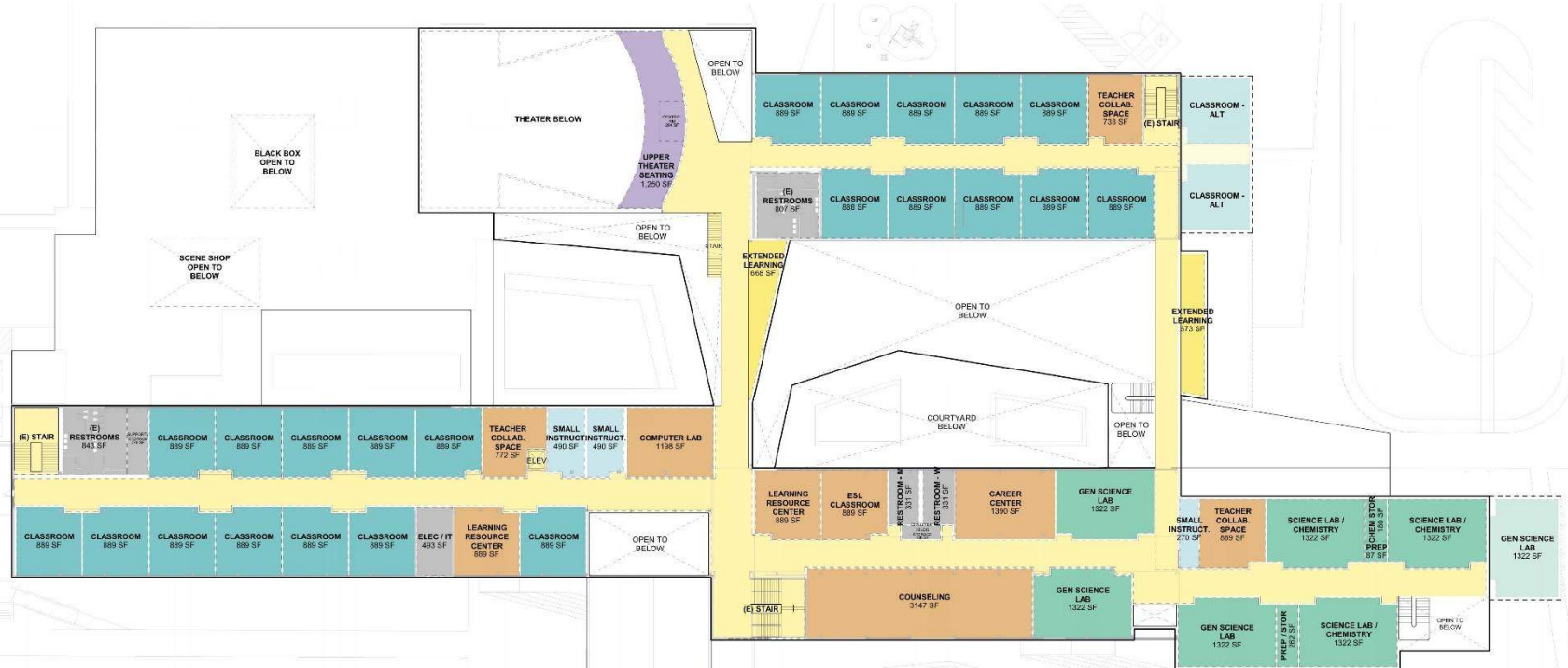


## LEGEND

- ADMINISTRATION
- CLASSROOMS
- CTE
- COMMONS / CIRC
- THEATER & ARTS
- ATHLETICS

# CONCEPT PLAN

# UPPER LEVEL

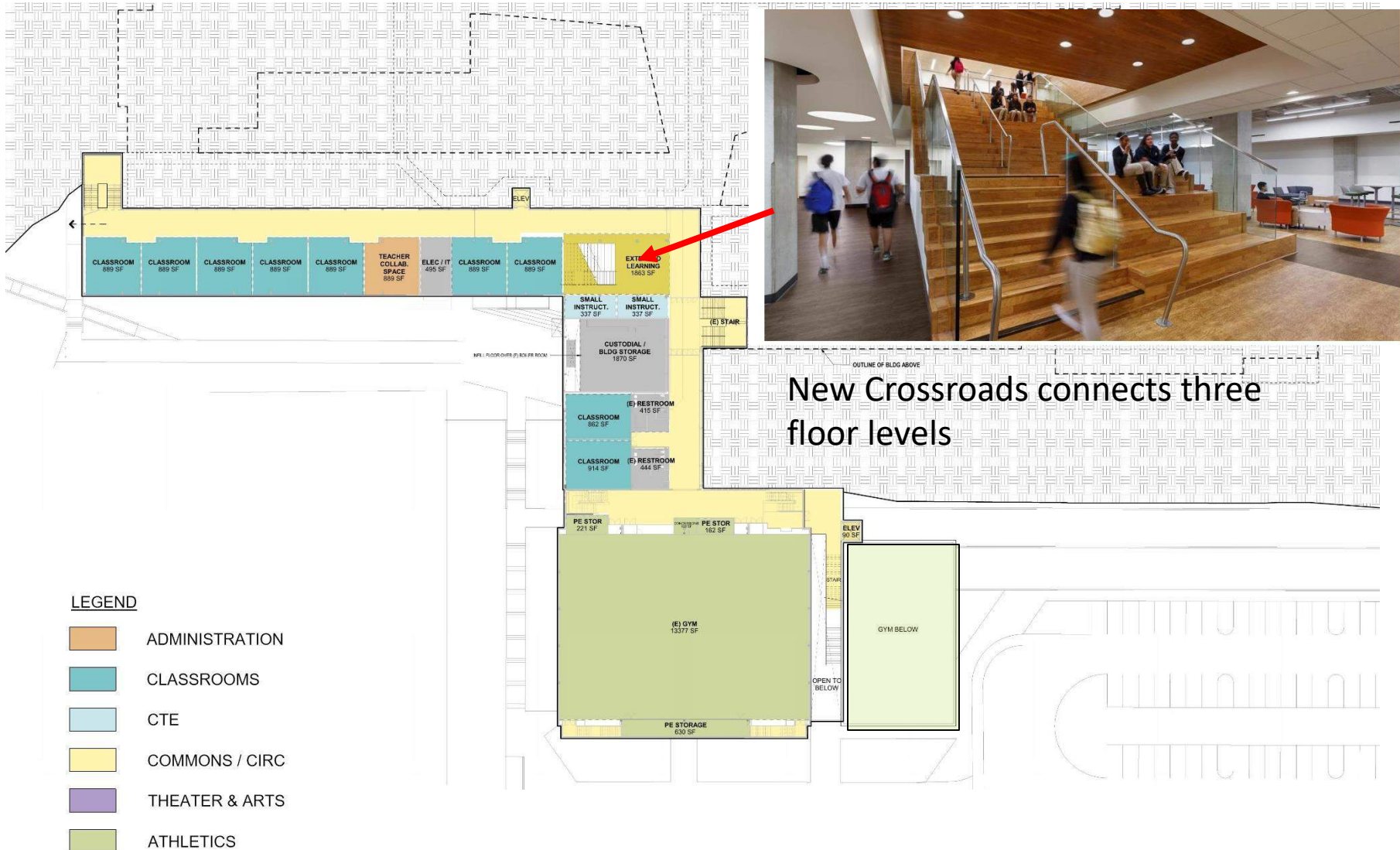


## LEGEND

- ADMINISTRATION
- CLASSROOMS
- CTE
- COMMONS / CIRC
- THEATER & ARTS
- ATHLETICS

# CONCEPT PLAN

# LOWER LEVEL

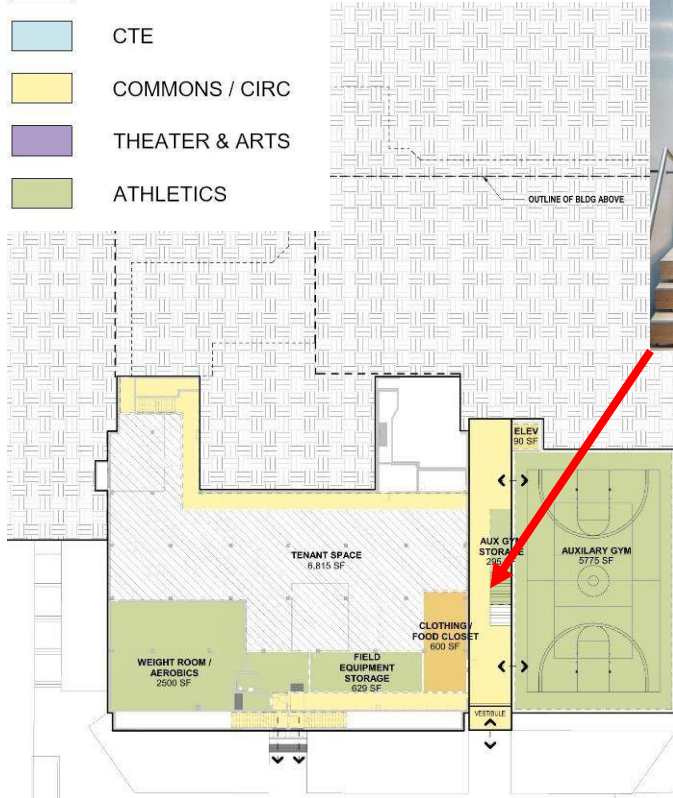


# CONCEPT PLAN

# LOWER LEVELS

## LEGEND

- ADMINISTRATION
- CLASSROOMS
- CTE
- COMMONS / CIRC
- THEATER & ARTS
- ATHLETICS



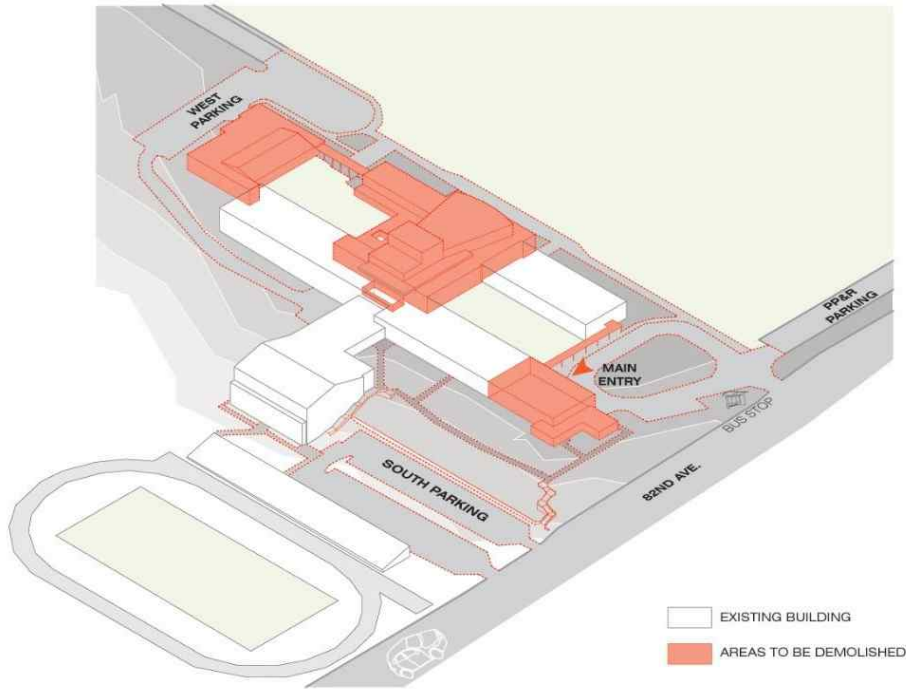
Basement 2

New interior  
stair and  
elevator to  
gym

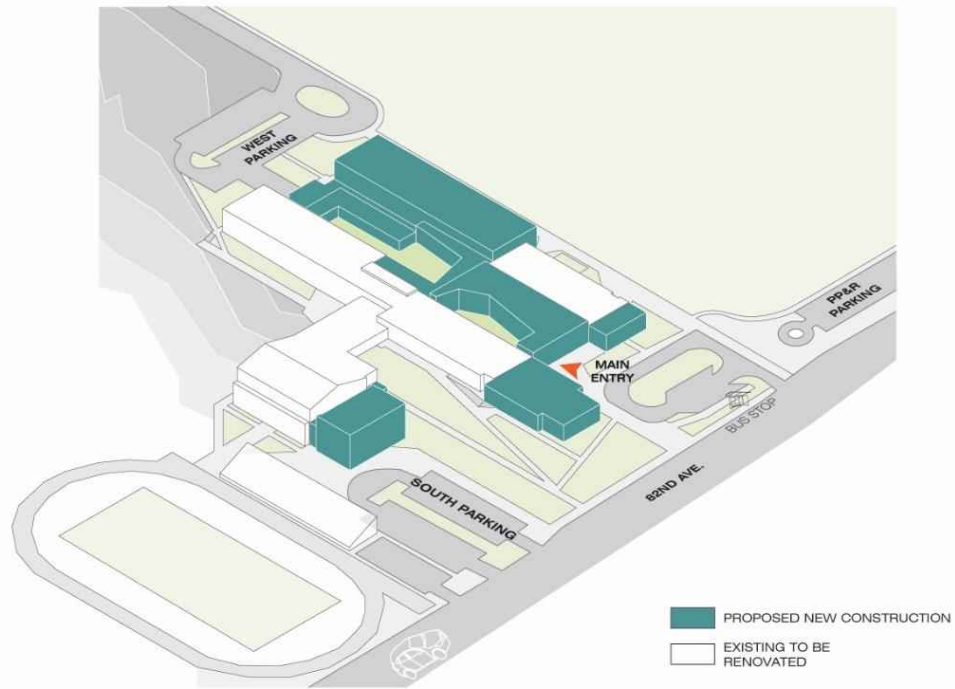


Basement 1

# CONCEPT DIAGRAMS



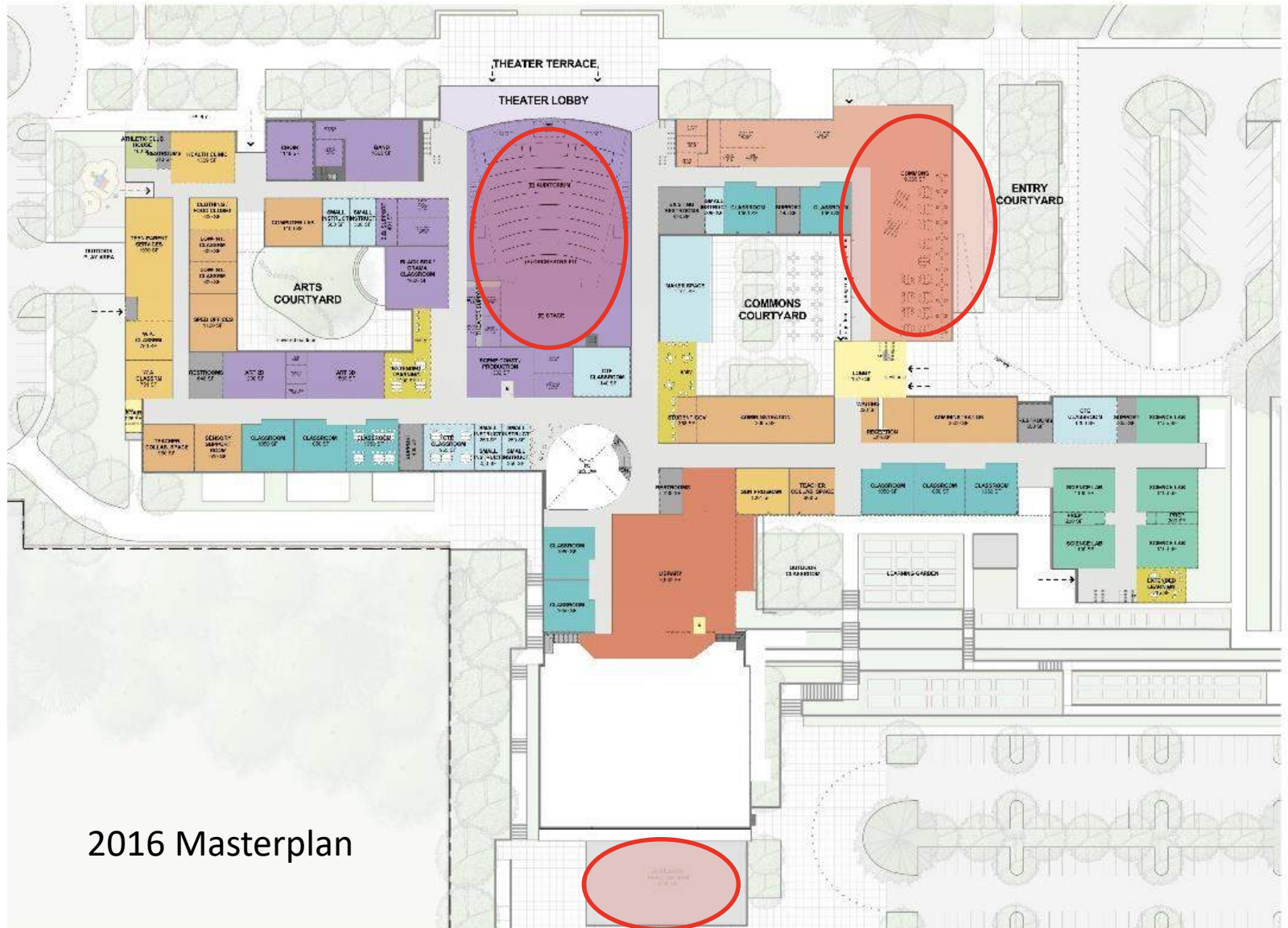
**DEMOLITION DIAGRAM**



**AREAS OF PROPOSED NEW CONSTRUCTION**



# 2016 MASTER PLAN CHANGES



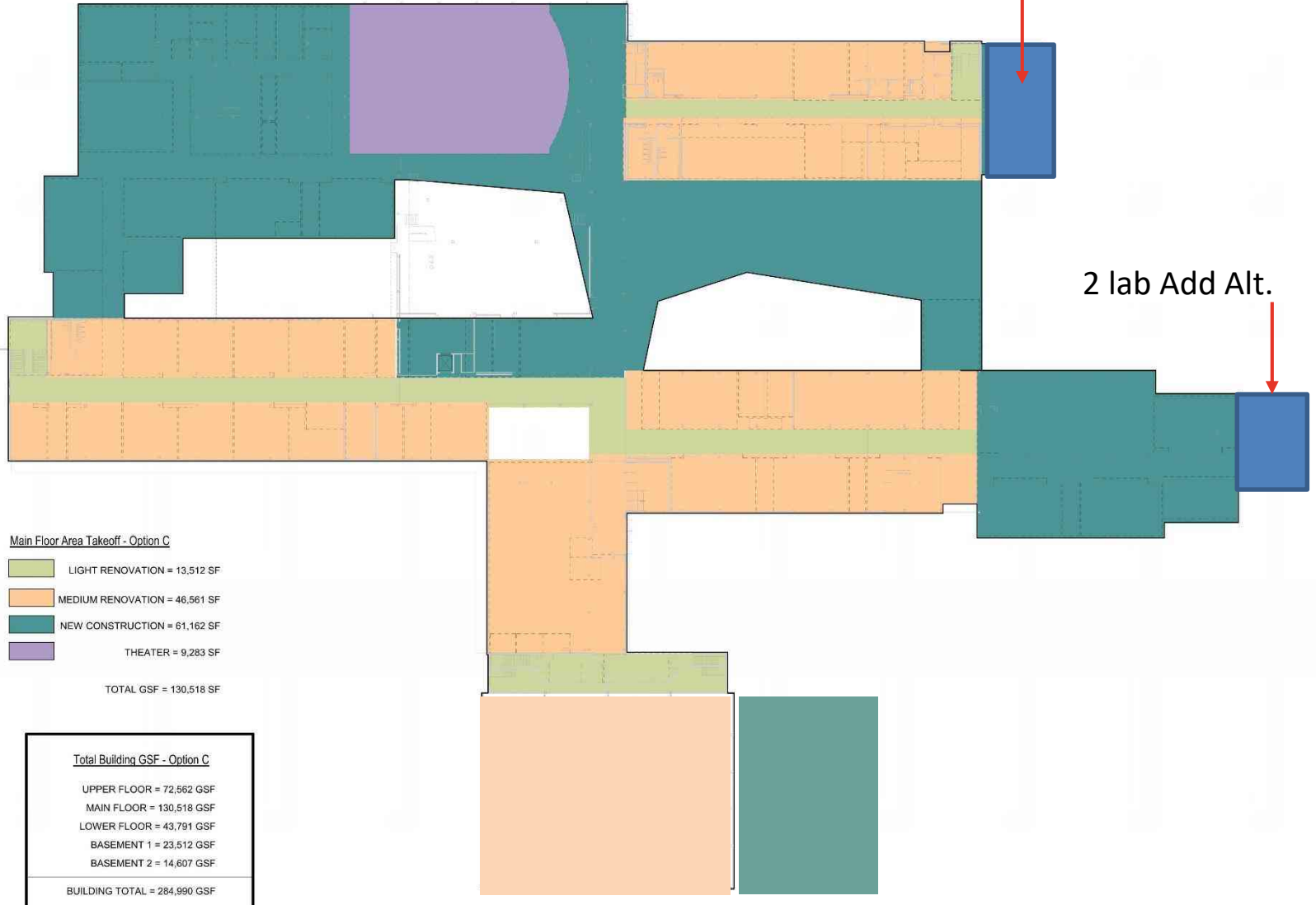
2016 Masterplan

# CONCEPT PLAN

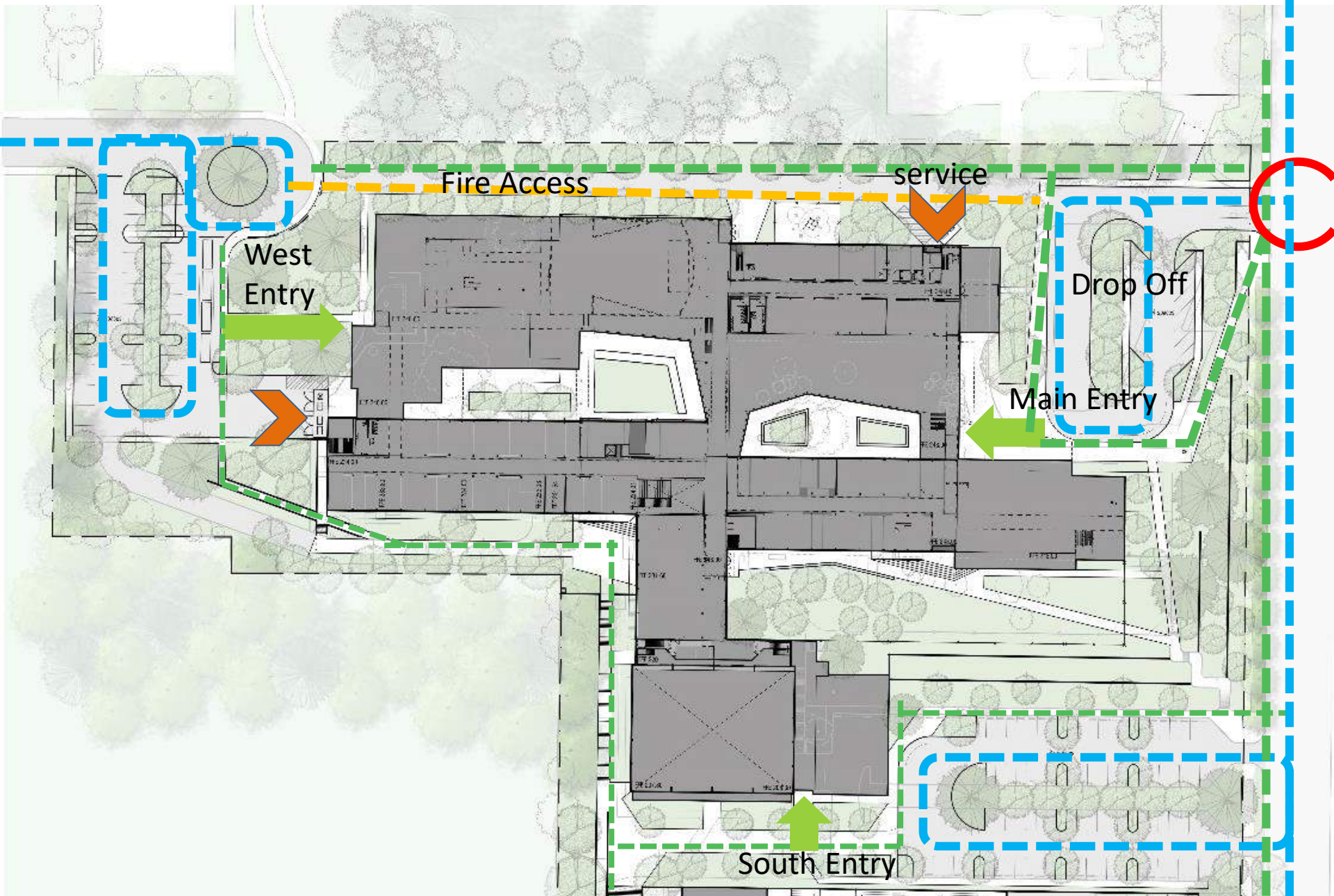
# RENOVATION / NEW

4 Classroom Add Alt.

2 lab Add Alt.

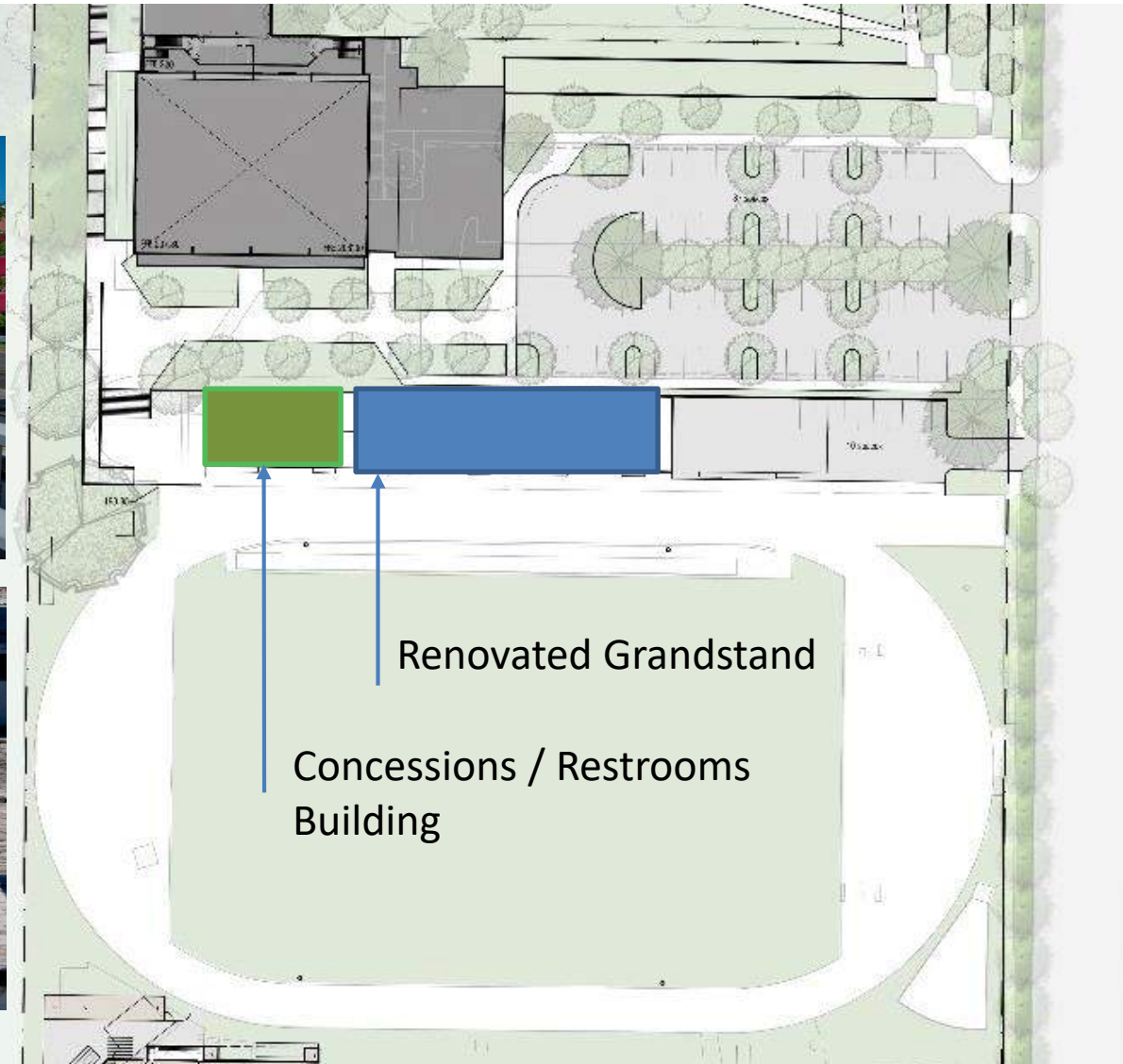


# SITE CIRCULATION



# CONCEPT PLAN

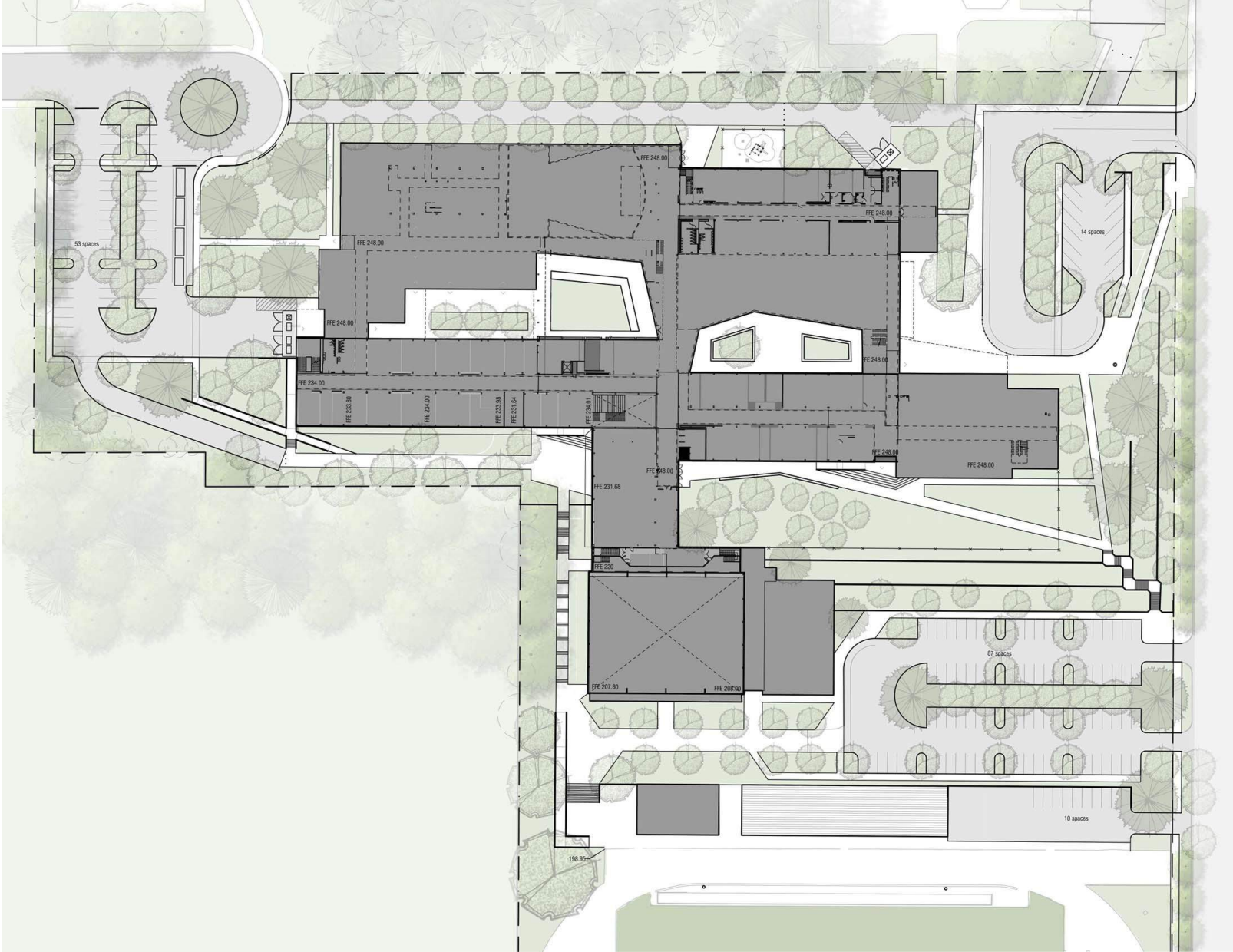
## ADD ALTERNATE -STADIUM/ CONCESSIONS



Renovated Grandstand

Concessions / Restrooms Building

# GROUP ACTIVITY – EXTERIOR SPACES



# GROUP ACTIVITY – EXTERIOR SPACES

