

November 15, 2016

# MEETING MINUTES

The meeting of the Madison High School Master Planning Committee (MPC) was convened on the date above at 6:00pm in the library of Madison High School

## Attendees

Sarah Lewis, MPC member  
Ana Munoz, MPC member  
Doug Pruitt, MPC member  
Denise Holtrop, MPC member  
Taylor Marrow III, MPC Co-chair  
Brian Butenschoen, MPC member  
Amber Lamadrid, MPC member  
Petra Callin, Principal of Madison High School  
Jerry Vincent, Chief of School Modernization  
Paul Cathcart, PPS Project Manager  
Derek Henderson, Office of School Modernization  
Tom Bates, BLRB Educational Planner  
Greg McCracken, BLRB Educational Planner  
Melissa Guarin, BLRB Project Architect  
Richard Higgins, BLRB Project Manager  
Nancy Hamilton, Nancy Hamilton Consulting

Paul Cathcart opened the meeting to welcome the MPC back to planning process to re-start the process of planning the renovation and modernization of Madison High School. Paul explained that the next step in the process was to further investigate the plan to a more profound level. To follow-up on the great work done by the MPC to this date, BLRB has been commissioned to lead the “due diligence” phase and subsequent planning should a bond measure be placed on a ballot and passed by the voters.

Jerry Vincent informed the MPC that the restart of MPC meetings will reengage the committee and restart the Madison High School renovation planning and design process. In the next, roughly 60 days PPS and its consultant team will update the great work that was done to date in evaluating the needs on rejuvenating Madison High School. The architect team will do a deep dive on implementing the Preferred Plan and assess more details of the plan. PPS and its design team will share the progress of the assessment as it develops. With the additional information, the MPC will be asked to review the findings and Preferred Plan; and prioritize the needs for improvements. The outcomes of the “Due Diligence” and priorities will be evaluated by a 3<sup>rd</sup> party cost estimator to

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create a budget for completing the improvements. The budget model will then be useful in refining the priorities based upon needs and potential cost implications.

Jerry Vincent summarized PPS's process following the last MPC meeting on June 6<sup>th</sup>, 2016. On May 17<sup>th</sup> a Bond Improvement Plan was compiled using the conceptual budgets of all 3 high schools which have been planned for improvement in the next bond cycle. The School Board's school improvement committee reached the conclusion that additional investigation in the Bond Improvement Plan was necessary. The Board needed more information to determine what was in the scope of work for all 3 high schools. Additionally, the Board needed a consistent approach and process for project budgeting. Project budgeting for all 3 high schools will be calculated by a single firm. The basis of the budget includes 3 levels of construction – light renovation, heavy renovation and new construction.

Redevelopment plans for all 3 high schools will address notable issues such as lead in water, life safety and security, accessibility, seismic restraint and essential improvement to the learning environment. Plans will be review based upon their percentage of renovation and new construction as renovation of existing space is a good investment versus replacement. Additional factors in the overall planning process will include phased construction, construction on occupied sites or relocation of students to swing space (i.e. Marshall HS). The due diligence efforts will mitigate budget shortage for unforeseen conditions. All of the high school projects will require 24 months or more to complete after the design is completed which requires another 18-24 months. Project sequencing and scheduling impact cost and community services. The overall planning process is focused on fully representing the needs of all 3 high schools. All of these factors will be considered in establishing a total project budget and schedule which will proposed in a May 2017 bond referendum.

BLRB then facilitated an open discussion about the Preferred Plan to refresh the MPC's thinking about what's important to Madison High School and its community. The following comments were recorded:

- The plan preserves the front entry court by placement of the Commons at the front.
- The "beacon" addition on the east end is intended to advertise the Madison High School and the learning activities within.
- The connection of hallway ends to create circulation loops will make the school more compact and user friendly. Travel distances and connections to activities will be enhanced.
- Location of the Commons at the front door is central to the plan making easily accessible from almost anywhere in the building as opposed to the current plan. The existing cafeteria is at the extreme west end of the building and inaccessible.

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- The library is relocated to be visually connected to the center of “heart of the school” and adjacent to the central, 3 story open atrium
- The central atrium is a key element in central, vertical circulation
- The library and performing arts facilities as located adjacent to center of the school to facilitate enhanced visibility and connectivity.
- The central, open atrium more effectively connects the basement to the remainder of the school
- The plan creates more controlled and effective outdoor learning opportunities
- The site plan addresses the connection of the school facilities to the lower levels of the steep slope.
- The Glenhaven Park adjacent to high school provides opportunities and challenges. The parking lot at the park is used by students for parking.
- Improvements to the Tri-Met stop on the east side on 82<sup>nd</sup> should be improved for student access

## NEXT STEPS

### MPC #2 – Due Diligence reporting & Prioritization of Optional Improvements

- The next MPC Meeting #2 will be held on Dec. 14, 2016 at Madison HS
- “Deep Dive” Reporting
- Program Summary
- Group Activity – Prioritization

Submitted 12/05/16 by Richard H Higgins, AIA