



Dull Olson Weekes - IBI Group Architects, Inc.
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Meeting Notes

From Karina Ruiz **Date** August 30, 2013
Project Franklin HS Modernization **Project No.** 13-023
Subject Design Advisory Group (DAG) #4
 Franklin HS Library
 August 19, 2013 5:30 – 7:30PM

INVITEES

(Attendees in Bold)

Project Team

Debbie Pearson, PPS OSM
 CJ Sylvester, PPS OSM
 Jim Owens, PPS OSM
Rolando Aquilizan, PPS OSM
Karina Ruiz, DOWA-IBI Group
Steve Olson, DOWA-IBI Group
 Marc Nordean, DOWA-IBI Group
 Tonie Esteban, DOWA-IBI Group
 Alene Davis, SERA
Clark Brockman, SERA
Stuart Colby, SERA
Craig Rice, SERA
 Shay James, FHS Principal
 Marshall Haskins, FHS Vice Principal
 Ivonne Diblee, FHS Vice Principal
Steve Mathews, FHS Business Manager

Design Advisory Group (DAG)

Greg Belisle, School Board Representative
 Leigh Brown, SPED Representative
 Maria Carlsen, Student Representative
Joyce Gago, Community Representative
 Jeff Hammond, Neighbor & Local Business Rep
Roger Kirchner, Parent Representative
 Pam Knuth, FHS Alumni President
 Heidi Leineweber, Teacher Representative
 Amber McGill, SUN School Representative
Dana Vinger, Teacher Representative
Lisa Zuniga, Parent Representative
 Tom Peterson, Bond Accountability Comm
 2 Member of the Public

SUMMARY

The following is a brief summary of the discussions that took place at this meeting. Action items will be specifically noted.

- I. Visioning & Guiding Principles
 - Karina Ruiz indicated that the District is currently completing a District-wide Visioning process to help determine guiding principles and that this was going before the board tonight for first reading. This document will provide a framework for the work of this committee at Franklin.
 - The District is still determining what will be included in the area program for a comprehensive high school.
 - It is still important for the Franklin DAG to help identify values and guiding principles important to Franklin.



- As such, the group was led through a series of exercises based on the key questions below:
 - i. What are the current traits/values evident in the current teaching and learning environment that we want to sustain?
 - ii. What are the traits/values not currently at Franklin that we aspire will be evident in our future teaching and learning environments?
 - iii. The group spent some time writing down their answers to these questions (see attached for all answers).
 - iv. The group then voted on which ones were the highest priority to them and those receiving the highest vote were:
 1. Historic value on the exterior, 21st Century on the inside (hi-tech classrooms)
 2. Better cafeteria / food options
 3. Library / Media Center
 4. Performing Arts
 5. Equal opportunity for students
 6. Creativity / innovation / entrepreneurship
 - Following this exercise, the group was asked the following questions and again wrote down their answers and voted for those with the highest priority (see attached for all answers):
 - i. Based on the results of the previous questions, what would you identify as the key guiding principles a reimagined Franklin would embody? What would you want students and teachers to “feel” about Franklin when they walk through the doors?
 - ii. The top results were:
 1. Failure is good, fear of failure is bad
 2. Franklin should be awesome
 3. Students shouldn't feel like they “settle” for anything
 4. STEAM (Science, Tech, Engineering, Arts & Math)
 5. Encourage creativity
 6. Exceptional education in an exceptional facility
 - The final exercise as the group to consider the following question: Based on these guiding principles, what are the key characteristics of this type of place? The group again wrote down their responses to this question and voted on their highest priority (see attached for all answers?)
 - i. The top results were:
 1. State of the art Performing Arts Center
 2. Designated, varied spaces for students
 3. Better locker rooms
 4. Open space(s)
 5. Daylight
 6. Renewable energy
- II. Seattle Tour Debrief
- Craig provided a brief photo tour of the schools visited by the group in Seattle and Tacoma last week (see attached presentation).
 - The people who attended the tour discussed what they saw in Seattle/Tacoma and those who didn't attend responded to the photos Craig provided.
 - i. Repurposed auditoriums with big beautiful windows were very successful
 1. Tacoma's auditorium was left pretty much the same, without uncovering the big windows - least successful (yet most like PPS Franklin)
 - ii. The kids walked into the Garfield school and said "I want to go here"
 - iii. Maintenance guys comments were very relevant (see attached)
 - iv. Currently the police cars park right in front - very off-putting
 - v. Chain link fence needs to go... maybe wrought iron?
 - vi. Repurposed marble toilet stalls
 - vii. True back of house spaces were very good.

- viii. Gyms seem cookie cutter - they all looked the same, all looked good
 - 1. Need banners for each sport
 - ix. Classrooms were pretty unimpressive
 - x. Many auditoriums had poor acoustics
 - xi. If we eliminate PPS Franklin's current auditorium, it will have to go somewhere else on campus
 - xii. Orchestra pits covers were impressive. Ideally, Roger would like to see an orchestra pit that raises and lowers.
 - xiii. Joyce wants the main building to remain, but the "new" wing from the 50s and the gym could both be demolished
 - xiv. Desire to reintroduce the French doors into the library
 - xv. A community member (Chris) echoed Joyce's comments that the buildings along Woodward are an eyesore and should go, but we need to celebrate the historic buildings
 - xvi. The group really wants to celebrate the 'two fronts'
 - xvii. Need to find a new place for 'Ben'
 - xviii. Consider going through the districts warehouses, finding old things that may be worth re-purposing
- III. Future Topic Review
- In the next meeting, we will have a major discussion on the existing buildings and historic features.
 - The group will also discuss where there are opportunities on the site for new buildings.
- IV. DAG Schedule
- Debbie discussed changing the dates of future DAG meetings because the Board has moved their meetings to Monday nights.
 - There was no consensus on the preferred night for the DAG meetings, so Debbie will send out a Doodle calendar request to determine what night works best for the group.
 - The community charrettes remain on September 21st and October 12th.
- V. Rumor Control
- Dialogue in the community that a portion of the budget is being syphoned away - not true
 - Total Bond budget for Franklin is \$85M - 4 buckets of money
 - i. Hard cost - Actual building construction costs
 - ii. Soft cost – Professional Services, Building Permits, System Development Charges, etc.
 - iii. Contingency – Unforeseen conditions like suitable soils, hazardous materials, etc.
 - iv. FF&E – Furniture, Fixtures & Equipment
 - Marshall as a swing site has its own budget to provide necessary upgrades to accommodate Franklin's transitional housing needs.
 - Communications expenses for the bond come from a different budget
 - Need of a one-pager, FAQ, on Franklin
 - i. PPS hopes to have it by the time school starts

These meeting notes are a record. If there are any errors and/or omissions in the foregoing notes, please advise our office immediately; otherwise these notes will be considered correct and complete as written.

Submitted by,
Dull Olson Weekes – IBI Group Architects Inc.

Karina Ruiz, AIA | LEED BD+C

Associate Principal

Attachments:

<u>Item:</u>	<u>Pages:</u>	<u>Date:</u>
DAG #4 Agenda	1	8/19/13
Vision Session Cards	4	8/19/13
Presentation	21	8/19/13
Seattle School Maintenance	4	8/14/13
Comments		



Franklin Design Advisory Committee (DAG)

MEETING #4 AGENDA

FACILITATOR: Karina Ruiz, DOWA-IBI Group
MEETING DATE: August 19, 2013
RECORD TAKEN BY: Karina Ruiz, DOWA-IBI Group

MEETING #: 4
LOCATION: Franklin HS – Library/Media Room
DURATION: 5:30 - 7:30 PM

AGENDA

- | | |
|----------------|---|
| 5:30 PM | Introductions <ul style="list-style-type: none">• Name• Affiliation |
| 5:35 PM | Visioning and Guiding Principles Discussion |
| 6:30 PM | Seattle Tour Debrief |
| 7:15 PM | Future Topic Review <ul style="list-style-type: none">• Building Assessment – Historic Features• Desired program adjacencies |
| 7:20 PM | DAG Schedule (Stakeholder Engagement Schedule) <ul style="list-style-type: none">• Future Meeting info (5:30 – 7:30 p.m. Media Center U.N.O.)
Sept. 9th, Sept. 23rd, Oct. 8th, Oct. 22nd, Oct. 29th• Future Charette dates (9:00 a.m. – 12:00 p.m. Media Center U.N.O.)
September 21st, October 12th |
| 7:25 PM | Rumor Control |
| 7:30 PM | Public Comments |

NOTES

- Meeting record will be posted on the Franklin High School bond website at: <http://www.pps.k12.or.us/bond/8495.htm>

Questions 1 & 2:

- What current traits/values evident in the current teaching and learning environments that we want to sustain?
- What are traits/values (that aren't here now) that we aspire will be evident in our future teaching and learning environments?

JOYCE

SEMINAR ROOMS

Performing ARTS

Innovation Academy

Continue to showcase student work... writing, film, etc.

MESA

BETTER CAFETERIA/
FOOD OPTIONS

ONE ON ONE MENTORING

pride in recent academic achievements

Wood shop unique

Sense of Welcome

CTE

A.P. classes (breadth of)

Diversity/Community
diversity in the student body

SMALL CLASS SIZE OPPORTUNITY FROM LARGES

Maintain Franklia's upswing in upper level academics... engaging kids from a variety of economic back.

Strong sports program

Unpretentious

Integrated Project Based Learning.

Excellence in all areas supported by state-of-the-art facilities

Creativity/innovation/entrepreneurship

cross country strong

Gym

Child learning center

HI TECH CLASSROOMS
Bio/PHYS/CHEM/Comp Sci

SPEED/ELL

Nice articulation between building and grounds

cool football stadium setting

pride in diversity

Advanced Scholar Program

Communication

CAREER COUNSELING/
EMC "

LIBRARY/
MEDIA CENTER

AUDITORIUM

EQUAL OPPORTUNITY FOR STUDENTS

neighborhood connection

Historic

Question 3:

- Based on the results, what would you identify as the key guiding principles a reimagined Franklin would embody?
- What would you want students and teachers to "feel" about Franklin when they walk through the doors?

State-of-art performing arts center

Large, flexible performing-arts center

proper technology to support the space

Modern, well-maintained technology and equipment

KID → world connections - partners

places to display student art

EASY ACCESS
STUDENT
TEACHER
ADMIN
PUBLIC

EASY MAINTENANCE
ROOFS/WALLS/TOWERS ETC

SOLAR/ELEC SUFFICIENT RENEWABLES

Modularity/flexibility in classrooms

open spaces

exterior lighting (and some that is just for sake of beauty)

no mauve paint (avoid to 70's)

outdoor-covered areas communal spaces

Open Communal Spaces

Designated Space for Students

locker rooms that are nice (like guest bathrooms)

Good light - natural and electric

LIGHT

SPACIOUS

spaces for creating; i.e. labs, workshops, studios

where kids

community

Nice furnishings (a la Seattle's Garfield + Roosevelt)

Superb sports facilities

Natural light, open

media center that is both a hub and a quiet place of study (a la Garfield)

Library that is a hub of learning/research

Common spaces that are inviting and functional

Question 4:

- Based on what we just developed, what would you identify as the key characteristics to support the guiding principles?

STUDENTS WILL FEEL THAT FHS OFFERS AN EXCEPTIONAL EDUCATION TO ALL STUDENTS THROUGH RIGOROUS COURSE OFFERING IN A STATE OF THE ART FACILITY

MULTI-USE SPACES. "FLEXIBILITY"

LARGE CLASS THAT CAN BE BROKEN INTO SMALLER CLASS SECTIONS.

We make a high-quality education accessible to every high-school-age student in the neighborhood.

MAXIMIZE NATURAL LIGHT THROUGH-OUT.

EQUAL OPPORTUNITIES FOR ALL KIDS. (NO SOCIAL STIGMAS).

CREATE CURRICULUM. (OR ENHANCE) TO SUPPORT ROBUST OPPORTUNITIES WITH NEW/EXISTING SPACES.

Space that supports teachers and staff, making place of work a place they want to be in... pride

Come in to a place that's Welcoming, Safe & Inspiring of both Home & Learning

We encourage creativity ~~in~~ in expression, performance, and written work.

Space best suited for enhancing overall student experience

Welcome Safe place to be.

CENTRAL SPACE(S) AS IN - LIVING ROOM, GATHERING SPACE(S) THAT ENGAGES PEOPLE

I want them to see and engage in
A space that allows all voices to be heard...
A space that encourages risks to be taken and failure encouraged
"No matter. Try. Try again. Fail. Fail again. Fail better."

I want students to think FHS is awesome; that they did not settle for "less than"

STEAM... Teaching and learning is supported and facilitated by modern, well-maintained technology.

We embrace and foster diversity and community.

EMPHASIS ON SOCIAL RESP. & CITIZENSHIP.

TEACHER/MENTORING EASILY FACILITATED WITH CLICKERS/TECHNOLOGICAL ADVANCES/HOMEWORK HELP, ETC.

pride in diversity

Advanced Scholar Program

AUDITORIUM

Connection

diversity in the student body

HI TECH CLASSROOMS
Bio/Physics/CHEM/Comp Sci

MESA

STEAM ...

Teaching and learning is supported and facilitated by modern, well-maintained technology.

TEACHER / MENTORING EASILY FACILITATED WITH CLICKERS/TECHNOLOGICAL ADVANCES/HOMEWORK HELP, ETC.

We encourage creativity ~~in~~ in expression, performance, and written work.

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STUDENTS WILL FEEL THAT FHS OFFERS AN EXCEPTIONAL EDUCATION TO ALL STUDENTS THROUGH RIGOROUS COURSE OFFERING IN A STATE OF THE ART FACILITY

We make a high-quality education accessible to every high-school-age student in the neighborhood.

EQUAL OPPORTUNITIES FOR ALL KIDS. (NO SOCIAL STIGMAS).

I want students to think FHS is awesome, that they did not settle for "less than"

Come in to a place that's Welcoming, Safe & feeling of being Home & Belonging

Welcome Safe place to be.

WURLIIZER

Question 4 (highest priority):

- Based on what we just developed, what would you identify as the key characteristics to support the guiding principles?



Reimagining Franklin



Franklin HS Modernization
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August 19, 2013

- Context: District Visioning and Guiding Principles as Framework to move forward
- Advise on what we want to see at the reimagined Franklin High School
- Guiding Principles and Key Characteristics

- What are the traits and values evident in the **current** teaching and learning environments that we want to sustain?
- What are the traits and values that we aspire will be evident in our **future** teaching and learning environments?

- Based on what we just developed, what would you identify as the key **guiding principles** a reimagined Franklin will embody?
- Based on what we just developed, what would you identify as the **key characteristics** to support the guiding principles?



Building Precedent Tour: Seattle and Tacoma's Historic High School Renovations



Franklin HS Modernization
Dull Olson Weekes - IBI Group Architects
August 19, 2013



1410 NE 88TH ST

ROOSEVELT HIGH SCHOOL



HOME OF THE
ROUGHRIDERS

ROOSEVELT HIGH SCHOOL SEATTLE

Floyd Naramore , 1921 Renovated: 2004-06



NE 68th St

NE 68th St

15th Ave NE

NE 68th St

Roosevelt High School

15th Ave NE

NE 66th St

15th Ave W

Site Plan





DESIGN

- Restore 1921 Original
- Demo Cafeteria Addition
- Demo Gym Addition
- New wing with theater, cafeteria/commons and two gym spaces
- Landscape lowered and new athletic fields constructed

Historic School Renovations – Roosevelt HS, Seattle



LOBBY RESTORATION



THEATER SPACE RECLAIMED



DAYLIGHT TO SECOND FLOOR



NEW MATERIALS IN ADDITION



ADDITION AS BACKGROUND



LANDSCAPE LOWERED



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21st Century Learning in an Historic Building
August 19, 2013

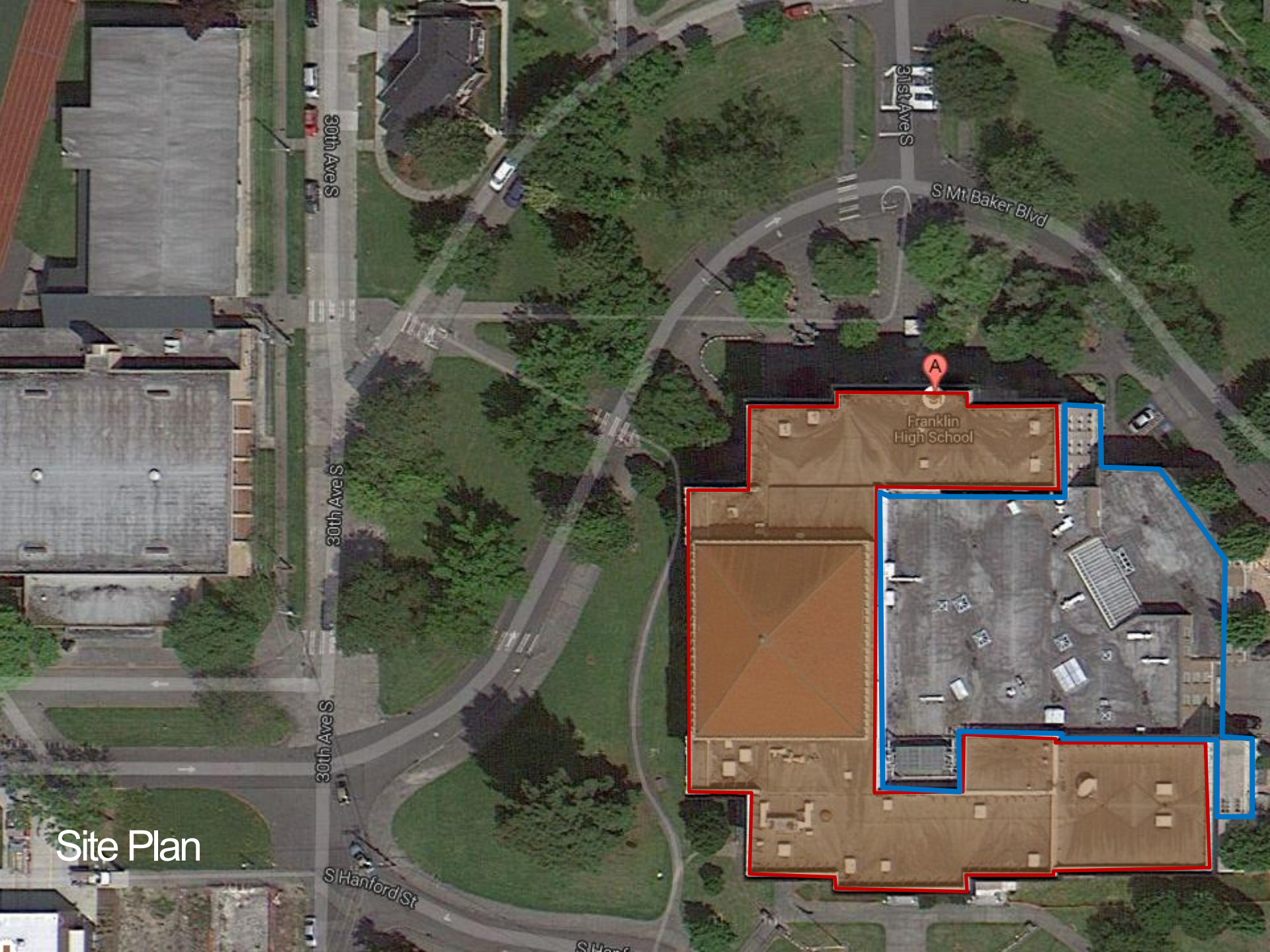




FRANKLIN HIGH SCHOOL

SEATTLE

Edgar Blair, 1912 Renovated: 1990



31st Ave S

S Mt Baker Blvd

30th Ave S

30th Ave S

30th Ave S

S Hanford St

S Hanford St

Franklin High School

Site Plan

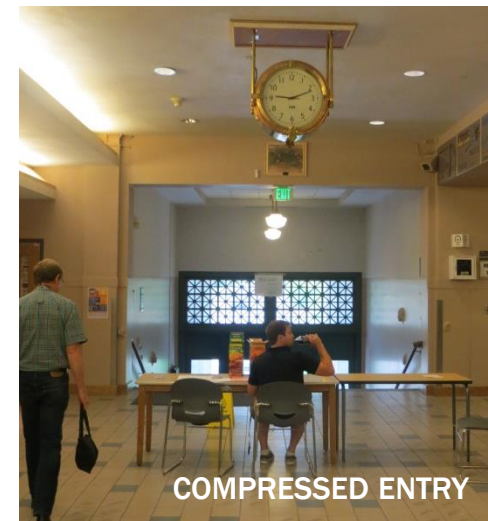
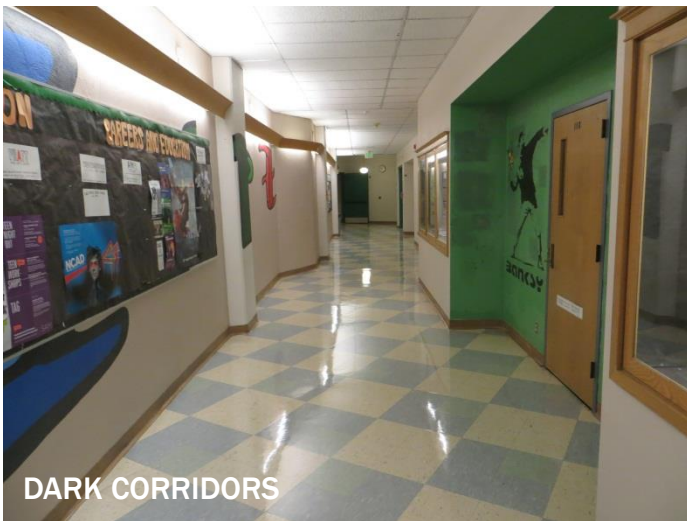
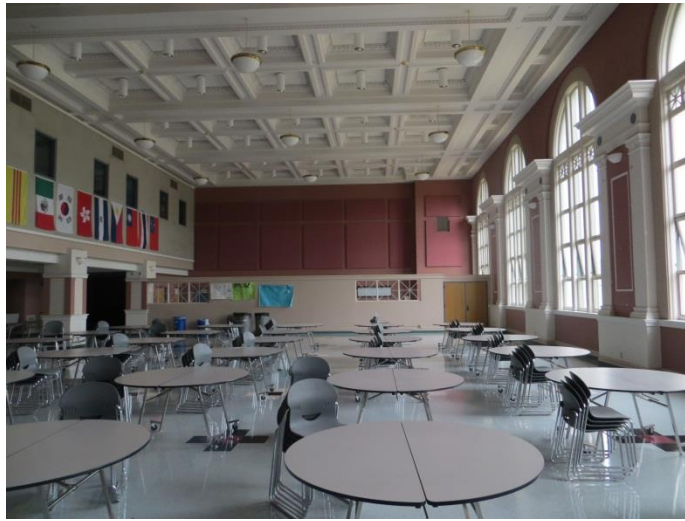


DESIGN

- Restore 1912/25 Original
- Demo 1958 Addition
- Convert former assembly room to commons
- Infill courtyard with theater



Historic School Renovations – Franklin HS, Seattle

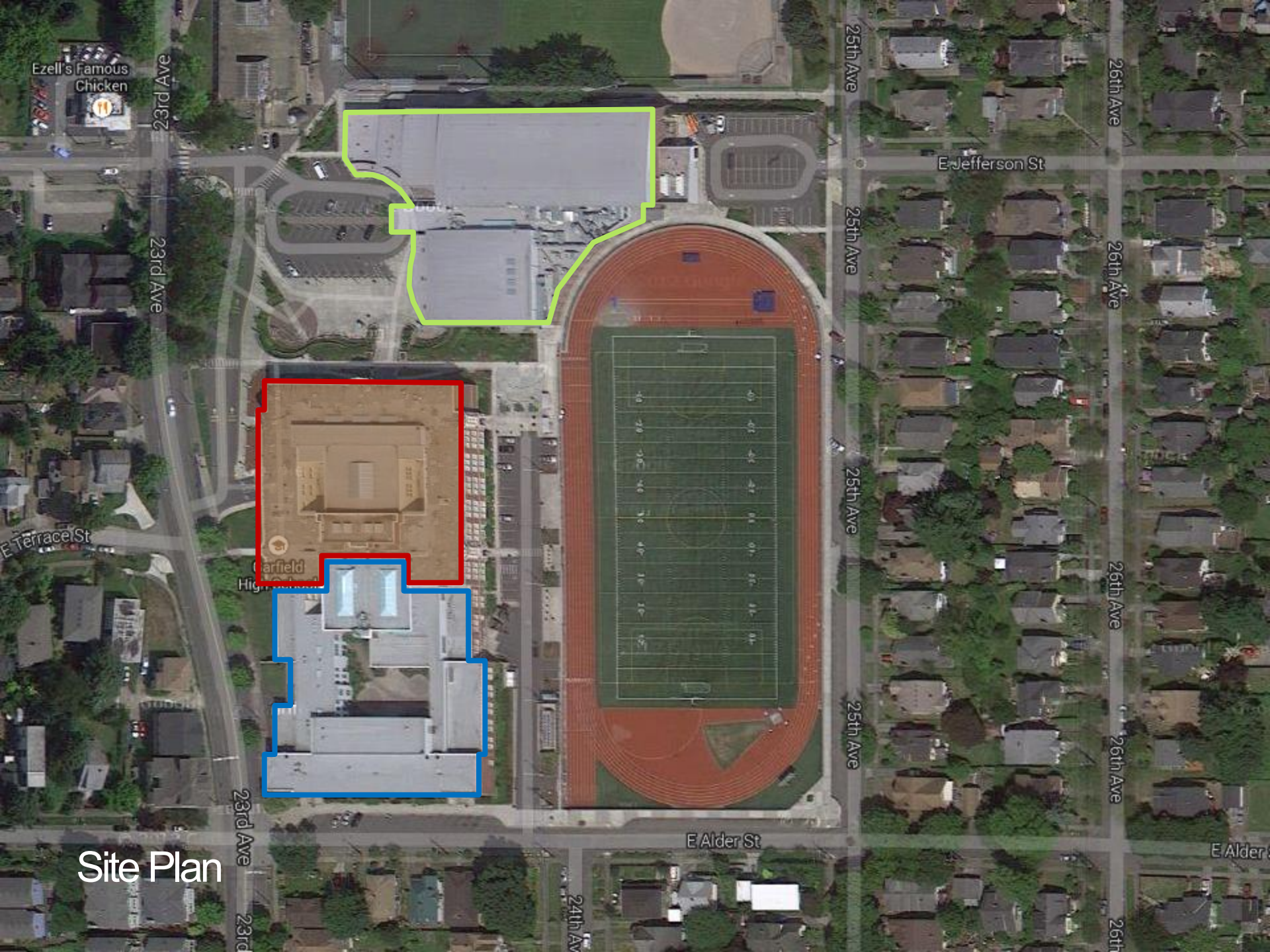




GARFIELD HIGH SCHOOL

SEATTLE

Floyd Naramore, 1923 Renovated: 2008



Ezell's Famous Chicken

23rd Ave

23rd Ave

Garfield High School

23rd Ave

23rd Ave

Site Plan

24th Ave

E Alder St

25th Ave

25th Ave

25th Ave

25th Ave

E Jefferson St

26th Ave

26th Ave

26th Ave

26th Ave

26th Ave

E Alder St

Historic School Renovations – Garfield HS, Seattle



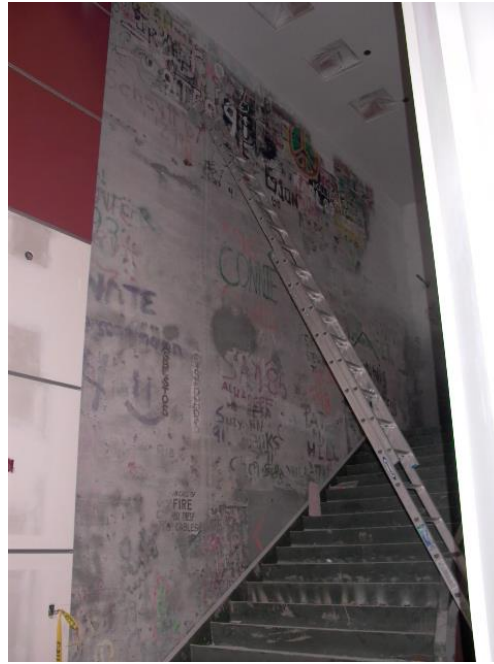
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21st Century Learning in an Historic Building
August 19, 2013



DESIGN

- Restore 1923/29 Original
- Demo Additions
- Convert former assembly room to entry commons
- Construct stand-alone theater and athletics buildings



Historic School Renovations – Garfield HS, Seattle

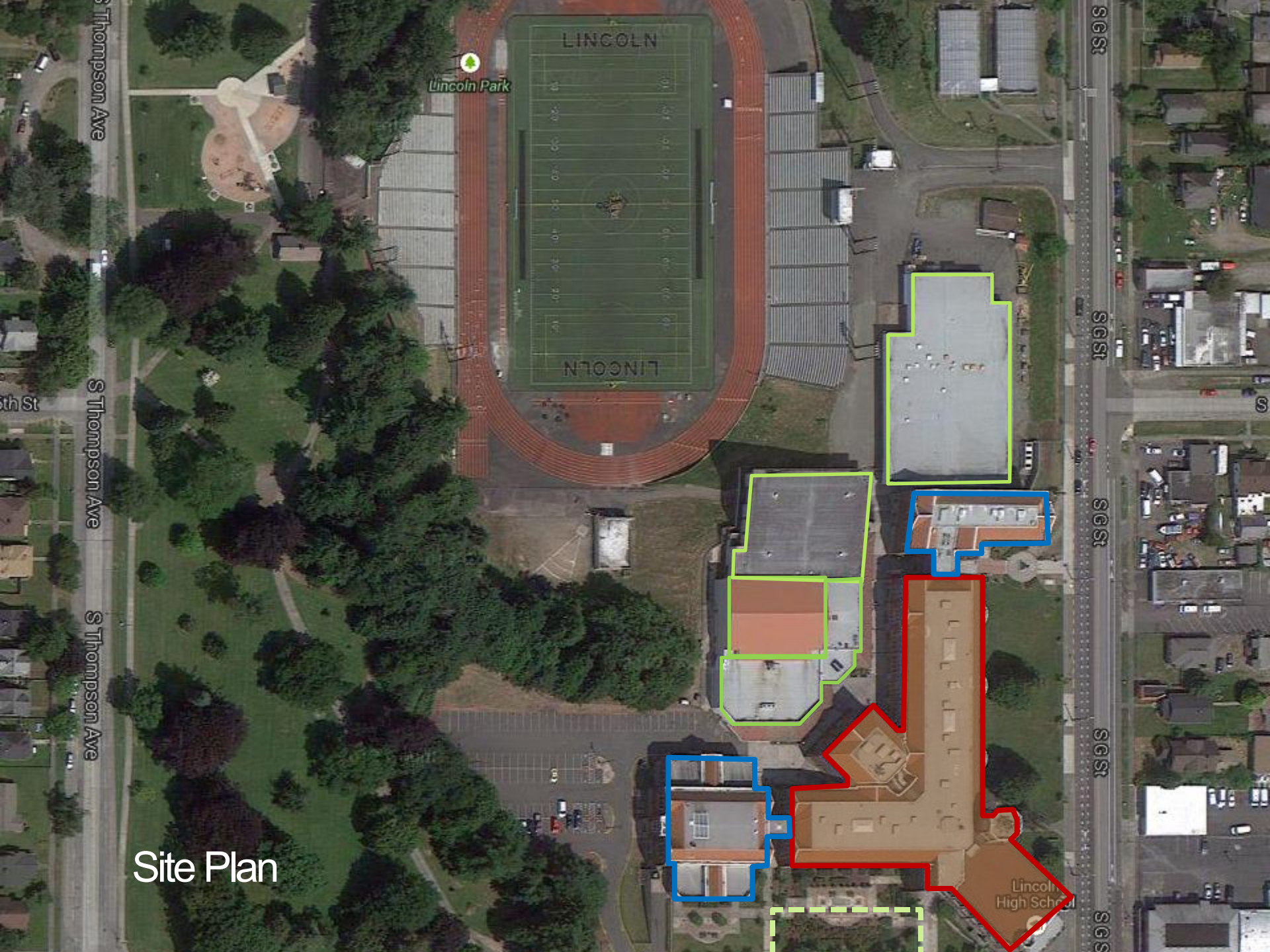




LINCOLN HIGH SCHOOL

TACOMA

Frederick Heath, 1915 Renovated: 2007



Lincoln Park

LINCOLN

LINCOLN

Lincoln High School

S Thompson Ave

S Thompson Ave

S Thompson Ave

SG St

SG St

SG St

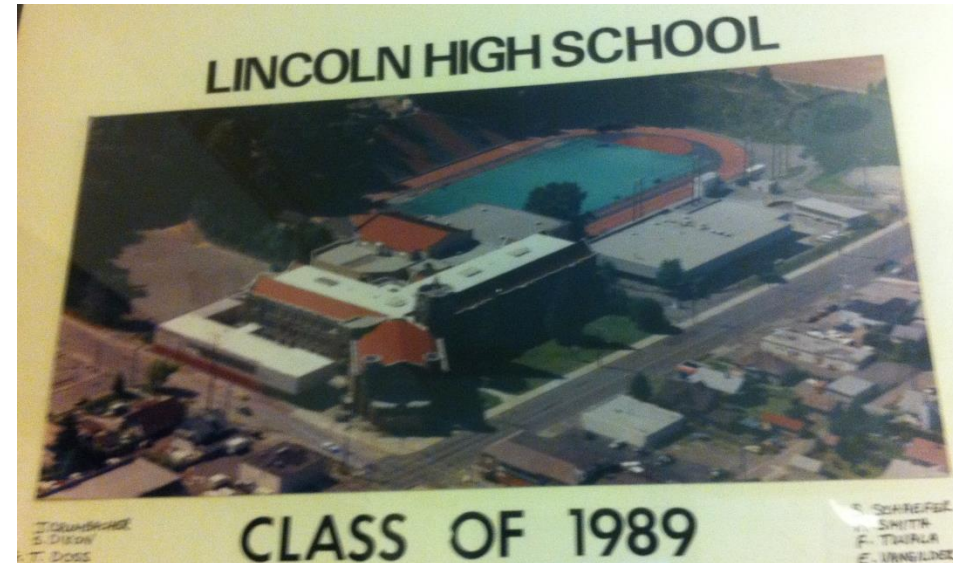
SG St

SG St

Site Plan

DESIGN

- Remove obstructing bldgs.
- Renovate original entry, corridors and clock tower
- Add Library Wing
- Renovate Science Wing



Suggestions on what works and what doesn't

- 1. Keep lighting simple, standard t-8 ballast type lights.**
- 2. Reduce how many types of fixtures you have in your building. Makes maintenance a night mare.**
- 3. Stair ways with high ceilings and uneven surfaces use wall mounted lighting. Need scaffolding to fix light.**
- 4. Your hall ways and high traffic areas put up 5 foot wainscot to protect from dry wall getting damaged.**
- 5. Make sure your exterior retaining walls are put at a reasonable height. Dirt removal cost are high, they will try and leave as much material on site. Put in small concrete curbing on steep sloop and dirt and bark all over walk ways.**
- 6. Stair ways take a lot of abuse use welded steel pipe railings with proper wall backing, wood will not hold up.**
- 7. Use quality heavy duty hollow metal door jambs. Your class room doors get the most use and so your hardware and jambs need to be quality and installed properly.**
- 8. Exterior metal on outside of your building for decoration has caused water leaking in side buildings, looks nice traps water.**
- 9. Fix all and floating floor compounds do not hold up at all Franklin floor tiles a mess. Polished concrete bullet proof.**
- 10. Single ply membrane roofing no good, like torch down with Dens deck insulation 3 layer system.**

- 11. Commons are popular meeting space at high schools they make them too high and the schools equipment will not reach to the ceilings to make repairs.**
- 12. Valued engineering on Roosevelt left the building with a lot of problems.**
- 13. Mc cable makes it impossible to pull circuits or add anything in a space.**
- 14. Really should ask for extra $\frac{3}{4}$ conduits in each class room for future power or data up grade.**
- 15. Plan for after school activities especially around the gym, gets used a lot. Want to be able to isolate gym from rest of school and still supply restrooms and access to gym area.**
- 16. Bath room fixtures stay away from acorn and Bradley; we have nothing but problems with both. Recommend Chicago push button metering faucets and Sloan flushometers. Note the electric and battery fixtures get vandalized stay away from this. Manual works the best.**
- 17. Heat pumps every 5 years you are replacing compressors. Great for cooling not so great for heating. Also placement of units you must be able to get to them to service, Franklin the pumps are buried throughout the building.**

- 18. Ground lighting fails in Seattle boxes and conduits fill with water never last long. Better off mounting your lighting for your flag on the side of the building.**
- 19. Placement of drinking fountains away from the gym floors. Have had water leaks and buckling floors.**
- 20. Isolation valves for drinking fountains bath rooms, science labs, and photo lab areas so you can work areas and not disrupt whole building when shutting down the water.**
- 21. Over hang and ledges on buildings become resting places for birds and they make a mess. Architect like steel roof covers that look good but become problem for maintenance keeping birds away from the entry areas.**
- 22. We all want green but the gardens on the roofs are hard to maintain. Sprinkler lines freeze in winter, dirt gets into roof drains and walking on roof shortens it life.**
- 23. Dropped ceiling are a problem, to low kids vandalize to high hard to work. Example Roosevelt put fancy wood panels been knocked out vary expensive to replace, keep in mind when designing.**
- 24. Backing for toilet partitions and stair wells and class room white boards. Important detail that is missed or poorly installed. Once tiles are on walls you have no good anchoring point for wall partitions and dividers. Hand rails for stair ways, and you need backing for TV brackets.**

Franklin a good example of no backing and a major cost to repair.

- 25. New trend is sitting areas for outside group meetings with the kids. Contractor will pour large concrete steps to use as benches. The skate boarders will wax and grind on the steps and make a mess. You are now putting metal edge plates to keep kids out of this area. Plan for the situation.**
- 26. Underground natural streams on your building site, deal with it before you build, Ballard High we had the side walk freezing over in the winter because the natural stream found its way past the construction and poured out over the side walk. Major cost to divert the water to the storm drain.**
- 27. Make sure all your foundations on an old existing site get proper water proofing and drainage. Garfield we have major problems with water in the boiler room. Back wall of kitchen area, do to water seeping into the building.**