



MEETING MINUTES DAG MEETING #6

OH PLANNING+DESIGN, ARCHITECTURE

Oh Project No.: 90031

Project Name: Portland Public Schools - Kellogg Middle School Replacement

Date & Location: 03/08/18 @ Franklin High School

Prepared by: Tim Ayersman

Present: DAG: (*: Present, A: Absent)

*Michael Burton (MB) A Danielle Meyer (DM)

A Alicia O'Brien (AO) A Kara Mortimer (KM)

* Scott Morris (SM) A Lisa Kensel (LK)

A Christy Thomas (CT) A Chuck Billedeaux (CB)

* Kathryn Schmidt (KS) * Brian Harper (BH)

A Stephen Karmol (SK) * Hannah Back (HB)

A Maija Anderson (MA) * Kyla Tanaka (KT)

* Sarah Richardson Green (SR) A Rick Toth (RT)

A Sarah Toth (ST) * Collin Cordoza (CC)

A Aron Goffin (AG) A Nathan Junkert (NJ)

* Tina Kimmey (TK) * 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: A Scott Bailey (SB) – PPS Board Member

* Mike Rosen (MR) – PPS Board Member

* Stephen Effros (SE) – Project Manager

* Rolando Aquilizan – Project Manager

* David Mayns – PPS

* Jen Sohm - PPS

A Scott Peralá (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 Peralá – Heery; file

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

Item 1. Update on Demolition

- A. The selected General Contractor's bid was for \$1.18 million. This was lower than the cost estimation had anticipated, the timing of the bids during the slower season for demolition helped increase the bidders and kept the bids competitive.
- B. PPS will have an event honoring the 100 years of Kellogg Middle School at the site. This will be worked out with the contractors schedule but is tentatively scheduled for May.
- C. The demolition and salvage of the buildings will occur from north to the south starting with the 1980 addition, then the 1917 building and lastly the annex. Once demolition is completed the Kellogg site will be an open field for 11 months before the new school construction begins. Groundbreaking for the new school is scheduled for 2019.
- D. Demolition scheduled to start in march and be completed in August.

Item 2. Review of the Community Forum

- A. The forum was well attended with parents of future students, past students of Kellogg, and neighbors. The forum was held at Franklin High School and overlapped a multicultural event to increase the attendance and outreach.
- B. The community identified priorities to them thru Dot Polling.

COMMUNITY ENGAGEMENT
PLACE YOUR STICKER IN THE BOX YOU FEEL MOST STRONGLY ABOUT. YOUR OPINION MATTERS!
YOU CAN ALSO FILL OUT A COMMENT CARD WITH ANY ADDITIONAL THOUGHTS.

WHAT SHOULD THE NEW KELLOGG MIDDLE SCHOOL REPRESENT IN THE COMMUNITY? PICK 2 MOST IMPORTANT:

Sustainability and Innovation	Student Diversity and Inclusion	Unique Identity / Neighborhood Focal Point	Community Program Spaces	Flexibility in Learning Environments
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WHAT BEST DESCRIBES YOUR FEELINGS ABOUT KELLOGG?

Excited	Concerned	Neutral
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DO YOU HAVE A CHILD THAT MAY ATTEND KELLOGG MIDDLE SCHOOL?

Yes	No
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WHAT ARE YOUR BIGGEST CONCERNS? PICK 2 MOST IMPORTANT:

Security	Noise	Traffic	Construction Impacts
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WOULD YOU USE THE GYM AS A HUB/REFUGE IN AN EMERGENCY?

Yes	No
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WILL YOU USE THE SCHOOL AFTER HOURS? FIELDS, PLAY, GYMNASIUM

Yes	No
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KELLOGG MIDDLE SCHOOL
PORTLAND PUBLIC SCHOOLS

Oh

- C. It was asked what the boundaries for the new Kellogg Middle School would be.
 - I. The boundaries have not been defined yet. This will be determined by groundbreaking.

- D. It was noted that the DAG comments had made an impact to the design process which was reflected in the presentation boards at the forum.
- E. There was a high interest expressed at the forum for earthquake resilience.
- I. The gymnasium and performing arts portion of the building are being designed for immediate occupancy, while the learning suites are design to endure an earthquake and provided safe exiting. The City does not have centers identified for post-quake events, the gymnasium will be able to be used for this purpose.

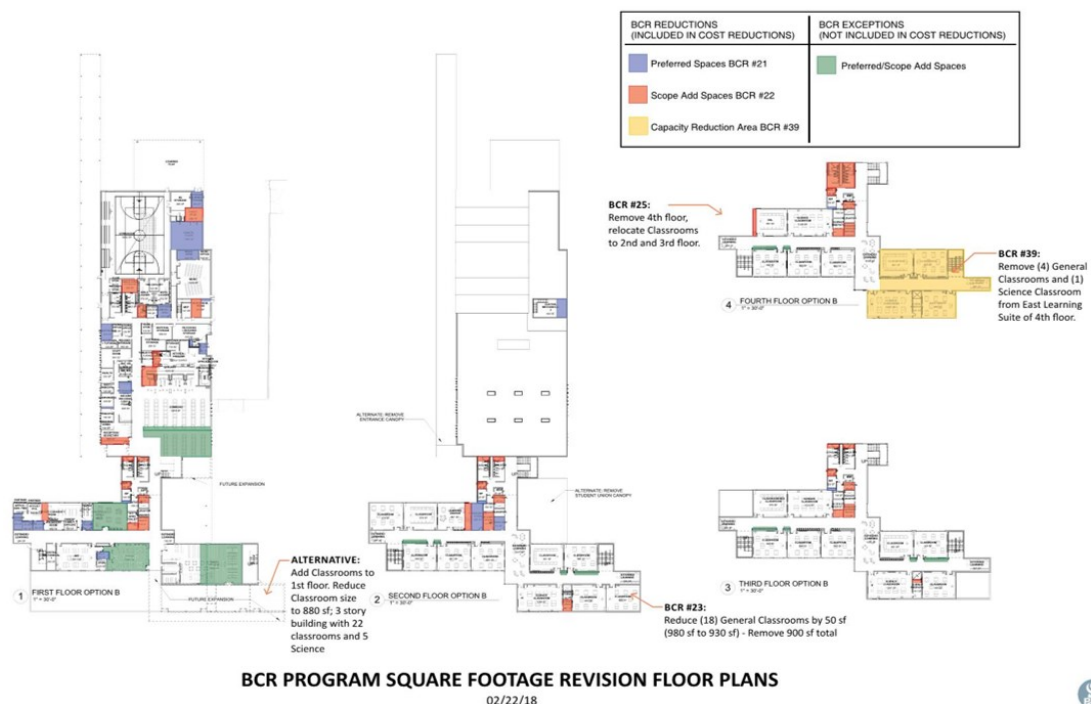
Item 3. Schematic Design Budget Cost Reduction

- A. As expected the Schematic Design (SD) cost estimate came in over budget. The budget cost alignment options have been reviewed and approved by PPS. There are some items that are outside of the budget currently but will be carried into Design Development (DD) in order to refine their cost more and see if they can be incorporated within the budget at the end of DD.

Kellogg Middle School Budget Cost Reductions (BCR) Summary							
	Construction Budget	SD Estimate	Proposed Budget Cost Reductions (BCR)	Revised SD Estimate w/Approved BCR (YES + ADD ALT)	% OVER (Revised SD Budget)	Difference (\$) (Revised SD Budget)	SD Notes
Grand Total	\$33,725,000	\$46,738,275		\$32,900,785	-2.44%	(\$824,215)	
BUILDING and SITE Total	\$29,630,041	\$41,682,642		\$28,880,101	-2.53%	(\$749,940)	Does not include demo
ESCALATION (8.08% for Estimate)	\$2,408,923	\$3,369,597		\$2,334,648			
OFF-SITE IMPROVEMENT ALLOWANCE	\$500,000	\$500,000		\$500,000			
DEMOLITION	\$1,186,036	\$1,186,036		\$1,186,036			
BCR Total	-	-	\$13,409,691	\$12,802,541			

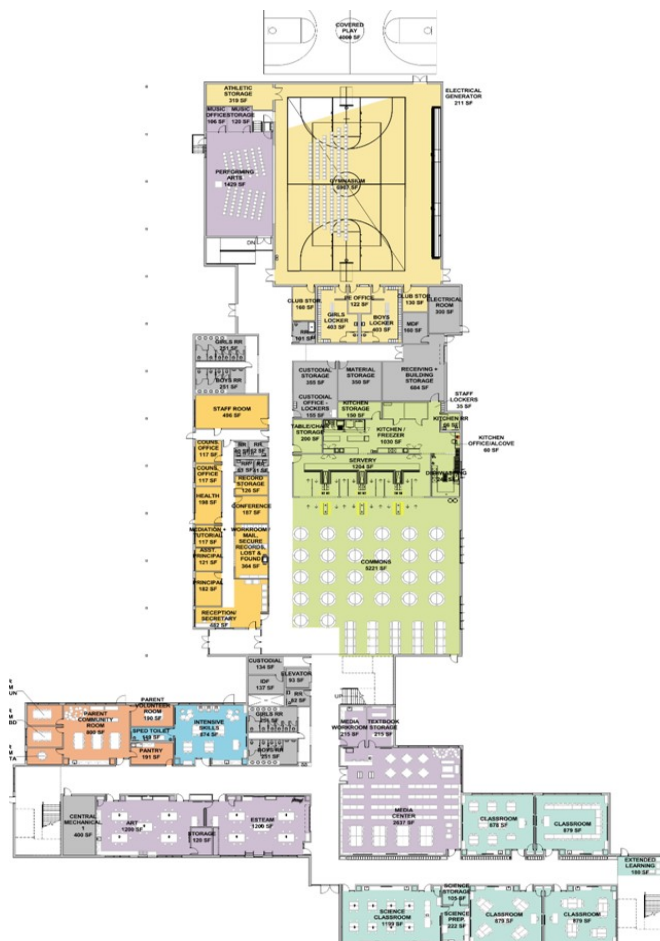
Budget Cost Reduction Summary

- B. The building was reduced in size thru efficiencies in design and reduction of added spaces and square footage.



Budget Cost Reduction – Floor Plans

- C. The nature play is in the “maybe” column.
 - I. PTA fundraising and/or Harper’s Playground may be an option for the nature play.
- D. A DAG member expressed concern for the removal of the added Psychology room due to the recent events in Florida schools.
- E. The bus loop and parking count has been reduced down to their required capacity with the potential for future expansion of the parking. The original design showed the maximum allowed.
 - I. It was asked if there is possibility for dedicated bike storage, showers, and locker rooms for the teachers. This will be reviewed but will have added cost that would reduce the intended cost reduction.
- F. The square footage of the classrooms has also been reduced down to keep the total number of classrooms the same. The school had been designed for a capacity that was larger than the required educational specifications call for. The cost savings now has the school aligned with the intended capacity.
- G. There will be two more cost estimates done, one at the end of Design Development and another one during the Construction Documents phase.
- H. The Floor Plan for the school has become more efficient and a overall better design.



First Floor Plan



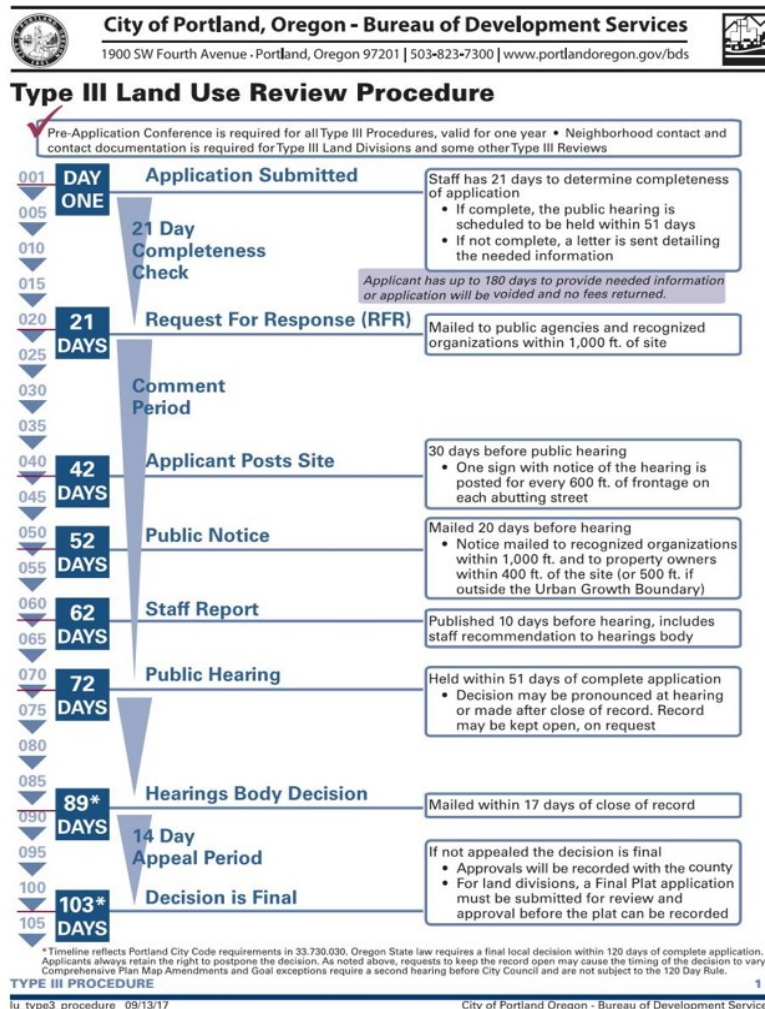
Second Floor Plan



Third Floor Plan

Item 4. City of Portland Conditional Use Update

- A. The Land Use Review Process was discussed. The application will be submitted in April (Day One), Responses will occur in may (Day 21), the Public notice will be in June (Day 52), the Public Hearing in July (Day72), and the final decision will be in August (Day 103).



- B. DAG members requested to be kept updated on the process so they could attend the hearing and/or submit written testimony.

Item 5. Comments and Discussion

- A. It was noted that Foster streetscape is planned to be turned into one-lane and how that might impact the project. The Districts traffic consultant will review the expected traffic at Powell.
- B. It was asked how the Storm Water was intended to be handled. Stormwater maintenance is to be 100% on site per the City requirements.
- C. DAG member requested info about safety improvements to Powell specifically at crosswalks. The crosswalk at Kellogg will be reviewed and will be upgraded if it isn't meeting the latest City standards for safety.
- D. Could you notify us when boundary committee is scheduled?
- E.

Item 6. Action Items

- A. The Next meeting is April 5th 2018, location to be determined.
- B. PPS and OHP+D to look into options to get student input for the new Kellogg Middle School.
- C. Tamara to send to the DAG team the updated matrix with DAG comments from this meeting (DAG #6)
- D. Steve will contact the DAG members once a date is set for the demo ceremony.
- E. Once information is available on the next boundary committee meeting Steve will inform the DAG members.

END OF MEETING MINUTES
