

Allamen

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The following interview was conducted on behalf of the oral history program of century high school, the interviewees name is ~~Orville~~ <sup>Orville Alteman</sup> Allamen the interviewer is Amber Van Winkle, the interview took place in the office conference room of Century High school, on Tuesday may 21 2002 at eight o'clock.

When did you first become involved with the design and construction of Century High School and what was your role?

probably in about 1990, late 1990 1991, I was the director of facilities matnence for the school district. I played a key role in the designee and construct-ability of the building.

Construct-ability?

Construct ability; Type of finishes, were we gona build it out of wood were we gona build it out of steel, and I made a lot of those decisions based on the criteria the school board had given, the administration which at that time was ~~Brittany~~ <sup>Nikki</sup> Squire and Stan Miller in that direction at that time was that we were to create a building that would last a minimum of 70 years, and so I started working on types of building materials that would be acceptable than passed that information on to our architects, who we chose shortly there after in the spring of 91 and that was Malem architects .

how did you choose the architects?

we did a request for proposal and advertised that in all the local papers, the Argus the Oregonian, the daily journal of commerce. We received in excess of 10 requests for proposal, from 10 different firms or more, the exact number I don't remember, we narrowed that number down to 3 firms and interviewed and 3 firms and chose Malem <sup>Mahlum</sup> architects. At that time there name was ~~Malem north~~ <sup>Mahlum North</sup> since then it has been changed to Malem <sup>Mahlum</sup>.

What was the relationship between the designee of the building and the educational program, how do the ascetics work into all of that?

we always use a team approach, or a partnering approach. when I say we the administration chose a team of teachers that numbered near 25 people. we had perversely had meeting with the architects, the architects had meetings with tall the designated

department heads throughout the district in other words they intervened some people from the language arts department, some people from the science department and we, the architects them created a wish list and brought that back to the group of 25 and we had a series of meetings. what came out of the meeting was the basis of the design.

are you aware of any design features that have been particularly successful or perhaps unsuccessful.

you need to understand that I am a facilitator not an educator so what we did at the end of the project and at the end of the first year the school was open was we had meetings with Phil Barnack who was the opening principal at the school and his staff and we took input from them as to what was successful and what was not successful. off the top of my head I can't remember anything that was a complete disaster or unsuccessful. there were items that they brought up that counseling offices should be a bit large, they thought that the auditorium worked well that the gymnasium worked well other than the lighting that we put in, the windows that we put in on the north wall they needed to be shaded there was too much sun at times you couldn't have programs in there you couldn't show large projectors in there because of the daylight. That actually has been an ongoing problem in there and I believe we just motorized a curtain system in there recently that hopefully has taken care of that. overall I believe the Teachers and staff of the building would say that the building is a success.

are any of those things being changed in the construction Liberty?

yes. commons is located a little farther away from the administration, that's one of things that was pointed out, sometimes the administration area of Century gets a little overwhelmed with noise from the commons so we've distanced it a short distance farther away but at the same time it is going to be able to be viewed by the administration and be very well managed. we've changed some educational things at Liberty and that is that there is going to be some counseling areas out in the student teaching area versus all just in one central location to give students better access to the counselors during the day; that's probably one of the main changes. Also we're making the gymnasium larger but that is not due to any faulting of Century or any problems with Century that was another district and school board decision to make larger gymnasiums, we may some day get out

of the arena of renting space for kids to graduate. it costs a lot of money for kids to graduate every year when we have to go to Portland and rent facilities and liberty facility their gymnasium is scheduled to seat 3,000 which is almost twice what century's is, so we believe that well be able to save a lot in the long term for the school district with that gymnasium.

Was the building completed on time and at costs?

The building was completed ahead of schedule, about two weeks ahead of schedule and it was completed at cost. now we, the at cost is always a number that we strive to reach several times during the construction fazes and designee fazes as we bid certain portions of the project the building was over budget then we had to go back and we had to look at taking more brick off the building adding block, adding stucco to balance the project. that was the main peace we used to balance the budget out. In the end we actually came in on budget and then had enough money to purchase the grandstand that we put in two years after the building was opened.

I've seen one of the binders that has meeting minuets that kind of thing from a lot of the planning and working with the architects and stuff, and there is endless space adjustments how do you decide what you are going to adjust and how you are going to do that?

we start out the a basic of a core curriculum for the building. perversely I said we met with all the department heads, the department heads told the architects approximately how much space they needed. as we start drawing the space and we put walls in and we put corridors in those spaces always have to adjust some of them adjust up some of them adjust down, it's a continuing saga actually until we get to the working set of prints and at that time then the prints are cast in stone and that is where we start building, so there is several different fazes to get to that construction set of prints and the first one is, is the ideas that all of the department heads have, and if the architectural firm is a good firm they will listen vary well, they will write everything down and they will designee something that

we can not afford because all of us always want the best and the best is something that using public dollars we can't afford. so then we move into designee development and that is where we start crunching numbers and making spaces smaller and making other spaces larger, finding that all of the kitchen equipment that is needed to cook for the number of students here doesn't fit so we have to give the kitchen more space, where we going to get that space, the budget only allows for x amount total square feet in the building, so there is give and take the principal and the educators are highly involved in those decisions who can do with ten squad feet less who really dose need more space , the science labs in this building, instead of having a biology lab and a science lab and a physic's lab all the labs were built exactly the same with the same equipment and that gave us flexibility with something that was fairly innovative at that time, I think all the high schools that were built in Oregon today have that so we were pioneers in a lot of the concepts the teachers, instead of having departmental offices we had cross sections of teachers who taught in those pods or those wings that was also somewhat innovative in Oregon and were continuing that it's the flex ability, and this school actually is a pioneer in the block scheduling which is, has come out of the designed of this building.

I understand that each of the grades be taught in different pods in different places in the building, almost like a school within a school and that dream really hasn't been realized yet was there anything in the facilities planning, when you guys realized that this wasn't going to happen or was that more of an educators deciding what they were going to do with the building.

That was an educators decision, the building is built so it can happen that is why there is science, language arts, and computer labs in each one of the pods or student wings. the only thing that was not replicated was that you can only have one gymnasium and one music center, one arts center... well you could if you could afford it but we could not afford it so kids would always travel to certain classes regardless if you stayed in one pod for four years or not. That ended up being an educational decision and I think that the block learning is moving closer to that and may happen someday. again that's an educational decision not a facilities decision.

going to back to construction, was there any major surprises along the way as you

were building

There's always major surprises even when we plan to the T something will come up, one of the things that everybody notices is that yes you have an orchestra pit but it's a vary small orchestra pit the problem orchestra pit is that this sight originally we felt was ideal the elevations that we set for this building was ideal and that we shouldn't have any ground water problems we started excavating for the orchestra pit and actually hit a vein of water that we could not pump out that we could not stop from running and we actually had to fill the pit in and make it smaller because we did not have to dolors to actually divert the water, it would far exceeded any of our budgets to do that. I think that was one of the largest problems, more surprises as we built this. another one was that if you really take a look at the boards that Christy found this morning on the building you actually have three buildings all connected by hallways, this was a vary difficult building because none of the lines of the building are strait lines the buildings are all cocked or canted a little bit so as they, as the contractors started to lay out the building it just was a nightmare for them to get everything all hooked up and even thought all the floors, as they erected the steel, all of the floors lined up perfectly and the hallways lined up perfectly, we had a roof section that did not line up and actually for what ever reason came out about two feet difference in elevation so we had to work with out roofing contractors and our general contractors to resolve it and we did that by building that section of additional ridded insulation and if you were to go up and walk the roof today you would never know it was there. Although I know that it is there and is actually almost two feet difference in the elevation at one of the joints in the building.

down on the north end there was some repair work that was done a couple of years agow because of some water damage. do you have any information on that?

one of the problems that arose after the building was built was water infiltration thought a product called effuse is in the north courtyard. we researched that and we could not find the reason the water was penetrating. the wall sections were built in the manner that the architects had designed them, we went to the drywall finishers institute and they

said that the walls should not have leaked, so we had to go in to and before we had a mold problem we had to stop the water. So we tented the walls with some plastic and found a product that is actually manufactured by Dupont and we actually covered the walls and covered all the expansion joints of the walls with a product by Dupont and stopped the water infiltration prior to any problems with mold or anything else in the building. since them a lot of other folks who have used effuse (product name) have had water problems in the construction industry and so effuse is not a product that is used wildly any more. at the time was a product we felt would work and for whatever reason it didn't.

on building cost. the first bond attempt failed what exactly had to be scaled back, what had to happen?

well the first bond attempt was in 1992 and you need to realize several things. in 92 the economy was just starting to come out of a recession we had in that first bond a renovation of Hillsboro senior high a vary large addition it Glencoe high school and then the vary large amount for this school that bond amount was in excess of fifteen million dolors and tax payers just did not think that that was a good idea. and defeated the bond, DR. Stanley miller and Betsy miller who is not an assistant superintendent, worked vary hard I worked on their committee we went out to the public and said what do you want us to do? and the public says scale the bond back don't try and do all of this at once, lets take baby steps and you folks prove to us that you can handle a bond and do a good job. so we went back we had several vary vary large meetings, community meeting and deicide that we would only go for this building plus some inflation, 2 year inflation factor. we prepared the bond and had 16 community meetings and the bond passed vary easily. we did a good job managing this bond this was a vary successful project the school district won awards the staff and students have raved about this building, that it is a good building and so that actually set up the next bond which was 2 new elementary schools and a renovation of Hill high and that bond passed vary easily also and now we have the larges bond that we've ever passes which is a ninety-eight million dolor bond but at the same time we told the voters that we would only come back every 4 to six years and we will do a good job.

Liberty high school which is going to be some competition to you guys in a few years is on schedule it is on budget our elementary schools Himlay will open this year it is on budget and on time, and we are breaking ground for replacement of Which hazel and I believe that, that this bond will be a success and that we will move forward with a bon in 04 for a middle school and another elementary school in the least.

Why do you think that building won the prestige award?

because of the team work and we had what I believe is one of the best architectural firms for schools, they have a vision within their firm that has people that have been educators they know how to listen as I said they wrote everything down and you say all the changes they had to work through we built a vary fundamentally sound building, the building is vary flexible we didn't do, the district so chose not to do the contained pod 9th 10th 11th and 12th graders as a originally thought, at the same time block schedules in this building has been a great success, kids like the block scheduling and I thing that, I think that it's all dome by teamwork.

did you plan for century's role in the community and what is your perception of that role?

I don't understand the question

In planning the building did you consider the role it would have in the community that surrounded it?

OK we did. we knew that the building was going to be 2 blocks off of one of the major highways in western Washington county, we knew and we actually partnered with Fred Myers to build the street that Century is located on we also worked with the community, Part of the northern edge of the Century Property is actually a water swell for not just this building but a vary large area of the community the retirement center just

south and west of the school the Fred Myer development and the property between all of the storm water is always cleaned on the century sight so we are part of the neighbors we wanted the building to be seen we wanted the building to be a distinct center to the community a focal point the building is used just numerous times every month by community home owner's associations, the city of Hillsboro the county uses it the golf course uses it for overflow parking for their big golf tournament that they have every year we have ample parking we have space that we designed into the building and we took comments from the public and said that we want to be able to use spaces within the building and so I think that the school board and the superintendent at that time listened very well and gave us clear direction that we are going to be part of the community and we lead our architects down that path to insure that.

kind of a personal question I guess, what's the most interesting part of your work and the most frustrating?

the most frustrating part is that I don't ever have enough money to build what this district needs for the kids the most enjoyable part is that what I am doing, what I have done as facilities director for many years for the district I had the role of maintaining the buildings but when we were able to go in to the building program I was very pleased that Dr. Miller and Briny Squire and Joe Rodregas included me within that. I think that although I am not an educator I can assist in building long term buildings that look good that have comfort level for the kids to learn in the staff to work in and I know that when I go home at the end of the day that kids are benefiting from what I do and I think that that is the most pleasure I have and even though my name does not get in on these buildings again that's just the things school board or the superintendent I work for the superintendent but I think that in the long run I know in my heart that when I retire here in a few years, I will have built 5 or 6 or 7 buildings for not just for one child but for but for hundreds of thousands of children who will be educated in these buildings in the years to come.



what was the vision of Century that you began with and how do you think the building has for filled that?

the vision was... that we needed to construct a space that was friendly that was light that was varied that had natural light coming into all of the classroom spaces. and I think that that was a phalange to build a building of this size. you can't build a grate big long building, we could have done that but it would have taken 10 minuets for kids to get from one end to the other and when you get in six or seven periods a day you would be wasting in excess of hour, hour and a half between classes, so we had to work vary hard to compact the building yet keep the openness the wide hallways the light that enters in tot the hallways from light wells on the stairs those are the type of things that we had to work really hard on to get the configuration the building so it would work. and I think that we have for filled that vary well.

and ending with the infamous open ended question. is there anything else you can think of that think of that I haven't asked about that would bc important to the project?

I think that this building set a basis in this community, that this school district was here that we listened to the community and that we managed their funds vary well and I believe that that's the bottom line of the success of the bonds that come after this and we listen to the success of the kids go to this building and will continue to live here and that they will support this school district that's it.

thank you

your welcome