



QUATTROCCHI KWOK
ARCHITECTS

November 8, 2016

Edison Elementary School – Measure I Bond Project

Site Committee Meeting #3 Notes

Attendees:

Brenda, AUSD MOF Project Manager
Sharik Kahn, AUSD CBO
Rob Slauson, Edison Principal
Jen Howl, Edison Teacher and Union Rep
Rob Filary, QKA
Nick Stephenson, QKA

Notes:

1. Jen Howl stressed thermal comfort as the top priority. QKA walked her through the strategies incorporated into the design.
2. Jen also expressed her concern about the community being involved with the fencing process. She mentioned this is not a concern if Proposition B passes.
3. New Principal (Rob) was already briefed on the design scope by Robbie Lyng. He asked if the design was on Budget. NS indicated that grayed out priorities (slide 3 in today's presentation) are not funded and not currently included, black items on the slide are included within the budget.
4. Fencing will be coordinated with modernization project (this project).
5. Principal Slauson asked about the operation of window and blinds. NS and BP explained the idea of having a hopper type window that opens into the classroom for increased security in the event that windows are accidentally left open overnight. The hopper windows will need to be closed if blinds are drawn down to the sill.
6. Since the window opening is fairly high, BP expressed that perhaps the lower (middle) window should be operable and directed us to proceed with that approach.
7. Principal Slauson requested interior windows with shades in the Principal's Office and Nurse Room. QKA confirmed that interior glazing was not shown in the drawings, but it was indicated in the Schematic Design specification narrative to be included in the budget.
8. Principal Slauson would like to incorporate the Conference Room into his office to accommodate large meetings of 6 to 8 people and use the left over space as Storage or a small Itinerant Office.
9. When discussing the temporary housing during construction, it was suggested to start by remodeling the existing Media Center during the summer, move the Administration staff over upon completion, and then work on the new Media Center during the fall. An empty classroom space will be designated as the Media Center in the interim.
10. The perimeter fencing installation should start in about 6 weeks.

11. Discussed the potential to add operable windows to existing transom windows above doors at classrooms. QKA to investigate if this is feasible in the budget.
12. Principal Slauson discussed the potential of relocating the Kindergarten classroom to the Pearl Street wing and installing a play area between the outdoor corridor and the new fence line. Tree roots could be problem. NS indicated that tree removal and new surfacing is not in the current project or budget and would need to be a future project if funds are available.
13. Budget: Project design as present falls within the current budget as established for Edison in the Board approved Implementation Plan B.
14. Schedule: QKA presented the following tentative schedule. Times may shift based on the decision making process and approvals.
 - a. Board Approval: December 13, 2016
 - b. Design Development and Construction Documents: roughly December 2016 – June 2017
 - c. Agency Approval and Bidding: roughly June 2017 – February 2018
 - d. Construction target to begin: Summer 2018
15. While walking the campus, the existing blinds appeared to be in good condition since they were replaced in the previous Bond. QKA was directed to reinstall the existing blinds rather than providing new Mechoshades.
16. Next Steps:
 - a. Make minor adjustments to the Administration layout as discussed above.
 - b. Prepare Board presentation and send draft to Brenda 1 minimum week prior to board meeting.
 - c. Present Schematic Design to Board for approval.

End of Notes

[illegible]

Edison Elementary School Modernization

Site Committee Meeting #3

November 8, 2016

ALAMEDA UNIFIED SCHOOL DISTRICT



QUATTROCCHI KWOK
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Agenda

- Goals and expected outcomes for today's meeting
- Recap Site Committee Meeting #2
 - Review Scope Priority List
- Review Design Scope
- Discuss Budget and Prioritize
- Schedule status
- Next Steps

Priority List and Budget (Priorities developed during Site Committee Meeting #1 on June 6, 2016)

Top Tier - Necessary/Code Requirements

- Fire Alarm
- Site Accessibility
- Power capacity/distribution

Second Tier - Must haves:

- Classroom Thermal Comfort - New Windows and window Shading
- Shade in courtyard
- Power to classrooms (capacity and outlets)
- Security: reorienting main school entrance
- Water piping upgrades. Improve plumbing for water in classrooms (room 4 particularly)
- Improve classroom acoustics
- Storage for kindergarten motor fitness and for music

Third Tier - Others:

- Improve classroom lighting
- Improve or replace clock/bell/speakers/phones (VoIP)
- Increase staff toilets
- Music Classroom
- Painting
- Storage hook "alcoves"
- Remove "slanted wall" at presentation wall
- New or repair stove in staff lounge
- New flooring at Portables

*"It is likely that we can't
afford all of the items listed"*

From Site Committee Meeting #1 Notes, June 6, 2016

Priority List and Budget (Scope Provided)

Top Tier - Necessary/Code Requirements

- Fire Alarm
- Site Accessibility
- Power distribution/Technology

Second Tier - Must haves:

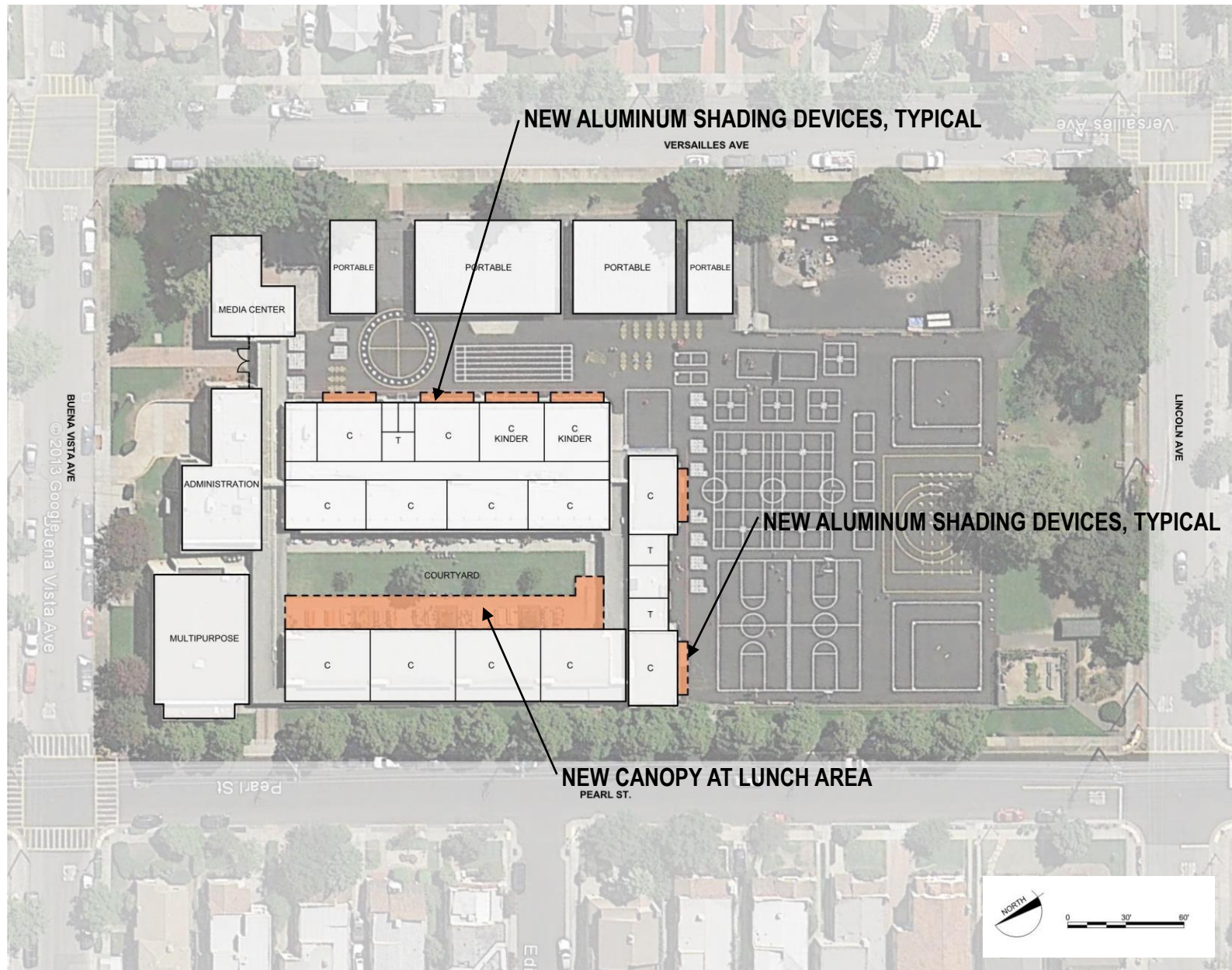
- Classroom Thermal Comfort
 - a. New Classroom Windows
 - b. Exterior Sunshades
 - c. Interior Roller Shades
 - d. Canopy in courtyard
 - e. Mechanical:
 - Administration Building (new VRV system and HVAC distribution)
 - Media Center Building (new campus Boiler and HVAC distribution)
 - Classroom Buildings (new exhaust and ventilation)
- Power to classrooms (capacity and outlets)
- Security
 - a. Perimeter fence
 - b. Administration/Media Center Reorientation
 - c. Security Cameras/Alarms Infrastructure
 - d. Classroom Door Hardware
- Improve Classroom Acoustics

Third Tier - Others:

- Improve or replace clock/bell/speakers/phones (VOIP)
- Increase staff toilets

Campus Plan | Existing Conditions





Existing Conditions | Thermal Comfort

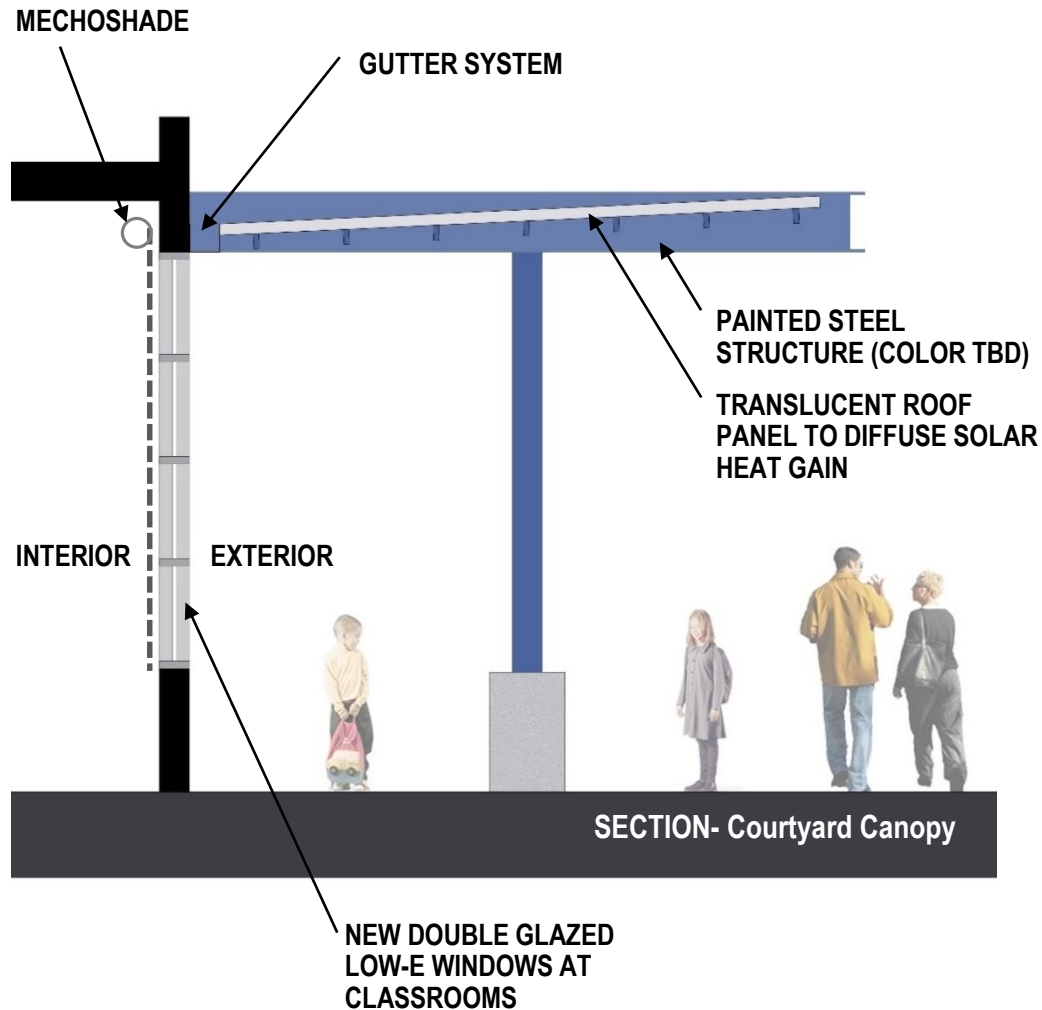


2014 COURTYARD

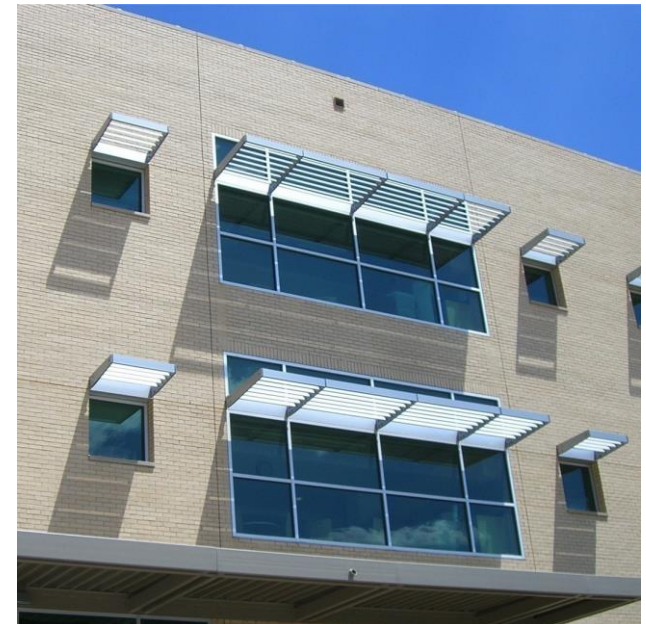
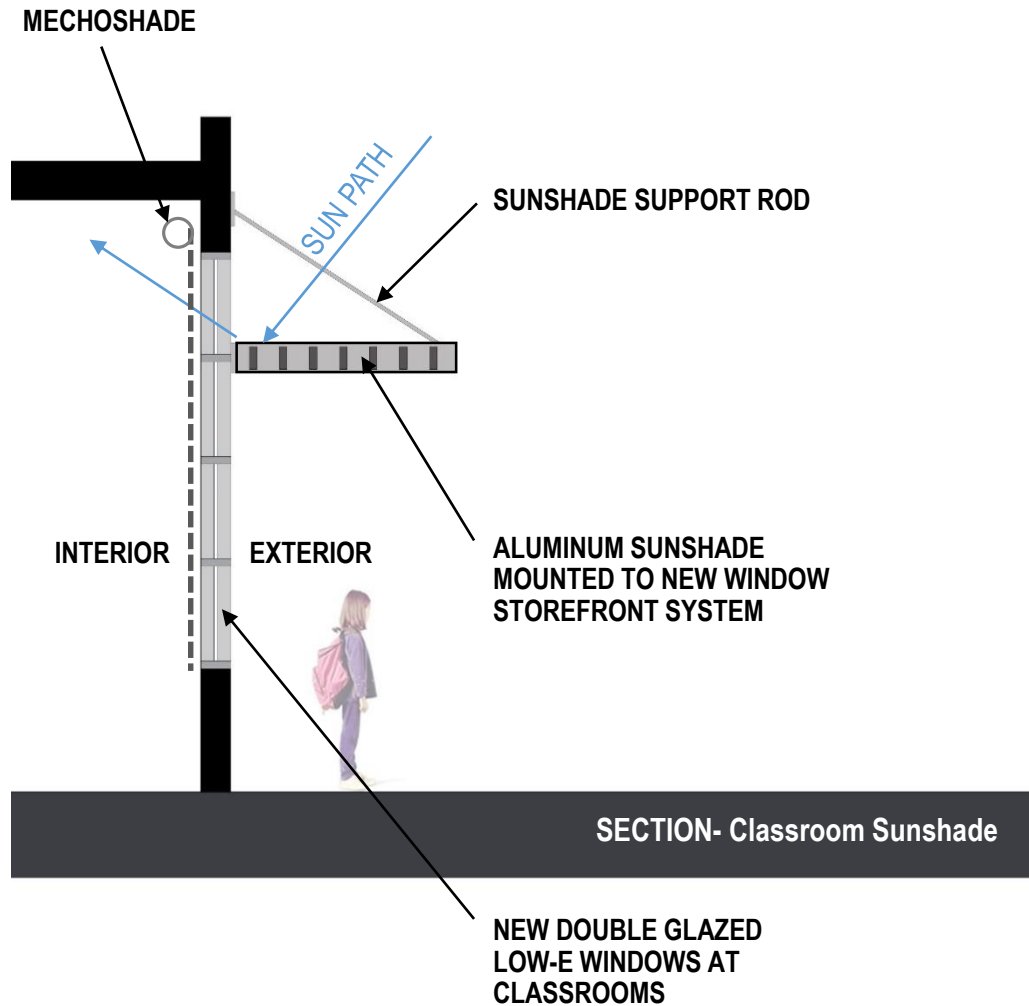


2016 COURTYARD

Proposed Shading Devices | CourtyardCanopy



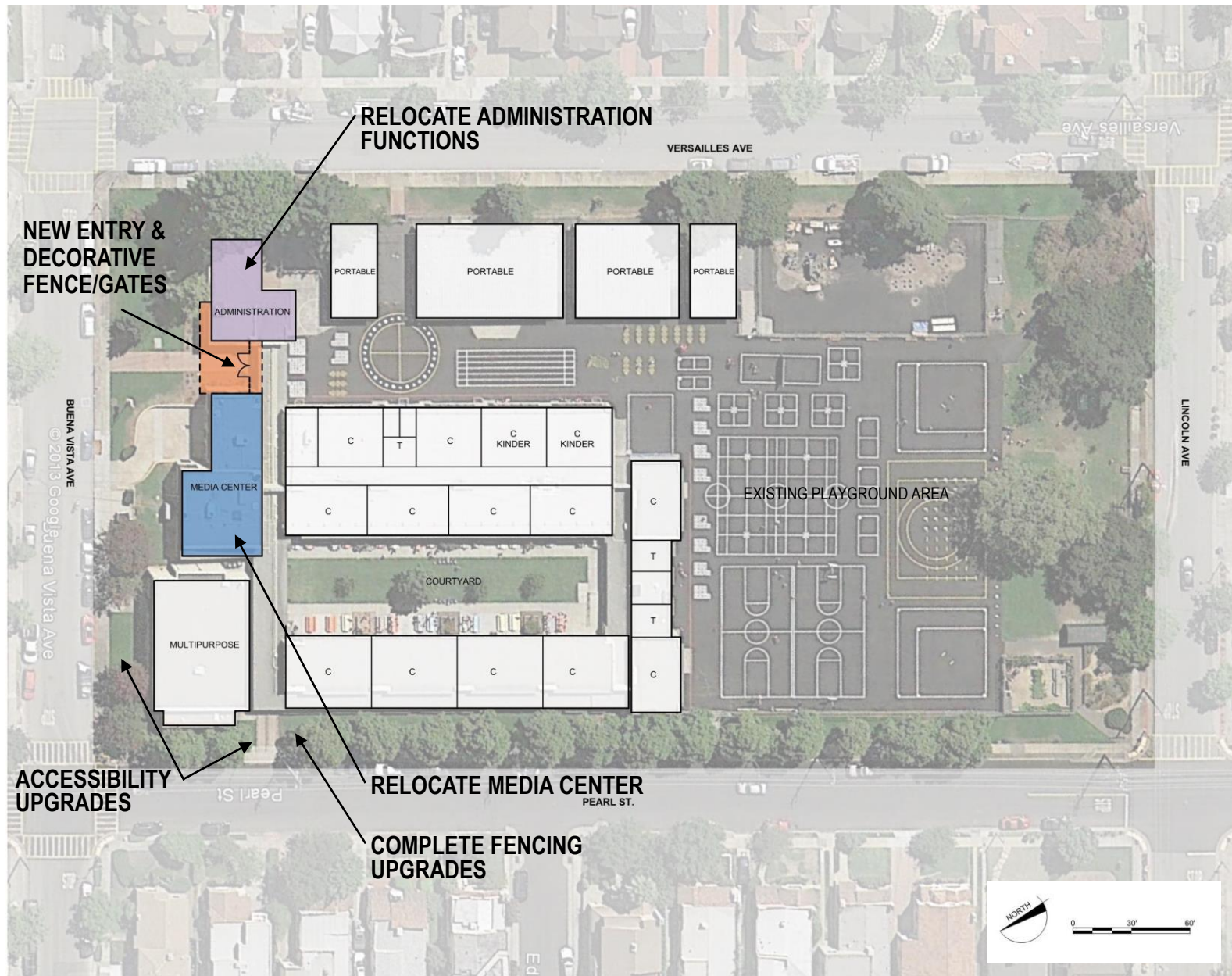
Proposed Shading Devices | Classroom Canopies



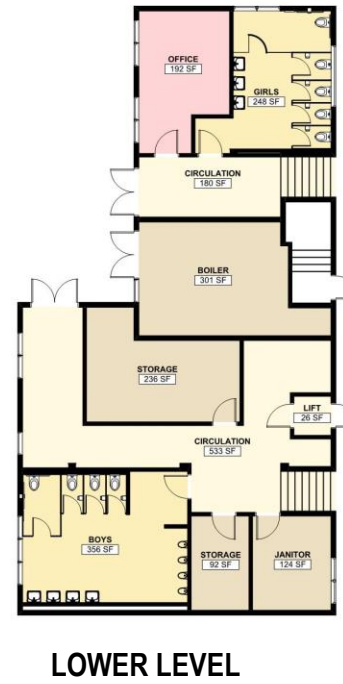
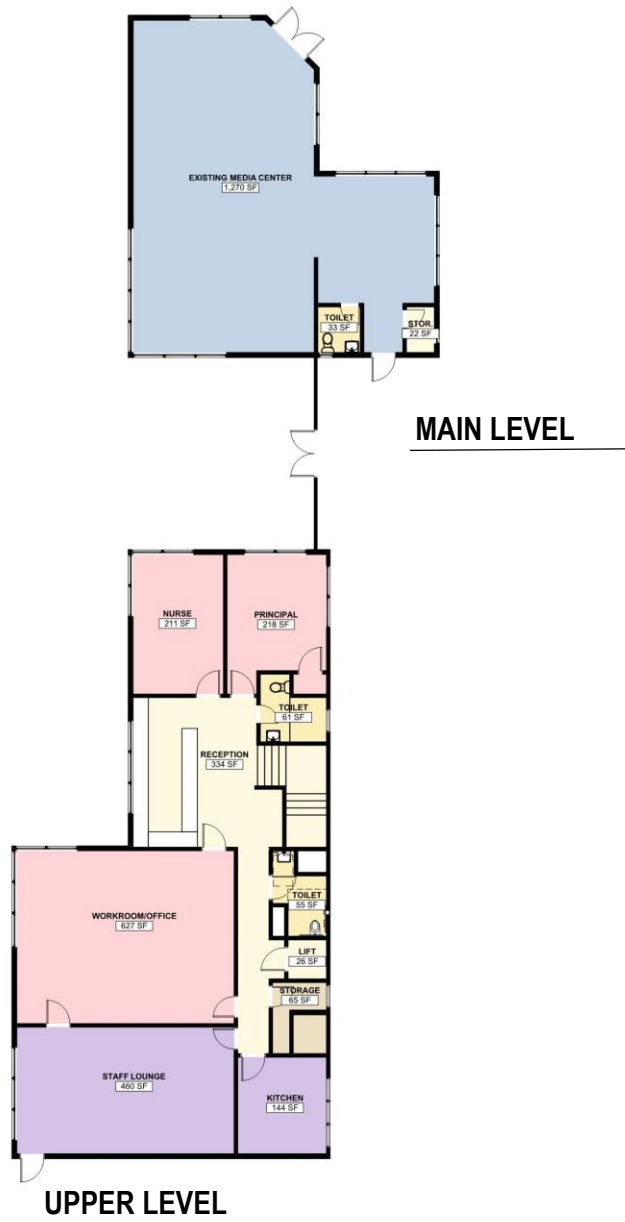
Campus Plan | Existing Conditions



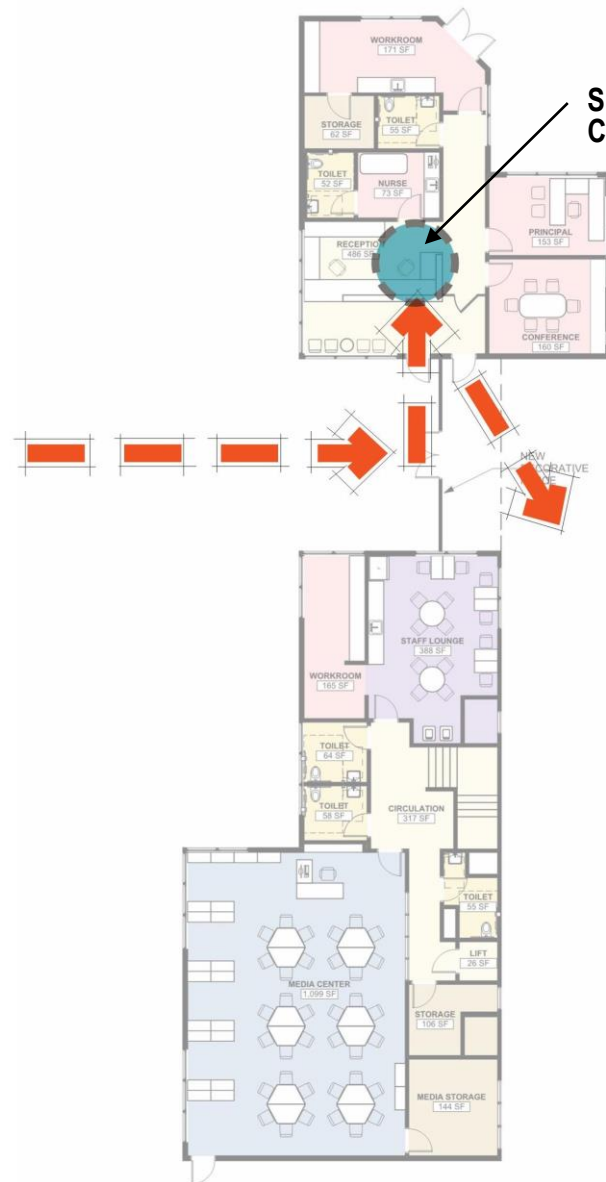
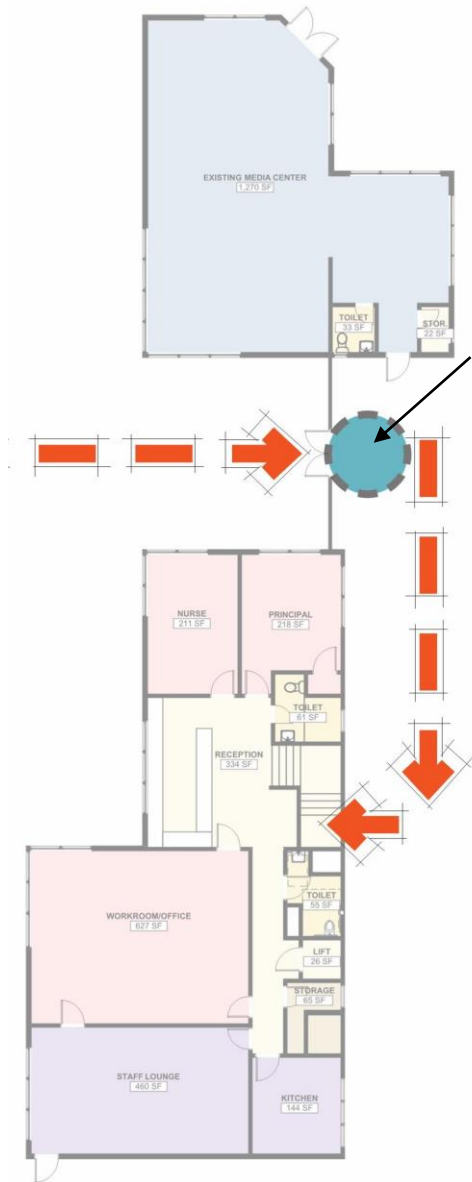
Campus Plan | Improved Safety and Security



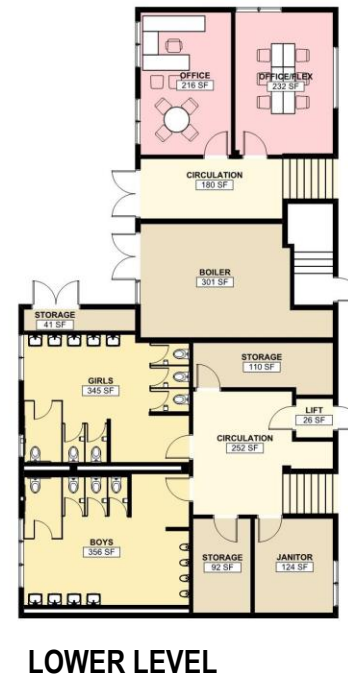
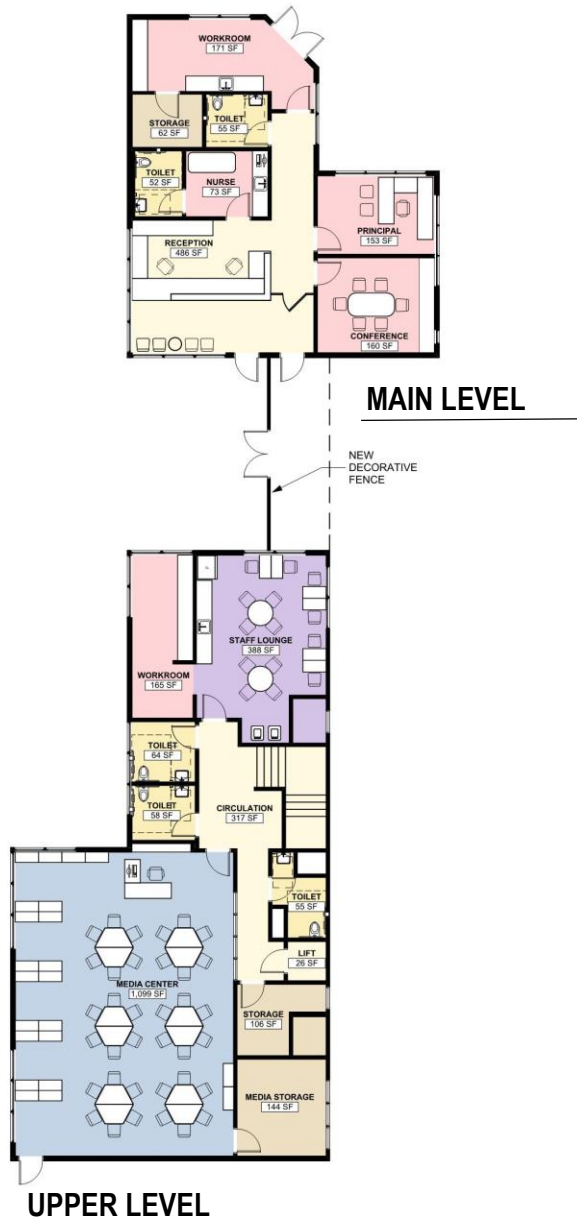
Existing Administration and Media Center | Floor Plans



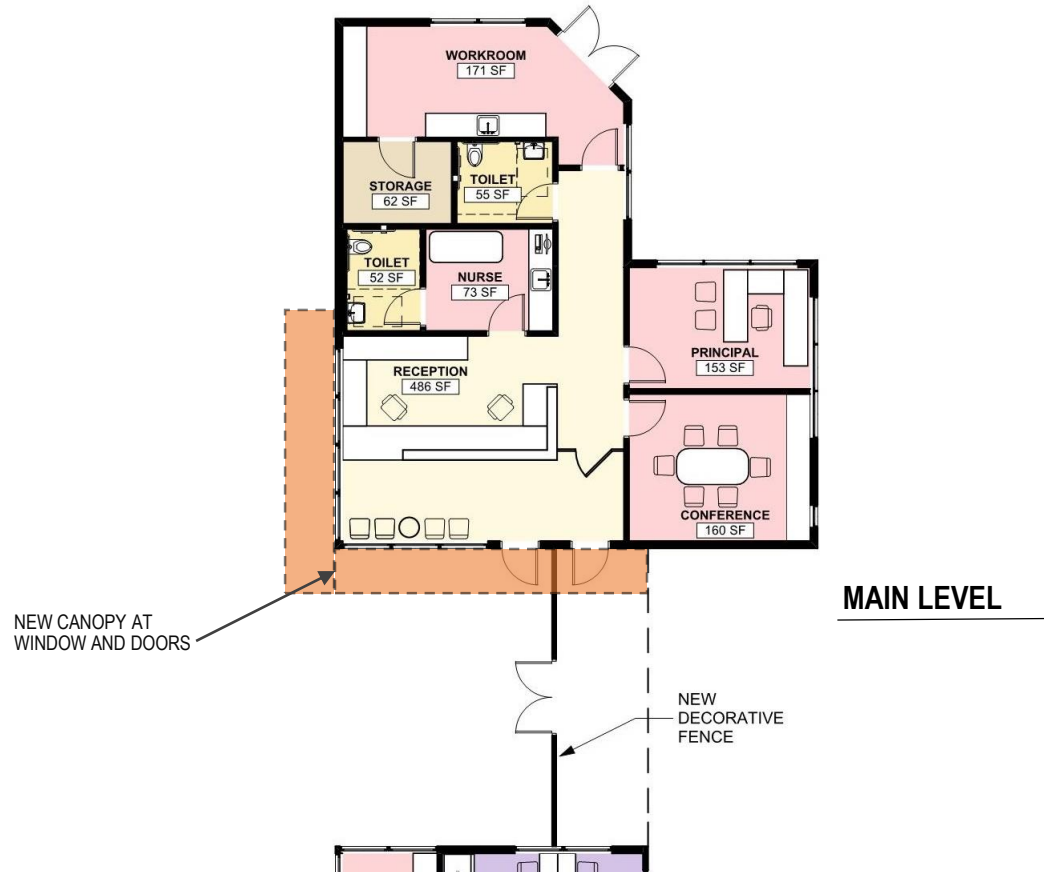
Administration and Media Center | Entry Sequence



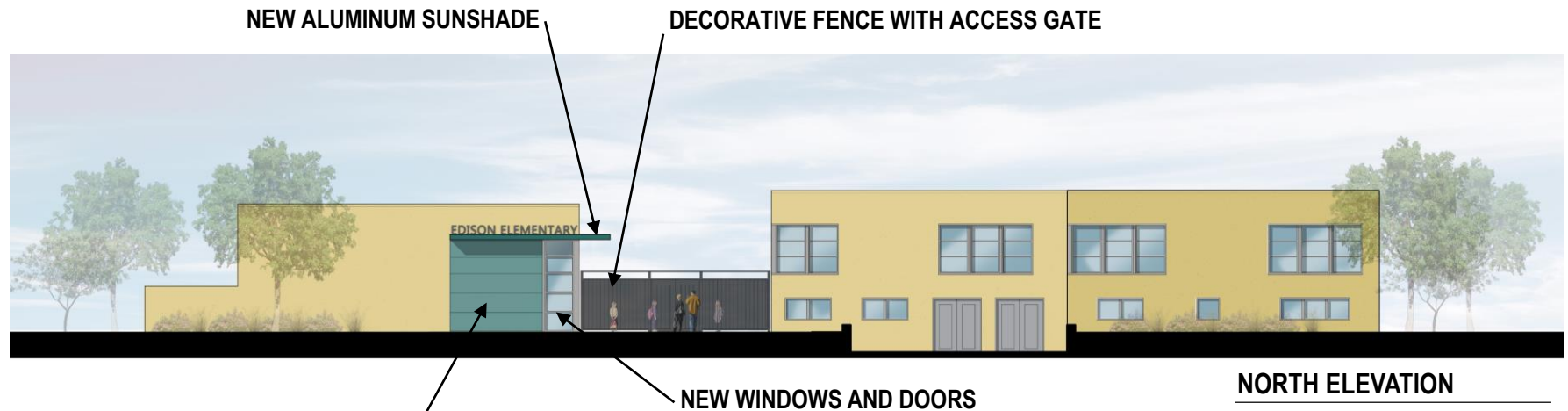
Proposed Administration and Media Center | Floor Plans



Proposed Administration | Enlarged Floor Plans



Proposed Administration and Media Center | Sense of Arrival



NEW ALUMINUM SUNSHADE
(COLOR TBD)

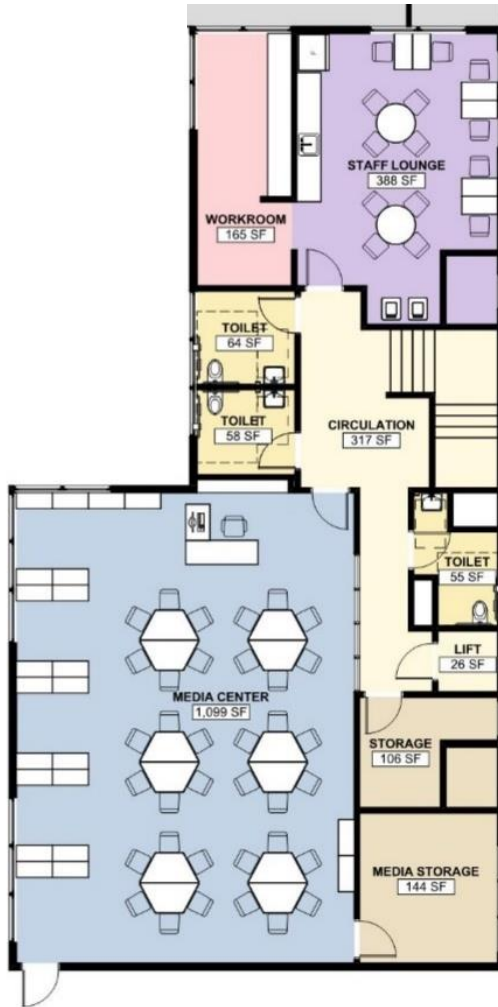
NEW WINDOWS AND DOORS



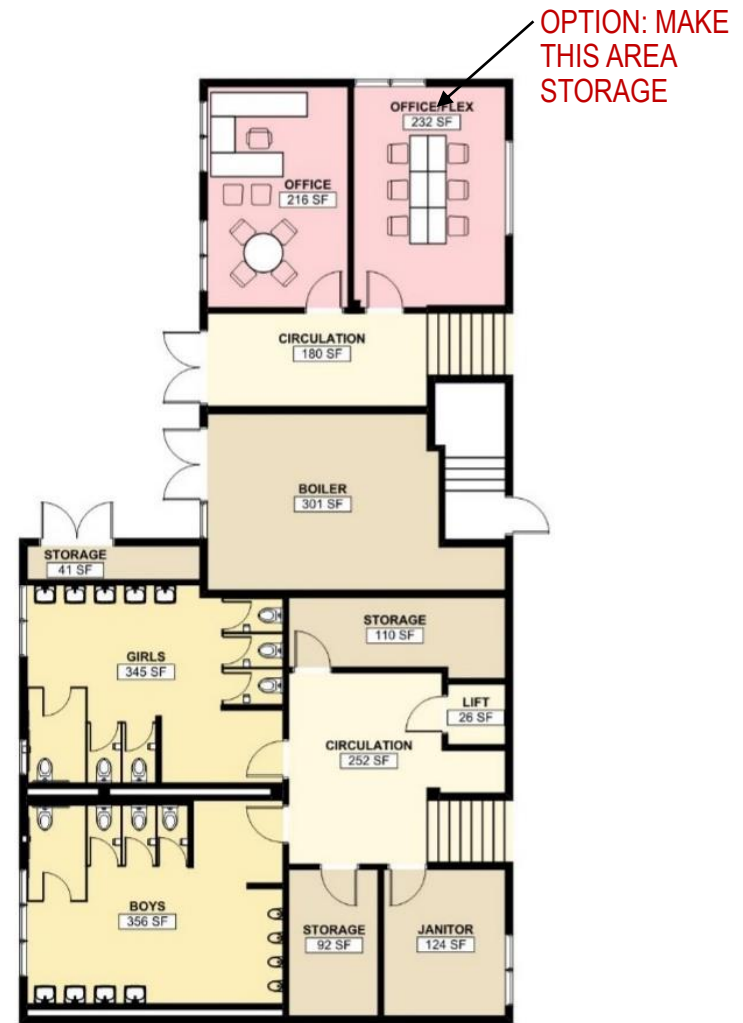
WEST ELEVATION

NEW STUCCO (COLOR TBD)

Proposed Media Center | Enlarged Floor Plans



UPPER LEVEL



LOWER LEVEL



Schedule

Next Site Committee Meeting:

- TBD – As needed

Board Approval:

- December 13, 2016

Design Development:

- December 2016 – February 2017

Construction Documents:

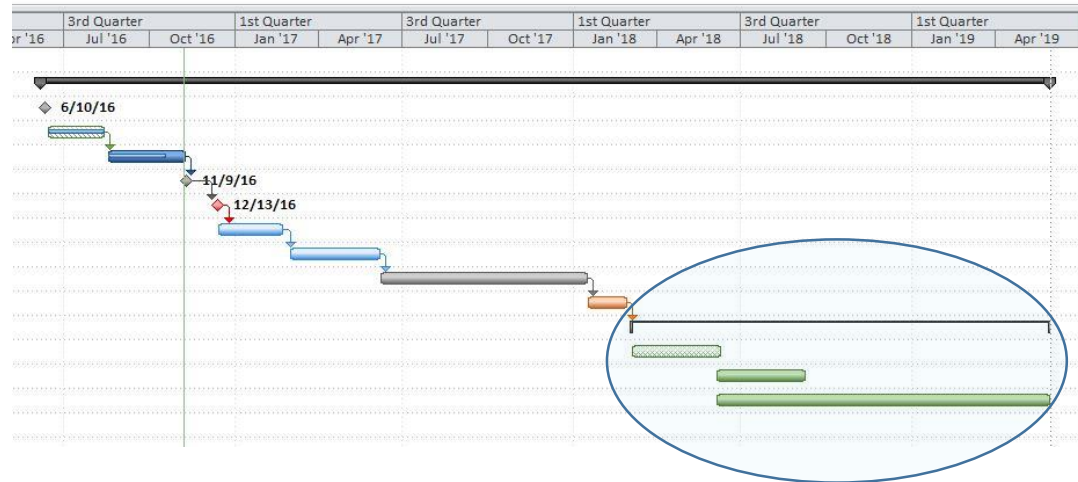
- March 2017–June 2017

Agency Approval and Bidding:

- June 2017 – January 2018

Construction to begin:

- Summer 2018



Edison Elementary School Modernization

QUESTIONS?

ALAMEDA UNIFIED SCHOOL DISTRICT



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