



QUATTROCCHI KWOK  
ARCHITECTS

June 6 2016

## Edison Elementary School – Measure I Bond Project

### Site Committee Meeting #1 Notes

#### Attendees:

Please refer to attached sign-in sheet

#### Notes:

1. Air Conditioning conversation (underway as we arrived):
  - a. Some in committee want air conditioning added to classrooms. RL explains there is no money for AC. let's look at other options for modernization - natural ventilation, etc.
  - b. RL indicated that custodian should be opening windows early in the morning to cool them.
  - c. MQ described how in Alameda's climate zone, using natural ventilation strategies can make a big difference including opening windows and doors. In other AUSD schools such as Maya Lin we are replacing energy inefficient and difficult to open windows with new to improve ventilation and to reduce heat gain. Also, by using outside sunshade devices (such as overhangs or awnings) we can greatly reduce heat entering the classrooms. Except for the very few days a year when it is too hot outside, opening windows and doors (after fencing project is complete) will help resolve overheating.
2. Robbie Lyng (RL) introduced Mark Quattrocchi (MQ).
3. MQ: Discussion on First Phase and list of scopes of work as contained in the implementation plan:
  - a. Background: goals of today: Receive direction on scope priorities for the first phase of the master plan work.
  - b. Not doing all Master Plan work yet, just first phase.
  - c. Over view of Master Plan with caveat not all is funded.
  - d. Some things that are in: Technology, Safety & Security improvements, some mechanical, general modernization (lighting, window work, finishes)
4. Classroom Modernization: repairing or repurposing what you already have. MQ asked the group "What's your first priority?":
  - a. Classroom Thermal Comfort:
  - b. Clear top priority: Basically all classrooms are just too hot. Some have AC units but most don't. Request from Committee Members: "Please deal with overheating". RL explained that AC is not in the budget, but MQ suggested that maybe the solution is cross ventilation. We'd provide new double glazed windows, easily operable (uppers, not lowers...), sun shade devices where necessary.
  - c. To illustrate how quickly natural ventilation can work on most days in Alameda, during this meeting BP simply opened the classroom that quickly reduced the heat in the room.
  - d. Arora Sweet (AS) stated that windows being easy to open is a huge priority
  - e. Portable building scope:

- f. Question from Committee Member: what is "life of portable?" MQ: +/- 20 years. Request: "Can you remove carpet and install resilient tiles in all portables?" MQ: "Yes this can be done".
  - g. Courtyard Shade: The group requested shade for central court yard. MQ mentioned that this shade could be provided by structures that can also shade the classrooms if properly designed and located – he pointed out the master plan indicated a need for this courtyard shading too. QKA will study this.
  - h. Classroom storage: Kindergarten needs motor-fitness storage space accessible to multipurpose room. This is a conflict for the amount of music storage also in the multipurpose room.
5. Safety and Security measures.
- a. Perimeter fencing (already underway)
  - b. Office Location: Relocating is an option for you here. Is it an interest for you? There was great interest in this, especially if it helped secure the campus and provide an improved sense of entry to the campus.
6. Tech upgrades:
- a. Electrical capacity - tripping breakers etc. is a problem. High priority. MQ pointed out that this was noted in the master plan too.
7. Critical MEP:
- a. Pipes have been studied are they are safe for water quality. But one teacher indicated she is getting some water quality issues in her classroom – others indicated water quality was fine in their rooms.
  - b. Boiler issues per language in master plan including need to potentially replace the boiler (committee mentioned room 2 specifically - hot air comes out even when it is not turned on)
8. Prioritization Discussion: Below is a priority listing regardless of which category the item is above. This list and the prioritization order was generated by the committee
- a. Top Tier - Necessary/Code Requirements (MQ indicted there are code required items we have to do before any other improvements):
    - i. Fire Alarm
    - ii. Accessibility
    - iii. Power capacity/distribution
  - b. Second Tier - Must haves:
    - i. Address classroom Thermal Comfort – Particularly new windows that are easier to open and increase ventilation.
    - ii. Provide shade in courtyard – can also help to decrease heat gain in classrooms
    - iii. Power to classrooms (capacity and outlets)
    - iv. Security: reorienting main entrance into school (gates and which could include reconfiguring the Main office for access and surveillance) Maybe include itinerate offices here, etc.
    - v. Water piping upgrades. Improve plumbing for water in classrooms (room 4 particularly)
    - vi. Improve classroom acoustics (ceiling tiles maybe, etc. some classrooms don't have ceiling tiles), Possibly include tack walls
    - vii. Storage for kindergarten motor fitness and for music instruments - could be in separate locations. Want motor skill store accessible from outside or if music got own room then it could be in MPR. Plus, large storage for special day classroom equipment (they are moving into double portable - room #20 - could

be in classroom if large enough closet or cupboard to store it. (Current room #1 which is where special ed is currently located will become integrate offices.

c. Third Tier - Others:

- i. Improve classroom lighting – RL indicated he may use other funds such as Alameda Municipal Power grants for this
- ii. Improve or replace clock/bell/speakers/phones (would come out of Tech and Communications allowance) Current bells are too loud.
- iii. Increase staff toilets
- iv. Music Classroom
- v. Painting
- vi. Storage hook “alcoves” that some classrooms have. Can we improve upon these to provide shelving for lunches etc. for 32 student backpacks – okay if these move outside of classrooms too.
- vii. Remove “slanted wall” at presentation wall
- viii. New or repair stove in staff lounge or vent for existing stove (sets off fire alarm so they don't currently use it)

9. Next steps:

- a. We'll look at addressing these and apply costs to them and come back in the fall and show you what we came up with. It is likely that we can't afford all of the items listed, but the costs will make final prioritization possible.
- b. Roofing will be replaced this summer
- c. Follow up meeting(s) in Fall 2016.

**End of Notes**