



QUATTROCCHI KWOK
ARCHITECTS

June 07, 2017

Franklin Elementary School Modernization– Schematic Design Meeting #3

Attendees:

Nick Stephenson	QKA Architects	nicks@qka.com
John Flanagan	QKA Architects	johnf@qka.com
Monty Patterson	PM – MOF	mpatterson@alameda.k12.ca.us
Robbie Lyng	Director - MOF	rlyng@alameda.k12.ca.us
Steven Lee	Compliance Coordinator	stlee@alameda.k12.ca.us
Jo Fetterly	Principal	jfetterly@alameda.k12.ca.us
Dustin Askvik	Teacher	daskvik@alameda.k12.ca.us
Susan Isola	Teacher	sisola@alameda.k12.ca.us
Alice Cheng	Parent	memecheng@yahoo.com

Distribution List for Non-attendees

Mark Quattrocchi	QKA Architects	markq@qka.com
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Discussion Item 1 – Recap of the Bond Measure as it pertains to Implementation Plan B and Construction Schedule.

- Robbie Lyng recaps the Facilities Master Plan, Implementation Plan for Bond Measure I, and bonds processes.
- He explains that not all Facilities Master Plan items will be implemented in Bond Measure I due to a fixed budget having to be divided among all the District's campuses.
- He explains that the School Board has approved a fixed scope of work that is anticipated to align with the Board's designated budget for each campus.
- If the design/scope of work estimate exceed the allocated budget, priorities will need to be set by the site committee.
- Robbie discusses construction timelines with regards to summer projects verses longer duration projects and the cost implications of both scenarios.

Discussion Item 2 – QKA explains the current SD scope of work included in the Current SD estimate.

- JF presents the scope of work as delineated in Meeting #1 on April 10th as a reference for the current scope of work.

- JF proceeds to walk the committee through the current scope of work with additions from current direction received from the District.
- While describing the drinking fountain replacement, RL interjects with the possible need to provide a bottle filling station to the new drinking fountain.
- JF describes the work associated with the wheel chair lift and the need to remove a bookshelf along the wall opposite the wheel chair lift.
- Jo Fetterly explains that the bookshelf being removed needs to find another location because it holds literature for their LIFT program.
- JF assures Jo that we will find another location within the space for the book shelf.
- JF describes the reconfiguration of the administration area which places the receptionist at the entry corridor closer to the entry doors to the building.
- Jo also explains that the students need a waiting area by the receptionist.
- JF assures Jo that if we implement the design we can provide space for students to wait.
- The committee asks if the teachers work room could be relocated to the vacated reception area between the clinic and the Principals Office. This would eliminate the need for the new partition at that space and the teacher work room could become a conference room.
- JF continues with describing the renovation of the existing Kindergarten classroom with the Smart Board location on the north wall.
- Jo points out that the current Smart Board location is the east wall.
- JF explains that the Smart Board can be located anywhere the school desires and that this was the first pass at the room layout.
- JF describes the layout of the new modular Kindergarten classrooms.
- While describing casework to be provided, JF points out that space for cubbies has been provided, but some schools prefer wall mounted hooks for hanging backpacks.
- Jo asks QKA to provide a minimum of 30 cubbies per classroom.
- Jo will ask teachers if they prefer cubbies or wall mounted hooks.
- JF explains that the new modular building will not have ramps and will be built on permanent foundations.
- JF ends the scope of work presentation with describing the window replacement and the re-tucking of the glass block mortar joints.

- RL points out that the District may change the operable sash function from a hopper unit to an awning unit.

Discussion Item 3 – Prioritization of Work Scope to align with the Implementation Plan B

- NS begins by describing the scope of work in Implementation Plan B as it relates to the current plan that contains scope items introduced in meeting #2.
- NS explains that the current SD estimate which includes items on the Implementation Plan B and scope items introduced in meeting #2 puts the project at 1.8 million dollars over budget.
- NS presents 3 options to assist the site committee in prioritizing scopes of work. Refer to the attached pdf document for the 3 Options.
- NS asks the committee for opinions.
- Jo states that she feels it is more important to address facilities critical needs items than adding new buildings.
- The site committee finds it difficult to make a decision at this time and would prefer more input from teachers.

Discussion Item 7

- Next steps:
 - QKA will revise the options to reflect Facilities Critical Needs items as a base line with the additional scope itemized for easier breakout.
 - QKA and MOF will review the Implementation Plan B budget and the current SD estimate to determine why the delta between the two is so great.
 - QKA will return to meet with the site committee on August 11th or sooner depending on site committee availability.

End of Notes

Author of Quattrocchi Kwok Architects recorded these notes. All meeting notes are considered correct and accurate unless the author is notified in writing within 5 days.