



QUATTROCCHI KWOK
ARCHITECTS

April 26, 2017

Franklin Elementary School Modernization– Schematic Design Meeting #2

Attendees:

| | | |
|--------------------|----------------|--|
| Nick Stephenson | QKA Architects | nicks@qka.com |
| John Flanagan | QKA Architects | johnf@qka.com |
| Juliano Sorondo | QKA Architects | julianos@qka.com |
| Monty Patterson | PM – MOF | mpatterson@alameda.k12.ca.us |
| Robbie Lyng | Director - MOF | rlyng@alameda.k12.ca.us |
| Emily Anne Schulte | Parent | schulte.emilyanne@gmail.com |
| Ashley Rogers | Parent | agrogers@hotmail.com |
| Carolyn Kernkamp | Teacher | ckernkamp@alameda.k12.ca.us |
| Lynette Chirrick | Teacher | lchirrick@alameda.k12.ca.us |
| Jo Fetterly | Principal | jfetterly@alameda.k12.ca.us |
| Dustin Askvik | Teacher | daskvik@alameda.k12.ca.us |
| Benjamin Lundholm | Teacher | blundholm@alameda.k12.ca.us |

Distribution List for Non-attendees

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|------------------|----------------|---------------|
| Mark Quattrocchi | QKA Architects | markq@qka.com |
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Discussion Item 1 – Recap of Previous meeting:

- 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.
- The Multi-Use Room as requested by the site committee during programming for the Facilities Master Plan will not part of the Implementation Plan due to the high cost for that type of building.

Discussion Item 2 – Additional classrooms requested

- RL states the Franklin ES campus is an anticipated no growth campus based on the current demographic information available to the District.
- Jo Fetterly (Principal) expresses concerns about “bubbles” in the student population that has historically occurred approximately every five years.
- QKA has shown removal of one existing portable building and replacing it with two classrooms sized for Kindergarten use.
- It was suggested that one of the new classrooms could be used as a flex classroom to accommodate years when upper grades need more than 2 classrooms.
- NS indicated that the new classrooms could be site built or modular at this time. Modular would be less expensive and allow for more items to be funded through this implementation plan then would site built classrooms.

Discussion Item 3 – What is the site committee’s role in this process:

- A teacher asks what the site committee’s role is in the design process, because the proposed plan does not reflect their comments regarding a Multi-use Room.
- RL explains that the bond measure passed was for less money than the Master Plan’s budget indicated. This means the Implementation Plan needs to focus on necessary classrooms, safety, and security based on a needs analysis conducted by the District.
- QKA states that the committee’s role is to provide verification of a transparent process and to provide feedback on site layout of buildings and other aspects related to the fit-up of the interior space.

Discussion Item 4 – Construction time frame, scope, and budget alignment:

- The Principal asks for an explanation of the construction time frame.
- RL states that a conservative estimate for construction would likely be 1 year making it necessary for construction to take place during the school year. This does not include design time.
- The Principle asks if the scope of work shown in the plan aligns with the budget allowance.
- RL states that the budget alignment has yet to be determined and if the estimate comes in high, the site committee would need to prioritize scope items.
- The Principal asks if clock/bell and speaker are to be improved.

- RL states that yes a new integrated system called VoIP (Voice over Internet Protocol) would be installed as part of the project.

Discussion Item 5 – Proposed scope of work

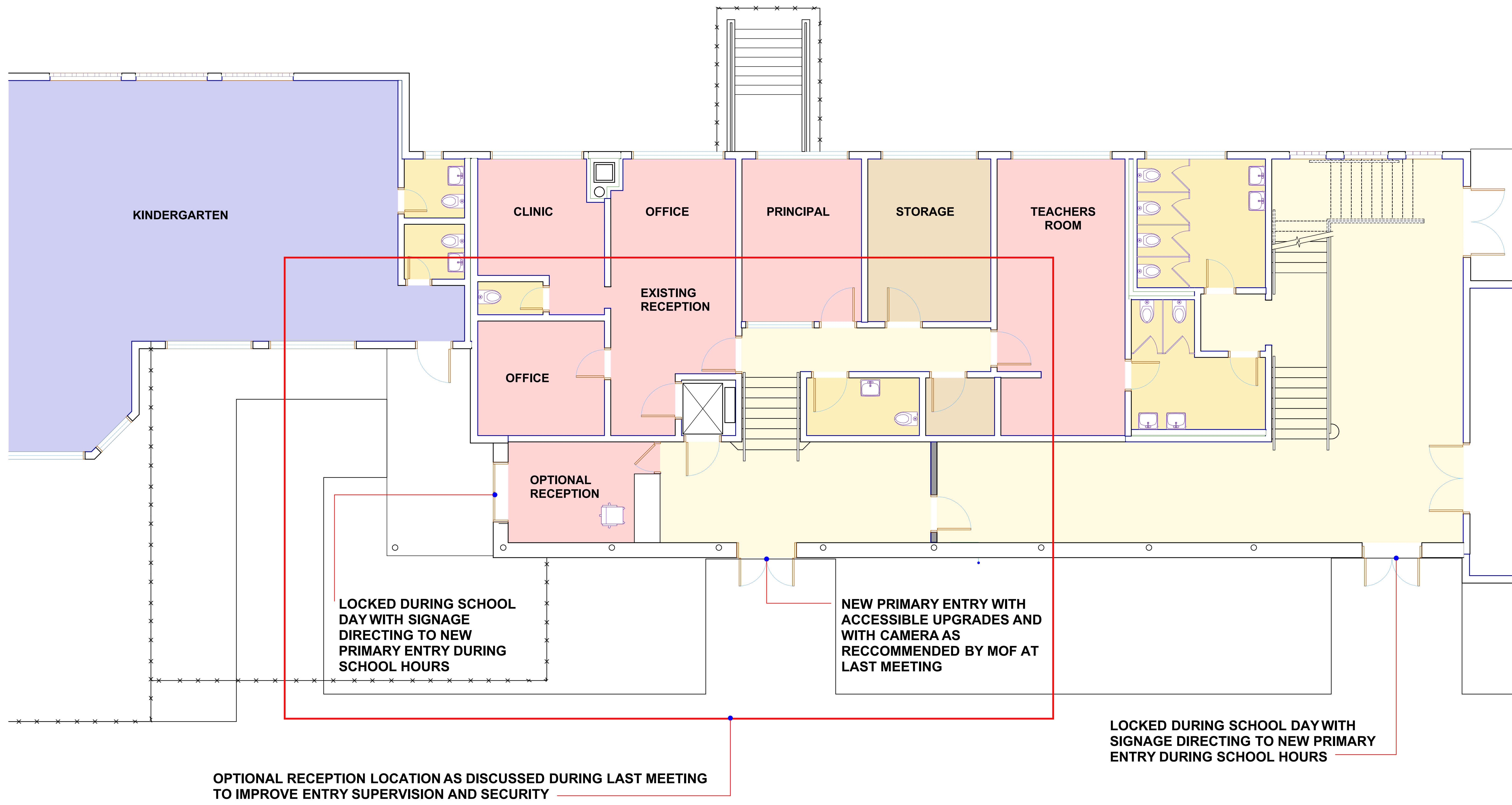
- QKA presents the removal of the existing portable building and replacing it with a new building sized to accommodate 2 properly sized kindergarten classrooms complying with the CA Ed Spec.
- Nick tells the site committee that QKA will show a layout for the two kindergarten classrooms with regards to cabinets, flooring, marker boards, and audio/visual equipment for the next meeting. At that time the site committee can express their opinion regarding materials and layout.
- Nick explains the new layout of the relocated reception area requested by the site committee at the previous meeting. This layout relocates the reception area to the main corridor adjacent to the entry door to the left face San Antonio Ave. This door will be the new main entry to the school. Other doors will be locked during school hours. The alternate to this layout would leave the receptionist at the current location and provide a camera at the entry door so the visitors could be screened and let in to the building.
- The Principal is concerned about the disconnect between the receptionist and herself, but then realizes that it will just be a matter of learning a new work flow.
- The Principal likes the idea of relocated the reception area because it could present an opportunity to create a conference space for more than 4 individuals.
- QKA will propose a new layout and present at the next meeting.

Discussion Item 7

- Next steps:
 - QKA will provide preliminary layouts of the proposed Kindergarten classrooms and new administration area layout.
 - QKA has 2 meetings left to finalize the Schematic Design. It was agreed by all that QKA should acquire an estimate before meeting again with the site committee and save the last meeting to present the estimate to the committee, so that priorities can be assigned to scope items, if the estimate is over budget.

- QKA will need to discuss estimate time line with estimator to determine the next meeting date. The anticipated time line will be at least 4 weeks. QKA will notify the committee as soon as a deadline can be established with the estimator.
- Attachments: see attached copy of meeting #2 presentation boards.

End of Notes



ENLARGED 1st FLOOR
 1/4" = 1'-0"

ENLARGED 1ST FLOOR PLAN FRANKLIN ELEMENTARY SCHOOL

Alameda Unified School District
 April 26, 2017
 1655.00

MODERNIZATION PROPOSED SCOPE OF WORK

CIVIL:

- 1) PROVIDE NEW ACCESSIBLE ENTRANCE AT FRONT OF SCHOOL.
- 2) REPLACE POORLY DRAINING SUMP INLET.
- 3) PROVIDE TRENCH DRAIN AT EXTERIOR STAIR TO LOWER LEVEL.
- 4) PROVIDE NEW BACK FLOW PREVENTOR VAVLE AT WATER SERVICE ENTRANCE.

ARCITECTURAL:

- 5) REPLACE ALL WINDOWS AT ORIGINAL SITE BUILT STRUCTURE.
- 6) REPLACE EXISTING EXTERIOR DOORS IN DETERIORATED CONDITION. (QUANTITY OF DOORS TO BE DETERMINED)
- 7) ALTER ATION OF EXISTING TOILETS AT NORTH END OF CLASSROOM WING. (EXTENT OF CODE NON-COMPLIANCE - TO BE FIELD VERIFIED)
- 8) REPAIR EXISTING 2ND FLOOR ENCLOSURE. (FIELD VERIFY AREAS OF DETERIORATION.
- 9) REMOVE EXISTING PORTABLE BLDG. AND PROVIDE 2 NEW MODULAR CLASSROOMS. (CONTINGENT ON BUDGET ALLOWANCE)

STRUCTURAL:

- 10) PROVIDE ADDITIONAL SHEAR WALL BRACING AT CONCRETE SHEAR WALLS IN BLDG. A CLASSROOM WING.

MECHANICAL:

- 11) REPLACE (8) EXISTING INEFFICIENT ROOF TOP GAS HEATING UNITS WITH EFFICIENCY GAS HEATING UNITS.

PLUMBING:

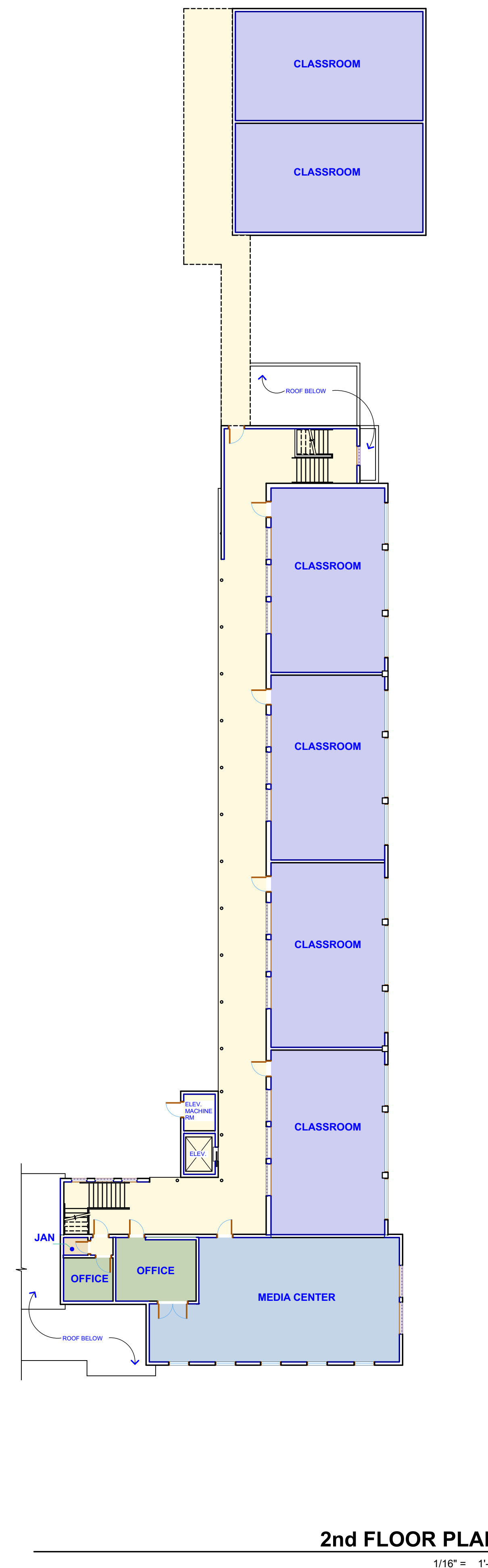
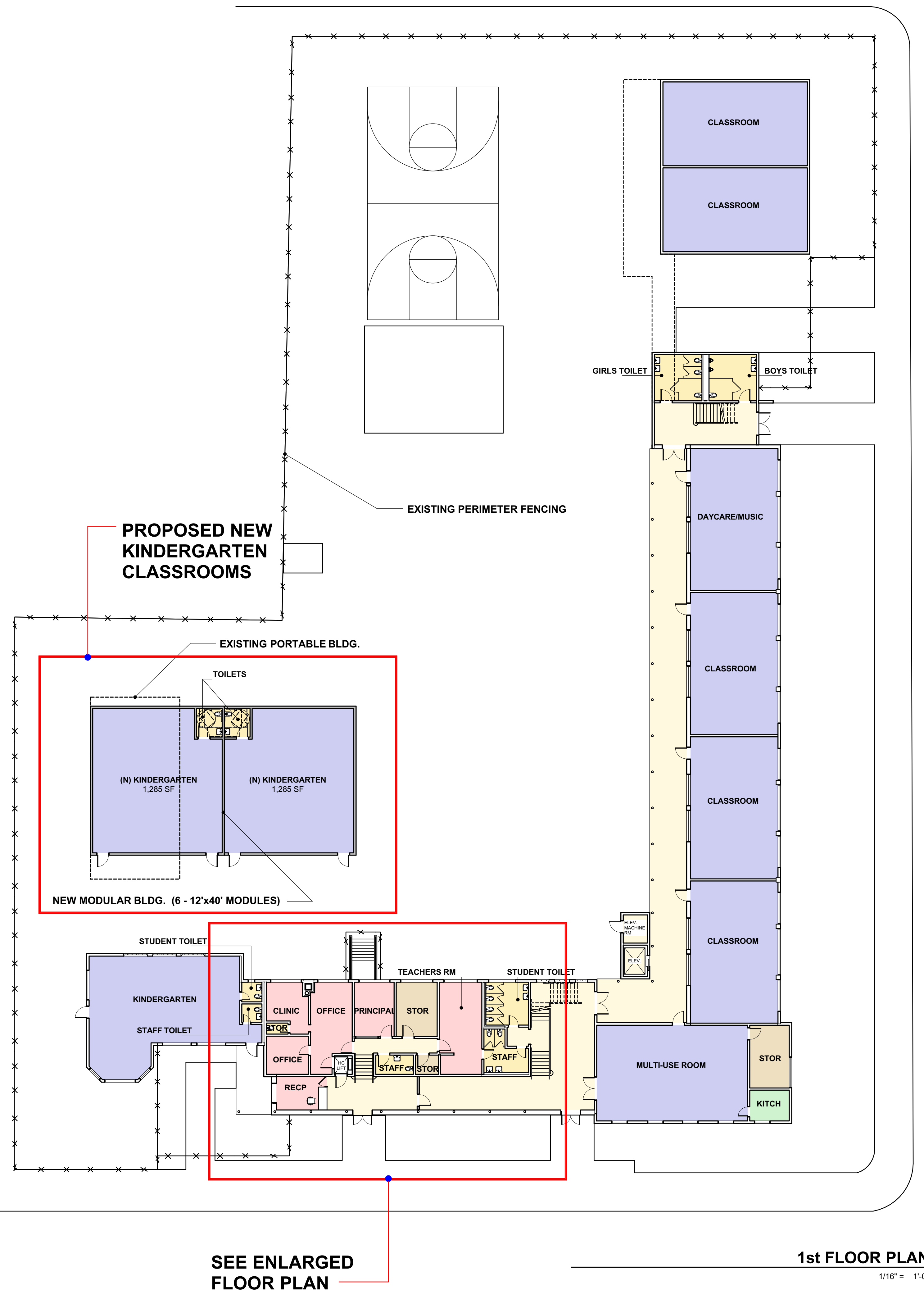
- 12) REPAIR OF SUMP SYSTEM IN BASEMENT, IF REQUIRED. (SITE GRADING MAY BE NEED TO ADJUSTED TO ALLOW DRAINAGE TO THE SUMP INLET).
- 13) ADD PROPERLY CONFIGURED PRESSURE RELIEF VAVLE PIPING AT WATER HEATER IN THE BASEMENT.
- 14) REMOVE EXISTING DRINKING FOUNTAIN ADJACENT TO TOILETS. PROVIDE NEW HI/LO ACCESSIBLE DRINKING FOUNTAIN.

ELECTRICAL:

- 15) PROVIDE 6 ADDITIONAL POWER AND DATARECEPTACLES TO EACH CLASSROOM.
- 16) REPLACE EXISTING 400AMP, 120/208 VOLT MAIN SWITCHBOARD WITH NEW 800AMP, 120/208 VOLT UTILITY SERVICE AND MAIN SWITCHBOARD. REPLACE EXISTING PANEL BOARDS WITH NEW PANEL BOARDS (42 POLE, 100 AMP, 120/208 VOLT, THREE-PHASE, WITH TRANSIENT VOLTAGE SURGE SUPPRESSION) AND NEW FEEDERS FROM SWITCHBOARD.
- 17) PROVIDE EMERGENCY LIGHTING DUAL HEAD BATTERY PACKS TO EGRESS PATHS.
- 18) REPLACE RAULAND TELEPHONE SYSTEM WITH DISTRICT STANDARD VOIP.

CRITICAL FACILITY NEEDS ●

EDUCATIONAL PROGRAM NEEDS ●



PLANS FRANKLIN ELEMENTARY SCHOOL

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