



QUATTROCCHI KWOK
ARCHITECTS

April 10, 2017

Franklin Elementary School Modernization– Schematic Design Meeting #1

Attendees:

Nick Stephenson	QKA Architects	nicks@qka.com
John Flanagan	QKA Architects	johnf@qka.com
Steven Lee	Compliance Coordinator	stlee@alameda.k12.ca.us
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
Carolyn Kernkamp	Teacher	ckernkamp@alameda.k12.ca.us
Lynette Chirrick	Teacher	lchirrick@alameda.k12.ca.us
Alice Cheng	Parent	memecheng@yahoo.com
Tateana Stollman	Parent	tat.stollman@gmail.com
Tina Twite	Teacher	ttwite@alameda.k12.ca.us
Dustin Brantley (Askvik)	Teacher	daskvik@alameda.k12.ca.us
Benjamin Lundholm	Teacher	blundholm@alameda.k12.ca.us

Distribution List for Non-attendees

Mark Quattrocchi	QKA Architects	markq@qka.com
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Discussion Item 1 – Bond and Implementation Plan History:

- QKA present the history of the AUSD Measure I Bond Project, Board Approved Implementation Plan ‘B’
 - An explanation is given to provide insight as to how the District Master Plan relates to the Board Approved Implementation Plan ‘B’.
 - The Implementation Plan ‘B’ has assigned budgets and general scopes of work to each school which will determine the detailed scope of work implemented at each site.
 - It is explained that the budget values will not allow the inclusion of every scope item in Master Plan, and if current implementation plan scopes and site committee requested scopes exceed the Implementation plan B budget each item will need to be prioritized.

- It is explained that the Implementation Plan 'B' allocates \$3.7M which includes both hard costs (site/building construction) and soft costs (engineering, design, permitting, inspection, etc.)
- The actual construction budget will be \$3,700,000 - 1,110,00 (soft cost) = \$2,590,000.
- Implementation Plan 'B' delineates 5 school site specific area of improvements for Franklin Elementary School, as follows:
 - One reconfigured science classroom
 - Three new kindergarten classrooms; this is dependent on future growth to student population. Robbie Lyng stated that the updated demographic study does not indicate new growth.
 - Remove two modular and portable classrooms; this is also dependent on future growth to student population and budget constraints.
 - Technology, communication & safety and security; standards for improvement have been approved by the School Board.
 - Critical mechanical, electrical, and accessibility improvements; QKA explained that there are critical facility needs that will be addressed in the current implementation plan. This includes improvements/repairs to the existing site electrical service, the existing heating and ventilating systems, the existing windows, (refer to the detailed scope list contained in the presentation). A limited threshold for accessibility improvements are mandated by the Division of State. Access to main entry and toilets at the end of the classroom wing will need to be addressed. It is suggested that the toilets in the administrative wing not be updated due to the fact that they are only accessible by stair.

Discussion Item 2 - School boundaries and class distribution:

- The site expresses concern over the District's re-assignment of Franklin students to another campus which may negate the need for future classroom growth.
- An explanation is given by the site committee that the school's kindergarten classroom numbers historically fluctuate between 2 and 3 depending on the year.
 - There has always been a need for 2 kindergarten classrooms every year.
 - The key to this problem would be a flexible classroom to be used as a kindergarten or regular classroom when necessary.

Discussion Item 3 – Potential use of new building(s):

- QKA discusses the line item in Implementation Plan ‘B’ to “Remove two modular and portable classrooms”.
 - An explanation is given by the site committee that the school’s number of kindergarten classrooms historically fluctuate between 2 and 3 depending on the year.
 - There has always been a need for 2 kindergarten classrooms every year.
 - The key to this problem would be a flexible classroom to be used as a kindergarten or regular classroom when necessary.
 - QKA suggests replacing the existing portable classroom building with two new classrooms. Along with the existing kindergarten classroom this brings the total to 3. One of which can be used as a flex classroom in years that they don’t need 3 kindergarten classrooms.
 - The site committee expresses a desire to have a larger space for lunch as the current Multi-purpose room is not adequately sized, and asked if the new building could be a new MPR rather than two new kindergarten classrooms. The committee member explained that a new MPR could be divide with folding partitions to provide divided classrooms or opened up for a larger assembly space.
 - Robbie Lyng states that a new MPR building would be more costly and is not part of the current implementation plan. Therefore a new MPR will not be considered at this time.
 - It was agreed by the committee to direct QKA to provide two new kindergarten classrooms.
 - QKA mentioned that these classroom will have dedicated toilet rooms with interior access from the classrooms. QKA will also evaluate the existing toilet rooms on campus and report back as to what accessibility upgrades may be required, and how that may impact the fixture count campus wide.
- QKA suggests preliminary Kindergarten and Flex space layouts as follows:
 - Add two new Kindergarten classrooms at the current location of the portable building. This would concentrate all three of the K classrooms together.

Discussion Item 4

- QKA turns the discussion to campus security and fencing.

- The site committee expresses concerns for the current layout and gaining authorized access to the campus.
- The site committee states that a person easily by-pass the administration area and gain unfettered access to the campus.
- One solution suggested is to provide a security door in the main entry corridor and enter the building from the entry adjacent to the kindergarten classroom. This would force users to go to the reception area before gaining access beyond this point.
- Another suggestion is to provide a buzzer and camera at the entry that would be controlled by the reception desk and allow the receptionist to authorize entry to the campus.
- A third suggestion is to relocate the reception area to the main entry level and force users to enter this area before gaining access to the campus.
- The perimeter fencing on the campus is deemed adequate from a security perspective and not a huge priority. Damaged or deteriorated fencing will be replaced.

Discussion Item 5

- QKA turns the discussion to campus security and fencing.
 - The site committee expresses concerns for the current reception and administration wing layout with regard to unauthorized access to the campus.
 - The site committee states that currently a person can easily by-pass the administration area and gain unfettered access to the campus undetected.
 - One solution suggested is to provide a security door in the main entry corridor and enter the building from the entry adjacent to the kindergarten classroom. This would force users to go to the reception area before gaining access beyond this point.
 - Robbie Lyng suggested and advised that we provide a buzzer and camera at the entry that would be controlled by the reception desk and allow the receptionist to authorize entry to the campus.
 - A third suggestion is to relocate the reception area to the main entry level corridor and funnel/direct visitors to enter this area before gaining access to the campus.
 - Robbie mentioned that the existing perimeter fencing at Franklin is adequate from a security perspective. Damaged or deteriorated fencing will be replaced.

Discussion Item 7

- Next steps:
 - Qka will provide preliminary layouts of the proposed plan to reflect the suggestions of the site committee from the meeting on April 10, 2017.
 - The next meeting will be April 26th at 3:00 pm.
 - Attachments: see attached copy of meeting #1 power point presentation.