



QUATTROCCHI KWOK
ARCHITECTS

06/5/2017 4:00pm

Haight Elementary School Measure I Bond Project

Site Meeting 3

Attendees:

See Attached sign in sheet

Meeting Notes:

DISCUSSION ITEM 1: Impact of Lum Closure

- Committee member asked if the Lum decision will affect this current project at Haight. SK indicated that it would not. It could impact future projects potentially, but not this current project.
 - If Lum was closed, any money currently identified for improvement work at that site could be distributed to sites that are absorbing Lum students.

DISCUSSION ITEM 2: Drop Offs, Front

- Nick presented drop off loop option at front of school, indicating civil engineer concerns about feasibility of drop off loop at front of school:
 - Reduced public sidewalk would be a problem for the city and pedestrians during drop off.
 - The limited space between the existing building and the property line/back of sidewalk makes this a congested drop-off solution at best.
 - Code compliant slopes will be difficult to maintain as the traffic paths get closer to the building.
 - Nick indicated that he would carry this item through cost estimating but is not recommending it as a good solution. The committee indicated that they agreed and understood.
 - A committee member requested that even if we don't pursue this drop-off loop, can we still add the improvements to the parking and the ability to secure the staff parking within the new fence.
 - It was asked if the new sliding gate in this area can be electronic and operated by card-keys. Nick said this is an expensive and hard to maintain solution, but would defer to M.O.F. if budget allows for such an add-on it will be discussed.

DISCUSSION ITEM 3: Drop Offs, Rear

- Nick presented drop off loop options at rear of school on Lincoln Ave., indicating civil engineer concerns about feasibility of drop off loop at front of school:
 - The two options are identical except second option is longer, taking up more of the field and getting much closer to the East property line.

- o The shorter option is promising and Nick recommends pursuing this option. The longer has more challenges, including a conflict with an existing utility pole, and proximity of exit to neighboring properties and driveways. The committee generally agreed with Nick. The shorter option shall be pursued.
- o It was requested that the fence along Lincoln Ave. be at least 10' tall. Nick will include this in the scope and the new 10' tall fence shall be black chain link.

DISCUSSION ITEM 4: Admin Area

- Nick presented two options for reconfiguring the administration area to improve site safety and security at this entry point. The group liked the first option and Nick was directed to pursue the first option and not the second one. The second option was said to present supervision problems.

DISCUSSION ITEM 5: Signage

- Site signage: it was indicated that signage will be needed to direct visitor to the front of school. The concern was that visitors may park in the drop off loop expecting to be able to get to the reception area from there, but they won't during school hours because those gates will be locked. This signage shall be included in the current project.

DISCUSSION ITEM 6: Kindergarten Play Area

- Kindergarten play yard:
 - o Fencing was requested between the kindergarten play yard and the balance of the blacktop.
 - o There is a gray rectangle with a circle in it on the site plan in this area that is not identified and created confusion. Nick will clarify what this is and report back.
 - o Committee approved including the balance of improvements in the kinder play area in the scope for cost estimating, and then it can be prioritized as necessary.

DISCUSSION ITEM 7: Future Classrooms

- A committee member asked if the future classroom building budget could be used for this current scope, instead of being reserved for the future building. Shariq indicated that this may be possible since any growth at Haight may actually be the result of the Lum decision, and thus funds for any needed new buildings may possibly come from the Lum Measure I funds, rather than the Haight Measure I funds.

DISCUSSION ITEM 8: Schedule

- Nick explained the Board approved schedule includes the new building, and that the modernization work would be completed sooner than a new building scope. Most likely the modernization work could occur over a summer, although Nick indicated the challenges with this, mentioning that at Maya Lin the project had to start in April and will likely not complete until September.

DISCUSSION ITEM 9: Budget

- Nick recapped the history of the board approved implementation Plan b scope and budget for Haight. He identified the categorical budgets: New classrooms, reconfigured east wing, science classroom, safety and security, Technology and communications, critical mechanical, electrical, plumbing and roofing, and accessibility.
- Nick identified the "below the line" scopes of work that have been added since the implementation plan was approved by the board:
 - o Any critical facility need that did not exist when the implementation plan was approved.

- o Items requested here during our committee meetings 1, 2 and 3. Such as the drop off loops, the reconfiguration of the administration, and the kindergarten play yard improvements.
- o These scopes will be included in the cost estimating and then we can discuss prioritization with the committee when we meet next.

DISCUSSION ITEM 10: Future Projects

- Nick indicated that any projects contained the current scope that were beyond the budget and lowers priority would be the makings of the future project list, that may require new or different funding in order to execute.
- Committee member asked if the Lum decision will affect this current project at Haight. SK indicated that it would not. It could impact future projects potentially, but not this current project.
 - o If Lum was closed, any money currently identified for improvement work at that site could be distributed to sites that are absorbing Lum students.
- Nick indicated that any projects contained the current scope that were beyond the budget and lowers priority would be the makings of the future project list, that may require new or different funding in order to execute.

DISCUSSION ITEM 11: Next Steps

- Nick indicated that the next step will be to refine the plans based on today's meeting, and then to have the project cost estimated.
- Given that summer is starting, Nick could not indicate when we would meet next, and that it may not be until summer is over, but that MOF will make that decision and let him know.
- A committee member asked if they can get a copy of the administration plan for the staff to review and comment on. Nick indicated that he will send his notes and the power point show to MOF and they will make it available.
- Nick indicated that the next step will be to refine the plans based on today's meeting, and then to have the project cost estimated.

End of Meeting

Next Meeting Dates:

TBD