



QUATTROCCHI KWOK
ARCHITECTS

June 8th, 2015 Meeting 3

Otis Elementary School - STAFF PRESENTATION

Alameda School District

Introductions

Robbie Lyng, Director MOF, Alameda USD
Brenda Parella, Project MOF, Alameda USD
Shirley Clem, Principal Otis ES
Mark Quattrocchi, Quattrocchi Kwok Architects
Brian Anderson, Quattrocchi Kwok Architects
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Introductions & Review of Master Plan

- Mark Q introduced the project as the new six-classroom two-story building for Otis ES. This was approved by the board's Implementation Plan for Otis
- This new classroom building project will start construction summer 2016. There will be a future phase of construction for modernization as described in the Board approved Implementation Plan. However the first phase work is focused on the new classroom building
- Mark Q. indicated the goal for today was to look at and discuss three options for the new building and ultimately decide on a conceptual design direction
- Robbie L stated that the goal is to have Schematic Design approved by the Board in September 2015 for construction to begin in the summer of 2016
- Mark Q. reviewed the master plan and identified the master plan location for the new building

Presentation of Design Options 1-3 by Mark Q

- Repeating elements in all three options
 - Two sets of stairs (code required) and an elevator
 - Folding classroom walls that present collaboration flexibility between classrooms
 - Outdoor learning areas that can also be utilized by classrooms other than those in the new building
 - Future expansion of existing stage (in MPR building)
 - Future expansion of outdoor eating areas
 - Future boy's and girl's restrooms
- **Option 1:** A two-story "L" shaped building with the two story break-out spaces separated from classrooms by an exterior walkway. There is a landscaping buffer between the break-out space and the playground to help separate it from the noise and activity. This option creates an entry canopy to expand the existing secondary entrance on High St. The future boy's and girl's restrooms are shown on the northwest corner of the building as well as a flatwork that connects the playground to the future outdoor eating on the north side of the MPR.
 - This option presents a larger outdoor learning space could be utilized by multiple classrooms
 - Although the program only calls for one staff restroom, this option offers one at each floor

- This future stage expansions also offers the possibility of doubling as an exterior stage that opens onto the playground
 - Staff question: Are all three lower rooms and outdoor learning are to be used as classroom?
 - Mark (answer): Yes
 - Staff concern: The future boy's and girl's rooms appear somewhat unsupervised
 - Mark (answer): We see your point, but this appears to be the only location for the toilet rooms for this scheme.
 - Staff Question: If there is an exterior stage, would that remove the existing ball wall?
 - Mark: Yes although it may possible to locate another one somewhere else on the playground if funding is made available
- **Option 2:** A two-story building with the three classrooms sharing an opening with the break-out space at both floors. All three classrooms could open up (with folding walls) to one large collaboration space. The break-out space opens onto a large outdoor learning area that can be utilized as a large space or multiple smaller spaces. The second story is a duplicate of the first. This option creates a secondary campus entrance on Fillmore St. between the new building and the MPR. A larger upper walkway offers the possibility of a smaller outdoor learning area. The future boy's and girl's restrooms are shown attached to the MPR; future outdoor eating is shown to the south, on the playground between the new construction and the exiting portables.
 - Staff comment: We prefer to keep the secondary entrance on High St.
 - Staff comment: The break-out space is more desirable if it accessible to the entire campus
 - **Option 3:** A two-story building with the three classrooms aligned linearly on each floor and the break-out space separated by a walkway. Each of the three lower classrooms has a more private outdoor learning area that opens up to the north facing Fillmore St. This option creates a secondary campus entrance on High St. that opens up to the covered walkway axis of the building. The future boy's and girl's restrooms are shown between the staff restroom and the elevator. The future outdoor eating is shown on the south side MPR, opening up onto the playground; future stage expansion is located on the north side of the MPR.
 - Staff comment: We would like to shift the High St. entrance away from the main axis to building
 - Mark Q: Agreed. We showed it there as one option, we can keep the entrance on High St., but shift it off of the building walkway axis in all options
 - Staff comment: Can the staff restroom and electrical room be placed next to the elevator?
 - Mark Q: Yes

Discussion

- Mark Q: All schemes are indicating proposed future outdoor eating areas that can be utilized as an outdoor learning area for the campus as well.
- Mark Q: There seems to be a strong desire for a break-out space that is more accessible to the rest of the campus, especially for testing and special services. In light of that, should we remove option from the possible solutions?
 - Staff: Yes.
- Staff question: Why not make the break-out spaces bigger or provide more?
 - Mark Q: The budget. Public school construction is roughly \$500-600 per square foot and there's only so much that can be done within the given budget.
- Staff question: Where is the band located?
 - Mark Q: As we understand it, band day care and S.D.C. will be located in the three remaining portables

- Staff question: With the folding walls, there isn't much wall space left to utilize, is there?
 - Mark Q: It's true, with added benefit of collaboration space there are some sacrifices made with the folding walls. There are, however, a number of finish options available that we've already used in other school districts with great success. We've installed them in another elementary school that had a marker board wainscot that gave the students a surface to write on.
- Staff question: We may not utilize the folding walls, could we just have doors into classrooms instead?
 - Mark Q: Yes. The folding walls are very useful, but they need to fit within your pedagogical structure. Doors are definitely an option.
- Staff question: Instead of smaller break-out spaces can we have just one big space to gather in?
 - Shirley (answer): We need as many smaller break-out as we can get
 - Mark Q: You should be able to utilize the portable for those situations
- Staff question: The upper floor of the existing classroom building get unbearably hot when the class is full. What can be done with the new building to elevate this problem?
 - Mark Q: We take the glazing very seriously. We will utilize the building orientation, much higher performing glazing and shading devices. We also seek natural ventilation options with operable windows. We will also include air conditioning in the cost estimate to see if it's feasible within our budget.
- Staff comment: We prefer the option with the future stage on the playground and the covered eating behind the stage
 - Mark Q: The outdoor eating can be utilized as outdoor learning, as previously mentioned. Would you take your class all the way around to the back of the MPR?
 - Staff: yes
- Staff question: Why are the boy's and girl's rooms shown as future options? We will need them in this building
 - Mark Q: Again, it's the budget and what was selected to be done at this time.. We will do a fixture count for the campus and put the restrooms into the schematic design cost estimate to see if they're feasible.
- Robbie L: Option 3 seems to be the most cost efficient. You may be able to get more with this design than Option 1

Vote

- Option 1 = 2 votes; Option 3 = 7 votes (Option 2 was removed as an option by the committee prior to the vote)

Conclusions

- Proceed with **Option 3**
 - Move the staff restroom and electrical room by the elevator
 - Remove the folding walls, show interior passage doors
 - Move the High St. entrance off of the main axis to the building
- Show the future stage on the south of the MPR, future covered eating are on the north of the MPR

Action Items & Next Steps – QKA to incorporate changes and present to District for review

Email Notes for Distribution