



QUATTROCCHI KWOK
ARCHITECTS

March 8, 2017

Ruby Bridges Elementary School Measure I Bond Project - Site Committee Meeting #1

Site Committee Meeting #1

Ruby Bridges Elementary School 2:00 pm

Attendees:

Mandie Cline	Teacher RBE	acline@alameda.k12.ca.us
Cheryl Wilson	Principal	cwilson@alameda.k12.ca.us
Susan Jones-Szab	Teacher/Librarian	sjszab@alameda.k12.ca.us
Eric Leung	Vice Principal	eleung@alameda.k12.ca.us
Steve Lee	Compliance Coordinator	slee@alameda.k12.ca.us
Monty Patterson	PM-MOF	mpatterson@alameda.k12.ca.us
Robbie Lyng	Director of MOF	rlyng@alameda.k12.ca.us
Nick Stephenson	QKA	nicks@qka.com
Balyn Pitman	QKA	balynp@qka.com

Discussion Item 1 - Opening and Agenda

- Robbie explained the history of Master Planning and explained that there was much more work identified in the Master Plan than covered by the amount of the Measure I Bond Initiative that the voters passed in 2014. So not everything included in the Master Plan is addressed in this initial Implementation plan
- Robbie also explained that the board approved an implementation plan for the measure I bond that includes work at each campus, chosen to address current facility needs. He referred the committee to the district website for the measure I bond language, the implementation plan, and notes from master planning meetings with information about Ruby Bridges ES portion of the Bond.
- Robbie outlined the agenda to the group:
 - Review budget:
 - Nick and Robbie explained that Ruby Bridges ES has a current *construction* budget of \$1 Million (Total project budget, including soft costs, is \$1.3 Million). Nick explained how the prioritization of the budget was based on the prioritization of the Masterplan, but prioritized work that affected student spaces over other spaces, followed by critical facility needs.
 - General project scope for Board Approved Implementation Plan:
 - Convert 1 Existing Classroom into New Science Classroom.
 - Implementation of critical mechanical and electrical upgrades as budget allows.
 - Additional items if budget allows:
 - Add Adult Toilet Rooms to Multi-Purpose Building.

- Implementation of District Safety & Security Standards including Door Hardware, site lighting, and kindergarten yard access gate reconfiguration
- Implementation of District Technology Standards for Clock/Bell/Speaker & Phones.
- Discuss Requirements for New Science Classroom.
- Discuss Requirements for Adult Toilet Rooms at Multi-Purpose Building.
- Nick discussed the large site plan (Ruby Bridges Elementary School Site Plan) that described the work that needed to be done per the 2014 Master Planning meetings.
- Robbie added that the Technology Standards work is for Clock/Bell/Speaker and Phones using a VOIP system; The VOIP system will be implemented District wide to provide consistency & reliability.
- Committee Member asked if the items just listed are included in the current budget.
 - Robbie responded that these items are meant to be covered by this budget but we must consider the current bidding atmosphere and time table of work to be done. We will know better once the initial cost estimate is completed.
 - Nick let the group know that we are here to inform them about the proposed scope of work & for them to give us direction.
- Committee Member asked what is meant by new door hardware?
 - Nick explained the new door hardware can be locked from the inside & outside and are required by code for new construction
 - Robbie explained that the current door hardware at most rooms does not lock from the inside and per the District Safety & Security Standards, teachers & staff should be able to take shelter and safely lock rooms from the inside.

2. Discussion Item 2 - Convert 1 Existing Classroom into New Science Classroom

- Nick discussed the large floor plans of the existing classrooms (Buildings C1-3, D, E & F) and asked the group; Where would you like/need the new science classroom?
- Committee Member explained that the school is considering a new science curriculum that would require two classrooms - one for STEAM and the other for general science. Committee Member said the Innovative Plan requires one classroom for Steam & one for Science.
- They requested that STEAM be in room 401 and science be in room 402, and that the spaces of room 401A be reallocated to support these two curriculums. That would require finding a new home for
- Robbie asked if those rooms need sinks like at Lum ES. The Committee Members said that both classrooms have one existing sink and that works fine.
 - Both classroom sinks need Hot Water. Robbie offered using Insta-hots or small capacity water heater at sinks.
- Committee Member requested new lower cabinets with & without doors at science classroom with counter top.
- Nick asked about storage in larger breakout space at 401a.
 - After discussion about flexibility and storage needs, the Committee Members said no built-in storage will be required at 401a. They will consider movable storage units if necessary.
- Committee Members requested resilient flooring at both classrooms & auxiliary spaces 401a.
- AV systems:
 - Room 401: Committee Member said there is an existing Bright link system here which can stay.

- Room 402: It was explained that there is no complete AV technology in room 402 currently (there is a ceiling mount for a projector but no electrical infrastructure). New wall mounted AV Infrastructure will need to be added to room 402.
- Room 401A: after discussion about flexibility and potential use of this space it was decided by the committee that no AV technology is required here.
- Nick asked if 401 & 402 would need darkening shades?
 - Committee Member answered no.
- Nick asked if 401, 401a & 402 would need additional electrical outlets?
 - Committee Member answered no, not for science spaces.
- Nick asked about where the displaced teacher would go to?
 - Committee Members said the counseling program would need to move and the committee agreed that it can go into an existing empty portable (formerly used by LEAPs) and the
 - Committee members said that the class that is currently in 402 can move to where science is currently taught in room 507.
- Committee Member asked if the school could get furniture with Measure I Funds?
 - Nick said that the portion of Measure I funding being used for this modernization does not include funds for furniture and the school Administration will need to ask the District about funds for furniture.
- Nick asked if the auxiliary spaces between 401 & 402 has/needs windows between the auxiliary spaces and classrooms 401 and 402 for supervision?
 - Committee Members said they do need anticipate sending kids into this space unsupervised and thus do not require the new windows.
 - Robbie said we need to install a lite in the door to match the other doors.
- Committee Member asked if the auxiliary spaces 401a, between 401 & 402 could provide safe storage for the Chromebook cart?
 - Nick offered up the idea to store the Chromebook cart in the smaller of the two offices at 401a and provide lockable door. The committee agreed with this suggestion.
 - QKA will ensure that the small room at 401a has the power requirements to plug in cart.
- Nick asked if the science program needs an outside learning space?
 - Committee Members discussed and agreed that the program does not require one.
- Robbie pointed out that the budget does not currently include work at a second classroom, but for now QKA can include the work at room 401 (the STEAM classroom) for the schematic design phase. Once we have the schematic design estimate, we can know whether or not it can remain in the scope of work.

3. Discussion Item 3 – Access to the Kindergarten yard

- Nick asked the group about the issues at access to the Kindergarten that were raised during master planning.
- Committee Members agreed the existing entry point is a bottle neck and expressed a desire to improve this.
- Nick explained that the solution proposed during master planning was to install new access gates at the southwest corner of the kindergarten play yard to allow student and parent access during drop off and pick up times. The existing access point at the northwest corner of the yard can remain for use during the school day, as it was pointed out that this existing access point is within the secure perimeter of the campus.
 - The Committee Members really liked this idea.

- The Committee Members gave QKA the go ahead to provide an alternate Kindergarten entry.

4. Discussion Item 4 – Add interior access to existing restrooms and/or adding Adult restroom addition to the Multi-Purpose Building

- Nick explained to the group that the implementation plan included the addition of adult toilet facilities to the Multi-Purpose Building (Building B).
- Committee Members agreed that the Multi-Purpose Building needs adult toilets. Also, there is no interior access to the student toilet rooms, and therefore currently the student restrooms are locked during evening events because there is no supervision. There was discussion about the possibility of adding interior access to the student toilet rooms but all agreed this was not feasible due to budgetary constraints as well as due to the current layout of the building.
- Location of the new adult toilet facilities: Nick asked if one or two adult toilet rooms would be necessary. Also, Nick asked if the current custodial and PTA rooms could be reconfigured to provide space for the new toilet rooms.
 - Committee Members said the PTA and LEAPS share use of the PTA space, but they can be relocated elsewhere.
 - Committee Member explained that the custodial storage is full and usually spills out into the hallway where students pass by, so this space cannot be used for a new toilet room.
 - Monty explained that the custodial staff have storage rooms at the end of the restroom buildings between classroom buildings, but may not be using them.
 - Steve also add that they can take a look at how they do their ordering.
- Committee Member asked if toilets could be added to the exterior of the Multi-Purpose Building opposite the existing wall with the kitchen toilet?
 - Nick explained that building any new buildings will require a soils report. The soils report could create more costs and complexity.
- Committee Member said the PTA and LEAPS could be relocated, LEAPS to the LEAPS portable and PTA into the administration building.
 - Nick believed the PTA was a good place for the toilet room and cost effective (Option1).
- Nick described the process to provide interior access to existing student restrooms (Option 2).
 - Losing PE storage and potentially 2 or 3 toilet stalls.
- The Committee Members together agreed that option 2 was too costly to pursue. They also agreed that one adult toilet room would suffice.
- Committee Members approved option 1.

5. Discussion Item 5 – Misc. Items

- Committee Member asked about the existing projector mounts in the classroom and if they were going to get power?
 - Robbie informed the group that the District is no longer using ceiling mounted projectors.
- Robbie informed the group that MOF will try to perform any work that will not be required to go to DSA and that this could expedite the process for some of the scopes.
 - Committee Members were happy to hear this because the new science curriculum pending board approval will start at the beginning of the new school year in August, well before the scheduled dates for construction.
- Committee Member asked why the emergency pod has not been moved to the new location shown on the Master Planning Site Plan.

- Robbie said the location of the emergency pod is up to the school administration and agreed that the current location is close to the buildings.
- Nick asked if QKA should add moving the emergency pod to our scope.
 - Robbie answered maybe not now.

6. Next Steps

- Nick outlined the next steps for the Site Committee.
 - QKA to create schematic diagram drawings for
 - New science classroom.
 - Alternate Kindergarten entry.
 - New toilet room at the existing Multi-Purpose Building.

Next Meeting: Robbie would like the drawings in a couple of weeks.

- Nick offered up the date of March 22, 2017.
- Robbie to email Bernadette about a March 22, 2017 Meeting. Bernadette will do the final scheduling.

POST MEETING SITE WALK WITH RL, SL, BP, NS, MP, SJ-S AND EL:

- During the meeting a question was asked about the leaky windows in the library; some Committee Members met outside after the meeting to look at the problem area. Steve said the problems are being fixed by MOF. It was generally agreed that this will not be included in the current Measure I bond project.

Included Appendix

Agenda

Sign-in sheet

Images

Ruby Bridges Elementary School Site Plan

Buildings C1-3, D, E & F

Building B

Notes from meeting

School Site map received at meeting

End of Notes