



QUATTROCCHI KWOK  
ARCHITECTS

November 30, 2016

## Lincoln Middle School Measure I Bond Project

### Site Committee Meeting #2

Lincoln Middle School 3:30 pm

#### Attendees:

Mark Manes	Parent	<a href="mailto:sfbpmike@gmail.com">sfbpmike@gmail.com</a>
Joan Hulihan	Classified	<a href="mailto:jhulihan@alameda.k12.ca.us">jhulihan@alameda.k12.ca.us</a>
Michael Hans	Principal	<a href="mailto:mhans@alameda.k12.ca.us">mhans@alameda.k12.ca.us</a>
Steve Allen	Teacher, Comp. Lab teacher	<a href="mailto:sallen@alameda.k12.ca.us">sallen@alameda.k12.ca.us</a>
Jamie Ferranti	Project Manager	<a href="mailto:jferranti@alameda.k12.ca.us">jferranti@alameda.k12.ca.us</a>
Robbie Lyng	Facilities and Operations	<a href="mailto:rlyng@alameda.k12.ca.us">rlyng@alameda.k12.ca.us</a>
Amy Frary	Teacher/Parent	<a href="mailto:afrary@alameda.k12.ca.us">afrary@alameda.k12.ca.us</a>
Monty Patterson	Project Manager	<a href="mailto:mpatterson@alameda.k12.ca.us">mpatterson@alameda.k12.ca.us</a>
Mitzi Thompson	Teacher	<a href="mailto:mthompson@alameda.k12.ca.us">mthompson@alameda.k12.ca.us</a>
Kathy Secuello	Teacher	<a href="mailto:ksecuello@alameda.k12.ca.us">ksecuello@alameda.k12.ca.us</a>
Cindy Zecher	Classified – Office Manager	<a href="mailto:czecher@alameda.k12.ca.us">czecher@alameda.k12.ca.us</a>
Tom Miro	Science/Elective Teacher	<a href="mailto:tmiro@alameda.k12.ca.us">tmiro@alameda.k12.ca.us</a>
Christine Weidler	Math Teacher	<a href="mailto:cweidler@alameda.k12.ca.us">cweidler@alameda.k12.ca.us</a>
Jenny Hartigan	Science/Environ. Sci. Teacher	<a href="mailto:jhartigan@alameda.k12.ca.us">jhartigan@alameda.k12.ca.us</a>
Shariq Khan	CBO- AUSD	<a href="mailto:skhan@alameda.k12.ca.us">skhan@alameda.k12.ca.us</a>
Kevin Baker	Assistant Principal	<a href="mailto:kbaker@alameda.k12.ca.us">kbaker@alameda.k12.ca.us</a>
Nick Stephenson	QKA	<a href="mailto:nicks@qka.com">nicks@qka.com</a>
Balyn Pitman	QKA	<a href="mailto:balynp@qka.com">balynp@qka.com</a>

#### Discussion Item 1 – Background on Bond, Master Planning and Implementation Plan

1. Robbie explained how the Measure I bond was approved by the voters for district wide projects. The information about the Lincoln MS portion of the Bond and Master Plan is on the District website.
2. Robbie also explained that the board approved an implementation plan for the measure I bond that includes work 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.
3. Robbie also explained that the board approved an implementation plan for the measure I work chosen to address current facility needs will include about 1/3 of the master planned work.

#### Discussion Item 2 – Projected student populations for Lincoln Middle School

1. 2014 population = 1000 kids
2. 2016 current population = 870 kids (per Mike Hans)
3. Shariq explained that future student population will flatten out with no anticipated growth based on current demographic research.

### **Discussion Item 3 – Agenda for Lincoln Middle School Site Committee Meeting #2**

1. Major categories were:
  - Recap Site Committee meeting #1 notes
  - Goals and expected outcomes for today's meeting
  - Review bike storage location options
  - Review Campus Entry Security and discuss potential solutions
  - Discuss future use and location of the existing computer lab and Science lab
  - Next Steps

### **Discussion Item 4 – Recap Site Committee Meeting #1 notes**

1. During meeting #1 we outlined primary scopes of work for Lincoln MS and explained that more detailed discussion for each item was documented in the notes from Site Committee meeting #1. Primary Scopes:
  - Safety and Security improvements
  - Technology and Communication improvements
  - Critical mechanical/electrical
  - Accessibility improvements
  - Modernize one science and one computer lab
  - Roofing (completed summer 2016)
2. During meeting #1 we established the following action Items:
  - QKA will distributed notes by email to attendees
  - QKA will prepare two or three solutions for securing the perimeter
  - Mike will attempt to survey students and staff on ideal locations for bike storage locations
  - Site committee to consider “highest & best use” for comp. & sci. lab spaces for discussion at meeting #2

### **Discussion Item 5 – Goals and Expected outcomes for today's meeting**

1. To discuss Safety and Security improvements for bike path, bike storage, and secure perimeter at main entry to reception area.
2. To discuss the modernization of one science and one computer lab, if time allows.

### **Discussion Item 6 – Review Bike Path, Bike Storage capacity and Bike Storage Locations**

1. Nick provided a campus plan for Lincoln that indicated (E) bike parking & path locations
  - It was pointed out that there is no secure Campus perimeter along the pathway near Eastshore Dr. between the nature area and the campus.
2. Nick provided a campus plan for Lincoln with goals and proposed bike parking expansion & bike path revisions.
  - Goals
    - Secure perimeter fencing at bike path
    - Secure access to nature area
    - Relocate emergency equipment storage
    - The number of (E) bike racks does not meet current needs. School requested 250 to 300+ new bike racks & that they be anchored
  - The committee indicated that (E) bike racks are very old & keep moving out of place
  - QKA proposed new bike storage enclosures at the following locations:
    - At Fernside Blvd between blacktop play area and soccer field
    - Between Fernside and Bldg. B with path along bldg. B
    - At science building C along driveway
    - Along bike path at three locations: west of building J, between building I and J, and south of building H2, just east of building I.
  - Selected Bike Enclosures: After some discussions, the group directed us to proceed with the following locations only

- Along bike path at three locations: west of building J, between building I and J, and south of building H2, just east of building I.
- All areas will require new fencing and gates to campus and bike path

#### **Discussion Item 7 – Secure perimeter fencing at bike path**

1. QKA proposed new fencing between the campus and the bike path in order to provide a secure perimeter along this edge of campus. Nick, Robbie and Shariq explained that this is required in order to comply with the Districtwide Safety and Security Standards that were adopted by the School Board earlier this year. Robbie indicated that these standards are posted on the District website for reference.
2. According to Mike, the BCDC told school that there is a legal easement and that public access to the Bike path is required.
3. A committee member expressed concern about student congestion in this area as it is a major path of travel for students moving from class to class. It was pointed out that the proposed fence location allows for the pathway to be the same width (just over 10' wide) as exists between the building in this area.
4. There was extended discussion and debate about the desire or lack thereof for any new fencing by some committee members. Again, Nick, Robbie and Shariq attempted to explain that this is required in order to comply with the Districtwide Safety and Security Standards that were adopted by the School Board earlier this year.
5. Robbie: asked the group to help provide additional solutions to resolve the bike path at the next meeting
6. Nick: current proposed scheme is the least expensive and most efficient solution
7. Secure access to nature area was discussed.
  - A committee member asked why can't we go straight thru the pond and trees in nature area? Robbie: Community said no due to impact to nature area, and also due to cost of grading and paving for this solution.
  - Nick: Direct Access from the classroom to the nature area may be the safest path for the students
8. A Committee member expressed concern about students getting back and forth between campus to nature area safely while having to deal with bike traffic. Science teachers explained that the Kids move back and forth between nature area and classrooms continuously throughout the day, not just at beginning and end of class periods. Some solutions for this that were suggested by the committee include: adding a stop sign/slow signage/bollards/cross walk or speed bumps at the location where students cross the bike path
  - The committee suggested sliding gates in lieu of hinged swinging gates to allow access
  - Robbie: If gates are open all day, then security is compromised.
9. A committee member asked if the path can be relocated to run next to water front instead of between the campus and the nature area?
  - It was pointed out that a fence line at bay is an expensive idea due to extent of site grading, new pavement required for this solution. Robbie mentioned that there would be additional regulatory challenges and expenses that they may face if they get that close to the water front.
10. A committee member asked if we can remove inner core-area fencing and gates?
11. Nick: It's up to school about internal fencing, but it does appear that the new proposed fencing along the bike path adequately addresses the secure perimeter issue. For inner fencing, it becomes a matter of whether or not they have vandalism within the campus core area afterhours and on weekends. The committee expressed that they don't have significant vandalism problems and requested that the inner core fencing and gates be removed where possible.
12. The second story at classroom bldg. is all open
13. A committee member indicated that they need improved lighting on campus. Robbie: It is in the bond.

#### **Discussion Item 8 – Location of Emergency Equipment Shed**

1. Robbie: (E) emergency equip. storage needs to be away from Bldgs.
2. After some discussion about safe dispersal areas and potential locations, it was agreed by the committee to move the emergency equip. shed 50ft from bldg. J onto grass field behind the backstop & directly adjacent to blacktop.

### **Discussion Item 9 – Safety and Security Improvements - Campus Entry**

1. Nick discussed the security challenges with the current entry point to the administration building.
2. Nick presented two options for discussion purposes that could improve the security at this area:
3. Option 1 – draw the secure perimeter into campus so that it connects to the administration building. this would be achieved with new fencing and gates that would inhibit the student paths of travel across the front courtyard area.
  - The committee did not like this solution at all.
  - Cindy: Fence around entry looks like a jail.
  - Robbie: Fence is to be ornamental like Ruby Bridges, not chain link like the existing fencing at the Lincoln entry.
  - Robbie explained that currently 70% or more of the Lincoln campus is already fenced, so we are not talking about a great deal of additional fencing.
  - Option 1 was not pursued by the committee.
  - The concept of providing a gate with buzzer and camera at the entry was discussed as an alternate to the additional fencing of Option 1.
  - Cindy: A buzzer or waiting is not practical for parents
4. Option 2: Move the reception areas of the administration building into the front building (into the space that is currently the existing orchestra classroom). This maintains the student flow in the courtyard because no additional fencing is required with this area for this option, and it creates great surveillance and security at the primary entry point.
  - Committee did not like idea of splitting the reception from the administration building. Robbie suggested that maybe it's better to move entire Admin to music and music to Admin.
5. The committee pointed out that the primary access to blacktop play area from Bldg. C is around bldg. A
6. Nick: QKA will come back with new solutions to further the conversation around securing the campus entry.
7. The committee asked that a new trash enclosure at Building B & Fernside Blvd. be included in the scope of work. Robbie agreed and directed QKA to include it.

### **Discussion Item 10 – Next Meeting/Misc.**

- Next Meeting tentatively scheduled for December 15th. Robbie and his staff will confirm and officially schedule the meeting. Discuss future use and location of the existing computer lab and Science lab. Review Campus Entry Security and discuss potential solutions.
- It was mentioned that there is a science department meeting scheduled for the afternoon of December 7. It was discussed and agreed that Robbie, Shariq and either Nick or Balyn will attend at 1:40pm to discuss this project with the science teachers.

**End of Notes**