



QUATTROCCHI KWOK
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February 6, 2014

6:00 PM

Alameda USD Master Planning

Franklin Elementary School - Master Planning Meeting #2

Attendees:

Nick Stephenson, Project Manager, QKA

Chad Crain, Job Captain, QKA

Also see sign-in sheet attached

Distribution:

Via District Website

Facility Master Planning for Franklin Elementary School:

Ground rules and expectations:

- Nick and Robbie summarized the ground rules and expectations for this master planning process.
 - The reason for the master planning is that it is required for the Bond process.
 - The master planning process is an attempt to address the facility needs of your campus over the next 15 or more years. The needs that we identify together will almost certainly be more than what the district can afford at this time and in fact may extend over several bond cycles. The first step is to take a comprehensive look at your facilities and your educational goals, and provide recommendations for improvements, expansion and growth to serve your school community in the coming years. These recommendations are reflected on the drawing that we are going to review tonight based on what you told us at the previous meeting.

Demographics:

- Nick confirmed that currently Franklin has 390 students in 13 classrooms, three of which are Kindergarten classes and one of which is a mild to moderate special education room in the lower level ("basement") of the Admin wing.
- They would like three more classrooms. Current classroom loading does not warrant three additional classrooms, however they want to plan for it. Site staff believes if there were additional classrooms,

enrollment would increase to fill them. They currently are accommodating class size fluctuations by doing split grade level classrooms.

Master Planning –Franklin Elementary School:

Presentation of Draft Master Site Plan:

Nick presented the drawing, indicating that it is intended to reflect the suggestions and recommendations from the prior meeting. Key items are as follows:

1. Needed improvements and/or new facilities:

a. Offsite Improvements:

- It was discussed and understood that closing the street in front of the school as well as installing the new MP across the street are outside the bounds of the Master Plan.

b. Site Improvements

The following revisions to the site were presented and well received, with revisions as noted:

- Pick up/ Drop off /Parking: It was discussed and understood that due to the site constraints there could be no means of incorporating an on-site drop of loop or parking and that these functions would continue to occur at the existing street curbs at the campus perimeter.
- Security: the following improvements were proposed and well received:
 - Improve site lighting
 - Improve perimeter fencing
 - Relocation of reception to main entrance (see item c below)
- Playgrounds/ Kinder Playground: the following improvements were proposed and well received:
 - A new play structure for both for the upper grades was proposed to replace the existing one.
 - Improving the site drainage in the large playground.
 - Improving site lighting in the large playground.
- Play Fields (Community Use): No playfields on site and none were discussed.

c. Buildings:

The following revisions to the buildings were presented and well received, with revisions as noted:

- Demolition and relocation of the administration space to where the small MPR is currently located, with the reception positioned to have visual access to the main entry.
- Build a new properly sized Multi Purpose building in the location of the former administration wing. The new Multi Purpose Building should include restrooms that can be accessed from inside and outside.

- Build a new building to house a kindergarten and a music classroom directly north of the K1 classroom building. Modernizing the K1 classroom building.
 - After further discussion it was agreed that rather than installing two new buildings for K2 and Music and modernizing K1, it would be a better idea to demolish the existing K1 building and install a single new building consisting of three new kindergarten classrooms. The music classroom could be added to the new kindergarten building or to the new multi-purpose building. The revised master site plan drawing will reflect these changes.
 - Indicate an option for this new building to be a two story structure to house the additional classrooms they would like to have (See demographics discussion above).
- The draft plan shows modernization to the existing two story modular building and bridge.
 - After discussion it was decided to show that that building gets demolished and replaced with a new, site built extension of the main 2 story classroom wing.
 - Special Ed services on this site do not have a dedicated classroom. They are currently located in the basement.
- The Library will be reconfigured and modernized in its current location.
- Music and daycare should have their own spaces. They should not share space due to program time conflicts.
- They like the idea of the break-out spaces. Want to see them used for the speech therapist to pull the students into these break out spaces.
- There is an "Art dosent program" It needs art supply storage.
- They need expanded storage.
- Boys bathrooms are closed during the day due to supervision issues.
 - Want the bathrooms for the children to be in a more visible, easily supervised location.

2. Prioritization:

- Priority One – Critical Facility Needs
 - Refer to Facility Assessment on the District website for Critical facility needs.
 - Safety: Site lighting, improved perimeter fencing.
- Priority Two – Current Program Needs
 - New Multi-Purpose Building
 - Relocated Admin with Reception fronting on main entrance.
 - Renovation of the existing classrooms.

- Robust infrastructure for technology.
- New Break Out (small group meeting) spaces.
- Priority Three – Future Facility Needs
 - 3 additional classrooms
 - Replacement of two story, 4 classroom modular building with a new, 2 story 4 classroom addition to existing classroom wing.
 - New play structure.

General concerns expressed during meeting:

- The community wants to make sure that the demographics addresses the unique things about Franklin Elementary School, such as their desire/plan to become a magnet school.

Next steps:

- The master site plan will be revised per the direction received tonight. The final site plan, along with the prioritization will be included in the final master plan for Franklin Elementary School, and presented to the Board in June.