



QUATTROCCHI KWOK  
ARCHITECTS

February 27, 2014 3:30PM

## Alameda USD Master Planning

Encinal High School - Master Planning Committee Meeting #3

### Attendees:

Nick Stephenson, Project Manager, QKA  
Stan Clark, Senior Associate, QKA  
Also see sign-in sheet attached

### Distribution:

Via District Website

### Facility Master Planning for Encinal High School:

Ground rules and expectations:

- No further discussion

Demographics:

- No further discussion

### Master Planning –Encinal High School:

#### Presentation of Draft Master Site Plan:

Nick presented a draft site plan. This plan is intended to reflect the suggestions and recommendations from prior meetings. Key items are as follows:

1. Needed improvements and /or new facilities

a. Offsite improvements (safe routes to school):

- No further discussion.

b. Site Improvements:

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

- Extension of emergency access road "loop" to connect 3<sup>rd</sup> street (east) to Central Ave. at west side of campus is acceptable.

- Should remove existing portables and Quonset hut at Health Clinic facility and replace with new building.
- Develop Bay front into curriculum space is still a good idea but hard to define. Showing as dashed rectangle for potential future development is good.

Pick up/Drop off/Parking:

- No further discussion

Security:

- No further discussion

Play Fields:

- Relocation of Tennis court is acceptable however it may be that it is acceptable to omit it. Show for now.
- Show new entry gates and ticket booth at west side of football field
- Relocate proposed New Entry Plaza for athletics from the west side of football field to east side, between baseball and football fields. Relocate batting cages as required.

Other Exterior facilities and/or spaces:

- No further discussion

c. Buildings

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

Administration (Location and Spaces)

- New location and size of Admin is acceptable.
- New location of Library is acceptable.
- Repurposing existing library to Student Commons with STEM lab is acceptable.
- Proposal of replacing the existing cafeteria building with a new theater building was very well received. It was mentioned that the health clinic facilities need to be replaced with new construction as well.

Gymnasiums/Pools/Locker Rooms

- Include modernization to pools and pool facilities.
- The Elimination of the stage (relocated to new theater building) and suggestion of new bleacher seating is acceptable.
- The addition of a second gym is acceptable.

- The addition of two locker room facilities, including team rooms, locker rooms, coaches offices, dance and PE classrooms, is acceptable.

Multi-Purpose Building/Cafeteria

- Location of proposed new cafeteria building was received well. Omit the label for “student commons”

2. Prioritization:

The following categories were discussed. It was agreed that Mark Allegrotti will share the lists with stake holders and report back with revisions as necessary.

Editor’s note: Category One was generally acceptable. Mark Allegrotti faxed over revised order for categories two and three. Those revisions are listed below.

- Category One – Critical Facility Needs
  1. Replace roofing at end of service life.
  2. Replace old windows
  3. Repair cracked and failing exterior plaster finish
  4. Improve Site and security lighting throughout site including pool deck and parking areas
  5. Repair leaking sewage lines and fixtures
  6. Perform code required accessibility upgrades
  7. Perform code required fire life safety upgrades
  8. Upgrade Phone/clock/bells PA and FA systems
  9. Upgrade power and data distribution systems
  10. Provide code compliant lighting within buildings
  11. Repair drainage problems between classroom wings
  12. Repave parking lots
  13. Improve technology and wifi infrastructure
- Category Two – Educational Program Needs
  1. Obtain City and former Navy Base land next to EHS to facilitate the building of upgrades at EHS.
  2. Reconfigure classroom wings to provide larger classrooms to meet state and district standards for classroom size

3. Provide space for additional break out and resource rooms. Make all classrooms (Except for science rooms) to meet 21<sup>st</sup> century specifications for square footage; break out space, and resource considerations.
  4. Provide a new STEM Lab
  5. Reconfigure area between existing gym and media center into new student quad
  6. Provide a theater building w/ new music and drama
  7. Provide new entry gates and snack bar/toilet building at football field.
  8. Install new artificial turf at ball fields
  9. Install new track surface
- Category Three – Future Facility Needs
    1. Upgrade science room fixtures and utilities
    2. Provide divider in Gym(s)
    3. Provide Second Gym
    4. Provide a Dance Studio
    5. Modernize Pool Building and Bleachers
    6. Relocate Library/Media center to current admin and enlarge as necessary.
    7. Re-centralize the Administration and enlarge to include all necessary guidance and support services
    8. Provide a new larger cafeteria/student commons
    9. Provide toilet room(s) at health center
    10. Provide new locker rooms including (2) P.E. Classrooms
    11. Provide a new science lab Space
    12. Reconfigure parking lots for safer entrances and additional parking capacity.
    13. Provide additional seating in gym
    14. Provide expanded bleachers at baseball field

Next Steps:

- QKA to bring revised site plan and Priorities for next meeting
- Review site plan and priorities.

Next Meeting:

Wednesday, March 19, 2014 at 3:30pm (final meeting)