



QUATTROCCHI KWOK
ARCHITECTS

March 19, 2014

3:30PM

Alameda USD Master Planning

Encinal High School - Master Planning Committee Meeting #4

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 revised draft site plan drawing. 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 plan drawing were discussed and well received, with further revisions as noted:

- 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:

- New parking for the Health clinic is indicated on the revised site plan and was well received.

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:

- Black top for ROTC marching curriculum is necessary.

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

- There is a modernization to the pools currently being considered. Robbie directed QKA to keep this scope in the master plan for now.
- Changing space and or showers for the early morning ROTC exercise program was discussed. Some kids go home to shower before school starts. It may be that this can be addressed with the new locker room building.

Multi-Purpose Building/Cafeteria

- Faculty lounge should be located here in the new Cafeteria building per staff request.

Classrooms

- The proposed classroom count is based on number of classrooms requested by Kirsten Zazo and staff in previous meetings.
- It was clarified that the typical load factor for classrooms is 32 students per the District Education Specification.
- There is a strong need for a ROTC classroom and it should be larger than a standard size classroom to facilitate extensive group and project based learning. This classroom would be fully loaded for every period of the day based on current ROTC enrollment.

Specialized Educational Spaces:

- There was a lot of discussion about the need for a large flexible lab/shop space that can serve "CTE" or "vocational" education.
 - Ultimately it was agreed that a large open lab/shop space of about 2000 square feet in size should be provided that can be adapted in the future to serve various vocational or "CTE" type uses.
 - The electrical, ventilation, and technology infrastructure should be robust and adaptable.
 - It was also discussed that this space could be provided in a new building or maybe within the existing 600 wing. QKA will study and suggest a location on the final master plan drawing.

Storage/Restrooms:

- New toilet rooms for ball fields are proposed to be located in the new building at the new stadium entry plaza. This was well received.
- New toilet rooms at the new classroom and locker room buildings would be for school use only, not for spectator or field use.

2. Prioritization:

The priority category lists were discussed and the organization of the categories was agreed to as follows:

- **Category One – Critical Facility Needs (CFN)** (Originally: Priority One – Warm, Safe, Dry)
 - Replace roofing at end of service life.
 - Replace old windows
 - Repair cracked and failing exterior plaster finish
 - Improve Site and security lighting throughout site including pool deck and parking areas
 - Repair leaking sewage lines and fixtures
 - Perform code required accessibility upgrades
 - Perform code required fire life safety upgrades
 - Upgrade Phone/clock/bells PA and FA systems
 - Upgrade power and data distribution systems
 - Provide code compliant lighting within buildings
 - Repair drainage problems between classroom wings
 - Refer also to Facility Assessment on the District website for balance of Critical facility needs to be included in category one.

- **Category Two – Educational Program Needs (EPN)** (Originally: Priority Two – Current Facility Needs)
 - Obtain City and former Navy Base land next to EHS to facilitate the building of upgrades at EHS. (note: Additional space is required to meet educational program needs)
 - Reconfigure classroom wings to provide larger classrooms to meet district standards for classroom size
 - Provide space for additional break out and resource rooms. Make all classrooms (Except for science rooms) to meet 21st century specifications for square footage; break out space, and resource considerations
 - Provide a new S.T.E.M. Lab
 - Provide a new Vocational/"CTE" type "Flex" Lab
 - Modernize Pool Building and adjacent facilities
 - Provide Second "practice" Gym
 - Improve technology and wifi infrastructure

- Upgrade science room fixtures and utilities
 - Provide additional locker rooms including (2) P.E. Classrooms
 - Relocate existing ROTC classroom
 - Provide a new Theater building with music and drama classrooms
 - Reconfigure area between existing Gym and Media center into new student quad
 - Provide new entry gates and snack bar/toilet building at football field.
 - Install new artificial turf at ball fields
 - Install new track surface
 - Provide a Dance Studio
 - Relocate Library/Media center to current Admin and enlarge as necessary.
 - Re-centralize the Administration and enlarge to include all necessary guidance and support services
 - Provide a new Cafeteria/Student Commons building including a staff lounge
 - Provide new Health Center building to replace existing buildings.
 - Reconfigure parking lots for safer entrances and additional parking capacity
 - Provide additional bleacher seating in existing gym
- **Category Three – Future Facility Needs (FFN)** (Originally: Priority Three – Future Facility Needs)
 - Provide divider in Gym(s)
 - Provide a new Environmental Science building at bay front.
 - Provide expanded bleachers at football field
 - Repave parking lots

Next Steps:

- Master plan drawing will be revised and a narrative will be written. These documents will be cost estimated then all will be presented, along with all meeting notes, to the Board for review and approval in June 2014.

Next Meeting:

No further meetings