



QUATTROCCHI KWOK
ARCHITECTS

MEETING RECORD

2121.PR- B.2

11/1/2022, 1pm

Kofman Auditorium Dressing Rooms, ADA Observations

In-Person Site Visit

Attendees:

Bryan Chubb (BC), QKA
Jedd de Lucia (JdL), Shalleck
Mitch Cramond (MC), Shalleck
Shariq Khan (SK), AUSD, CBO
Robbie Lyng (RL), AUSD, Senior Director of Construction
Robert Ithurburn (RI), Alameda HS Principal
Brian Addicott (BA), AUSD Maintenance

Areas of Interest Keyed from Attached Plans

1. Existing dressing rooms w/ plumbing fixtures. Need replacement finishes & plumbing fixtures (if sinks in dressing rooms are desired).
2. Candidate for use as dressing room/s: Theater Manager's Office. SK stated that school is not planning to hire or keep on staff a theater manager. This space could be converted to dressing room/s to supplement keynote areas 1 & 3.
3. Like keynote area 1, this is an existing dressing room w/ a plumbing fixture. Similarly, would need replacement finishes & plumbing fixture (if needed).
4. Candidate for use as dressing rooms: Inspectors Rooms. These spaces are reserved for outside inspectors. SK suggested it may be possible to move them to another area/building/campus. These spaces have good proximity to the stage. One room appears to have plumbing as well (rooms were locked so was not able to access).
5. Candidate for use as dressing room/s: Storage Room. This space is being used for long term storage of Theater items that RI & SK agreed could be disposed of.
 - a. There was a question as to whether the wall shown dashed used to have a door through it. Wall appears to be patched. Restoring that as an egress point to the hallway would benefit the space for dressing room use. Would need to study record drawings & code analysis.
6. Sports Equipment Storage. RI stated, the Gym needs to keep this space for storage, as they already have very limited space for storage.

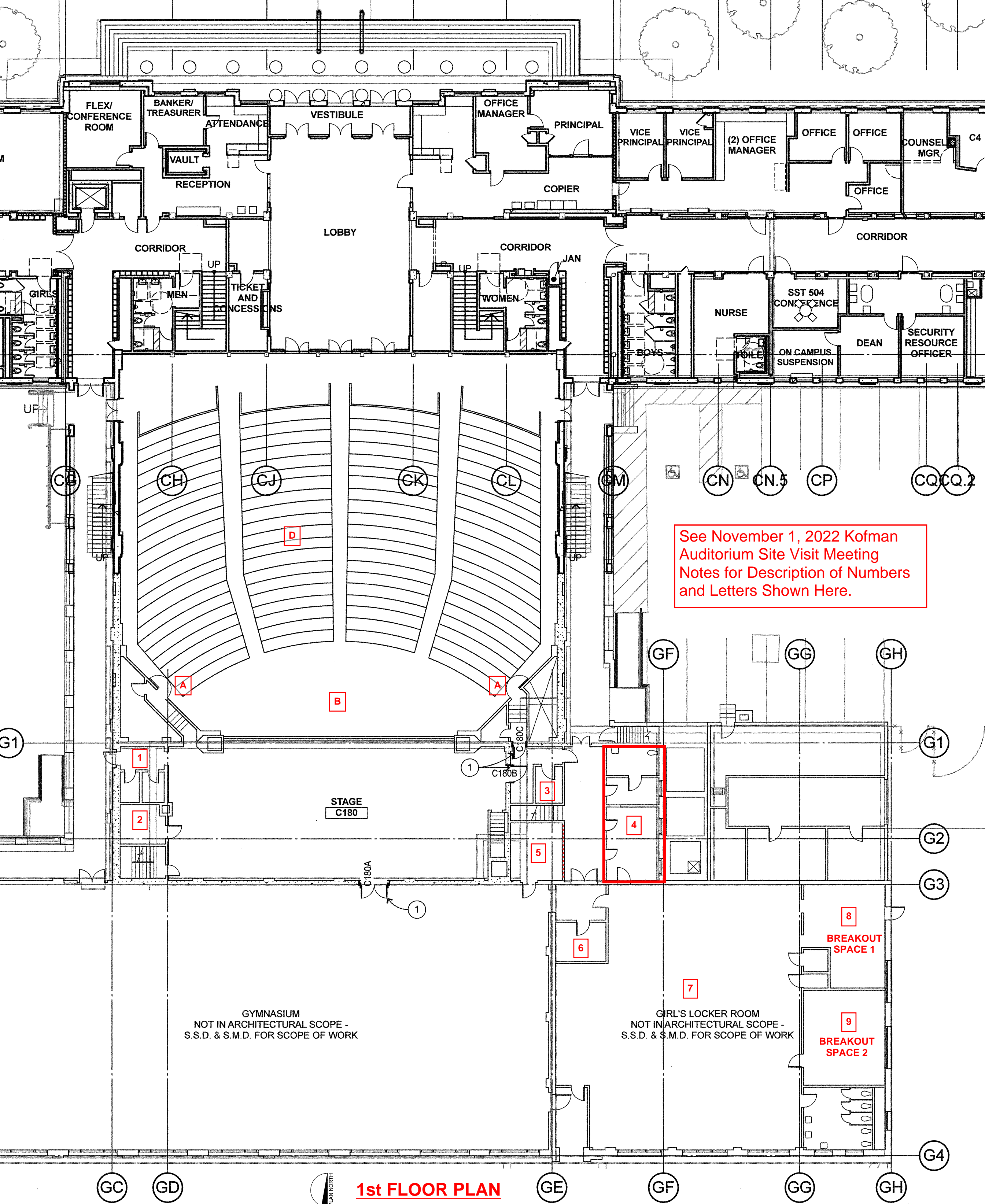
7. Martial Arts/Tumbling space. This large open space is well finished out for its current use. RI stated that sports message tables at south end of room could be moved to Breakout Space 2 (Keynote 9), and tumbling mats moved south to create more space on north side of room.
 - a. If this newly created space was divided up by addition of partition walls into dressing rooms, that would most certainly need DSA review.
8. Breakout Space 1: Candidate for use as dressing room/s. The space might be used as overflow dressing room/s, in addition to using spaces at keynotes 1-5.
9. Breakout Space 2: Candidate for use as dressing room/s. This could also be used as an overflow dressing room, but Breakout Space 1 would likely work better programmatically. That way there is less intrusiveness between sports & theater activities.
10. 2nd Floor Work Room: Candidate for use as dressing room/s. This space is occupied by the district Construction Manager, though RI & SK suggested it may be possible to move them to another area/building/campus.
 - a. There is a restroom off the same stair landing. This would be beneficial next to dressing rooms. RR is not ADA compliant though, would need to be reconfigured if this went through DSA.
 - b. Since Work Room space is accessed by stairs, it would not be ADA accessible. Some dressing room space would still be needed on first floor. Inspector Spaces below (keynote 4) would be ideal to work in conjunction with this space above, to avoid equal facilitation conflicts.
11. Below stage space previously used for dressing rooms. A fair amount of space, but in addition to ADA compliance issues that space might require HVAC work. Seems damp and very musty.

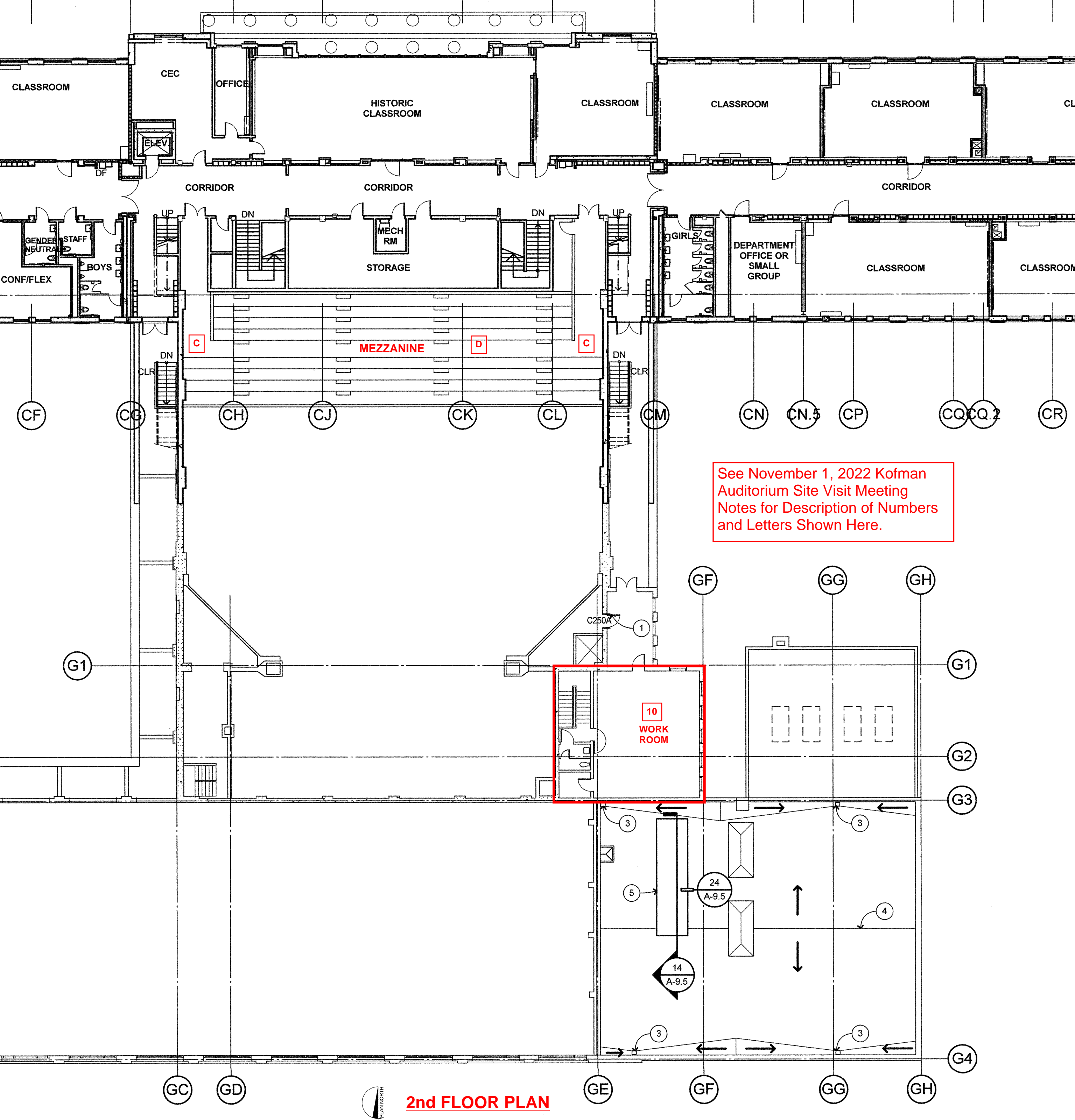
Additional Observations

- A. Stage door landing at house side (doors to stage access stairs) do not have ADA compliant 5' landings.
- B. Orchestra pit does not have wheelchair access.
- C. Some issues getting ADA compliant access to Mezzanine level, but they are readily solvable. Shalleck noted how relatively easy some of those issues would be to fix.
- D. A theater project that went through DSA would likely need to add ADA seating equally spread through upper & lower seating areas. Shalleck was optimistic about some solutions to provide for this.

After Site Visit Questions

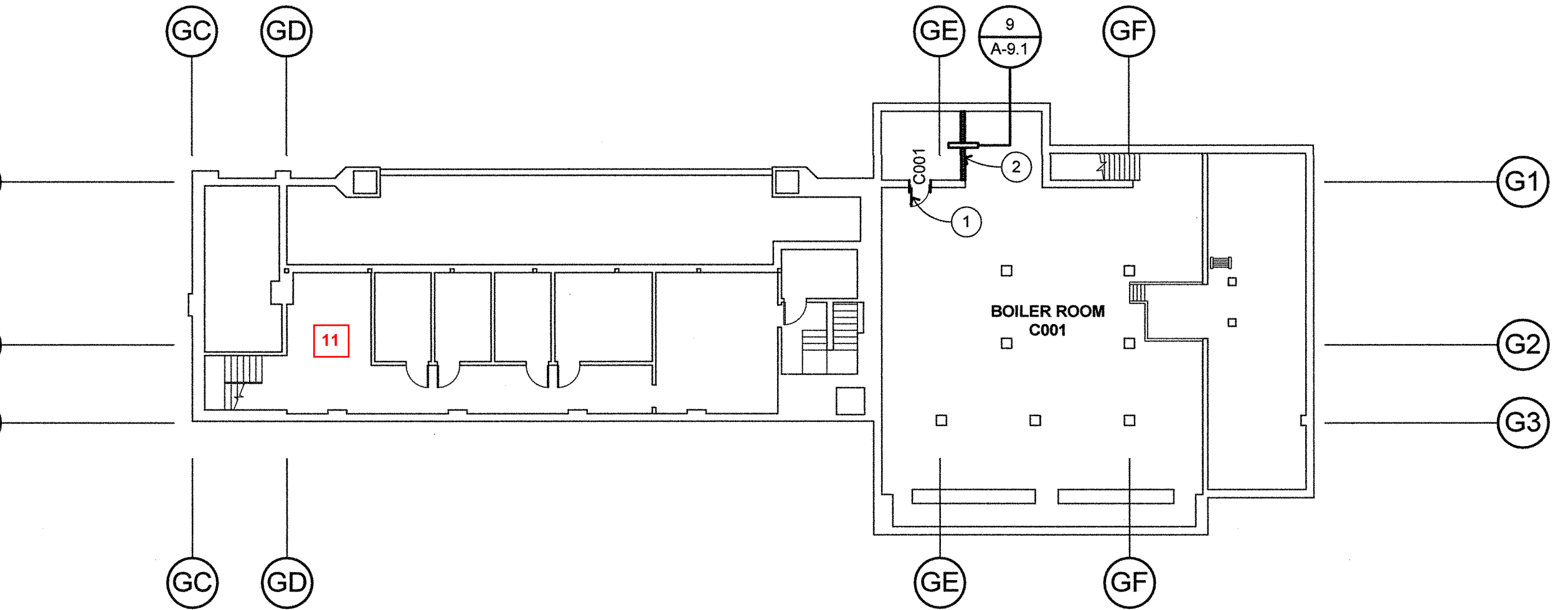
- Clarification: Is it desired to have sinks in dressing rooms? This is not typical, though having access to bathrooms nearby is desirable.





See November 1, 2022 Kofman Auditorium Site Visit Meeting Notes for Description of Numbers and Letters Shown Here.

2nd FLOOR PLAN



BASEMENT PLAN

1/16" = 1'-0"

2



TRANSMITTAL / MEMO

Project: Alameda High School – Kofman Auditorium
Systems Upgrades

Date: November 7, 2022

Via: e-mail

To: Mark Quattrocchi, Principal
Bryan Chubb, Assoc AIA
Quattrocchi Kwok Architects

Tel:

From: Jedd de Lucia, Principal
Mitchell Cramond
The Shalleck Collaborative

Re: Theatre Assessment and Recommended Systems
Upgrade

of pgs. 2
including cover:

On November 1, 2022, we toured Alameda High Schools Kofman Auditorium. The goal of the project is to provide improvements to the lighting and AV systems. The purpose of the visit was to help assess the existing lighting and AV systems along with the general state of the facility as it relates to the function of these systems. This report is a summary of our observations and our recommendations for system improvements.

Please note that this is not an exhaustive report. Comments are limited to general observations made of the space in a brief walk through. Other conditions or hazards may exist.

Observations

Lighting and Rigging

- The dimmer racks are outdated and must be replaced.
- All rigging onstage except for 5 linesets have been removed. Those that remain are unsafe/outdated and should be replaced.
- There are no remaining linesets in which to hang production lighting and no remaining circuits to plug in fixtures.
- Footlight fixtures at edge of stage are non-functional.
- The theatre lacks a data distribution system to support a modern production lighting system
- Manually dimming house light system would need to be modernized to integrate with stage lighting system.
- The Access to the grid is by a straight uncaged ladder, this is not OSHA compliant.
- There is no main, side, or overhead stage draperies. This limits the function of the space.
- Of the extensive rigging system that was removed, only five operating lines were preserved.

AV

- Power panels and receptacles are noted to be isolated ground power. After inspection, we determined that there was no isolation transformer and the AVIG power shared the same panelboard as lighting and building power.
- The Sound Mixer is damaged and out of date.
- The Amplifiers at the gallery are mostly non-functional.
 - Access to the gallery is not OSHA compliant.
- The intercom and loudspeakers were manufactured by companies that are out of business but are equipment is still operating.

END OF REPORT