Bay Farm ES

3/25/2021

Site Committee Meeting #1

March 25, 2021

MEETING NOTES

Bay Farm School Measure I Bond Project – New Classroom Bldg.

Site Committee Kick Off Meeting 3:00 pm – Zoom Meeting

Attendees:

Katherine Crawford (KC)	Bay Farm	ktcrawford@alamedaunified.org
Alex Breuer (AB)	Bay Farm	aabreuer@alamedaunified.org
Roxanne Clement (RC)	Bay Farm	rclement@alamedaunified.org
Michelle Kuttner (MK)	Bay Farm	
Valezka Silva (VS)	AUSD	
Dotti Miller (DM)	Parent, Bay Farm	
Shariq Khan (SK)	AUSD	skhan@alamedaunified.org
Robbie Lyng (RL)	AUSD	rlyng@alamedaunified.org
Antonio Perez	AUSD	arperez@alamedaunified.org
Mark Quattrocchi (MQ)	QKA	markq@qka.com
Nick Stephenson (NS)	QKA	nicks@qka.com
Joel Williams (JW)	QKA	joelw@qka.com

Notes:

1. Introduction
    a. Mark introduced new QKA Team Structure and Joel's role. Joel will run today's meeting.
    b. Joel brought up agenda and explained how meeting will go.

2. What we heard: Joel presented 5 items that we "heard". Feedback:
    a. Indoor outdoor connection:
        i. DM: South and west facing walls get a lot of solar heat gain. Any passive cooling concepts being considered? MQ: try to avoid west facing, we can address others with exterior shade devices on the building. Natural ventilation will be employed as well, and we will comply with current Cal Green Standards. RL: life span of equipment will be an issue as we put more demand on the equipment.

ii. RL: Outside shade structure for garden area?

b. Design for Breakouts:
   i.
c. Design for flexibility:
   i. Operable Partitions. MK: maybe they are not interested. KC: they break too easily in the past. Can't use that wall to put stuff against. Teachers prefer the wall space. Would rather outdoor learning spaces. MQ: we can eliminate.
d. Design for Understanding:
   i. Passive solar and passive cooling – DM requested this as a focus point on new building. Can we call them out explicitly? Explain what we are doing to the students. Acoustics are important as well, due to proximity to airport.
e. Design for future change:
   i. RC: can we look at open roofing system over existing outdoor learning spaces to extend the outdoor learning space functionality to expand their use of those spaces.

3. Portable Buildings Discussion:
   a. All portables would stay during construction. The newest one, yellow, would stay beyond construction. Joel mentioned survey of portables, ranking them based on condition.
   b. AB: can we improve and keep one or two of the ones that will be vacated once new building is complete?
   c. DM agreed. RL would not recommend leaving them because they are simply too old. Past their service life.
   d. KC: they currently have 6 middle school teachers, 2 per grade. So they use all 6 of those portables.
   e. RC: we use all of our classrooms, don't have any to spare.

4. New Building Discussion – Location
   a. Joel presented a slide that illustrated pros and cons for two locations, location A (which was presented last meeting) and location B, at far edge of pavement near park. Thoughts and feedback:
      i. Did we look at bike-rack area? And rotate it to be west facing?
      ii. Is location of option A too problematic? RC mentioned ideal place is where the portables are, but we can't put it there because we need these portables.
      iii. Soils condition? RL: likely will need piles, for either location, so both are equal in this regard.
   b. Joel presents three options – Green, Purple, and Blue. Feedback:
      i. General responses, big picture:
         1. All three schemes will look at both pre-engineered and site-built buildings. RL: Foundation costs will be large due to soils conditions, for either approach.
         2. All three options will include similar landscaping and outdoor amenities.
      ii. Green:

1. Since new building will serve middle school, this location too close to younger kids.
2. RL: May be able to have contractor access and stage from right side of site, rather then left side.
3.

iii. Blue:
1. Since new building will serve middle school, this location too close to younger kids.
2.

iv. Purple:
1. RC likes this location better for middle school students. DM agrees.
2. Where would outdoor spaces be? KC likes green circles identified for the green and purple options.
3. AB: maybe move building up the sheet, to incorporate the yellow portable, and allow more options for outdoor learning spaces.
4. RL suggested relocating the building in this option to the 2-3 blacktop at top center of the site. Thoughts: RC does not like.
5. Joel placed L shaped building there, next to the yellow portable. Gives the middle school defined space. MK likes it for dedicated middle school gathering area. MQ: This location may be better for acoustics as well. Take a look at flooding in this area. RL: maybe make two purple options, in case flooding in this area *is* a problem. Second option would be bike rack area. Maybe with L shape. DM likes buildings "back" to be on the blacktop. Looking at garden and park. MK likes it. MQ: won't be any acoustic gain by doing this, but may be create a sense of "turning our back".
6. Next steps: discuss with Civil and do further study.

5. New Building Discussion – Program spaces – more detailed floor plans:
   a. Joel presents three schemes. Closer to 4,000 sq ft the better for budget. A building this size would not include break out spaces. Most all liked the L shaped 4,058 sf sized building best. Add doors to the back side as well, so two exits per classroom for functionality for location by garden.
   b. One option reduces size of classrooms to allow for break out spaces, which would be shared. Feedback: KC would rather have the larger room. MK agreed.

6. Wish list items brought up by committee during meeting #1, but not discussed today. These items should be prioritized at a future meeting and then addressed as budget allows:
   a. Trough sinks outside.
   b. Can we add awning for shade to Bldg. C?
   c. Replace carpets in existing school?
   d. Like 2nd exits in new classrooms for "escape" and access to outdoor learning spaces.
   e. Wish List items suggested during meeting.
   f. Shade structure

g. New toilet rooms
h. Alex would want to keep 1 or 2 portables. So maybe only remove 2 – 3 instead of 5. (Maybe keep 2 near the street. Would take some money to deal with dry rot, etc.)?
i. Storage for FOSS science kits

Added today during meeting #2:

j. Shade Structure(s)/Rain covers(s) for expanding outdoor activities
k. Replace worn out and cracking black top (AC Paving) with new. Real solution is over excabating and re-engineering the fill to allow final flatwork material to work properly.

7. Next Steps: Meeting: Talk with Geotech and civil engineer. New location for bike racks?
8. Next Meeting: Week of April 25th. Shoot for Monday April 26 at 3:00PM. Joel to notify Bernadette to set it up.

End of notes

AGENDA

1. INTRO
2. WHAT WE HEARD
3. BUILDING SITE LOCATIONS
4. GENERAL BUILDING CONFIGURATIONS
5. SAMPLE FLOOR PLAN LAYOUTS

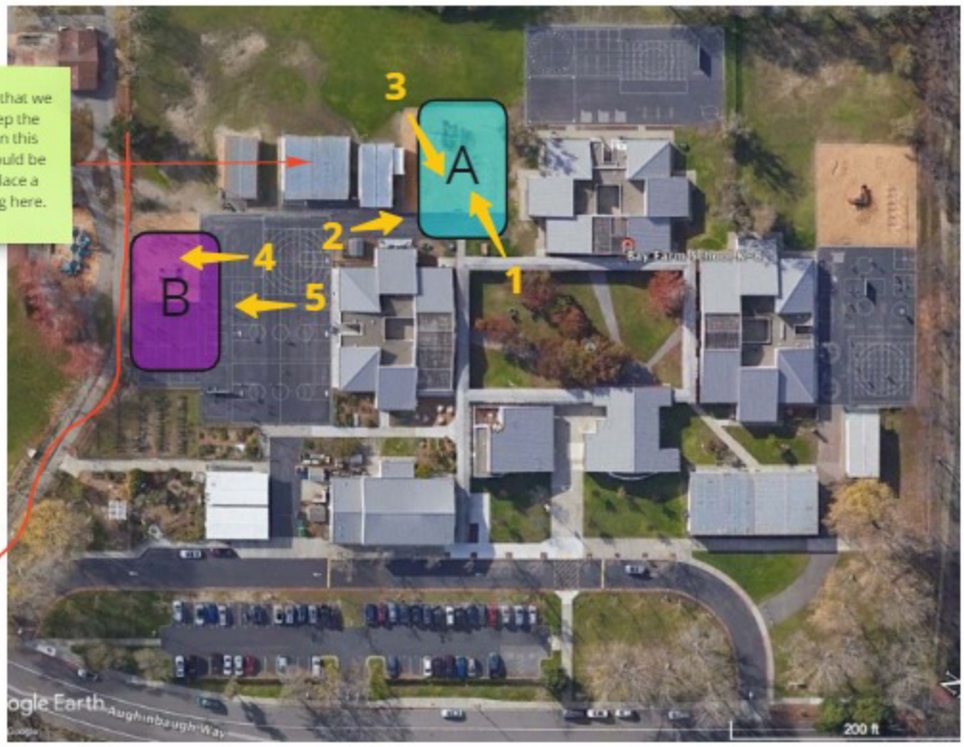
WHAT WE HEARD

1. Design for indoor/outdoor connection
    a. Outdoor space for learning and socialization is used extensively in the other pod buildings. Middle school especially needs more of this space.
    b. Shade windows and outdoor spaces.
    c. Exterior trough sinks
    d. keep acoustics in mind
    e. shade structure for outdoor patio spaces
2. Design for breakouts
    a. Space for small group learning is desired for both interior and exterior.
    b. Sharing space between classrooms is possible.
3. Design for flexibility
    a. Use of operable partitions between classrooms to create double-size spaces is desirable.
    b. Prefer doors connecting to outdoors
4. Design for understanding
    a. Creating oportunities to expose how the building systems function, or how the water cycle occurs on a campus (bioswales, permeable surfaces, etc) is desirable.
    b. passive solar/passive heating
    c. labeling, signage for learning
5. Design for future change
    a. Classes could be redistributed around the campus.
    b. Portables that are still viable can be saved to be utilized for offices, storage, and even learning space when not acceptable to be outside.
    c. Placement of new building should not impede future projects on the campus.

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BUILDING SITE LOCATIONS

unfortunate that we have to keep the portables in this location. would be better to place a new building here.



SITE "A"

PROS

- CONNECTION TO MAIN COURTYARD
- PROXIMITY TO COVERED WALKWAYS

CONS

- MORE DIFFICULT CONSTRUCTION LOGISTICS
- MORE NOISE/DUST IMPACT ON ADJACENT CLASSROOMS DURING PROJECT (SHORT TERM)
- IMPACTS PLAYGROUND
-

SITE "B"

PROS

- LESS DISRUPTIVE TO CAMPUS DURING CONSTRUCTION

CONS

- SEPARATED FROM OTHER CLASSROOMS
- IMPACTS BLACKTOP & PLAYGROUND

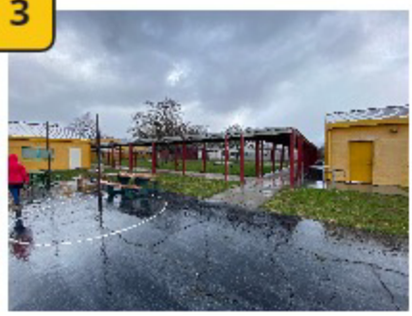
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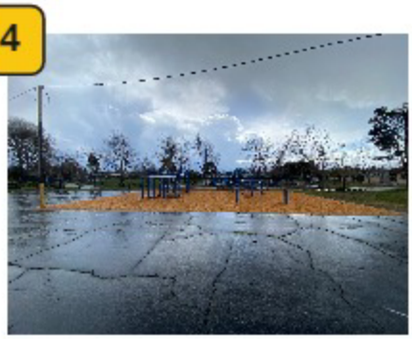
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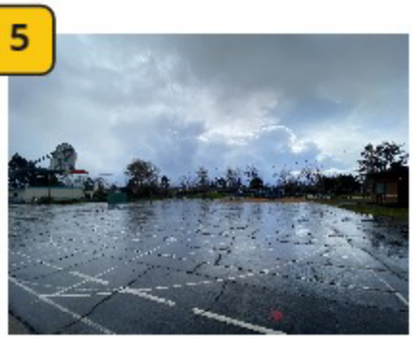
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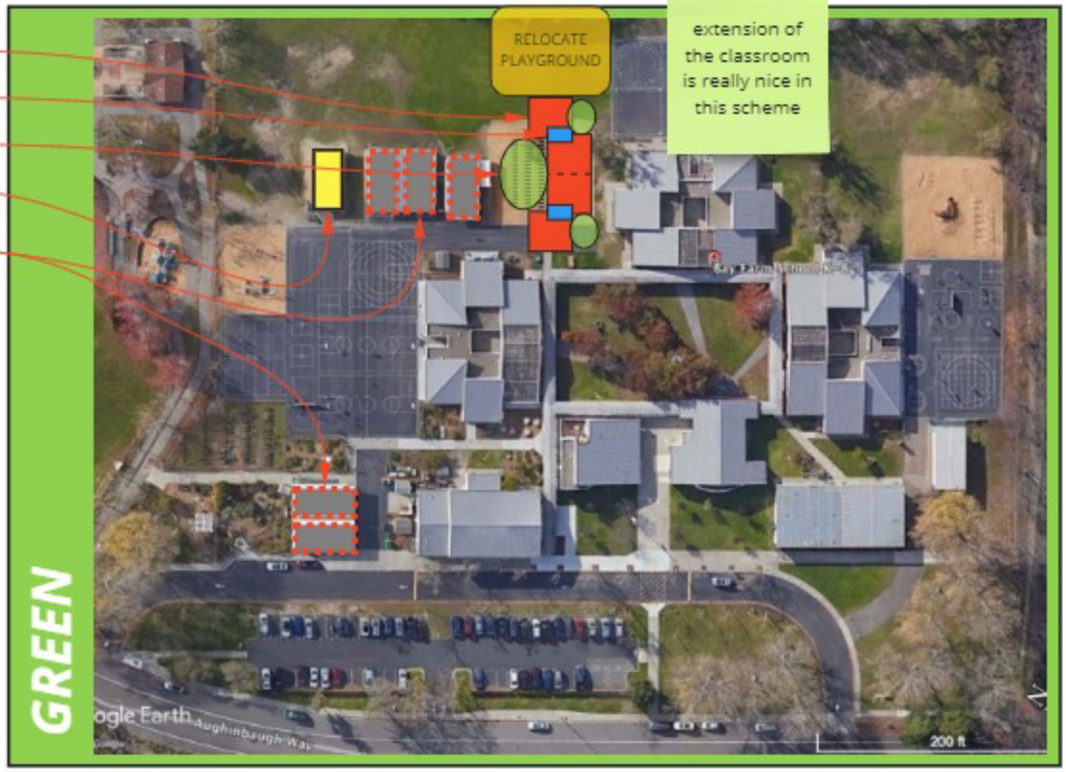
Any other sites on the campus that should be considered?

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GENERAL BUILDING CONFIGURATIONS

CLASSROOMS
INTERIOR BREAKOUT
EXTERIOR BREAKOUT
PORTABLE TO REMAIN
PORTABLES TO BE REMOVED AFTER PROJECT IS COMPLETE

6 middle school teachers





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lower corner of hte site requires more site mitigations to build here

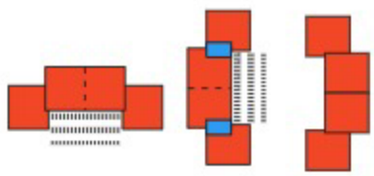
placing a building in the back of the site allows for more outdoor opportunities

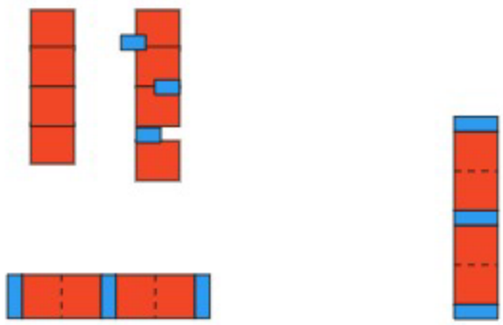
big kids don't have alternate eating area now.

green space is underutilized now

middle school can be separated from the rest of the campus

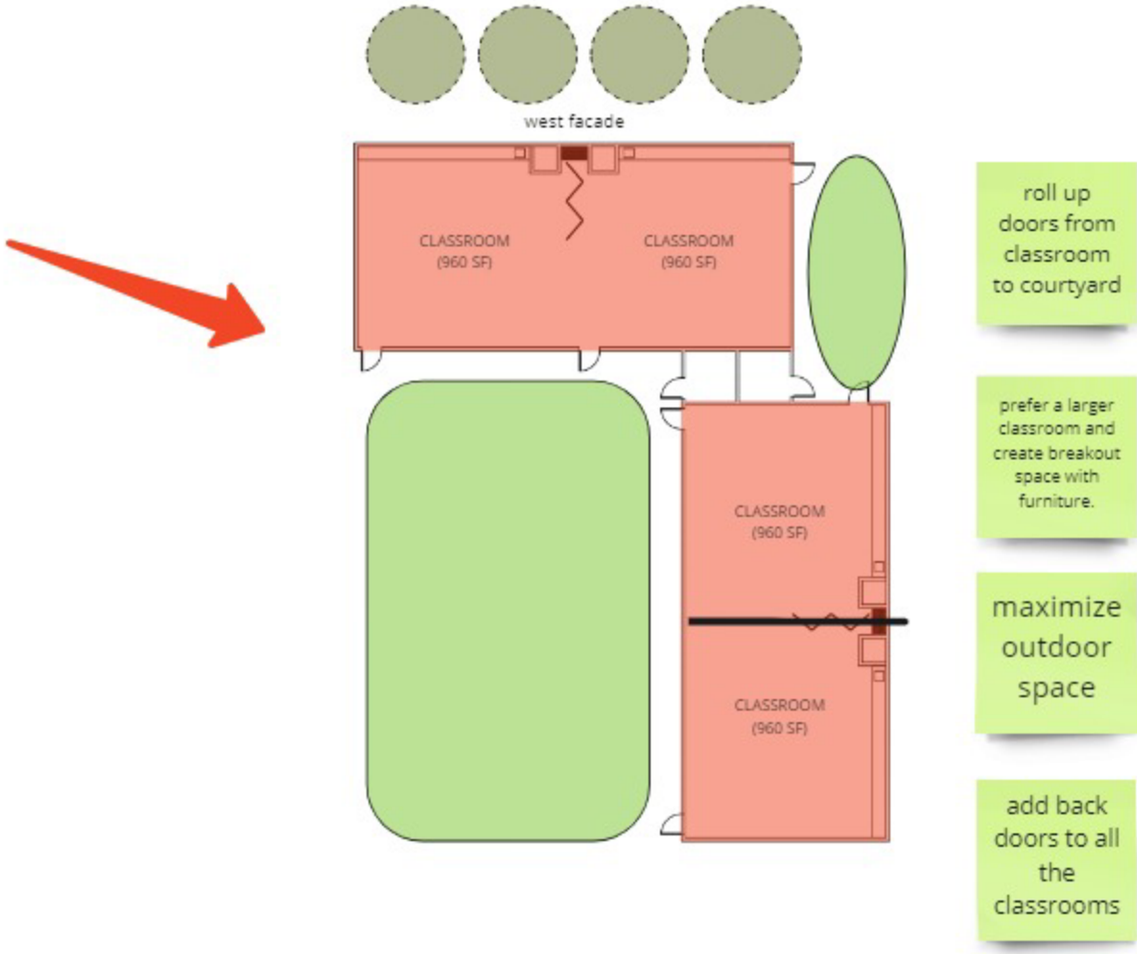






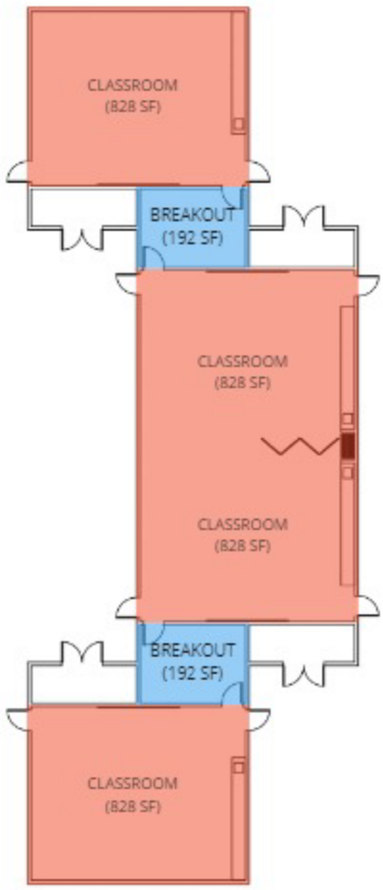
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SAMPLE FLOOR PLANS



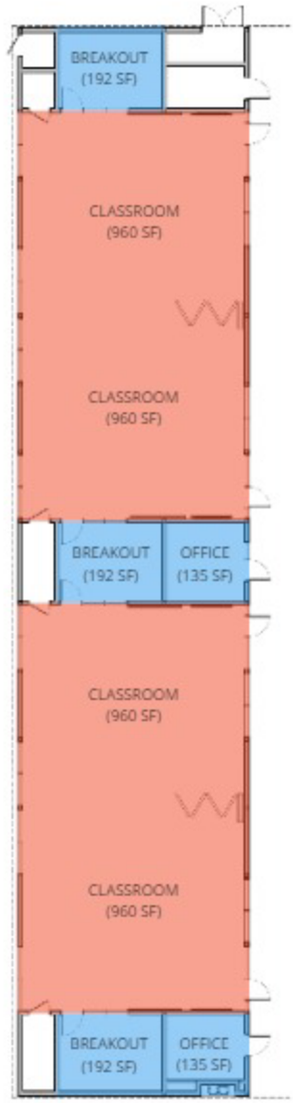
- **4,058 gsf**
- (4) 960 sf classrooms
- (2) operable walls to join classrooms into double-size rooms
- Misc. utility space
- Outdoor patios on front and rear of building
- Trellis/roof overhangs to protect outdoor patios

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- **4,192 gsf**
- (4) 828 sf classrooms
- (1) operable wall to join central classrooms into double-size room
- (2) 192 sf breakout rooms
- Misc. utility space
- Outdoor patios on front and rear of building
- Trellis/roof overhangs to protect outdoor patios

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- **5,150 gsf**
- (4) 960 sf classrooms
- 2 operable walls to join classrooms into double-size rooms
- (3) 192 sf breakout rooms
- (2) 135 sf offices/storage
- Misc. utility space
- Roof overhang on front

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