



QUATTROCCHI KWOK
ARCHITECTS

02 March 2023

WOOD MIDDLE SCHOOL MODERNIZATION & NEW CONSTRUCTION

Design Meeting #4 – MEETING NOTES

4:30 PM Via Zoom Meeting

Attendees:

Joel Williams [JW]	QKA, Studio Lead/Architect	joelw@qka.com
Avian Soupholphakdy [AS]	QKA, Project Architect	avians@qka.com
Vince Lattanzio [VT]	Carducci, Principal	vince@carducciassociates.com
Shariq Khan [SK]	AUSD, Chief Business Officer	SKhan@alamedaunified.org
Bernadette Gard [BG]	AUSD, Depart. Off. Specialist	BGard@alamedaunified.org
Pedro Mora [PM]	AUSD, Project Manager Constr.	PMora@alamedaunified.org
Priscilla Wong [PW]	AUSD, Budget Analyst Constr.	PWong@alamedaunified.org
Ruth Boyd [RB]	AUSD, Project Manager Constr.	RBoyd@alamedaunified.org
Kai Dwyer [KD]	Principal, Wood MS	KDwyer@alamedaunified.org
Marci Nettles [MN]	Teacher, Wood MS	MNettles@alamedaunified.org
Lauri Costigan [LC]	Teacher, Wood MS	LCostigan@alamedaunified.org
Lindsey Shepard [LS]	Teacher, Wood MS	LShepard@alamedaunified.org
Connie Luong [CL]	Teacher, Wood MS	CLuong@alamedaunified.org
Holly Singh [HS]	Teacher, Wood MS	HSingh@alamedaunified.org
Brian Addicott [BA]	Facilities Manager MOF	BAddicott@alamedaunified.org
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Jen Bullock [JB]	PTA President	jen_bullock@yahoo.com
Meghan Thornton [MT]	Parent	meghanthornton@gmail.com
Steve Mack [SM]	Parent	fisher.mack.family@gmail.com
Susan Davis [SD]	Senior Mgr, Comm. Affairs	SDavis@alamedaunified.org
Monica Blea [MB]	Office Mgr, Wood MS	MBlea@alamedaunified.org
Kristen Goodell [KG]	Aptus	kristen@aptusgroup.com

Introduction

- Design meeting included individuals from QKA, Aptus, AUSD, Wood MS staff and parents. Attendees are listed above.

Recap Programming Meetings

- December 8, 2022 – Design Committee meeting #1
 - Introduction to Design Committee consisting of QKA, AUSD, Wood MS staff and parents. Discussed purpose and goals for the Committee.
 - Review Measure B master plan goals for Wood MS.
 - Presented high-level overview of project schedule.
- December 14, 2022 – QKA, AUSD & Principal Kai meeting.
 - Reviewed building plans and identified existing teaching spaces.

- January 12, 2023 – Design Committee meeting #2
 - QKA presented a Quantity of Classroom Spreadsheet and reviewed capacity and utilization for teaching spaces.
 - Discussed and identified other space needs.
- January 20, 2023 – QKA and Principal Kai meeting.
 - Reviewed building plans and identified existing Admin and support spaces.
 - Discussed and identified Admin and support needs.
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- February 2, 2023 – Design Committee meeting #3
 - Reviewed campus space needs summary.
 - Discussed options for Gym location and new student drop-off and private driveway from Otis Drive to Grand Street.

Design Options & Cost Comparison Study

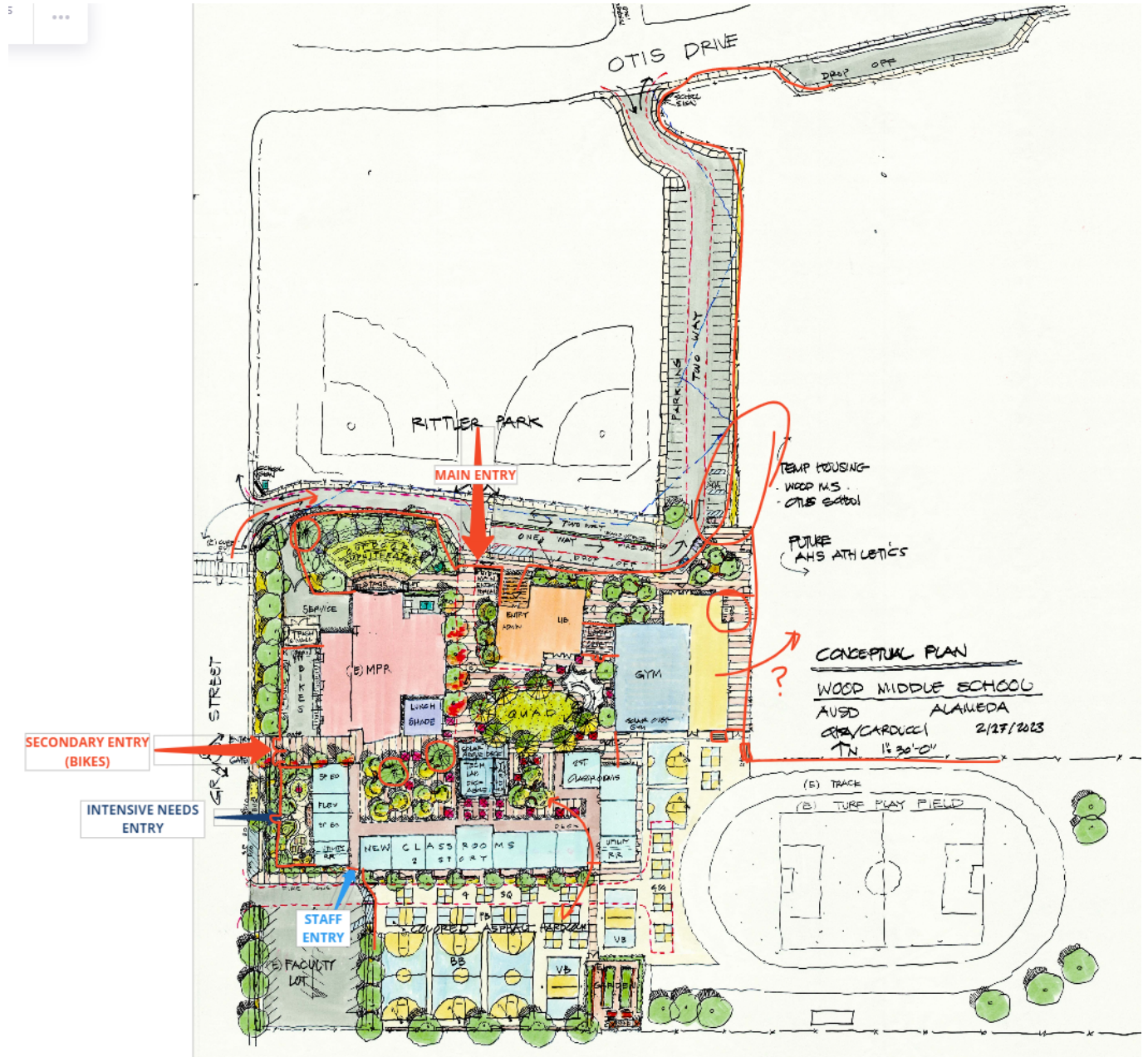
- Joel [JW] provided a summary of the 3 design options and cost comparison study.
- Option 1 “Good”: Major modernization with new Gym and STEAM lab.
 - Option 1 is equivalent to the master plan.
 - Major modernization work to existing 3-story Classroom Building.
 - Light modernization work to existing Multi-use Building.
 - New Gym building and STEAM Classroom Building.
 - Moderate site improvements and minor landscaping.
- Option 2 “Better”: New construction and modernization of existing Multi-use Building.
 - Demolition of the existing 3-story Classroom Building and provide two new 2-story Classroom Buildings with a academic courtyard.
 - New Gym building by existing outdoor berm area/amphitheater. Reorient blacktop playground to make way for the Gym and provide equal area as the original blacktop size.
 - New 1-story Admin & Library Building.
 - Light modernization work to existing Multi-use Building.
 - Increased site improvements and landscaping.
- Option 3 “Best”: New construction, new drop-off, campus reorientation and modernization of existing Multi-use Building.
 - Demolition of the existing 3-story Classroom Building and provide a new 2-story Classroom building.
 - New 1-story Gym building.
 - New 1-story Admin & Library building.
 - Propose new student drop-off on a private driveway from Grand Street to Otis Drive.
 - New blacktop playground area.
 - Light modernization work to existing Multi-use Building.
 - Increased site improvements and landscaping.

Proposed Conceptual Site Configuration

- The proposed conceptual site configuration reorients the campus basically 90-degrees.
- New private driveway with student drop-off and vehicle parking for visitors.
 - Provides a sense of safe arrival and private entry to the school campus.
 - Driveway is two-way and accessed from both Grand St. and Otis Dr.

- Sidewalks are provided on both sides of the driveway for students to walk safely onto campus from Grand Street or from Otis Drive, where there is an existing bus drop-off.
 - The driveway and student drop-off are visible from Admin building and have good supervision.
- Perimeter fencing with gates is provided to secure the campus. This also allows for control of having an open campus or a closed campus when desired.
- Shariq [SK] commented that security would require all gates and doors to be electronic systems with keycard access.
- A main student entry with controlled gates is provided by the new drop-off area. A separate public entry is also provided and requires check-in at the Admin building because of perimeter fencing.
- A separate drop-off and entry for special needs students is provided on Grand Street and near the Special Ed classrooms.
- A bike parking area is provided by Grand St. and another is provided next to the new Gym for students coming from Otis Dr.
- Staff vehicle parking will remain in its current location. A staff entry gate into the campus is provided at a breezeway (opening) in the new 2-story Classroom building.
- On-site stormwater management will be incorporated in the landscape design.
- What type of trees will be planted in the new design? Per Vince [VT], California native trees and plants will be provided. There will be groupings of native trees, small trees in the courtyards and trees that provide canopies.
- The new Admin & Library building is located between the new Gym and existing Multi-use Building.
 - The existing amphitheater will be visible from the Admin and supervision of this berm area will be improved from its current condition.
 - An outdoor courtyard is provided as an extension of the library. This area is fenced with a gate to control access.
- The new Gym building is located at the northeast area of the campus and near the future Alameda HS athletic field.
 - The height of the building will be approximately 35 feet. It will be a little taller than the existing Multi-use building.
 - Access to the outdoor area between the Gym and athletic field will be controlled by gates in the fencing.
- New 2-story Classroom Building with STEAM Lab at center/heart of the campus.
 - A photovoltaic solar canopy is featured over the Tech Lab to showcase a visible teaching system and celebrate integrated building technology. The solar canopy will also provide cover for an outdoor learning deck on the 2nd floor that is above the Tech Lab.
 - Two academic courtyards are provided as outdoor learning and gathering spaces. Some smaller collaboration spaces are also provided directly outside the classrooms.
- Principal Kai [KD] commented that outdoor lunch space is currently lacking and if there are outdoor eating areas provided? Vince [VT] replied yes, there is a lunch shade structure being provided next to the existing Multi-use Building. There is also a quad and courtyards shaded by trees for eating lunch outside.

- Principal Kai [KD] asked where is the staff lounge? Joel [JW] replied that it would be in the Admin Building. Principal Kai is concerned that the distance from the Classroom Building to the Admin Building may be too far for teachers to travel. A suggestion was made to put the staff lounge in the Classroom Building and Principal Kai agreed that this is the best location.
- The existing blacktop playground will be replaced with new blacktop areas located east and south of the new Classroom Building.
 - The new blacktop playground total area will be approximately the same size as the original blacktop area.
 - It will have 4-square, pickle ball, volleyball and basketball courts.
 - A question was asked if there is a storage space for P.E.? Vince [VT] commented that there are a couple of areas shown on the conceptual site plan for outdoor storage. Joel [JW] added that P.E. storage space would also be looked at when building design happens.
 - A concern was made that the balls in the playground may go up onto the building roofs and get stuck there. The roof of the 2-story Classroom Building would be fairly high and this may not be an issue. Sloped roofs could also be provided to address the issue of balls getting stuck.
- Is the existing playground at Lum ES going to be preserved? Not in the long run Joel [JW] replied.
 - Holly [HS] shared that the adaptive PE teacher takes students to the playground to play, but a wheelchair student doesn't like it because the playground is not user friendly.
 - Suggestion was made to consider providing playground elements in Wood that are user friendly to wheelchair students and enables therapy, such as creating therapy walk by using painted lines on the paving.
- A comment and concern was expressed about line of sight and visual disconnection between the quad area and the blacktop play area south of the Classroom Building. Carducci and QKA will look at improving the line of sight and connections to the quad.
- A question was asked if the new classroom building has enough classrooms and is the construction of the new buildings going to take longer? Joel [JW] replied that the number of classrooms is the same and has not changed. The construction schedule is also the same and has not changed.
- The existing track is to remain and there is currently no provision to increase its size.
- A comment was made that the neighboring housing have people that smoke in the area adjacent to the track and if there's any way to deal with this nuisance? Vince [VT] suggested an idea of providing a "green barrier" that consists of floral scent plantings and putting up a no smoking sign on the fence.
- The existing garden is not expanded and remains in its current location.
- A question was asked when a presentation of the design can be shared with students and parents to get their input. Shariq [SK] and Principal Kai [KD] will work together in determining the appropriate date to share the design concept drawings with them.
- Shariq [SK] mentioned that the budget of \$46 million will need to be increased to \$50 million for the design scheme presented. Approval of the programming and conceptual design is provided for the design team to move forward with Schematic Design.
- Proposed conceptual site plan copy below.



Other Discussions

- Multi-purpose Building will get minimum improvement work and be treated as a maintenance project to avoid high cost and triggering mandatory seismic structural upgrades by DSA.
 - Improvement scope will basically consist of new paint & finishes, lighting upgrades, flooring replacement of like kind, etc.

- Principal Kai [KD] commented that the art teacher would like windows in the existing Art Classroom and asked if it would be hard to provide without triggering seismic upgrade? Joel [JW] responded that putting openings in the existing exterior walls will require seismic upgrade, and suggested that a possible solution would be to provide new efficient light fixtures that are better and appropriate for an art classroom.

Next Steps

- This meeting represents the conclusion of Programming phase.
- Schematic Design phase will begin now and run through early May.
- QKA anticipates having design progress to share in early April, which would be the next time we meet. Floor plans and conceptual building massing studies for the entire project will be presented and reviewed in the meeting.

Action Items

- QKA to distribute meeting notes by email to attendees.

Next Meeting Date: April, the exact date and time to be determined.