



QUATTROCCHI KWOK
ARCHITECTS

25 April 2023

WOOD MIDDLE SCHOOL MODERNIZATION & NEW CONSTRUCTION

Design Meeting #5 – 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
Robbie Lyng [RL]	AUSD, Sr. Director of Constr.	RLyng@alamedaunified.org
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
Ruth Boyd [RB]	AUSD, Project Manager Constr.	RBoyd@alamedaunified.org
James Tu [JT]	AUSD	JTtu@alamedaunified.org
Kai Dwyer [KD]	Principal, Wood MS	KDwyer@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
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
Vince Lattanzio [VL]	Carducci, Principal	vince@carducciassociates.com
George Loew [GL]	Carducci, Senior PM	george.loew@carducciassociates.com

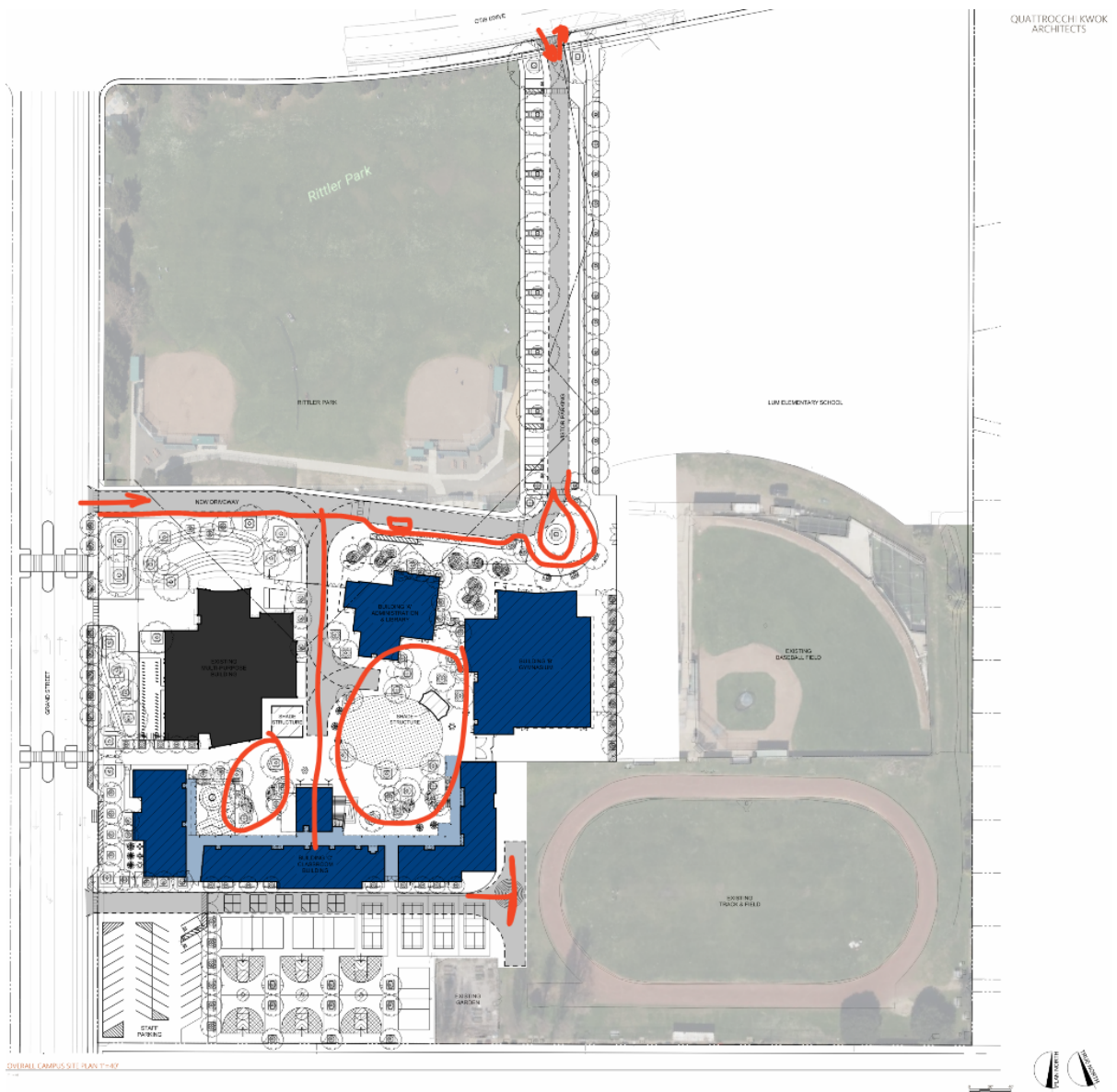
Overview of Schematic Design (SD) Process

- Joel [JW] gave a brief overview of the past multiple programming meetings and that all the information and input provided by the Design Committee and AUSD team have been included in schematic design drawings. These preliminary schematic design plans will be presented and discussed in the meeting today.
- Robbie commented that a final schematic design package, consisting of 100% SD plans, project criteria narrative, and construction cost estimate, will go to the School Board for review and approval. After receiving Board approval, the project will proceed forward to the next phase, Design Development.

Review of SD Site Plans and Discussion

- The existing 3-story classroom building, three portable buildings, and three relocatable buildings will be demolished to make way for a new Admin/Library building, Gymnasium, 2-story Classroom building, new site work and landscaping. The existing Multi-Purpose building (MPR) and garden will remain.
- The new site configuration consists of placing the Admin/Library and Gymnasium buildings in the north area of the campus where there is a new driveway from Grand Street to Otis Drive.
 - The driveway has a student drop-off area, a roundabout and parking lot for school visitors and future stadium parking.

- The driveway is one-way heading east from Grand Street to the student drop-off and roundabout.
- The driveway is two-way from Otis Drive to the parking lot and roundabout.
- The driveway will also serve as an emergency vehicle road and a vehicle gate is provided in the perimeter fencing to allow fire trucks access into the center of the campus.
- Lindsey [LS] asked what's the road next to the new classroom building? Joel [JW] replied that it's an emergency vehicle access (EVA) lane for fire trucks only and that the main access to the campus is the new driveway with student drop-off by the new Admin building.
 - Vince [VL] commented that the EVA lane represented in grey on the Overall Campus Site Plan is not the actual paving color. The actual paving materials and colors are shown on the Landscape Site Plan.
 - Kai [KD] asked does the fire lane have to be a separate paving color? Vince replied that paving color for fire truck access doesn't have to be different. In the courtyard and quad area, the paving finish is the same as shown in the Landscape Site Plan.
- Copy of preliminary Overall Campus Site Plan below.



- Copy of preliminary Landscape Site Plan below.



- Landscape designed to provide more green spaces and outdoor gathering spaces with good visibility for supervision of the activities.
 - Trees were added in the outdoor amphitheater area for more shade. New fencing with gates is also provided to control access and use of the area so that it may be supervised.
 - A large courtyard and a main quad with permeable turf are provided for large gatherings. The green turf area will also be engineered as a stormwater infiltration system.
 - A fabric shade canopy adjacent to the quad provides cover for an outdoor performance/gathering area.
 - Lindsey asked if the shade structure will be an issue with birds perching and droppings? Vince replied that the tensile fabric structure is sloped and can be washed by a water hose if needed or naturally by rain during the rainy season.
 - A lunch area with a shade canopy is provided near the existing Multi-Purpose building for eating outside.
 - Benches and seat walls with planting & canopy trees are provided throughout courtyards, main quad and gathering areas.
 - A small courtyard is provided between the Tech Lab and Special Needs yard for quiet and smaller gatherings.
 - A Special Needs yard enclosed with privacy fencing is provided adjacent to the Special Needs classrooms. The yard consists of sensory painting, therapeutic play structures, and play surfacing.

- The new blacktop playground has painted sensory elements, painted striped sports courts, and shade trees with seat walls. Providing trees for shade in hard surface playground areas is a code requirement by Calgreen.
 - Painted sports courts provided are basketball, volleyball, picket ball and 4-square.
- The existing school garden, track and field will remain. There is no work in this project for these areas.
 - Marci asked how do the students get to the existing garden area? Vince replied that the new Classroom building is near the garden and that the students would walk through a breezeway (opening) in the building and across the blacktop playground to the garden area.
 - Marci [MN] commented that the existing chain link fence is old and has been patched multiple times and requested that it be replaced with new fencing. With all the new landscaping work being done to the campus, she also suggested integrating the existing garden space with the landscape design, so it doesn't look segregated.
 - Robbie asked the design team to look at the garden area and to possibly provide a simple/general upgrade.
- Marci [MN] mentioned that they fundraised \$15,000 for the garden this year.
- Vince [VL] shared that there is a non-profit organization in Alameda that he has worked with and can provide their contact information if there is ever help needed in maintaining the garden.
- A separate and dedicated drop-off is provided for Special Needs students on Grand Street near the Special Ed classrooms.
- A dedicated staff entry gate into the campus is provided near the staff vehicle parking lot.
- An outdoor staff patio enclosed with solid fencing is provided at the southwest corner of the new Classroom building. The patio is accessed through the Staff Lounge/Workroom.
- Vince [VL] asked if there is a culture of doing mosaic artwork/mural in the school and are there any areas on campus that would like this? Lindsey [LS] replied, yes and that mural projects with students could happen if walls are provided.
 - Kai [KD] commented that she would like to have a mural on the exterior wall of the new Classroom building by the staff parking lot.
 - Robbie [RL] commented that the wall could be prepped for a mural, but Wood staff would need to get an artist or someone to volunteer their time to paint a mural because it will not be part of project cost to hire an artist.

Review of SD Admin/Library Building Plan and Discussion

- The exterior wall materials of all the new buildings are the same. The primary material is cement plaster and the two accent materials are fiber cement siding (wood-look) and fiber cement paneling system.
- The main entrance into the campus for visitors is through a lobby in the Admin building. The lobby is a secured vestibule where visitors are required to check in with school staff before entering the campus.
- The Admin space consists of an open office area with multiple workstations, conference room, private offices, nurse room with a restroom, single occupant staff toilet rooms, storage and utility rooms.
 - Principal office and Vice-Principal offices have an exterior door for direct access to outside as requested by Kai [KD].
- The Library is currently shown as an open shell. A future meeting is needed with the librarian to outfit this space.
- A staff office, single occupant toilet room and a storage room are provided in the Library space.
- A private outdoor library courtyard with fencing for security allows for reading and library activities outside.

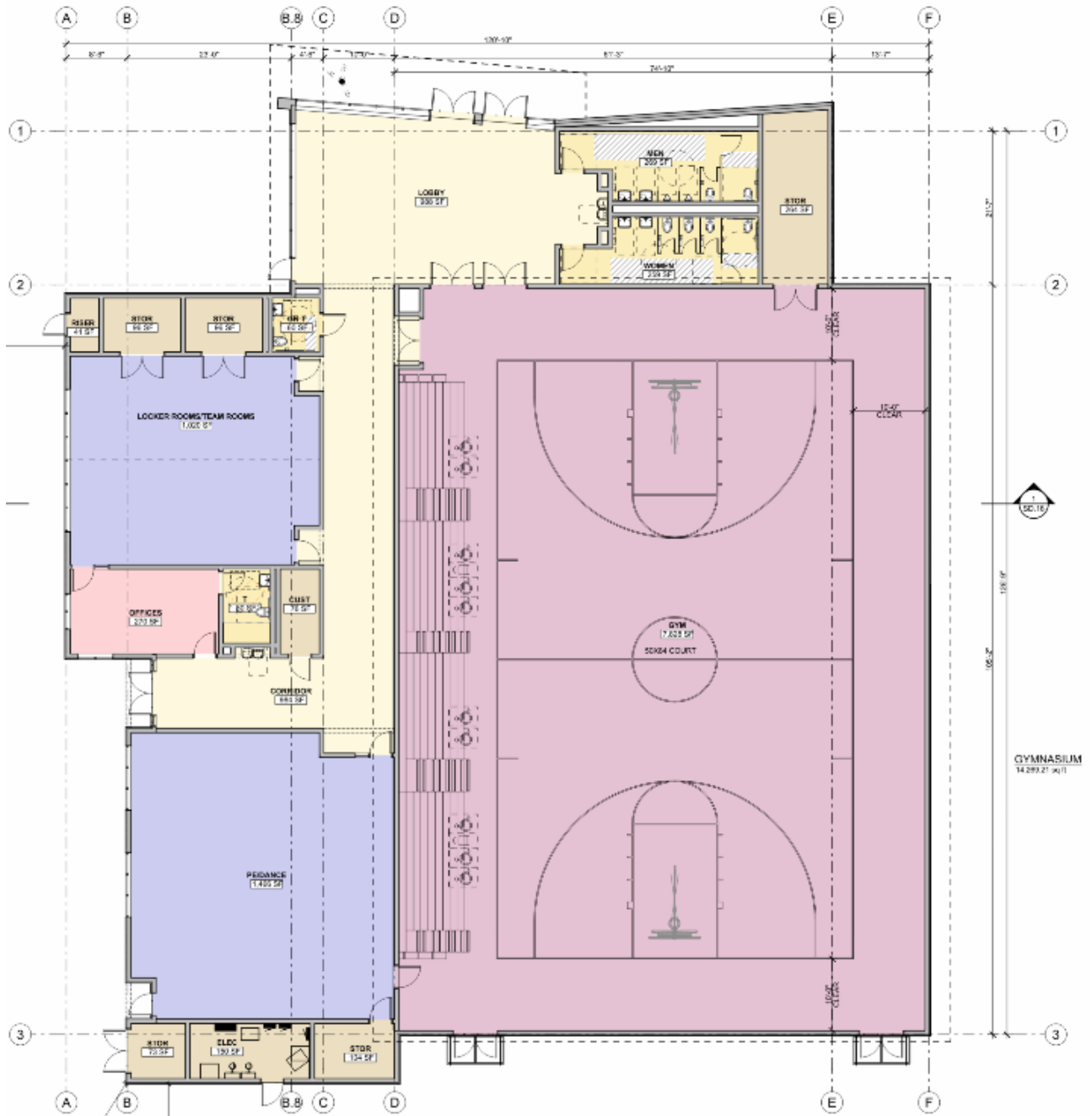
- Copy of preliminary Admin/Library Floor Plan below.



Review of SD Gymnasium Building Plan and Discussion

- The floor plan with an “L-shaped” corridor is provided. This layout was the option preferred by Wood MS PE teachers and staff in the Focused Design Meeting on April 5th, 2023, because the doors at the end of the corridor open onto the quad and is better for supervision.
- The Gym has a main lobby with restrooms for both visitors’ and students’ use.
- A PE/Dance classroom is provided and will serve as a multi-use space for PE courses as well as dance and tech.
- A locker room space is provided and currently shown as an open shell. Wood MS committee and AUSD to determine if lockers shall be provided or not.
- The large court space will have a retractable bleacher for approximately 150-200 spectators and court striping for basketball, volleyball, pickleball and badminton.
- A clerestory, translucent paneling system on the exterior walls of the main court provides natural daylight into the space without glare.

- Copy of preliminary Gymnasium Floor Plan below.



Review of SD 2-Story Classroom Plan and Discussion

- The building consists of general classrooms (960 s.f. typical size), Special Ed classrooms, Science classrooms, Prep rooms, Tech Lab, Staff Lounge/Workroom, and staff offices.
- A Staff Lounge/Workroom with an outdoor patio is provided next to the staff main entry gate. The patio is enclosed with fencing for semi-privacy.
- Three staff offices are provided in the building as requested by Kai [KD] so resources that are regularly needed and involved with Special Ed, such as Psychologist, are close by.
- A Sensory room and toilet room are provided in each Special Ed classroom.
- Special Ed classrooms share a Therapy room and a Flex space.

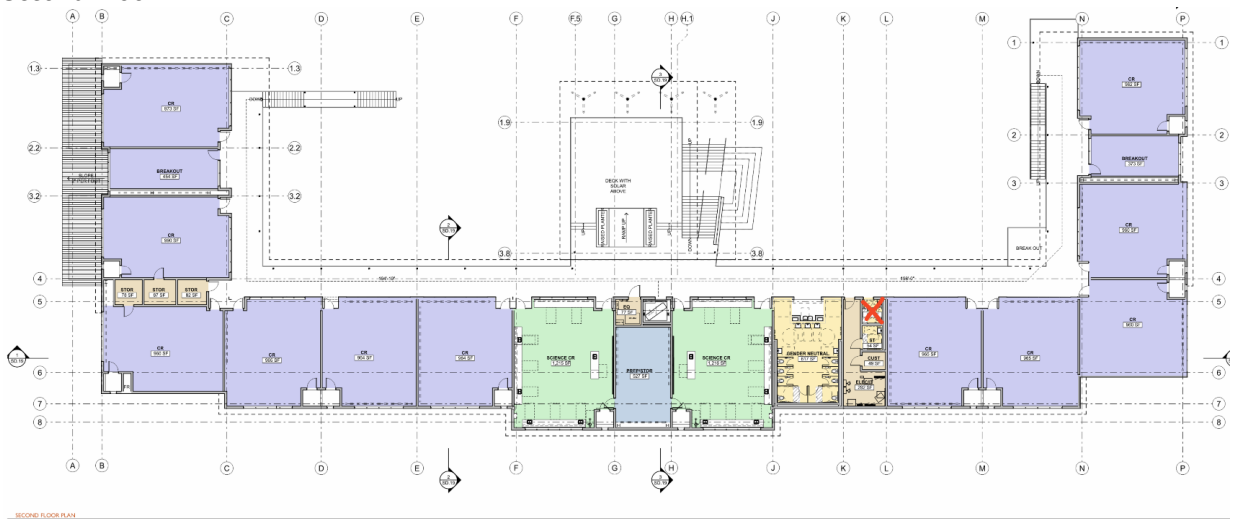
- Holly [HS] commented that Special Ed students have accidents and requested that a shower be provided so they could clean up. Currently baby wipes and a bucket are used for washing. Only one shower would be needed, and the space should be large enough to fit both a student and a teacher to assist with cleaning. The shower will also need to be wheelchair accessible.
 - Robbie [RL] replied that a shower will be provided and directed QKA to look at expanding one of the Special Ed toilet rooms to include an accessible shower.
- The Special Ed classroom main entry door faces the Special Ed's yard that is enclosed with privacy fencing and a gate to control entering and exiting.
 - A second exit in the Special Ed classrooms is required for egress by the California Building Code because the classroom size is greater than 960 s.f.
 - A multiple layer of fencing and gate is provided to help prevent Special Ed students from leaving without permission and to slow them down so teachers can catch up to them and bring them back safely.
- The Science classrooms have base cabinets with countertops and sinks at the perimeter of the room. The student stations are mobile lab tables, and the teacher demonstration station is fixed base cabinet with countertop and a sink.
- Prep/Storage rooms are shared by a pair of science classrooms. Upper cabinets and lower base cabinets with countertop and a sink are provided.
- Breakout rooms are provided on the first floor and second floor to be used by students and teachers.
- A terrace on the 2nd floor provides an outdoor learning and gathering space for students. The terrace is wheelchair accessible. It may be accessed from the first floor by an elevator to the 2nd floor walkway.
- A photovoltaic solar canopy provides shade over the 2nd floor outdoor terrace. It is also a feature that celebrates the importance of STEAM at Wood MS and displays how the production of electricity happens.
- A multi-toilet restroom for boys and a multi-toilet restroom for girls is provided on the first floor.
- A gender neutral multi-toilet restroom is provided on the 2nd floor. An overhead rolled-up door allows the restroom to be completely open for supervision during school hours.
 - The toilet stalls are typically full-height partitions, and the doors are equipped with a lock for privacy.
 - Kai [KD] commented that she would like to have gender neutral multi-toilet restrooms on both the 1st and 2nd floors of the building. She also has supervision concerns about toilet stalls being full height partitions and the inappropriate activities that could possibly occur in the room by students.
 - Single occupant gender neutral restroom for students would be deleted if gender neutral multi-toilet restrooms were to be provided on both floors.
- Robbie [RL] commented that he would like to see what gender neutral multi-toilet restrooms on both floors would cost in a construction cost estimate versus providing one gender neutral multi-toilet restroom and two separate multi-toilet restrooms for boys and girls.

- Copy of preliminary Classroom Building Floor Plans below.

First Floor



Second Floor



Existing Multi-Purpose Building Discussion

- Modernization of the MPR is limited to a maintenance project which will consist of new interior and exterior paint, in-kind replacement of existing flooring and lighting with new.
- Lindsey [LS] suggested painting the exterior walls with murals. This could possibly be done by students as an art project.
- Kai [KD] asked if the existing solid doors could be replaced with new doors with half-lite. Robbie [RL] responded by asking Kai to send him an email for this request and it may be accommodated as part of another maintenance upgrade project.

Other Discussions

- Robbie would like to have another meeting with the Design Committee before teachers and staff leave for the summer break. AUSD to schedule meeting(s) between late May and early June

Action Items

- QKA to distribute meeting notes by email to attendees.
- AUSD to schedule meeting(s) between late May and early June.

Next Meeting Date: Late May or early June.

End of Meeting Notes