



QUATTROCCHI KWOK
ARCHITECTS

30 May 2023

WOOD MIDDLE SCHOOL MODERNIZATION & NEW CONSTRUCTION

Design Meeting #6 – MEETING NOTES

4:30 PM Via Zoom Meeting

Attendees:

Mark Quattrocchi [MQ]	QKA, Principal	markq@qka.com
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
Kai Dwyer [KD]	Principal, Wood MS	KDwyer@alamedaunified.org
Marci Nettles [MN]	Teacher, Wood MS	MNettles@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
Felix Douglas [FD]	Teacher, Wood MS	FDouglas@alamedaunified.org
Jen Bullock [JB]	PTA President	jen_bullock@yahoo.com
Steve Mack [SM]	Parent	fisher.mack.family@gmail.com
Monica Blea [MB]	Office Mgr, Wood MS	MBlea@alamedaunified.org
Kristen Goodell [KG]	Aptus, Principal	kristen@aptusgroup.com

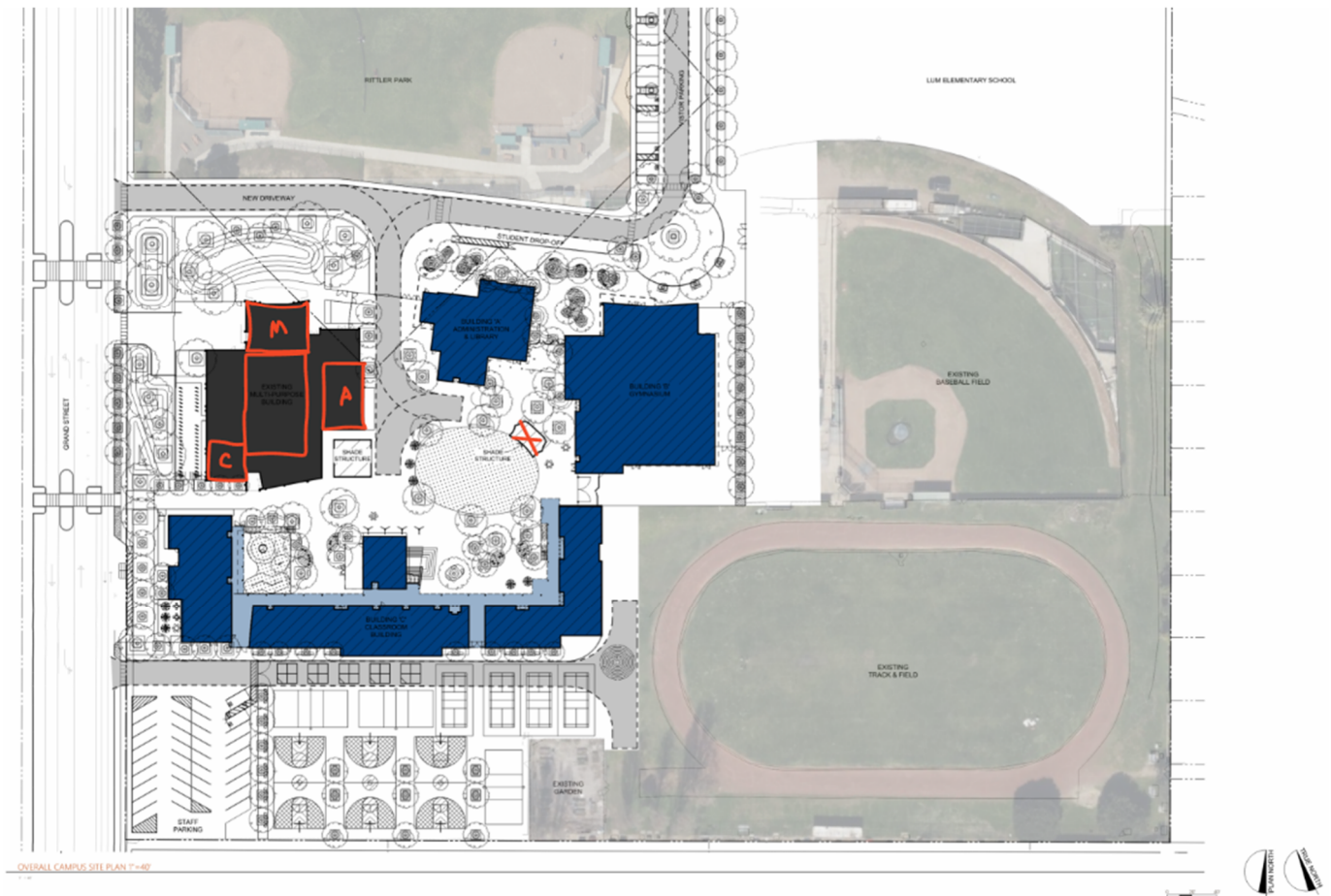
Introduction

- Design meeting included individuals from QKA, Aptus, AUSD, Wood MS staff and parents. Attendees are listed above.
- Shariq [SK] informed the attendees that a professional construction cost estimate was done for schematic design and the results were 18 to 20 million dollars over the project budget. The schematic design, which includes required program spaces, needs and wish list is more than what the budget can afford so the primary purpose of today's meeting is to find a middle ground to reduce scope and cost with the group. AUSD is also working on ways to find additional funds to help bridge the gap.
- Robbie [RL] commented that AUSD has done a lot of budgeting process on other projects in the District and that Wood MS project is not getting less of what the 60 million dollars bond that was voted on, but instead getting more because AUSD is adding more money to the budget to get it what is needed.

Site Plan Review & Discussion on Reductions & Eliminations

- Review and discussion of reducing and eliminating site plan features and building items will be discussed in an open and honest way so informed decisions may be made by attendees.
- The cost estimate of landscape design came in high, and the plan is to reduce \$3 million off the estimate.
- Eliminate fabric shade structure at quad. Keep shade structure by MPR building for outdoor lunch.

- Use asphalt paving instead of concrete paving in some areas of the quad.
 - Asphalt paving will have an absorbing non-textured coating that comes in colors that reduce heat gain.
 - Robbie [RL] commented that Wood MS currently has asphalt paving so what is being provided is nothing different. Just need to go with more asphalt paving in lieu of concrete to help reduce cost.
 - Mark [MQ] commented that there will not be a sea of asphalt paving as the school's focal point. Gathering spaces with less trees will still be provided.
 - Robbie [RL] suggested doing concrete in the quad area in lieu of asphalt concrete as a bid alternate so if the bid comes in at a low cost, then concrete paving can possibly be provided.
- Provide regular asphalt paving in playground areas instead of colored coating. Eliminate sport coating.
- Lindsey [LS] suggests the possibility of connecting with local non-profit organizations for landscaping assistance, donations or fundraising by asking people to help purchase trees and plants.
- Conceptual Site plan copy below.



Building 'A' Admin/Library Review & Discussion on Reductions & Eliminations

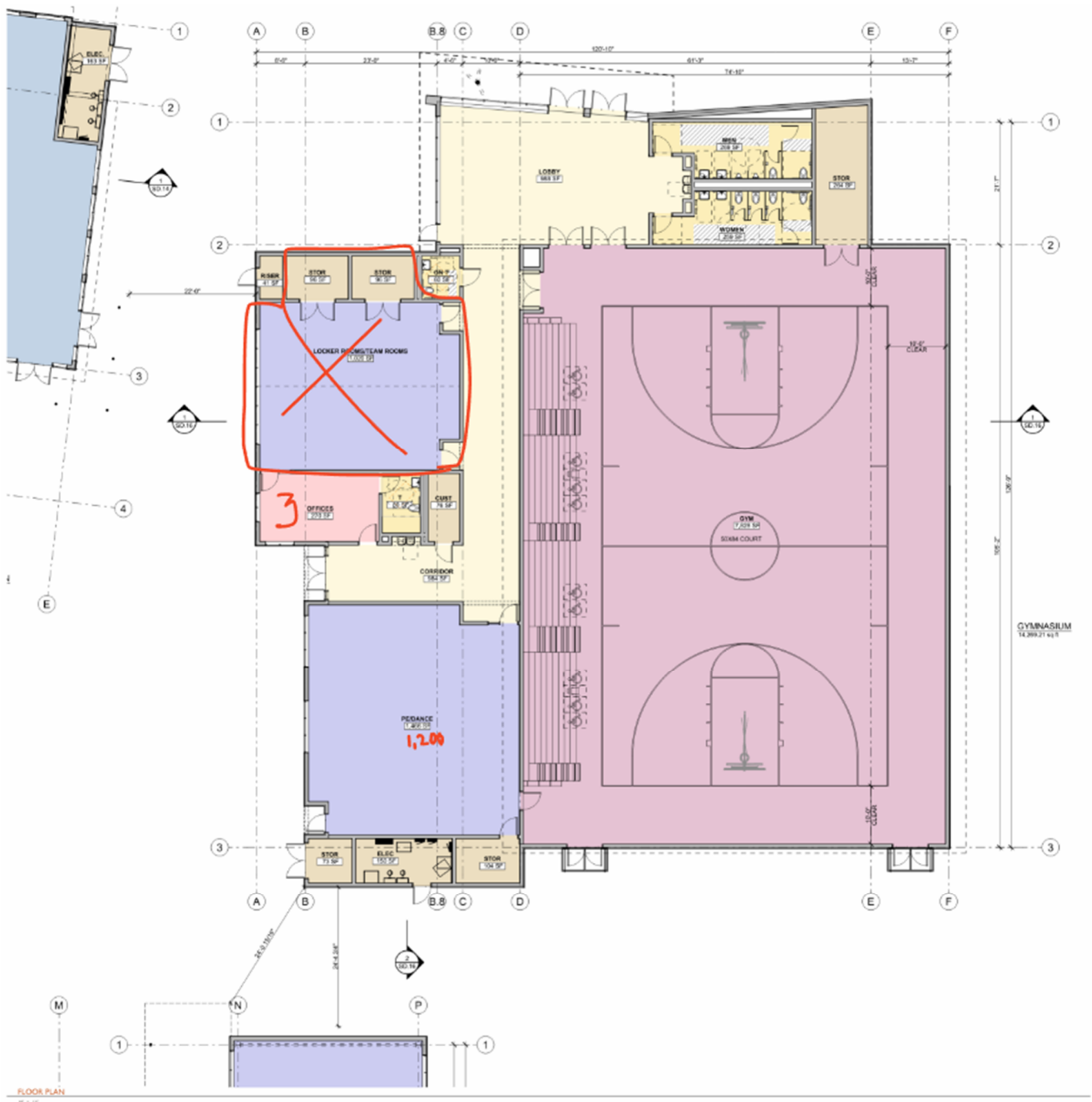
- Reduce the number of mental health office counts from 7 to 5. Provide 2 offices in the Admin Building and 3 offices near Intensive Needs classrooms in the 2-story Classroom Building.
- The building design will not change dramatically by deleting a couple of the offices.
- Monica [MB] commented that security and safety of admin staff from visitors is important. Like the service counter, wall, and door to separate visitors from the staff and admin workspace.

- [illegible]

FLOOR PLAN

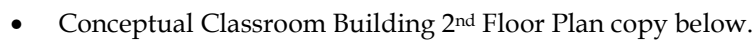
- Eliminate the locker room and adjacent locker room storage.
 - Students don't change clothes for PE and locker rooms at Wood MS are not needed for this purpose.
 - Lack of consensus District wide of having locker rooms or not. Some schools have them and some don't.
- Jen [JB] asked if the locker room is deleted, will there be lockers anywhere else? Mark [MQ] replied that mobile lockers could be provided for use in the gym or be brought out to the playground where students are. Shariq [SK] commented that heavy duty mobile lockers are used at Encinal HS. Teachers or staff will have to manage and supervise the mobile lockers.
- Marci asked are personal lockers for students being provided. The decision was made to not provide personal lockers at Wood MS.
- Kai [KD] mentioned that a request was made to have pull-up bars in the Gym. Mark [MQ] replied that pull-up bars can be provided.

- Felix [FD] asked where is storage in the gym? A storage room is provided adjacent to the court for sport equipment. A storage room is provided for PE/Dance classroom and another storage room accessed from the outside is provided for playground balls and items.
- Kai [Kai] commented that the PE department deserves storage spaces in the Gym building and doesn't want to add any storage sheds outside for PE equipment.
- Reduce the side margins of the gym court from 10 feet to 8 feet. Not an issue by the design committee.
- Kai [KD] does not want to eliminate Dance/PE classroom. This multi-use space will be invaluable and highly used. Prefers reducing the room size to 1,200 square-feet as the cost saving option.
- Conceptual Gymnasium Floor Plan copy below.



Building 'C' Classroom Review & Discussion on Reductions & Eliminations

- Proposed deleting two Classrooms to reduce cost of approximately \$1.9 million.
 - There are a total of thirty classrooms provided in the project. Wood MS currently has twenty-nine classrooms. Deleting two classrooms will provide one less classroom than what Wood MS currently has – however even with one less classroom, still accommodates current number of Wood MS students with room for growth.
 - Review of the utilization spreadsheet indicates the following:
 - Mild/Mod classroom is only used three out of seven periods and the room is underutilized.
 - Scheduling classrooms to be used more efficiently would allow reducing the actual number of classrooms needed.
 - Holly [HS] commented that trends in student enrollment is that as population increase, then enrollment grows.
 - The spreadsheet shows that twenty-nine classrooms can serve up to 685 students. Current Wood MS enrollment is 600 students.
 - Twenty-eight classrooms can accommodate approximately 661 students.
 - Campus wide there are enough classrooms provided to be able to teach and to function.
 - Marci [MN] shared a concern that some classes are scheduled at the same time and there may be an issue with not having an available classroom. Space is coveted right now and undecided about deleting a teaching space.
 - Connie commented that IEP (Individual Education Program) uses classrooms for assessment of students and their special education needs. Sometimes there are 2 or 3 IEP sessions happening at the same time.
 - Can these assessments occur in smaller spaces like a conference room, breakout room or offices in lieu of a classroom? A conference room or a breakout room can accommodate a group of 8 to 10 individuals. An office can accommodate a meeting of up to 3 people.
- Marci [MN] asked what other spaces and things have been taken away or considered prior to taking away a classroom, teaching space? All site items and building spaces being presented and discussed in this meeting are subjects of reduction or elimination.
- Shariq [SK] suggested that if a classroom is still needed, one of the portable buildings could possibly be used. Kai [KD] commented that she doesn't want classrooms in portable buildings anymore.
- Robbie [RL] suggested that the single-story classroom with a seismic separation joint be provided at the 2-story Classroom building in the plans as a deductive alternate. This will provide a total of twenty-nine classrooms, which matches the current number of classrooms. If the construction bid comes within budget, the one-story classroom will remain. If the bid comes in higher than the budget, the one-story classroom will be deleted. The consensus from attendees is that this is acceptable.
- Eliminate two Breakout rooms. One Breakout room is still provided. Small groups of 4 to 8 people could also use the Conference room in Admin building. Offices could accommodate a meeting of 2 to 3 individuals. This is acceptable to the attendees.
- Marci [MN] asked what is the structure over the Tech lab? Mark [MQ] replied that we need to provide photovoltaic solar panels in the project and that this is the structure to support them – this also provides desirable shade protection at this upper-level terrace. Solar panels are being provided here rather than at the parking lot.
- Kai [KD] asked if the room labeled as Tech lab must be used as the TAD lab? Joel [JW] replied no and that the room could be something else, such as the new art classroom. Ultimately, Kai will determine which classroom is assigned to which teacher or curriculum.



- Marcie asked is the cost to move Wood MS to Lum ES campus during construction part of the bond? Yes, the temporary campus consisting of portable buildings is being provided on the Lum ES site.
- Robbie [RL] mentioned that if there are funds and/or contingencies left after the completion of the project, it could be used to improve the existing Multi-purpose building as a maintenance project.
- Shariq [SK] commented that he is putting a \$20 million dollars package together consisting of funds coming from various sources. The schematic design reductions and the additional \$20 million will be presented to the Board Committee on June 27th for approval to increase the project budget of \$61 million to \$80 million.
- Robbie [RL] commented that the next phase is Design Development, and that AUSD & QKA teams will continue to schedule meetings with Wood MS design committee for progress reviews and feedback.

Next Steps

- AUSD & QKA present final schematic design and cost estimate to Board Committee on June 27th for approval.
- Obtain permission from Board Committee for official start of Design Development phase.

Action Items

- QKA to distribute meeting notes by email to attendees.

Next Meeting Date: To be determined.

End of Meeting Notes