QUATTROCCHI KWOK
ARCHITECTS

MEETING RECORD
2187.00- B6

04/18/2023, 2:00 pm Via Zoom Virtual Meeting

Encinal HS Replacement Stadium – Design Meeting #2

Alameda Community Members

Attendees:

Shariq Khan, AUSD CBO
Robbie Lyng, AUSD Senior Director of Construction
Bernadette Gard, AUSD Facilities
Ruth Boyd, AUSD Bond Construction Project Manager
Pedro Mora, AUSD
Kirsten Snyder, AUSD
Derrick Lyons, AUSD Track & Field
Juanita Lyons, AUSD Track & Field
Peter Stanley
Kevin Gorham, AD
Ajaya Rana
Mark Quattrocchi, QKA
Bryan Chubb, QKA
Vince Lattanzio, Carducci Landscape Architects
Bill Fee, Carducci Landscape Architects

Discussion Points

- Introduction by Mark Quattrocchi.
- Mark: Our next steps are a cost estimating exercise, then deliverables and estimate goes to the board for approval. Not necessarily everything shown in the plans today will be affordable, but we'll know more about that after construction cost estimating is completed.
- Vince Lattanzio: It is important to identify the items that are less important so if we know that, then we can prioritize those things to keep in case of value engineering exercise.
- Mark: The project's budget does not allow any new permanent buildings in this project, but we are showing the planned space for the future gym building that will be designed and built next. We also show potential locations for future ticketing and concessions.
- Vince described the major design elements that the design has incorporated.
    1. Basketball courts had to move approximately a half court distance away from stadium. This is due to the newly designed enlarged track encroaching on those Basketball courts. However, the final design provides more full court basketball courts. They will receive a replacement sports finish, like they have now.

i. There will be a total of (4) basketball courts, w/ (2) volleyball courts overlaid.

2. ADA path toward bleacher area and to the bleachers, bleachers sized to fit 1200 people. There are 8-tall light poles that light both the track and the field, also emergency lighting mounted on those poles with different lights for that use. There is fencing around the track to hinder unauthorized access to the track and field area.
3. Long jump, discus, high jump, all play turf to be synthetic.
4. Cork or olive pit infill at field so the turf doesn't float. It is also recyclable.
5. Secondary entry is near the boat ramp, based on District input.
6. Entry for the PE classes, then another entry for teams .
7. There is a paved path all the way around the stadium.
8. Some biofiltration has been added on the south side of the basketball courts, so storm runoff gets treated before going into SD system
9. Emergency vehicle access is incorporated so they can drive right onto track, and they can drive anywhere on that track.
10. Mark: Reminder that we are unable to get visitor bleachers on the east side due to the proximity of the baseball fields

- Kevin: We don't have proper lighting on the blacktop which is a problem during games for those using the gym toilet and locker rooms. We must rent tower lighting out on the blacktop.
    1. Vince suggested building mounted exterior lighting at the locker rooms.
    2. Mark reminded all that the existing large Gym is slated to be modernized so it will be possible to incorporate blacktop path of travel lighting into that project.
    3. Mark: We will let the Electrical engineer know we need lighting to the gym and the restrooms.
- Kirstin: BB used daily at lunch, so please be sure to retain the existing courts if possible.
    1. Vince: You should have the same number of BB courts as part of the new design.
- Kevin: Can we relocate the flag over next to the new scoreboard?
    1. Vince: Yes, we will incorporate into our design.
    2. When asked, the group felt only one flag pole is needed for US and California flags.
    3. Shariq: Yes, this will be a good location. Graduation looks towards the bag. Only one flagpole needed. Please add flagpole lighting so they don't have to raise and lower daily.
    4. Vince: Great idea, yes, we will include lighting for the flagpole.
- Kevin: Is shot put also lit?
    1. Vince: Yes
    2. Mark: There will be lighting for all field events.
- Vince added, the bleachers will be fenced at both ends so no access concerns underneath.

- Kirstin: I was hoping for the bleachers on both sides but at least press box separation is important. Home should be closest to the entry; visitor side should be bay side.
- Ajaya: Where are the containers to be located?
    1. Vince showed where 2 of them will be on the south side and 1 on north side.
- Kevin: Is there a way to put the ticket booth on baseball side too, so ticketing for baseball can be next to baseball field? Also, would be nice if the ticket booth had a view of the field.
    1. Vince: Yes, that is planned for the gym project, and we are showing where this will go at that time.
    2. Derrick suggested it may make more sense to use the same location for both stadium and baseball field ticketing and concessions.
    3. Mark drew a location for the possible ticket and concessions as the single location that is opposite the future gym.
- Derrick asked if the press box area can be divided in two so the home and visitor both have a team rom space. Also dedicated space for time keeping staff.
    1. Vince: That is the plan, for the space to be divided.
        i. Kevin: Another local school has announcers & scorekeeper spaces and that works well. If that's what design is going for, this would be desirable
- Derrick: would there be Wi-Fi reaching throughout the stadium space?
    1. Mark: As part of the electrical improvements, we will include improved Wi-Fi to serve the stadium
- Vince: The light poles will include additional lights down lower for emergency lighting to all the bleachers
- Ajaya: Are there any on field meeting rooms?
    1. Mark: No budget for that, would need to go back to the gym for that.
- Kevin: I see where the two storage containers are going and are they replacing the Quonset hut?
    1. Mark: yes
    2. Vince: Currently the plan is for 2 containers near the entry, 1 container at shot put, 1 container for soccer, and 1 or 2 containers at the baseball area.
- Derrick: are existing containers being upgraded?
    1. Mark: We didn't assume anything existing would remain, except what containers we are told the school wants to keep. New containers were assumed where we're showing containers, but these would be provided by the district outside of the construction project.
    2. Kirstin: The existing containers are old and get broken into. But the emergency container needs to stay
    3. Shariq: Submit a work order for repair and we will get them repaired.
    4. Kirstin: the booster club has the keys to one of the containers.

- Juanita: would the memorial plaque and the tree be relocated as part of this project? I think it's about where the new scoreboard is going.
    1. Mark & Vince: Just got the survey of the area so we will investigate this, but more than likely will need to be relocated. We will be very mindful of this and relocate as far as needed.
    2. Vince: How tall is the tree?
    3. Juanita:4 ft
    4. Vince: No problem
- Juanita: we need to keep food off the field
    1. Kirstin: There's only so much we can do during school hours, but we'll try to enforce that. Will be locked after school hours
    2. Shariq and Kirstin: We will have site prioritizing
- Mark: Our Schematic Design set of drawings will be going to the Board for approval in May
- Kirstin: How much of the campus will be blocked off and /or how much time will the area be unavailable during construction?
    1. Mark: We will get a clear idea about this once the design is further along and we get a contractor onto the project. But we should assume now about 9 months or more of construction. Keep in mind the soils issues at this site make a few things including construction , take a bit longer
    2. Kirstin: What about doing construction during summer to minimize impact on school
    3. Mark: We very much support that approach
    4. Kevin: We may move baseball games to another site, I have in mind, which might work better, but keeping that area available for school/PE as much as possible would be good.
    5. Mark: We plan to provide a path on the edge of the construction site for students to access that field throughout the school year, as much as possible.
- Mark: To clarify, concessions will be the building at the south and tickets for everything will be at the north, as discussed during this meeting.

Next Meeting

Not planned at this time.

Attached

None.