QUATTROCCHI KWOK
ARCHITECTS

MEETING RECORD
2315.00

Date: 11/6/2024
Time: 5:33PM

ENCINAL HS NEW GYMNASIUM, AUSD

Design Kick Off Meeting

Attendees:

- *Joel Williams, QKA, Studio Lead/Architect*
- *Shariq Khan, Business Services*
- *Ruth Boyd, Construction Department Project Manager*
- *Monty Patterson, Construction Director*
- *Bernadette Gard, Construction Office Specialist*
- *Pedro Mora, Construction Project Manager*
- *Kirstin Snyder Mitchell, Principal of Encinal Jr. Sr. HS*
- *Juanita Lyons, Athletic Director*
- *Blanca Cardenas, Office Manager*
- *Todd Dilando, PE Teacher*
- *Kevin Gorham*

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Encinal HS – Master Plan Diagram

- *New Gymnasium – Blue Box on diagram.*
  - *Put together in preparation of the Measure B Bond.*
  - *Similar type of facility to the Patton Gym which serves as a more supplementary space or a practice gym/second gym for Encinal HS.*
  - *This diagram indicated that the basketball court might be 94"x54" which is an oversized court (NBA standard) – a standard HS size court is 84ft long.*
  - *If we use the HS standard-size court for the new gym it would make it easier to fit the building's limited space area. However, when we do the competition gym in the future, we can make sure to provide the larger NBA court sizing.*
  - *Monty pointed out that we want to take care of the needs of the school but also from a facilities standpoint, the larger size could be more attractive as a rental space.*
  - *Joel communicated that if we do make the court bigger and the gym larger, then we would have less outdoor/black top space which is an option.*
  - *Blanca communicated that the JJ program really utilizes the blacktop space during breaks and lunch.*

- *Kirstin also does not want to give up that space and communicated that the blacktop would be more beneficial for classes and the PE department.*
- *Juanita also agreed that it would be better to have more blacktop space over the added court size.*
- *We are not anticipating that there will be competitions held in the space, but having some limited bleachers that can be stored up against the wall will make it a more functional space.*
- *Kevin confirms the need for the bleachers. Kirstin suggests seating for 300-person.*
- *This diagram also talked about a lobby with restrooms. However, should we consider a covered entry instead of a lobby? If this isn't the competition space, an enclosed lobby wouldn't be of as much use.*
- *Kirstin would prefer to get some functional space over a lobby. e.g. creative flex space for PE class, etc.*
- *We will provide a couple restrooms for convenience. They may just be single occupant restrooms but having them makes sense.*
- *We are also planning to have a weight room/weightlifting space and will need to determine the equipment that will be needed for that.*
- *One of the preliminary plans also includes a storage room as well for gym equipment, etc.*
- *Kirstin communicated the significant need for creative flexible space that can be utilized by the students over storage spaces because the school is ever-growing.*
- *Monty wanted to clarify what will go in the storage space so that we can determine the space size and what that room may look like.*
- *Joel communicated that these spaces are multi-sport capable – there will be striping on the floor that supports basketball, volleyball, badminton. The storage room will mainly store the equipment for gym activities.*
- *Kevin communicated the need for a wrestling space as well to bring back a huge program that the school had previously.*
- *Joel suggested a wrestling equipment hoist to haul the mats up into the ceiling. Kevin agreed.*
- *This gym will largely support the JJ Program/Junior Jets MS growing programs – basketball, volleyball and track*

Context, Features and Design Cues

- *Existing Building*
  - *Floor plan –The main court space is in the middle with locker space on both sides.*
  - *There is a curved roof and gritted wall structure with super graphics that brand the facility. How important are these features and would like to preserve them?*
  - *Kevin thinks that preserving the history of the existing building would be nice and that it would help it to flow well with the existing gym.*

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- *Kirstin thinks preserving the history could be nice but that we would still need to find a way to modernize the new building so that it can match the rest of the campus.*
- *Blanca thinks the graphics are a staple for someone that is from here and Juanita agrees. Preserving the graphics would be important but modernizing it somehow too would also be good.*

- *New Building Concepts*
  - *One story building with at least 25ft of clear height above the court space.*
  - *The building will already be about 35-40ft tall. Another floor would mean an extra expense for the stairs and elevators.*
  - ***Option 1 – Outside the box - Shed***
  - ***Option 2 – Enclosed – Curving Structure***
  - *An enclosed space is preferred.*
  - ***Enclosed space design concept:*** *The roof design will take the same curving structure as the existing building and then flow down to the tennis court. The design replicates some of the gritted wall structure from the existing building and then we could even extend some of the graphics from the existing building that will be covered up from the construction of the new building. "Go Jets".*
  - *There is also the idea of opening the elevation of the gym to the blacktop. Some benefits are that it makes it a more functional space, but a drawback could be that it makes it harder to protect that floor.*
  - *The weight room would be in the lower part of the volume where the roof comes down to the tennis courts. There would also be access into the weight room from both sides.*
  - *There would be a covered entry point on the corner closest to the girl's locker room space and there would be a few small restrooms over there.*
  - *The main court space would have bleachers on one side that can be stored up on the wall and there would be a storage space that would hold the sports equipment.*
  - *The roof of the building would not overhang the tennis courts or feed any water to the tennis courts. The roof would collect all the water and then pipe it into the storm drain system.*
  - *There will be several feet between the building and tennis courts. There will also be at least 20 ft. between the existing gym and the new building. This is a code requirement, but we will put it as close to the gym as we can to preserve the blacktop and emergency vehicle access.*
  - *We will lose a few parking spaces, but we will be able to preserve the driveway.*
  - *We would need to do a calculation to make sure that the required number of accessible parking stalls is still provided. We may have to either move them or do a campus wide calculation to determine if they even need to be replaced.*
  - *Kirstin asked about the height of the building and any kind of blockage issues we may have that would obstruct Bolinas Bay.*

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- *Joel thinks there won't be any concern as it is in the center of the campus and may not be seen by neighbors at all.*
- *The height of the building will end up being a little taller than the existing gym and the height we will still want to refine through the design process.*
- *Limiting Factor: We must have at least 25ft clear above the court. That's the minimum height that is required for volleyball and basketball games. Anything that is hanging from the structure needs to be at least 25ft above the court. So, the high point on the gym is probably more like 35ft to allow for mechanical equipment, roof structure and lights.*
- *Feedback on the rollup doors: They are not necessary for the main court but would be good for the weight room design.*
- *Note: The current tennis courts are all needed and function as a flexible space.*
- *Weight Room Equipment: squat machines, bench press, modernized free weights, pull up bars. It would be nice to have something comparable to the Alameda HS weight room.*
- *We will also need to install the large "Costco" fans in the weight room.*
- *There will be windows up higher though for ventilation that could be operable.*

Preliminary Milestone Schedule, Construction Budget, and Next Steps

- *Milestone Schedule*
  - *Design – Fall 2024 through Summer 2025*
  - *DSA Approval (state permitting process) – Fall 2025 through Spring 2026*
  - *Construction – Summer 2026 through Summer 2027*
- *Construction Budget*
  - *$14.8M*
  - *If we can come in less than that, it gives us more money to spend on modernizing the existing gym or other work on the campus.*
- *Next Steps*
  - *Develop Schematic Design (SD) Package.*
  - *Review SD development with the committee before Christmas.*
  - *Prepare SD Cost Estimate.*
  - *Get SD Board Approval in January.*

End of Notes

Joel Williams of Quattrocchi Kwok Architects authored these notes. All meeting notes are considered correct and accurate unless the author is notified in writing within 5 days of receipt.

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