QUATTROCCHI KWOK
ARCHITECTS

MEETING RECORD
2315.00

Date: 12/11/2024
Time: 9am

ENCINAL HS NEW GYMNASIUM, AUSD

Site Committee Meeting #2

Attendees:

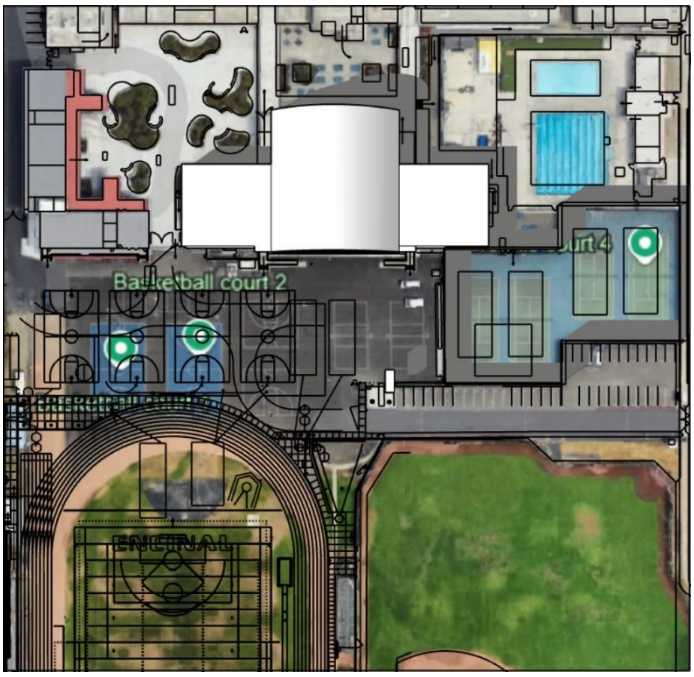
- *Joel Williams, QKA, Studio Lead/Architect*
- *Mark Quattrocchi, QKA, Principal*
- *Shariq Khan, Business Services*
- *Ruth Boyd, Construction Department Project Manager*
- *Monty Patterson, Construction Director*
- *Bernadette Gard, Construction Office Specialist*
- *Pedro Mora, Construction Project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

Recap

- *Reviewed concept design from previous meeting and key feedback received from the committee.*
  - *Not a fan of roll-up doors from Gym to exterior.*
  - *Would like roll-up door between weight room and exterior.*
  - *Add industrial fans in gym and weight room*
  - *Weight room equipment to include squat machines, bench press, free weights, ellipticals (comparable to AHS)*
  - *Tennis / Pickleball are not part of the scope for this project.*

Stadium Overlay

- *Reviewed drawing that shows linework from new stadium overlayed on aerial image of campus.*
  - *The new stadium is encroaching into the blacktop, resulting in adjustments to existing basketball courts*
  - *Emergency Vehicle Access (EVA) lane needs to be maintained with new gym.*
  - *Parking spaces will need to be adjusted to make room for new gym.*

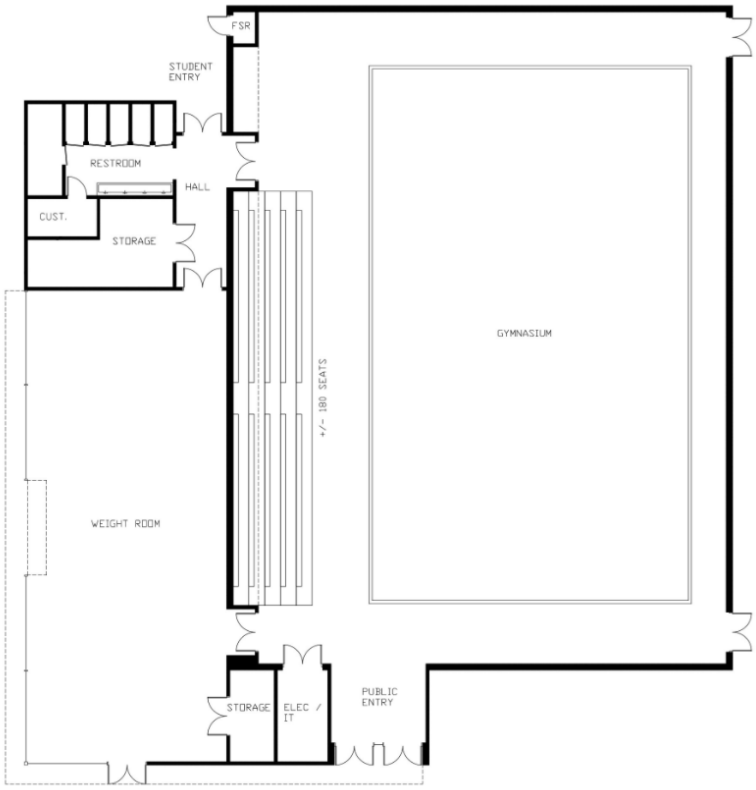


Design Considerations

- *Relationship with existing gym*
- *Relationship with new stadium*
- *Weight room orientation*
- *Public vs. student entry points*
- *Restroom configuration*
- *Bleacher capacity*
- *Storage space needs*
- *Utility / equipment space needs*

Updated Design Options

- ***Option 1 – N/S Court orientation***



Siting: This orientation has the long axis of the building oriented North / South. It can fit on the site in this way, but the EVA is very close to the building.

Weight Room Location: Feedback from the district facilities staff led the design team to flip the plan so that the weight room was on the blacktop side of the gym. This change was appreciated by the principal and staff.

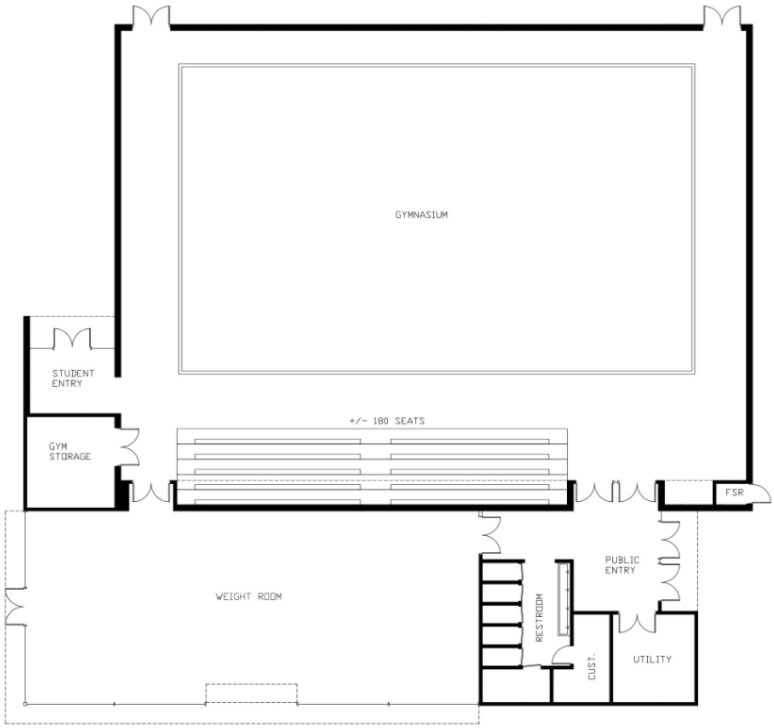
Public / Student Entries: The two main user groups for this building include students

(who will primarily access the gym from the North) and parents (who will park along Third Street and walk down the driveway from the Southeast. Providing separate entry points for each group, oriented to the direction of arrival makes for intuitive circulation, while entry vestibules with walk-off carpet will help protect the gym floor from debris and contaminants. Committee members like this configuration.
Inclusive Restroom Model: New plan layout shows a single, inclusive restroom with open handwashing area and several individual and private toilet compartments. The site committee agrees with using this model of restroom for this project. There was a comment about how this plan puts the restrooms associated with the student entry rather than the public entry, which may not be as intuitive for spectators.

Bleacher Capacity: Because of the space constraints on the site, providing a bleacher seating capacity of 300 as previously discussed will be difficult. Current layout indicates around 180 seats are feasible. Committee disappointed in the reduced seat count, but understand the space limitations.

Storage: Gym storage is accessed through hallway. Weight room has a small storage room in this plan as well. Committee feels weight room does not need dedicated storage and would prefer that space be part of the main room.

- ***Option 2 – E/W Court Orientation***



Siting: This orientation has the long axis of the building oriented East / West. This provides a bit more breathing room. Site committee agreed that this orientation was preferable, but also asked to minimize separation between tennis fence and East wall of new gym with limited access in this area. Doing this will also provide a bit more separation from the new basketball courts on the West side of the new building.

Weight Room: This plan allows the windows in the weight room to face the fields, which will be a better view. The roll-up door was shown on the long side of the room, facing the driveway, but the committee requested that the door being moved to the side facing the blacktop.
Public / Student Entries: This plan maintains two separate entry points but locates the restrooms near the public entry. The committee agreed that this relationship is preferable.

Bleacher Capacity: This plan also showed a seating capacity of 180, but there is room to add a row to the bleachers, which should increase the capacity to at least 200 seats. The committee felt that this would be valuable.

Storage: Gym storage is accessed directly from gym.

Gym Equipment: A wrestling mat hoist will be provided on one end of the court. A divider curtail will be provided across the middle of the main court to separate the room into two halves. Industrial fans are designed to withstand the abuse of balls hitting them in a gym environment.

Parking: There will need to be some adjustments to the parking to make room for the new gym building. It may make sense for these adjustments to occur as part of the stadium project.

Construction logistics: There will be some impacts to the blacktop during the duration of construction for the new gym, but the area associated with construction will be figured out by the contractor in conjunction with district facilities and school staff.

Next Steps

- *QKA will move forward with Option 2 – E/W Court Orientation to complete Schematic Design. Feedback received from committee during this meeting will be incorporated into the final version of the SD Narrative. The SD package will be sent to the cost estimator in January and Board approval will follow.*

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.