



QUATTROCCHI KWOK
ARCHITECTS

MEETING RECORD

1331.01- B.2

March 19, 2014

6:00pm

Alameda USD Master Planning

Alameda High School-Master Planning Meeting #5

Attendees:

Raymond Keck, Project Manager, QKA

Mark Quattrocchi, Principal, QKA

Also see sign in sheet attached

Distribution:

Via District Website

Master Planning – Alameda High School:

➤ General Discussion

- Master Planning process:
 - Mater planning process with both short and long-term objectives
 - Final product to be in the form of a report with conceptual plans
 - The draft plans will be refined to incorporate comments presented at the master planning meeting
- Discussion of combining/unifying Alameda and Encinal high schools
- Overview of previous AHS meeting discussions and work to date

➤ Review of two planning options for Alameda High School

- Options vary by the amount of space used within Historic AHS
- Proposed Site Improvements and other elements common to both proposed options:
 - Development of a central Quad linking Historic and “new” Alameda High Schools; demolish old Boys’ Locker Room (currently Health classroom) to open plaza, provide outdoor performance space
 - Pedestrian boulevard along Alameda Avenue axis, spanning campus from Oak to Walnut Streets, with realigned driveway and pedestrian crossing at Walnut Street
 - New Student Union / Café at current Weight Room location in the Technical Arts building, with outdoor plaza seating, strong indoor/outdoor connection. Include performance, meeting and display

areas, with support for Staff development, gatherings and events. Consider glass roll-up doors, shade structures, and green space.

- Modernization and expansion of the Library / Media Center on the ground level of the Academic Building, with links to the new Quad, with conference and meeting rooms, Career and College Counseling
- Kofman Auditorium renovations, including accessibility, theatrical infrastructure and systems
- “New” Gymnasium updates to include locker room refresh, acoustical and public address improvements
- Restore and reconfigure ball fields
- Provide Pool improvements and modernization

➤ Option 1: Full modernization of Alameda High School:

- Modernize entire Academic building, utilizing both floors
- Modernize and remodel Library wing of HSHS as Science Lab classrooms
- HAHS East and East Central wings would be made available for other District uses
- Administration reconfiguration:
 - Relocate/reconfigure Administration to the Encinal Avenue entrance
 - Reception and main office area to the southeast area of the ground floor
 - Attendance office to the north, with ample space for staff and students
 - Counseling function to the northwest of the entrance hall (current Administration area)
 - Assistant Principal offices spaces to the northeast area of the building with views to the Quad
 - Relocate Health Center to west of entry (currently SDC classrooms)
- Modernize Patton gym, weight room to east
- West Wing- renovated with
 - Repurposing of Cafeteria and Kitchen
 - 5 new classrooms
 - Breakout spaces
 - Department offices

➤ Option 2: Maximizes renovation and use of Historic Alameda High School:

- Academic Building would be remodeled, with AHS utilizing approximately 40% of space on the north side of two floors, with orientation towards HAHS and new Quad

- The balance of the Academic Building would be made available for other District uses, with dedicated entrances on Encinal Avenue
- Library/Media Center expansion
- Administration would be relocated to the main Central Avenue entrance of HAHS and a portion of an adjacent wing
- The East courtyard between HAHS and the Gym would be developed as pedestrian and outdoor learning space
- Thompson Field
 - Site study reveals that a full-size track, field and bleachers will not fit on the existing property
 - Direction is to find an alternative location for AHS track and field or upgrade the current Thompson Field to degree possible with renovated play field, an abbreviated track and bleachers as feasible
- Review Comments
 - Discussion of community/parent participation in planning process
 - Voiced Community interest in preservation, though not necessarily in educational use of HAHS
 - State funding eligibility would apply to educational uses only, and would not be applicable to other District uses within HAHS
 - Does reutilization of HAHS favor preservation over education if preserved? Is HAHS suitable for 21st Century educational goals?
 - 15-20 year vision – bond would be a first step towards implementation; important to stress that this would be a phased plan, not all developed at one time. Phased implementation, long range plan appeals to stakeholders
 - Identify space for Technology Arts space (robotics, technology career instruction, etc.)
 - Storage – accommodate needs within buildings to eliminate use of containers
 - Parking issues:
 - 41 spaces exist on Central Avenue
 - Consider coordinating parking permit use with City of Alameda
 - Possible parking in city parking structure
 - Consider return to diagonal parking on Central
 - Coordinate comprehensive parking plan with City of Alameda
 - The Master plan is to compare cost of renovation vs. of “new” AHS – Option 1 vs. 2
 - QKA to provide estimated area required for Administration at HAHS

- QKA to provide classroom counts for both options

Master Planning Goals

- **Critical Facility Needs**

Improvements to meet code requirements, student safety, building infrastructure systems and preservation of buildings from the deleterious impacts of the environment. CFN items are not prioritized

- Accessibility deficiencies throughout campus to be brought up to current codes, including exterior path of travel, Kofman seating, stage, Kofman dressing rooms, kitchen, toilet rooms, drinking fountains, and way-finding signage
- Pedestrian safety; Coordinate with City to improve crossings, expand pedestrian loading on Encinal Avenue
- Structural/ seismic upgrades
- HVAC replacement / upgrades
- Upgrade power, lighting and data systems
- Phone/clock/bell and PA system upgrades
- Upgrade emergency lighting
- Fire and Life Safety improvements
- Utilities improvement
- Mitigate deterioration of exterior finishes, roofing, rain intrusion
- Replace leaking and non-functioning windows
- Athletic Safety
- Develop directional signage

- **Educational Program Needs**

Improvements that impact student learning environments and support the District's Educational Program/ Education Specifications. EPN improvements impact more than just classrooms and can include libraries, multi-use buildings, student services and outdoor teaching areas. EPN items are prioritized below by committee.

1. Science classroom modernized/ enlarged to meet program requirements
2. General classroom modernized/ enlarged where undersized
3. Library/ Media Center remodel: acoustical separation, breakout spaces, Career & College Counseling, instructional space
4. New Student Union for Student Presentation/Café and outdoor seating at Technical Arts Building. This project would also trigger:

- a. Relocation of Weight Room to east end of Patton Gym (currently used for storage)
 - b. Remodel of West Wing 1st floor south - replace old cafeteria with five classrooms, collaborative and support spaces
5. Administration relocation, remodel & reconfiguration, including Health Center relocation. Provides improved supervision and quad access.
6. Upgrade Thompson track & field (remains limited size) or find new location for regulation size stadium
7. Improve secure access at remote entrances (at Historic AHS)
8. Renewal/remodel of existing main gym & locker rooms - acoustical improvements, PA system, bleacher repair and exterior maintenance
9. Adult Transition classroom relocation and remodel
10. Aquatic Center repairs and modernization: Pool deck, fencing, lighting, repair building exterior and bleachers

- **Future Facility Needs**

Future Facility Needs are improvements not covered above. FFN provides desired improvements that may include aesthetic considerations, optional upgrades or other non-critical but wanted work to each school. FFN items are prioritized below by committee

1. Develop central Quad, pedestrian boulevards and plazas – includes demolition of west old locker room of Patton Gym
2. Renovate and modernize performance elements of Kofman Auditorium (including rigging, performance lighting, acoustics, etc.)
3. Renovate Patton Gymnasium
4. Renovate and reconfigure play fields on school site
5. Develop District use of unassigned spaces