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MEMORANDUM

Date: February 23, 2022

Purpose: ☒ Meeting Minutes ☐ Phone Minutes ☐ Other:

To:

FILE

From:

Felix Hunziker

Project Name:

WCCUSD Richmond HS MP

Project Number:

21034

Subject:

Steering Committee Meeting No.2
2/16/22 @ 4:00PM web-meeting

File:

☐ JF ☒ CF ☐ CCF

Attendees:

Ellen Mejia Hooper

Tim Haley

Jose De Leon

Allison Huie

Andrew Wilke

Claudia Cerritos

Jessica Calderon

Michele Jawad

Sam Neff

Samantha Verbeck

Jeff Evans

Rod Henmi

Joey Favaloro

Felix Hunziker

Company

WCCUSD, Director Facilities Planning & Construction

IEP2, Design Manager

RHS Principal

RHS College & Career Director

RHS Teacher

Community Member

RHS Counselor

RHS Teacher

Community Member

RHS Theater Manager

HKIT Architects, Principal

HKIT Architects, Director of Design

HKIT Architects, Project Architect

HKIT Architects, Project Manager

Comments:

I. Project Status/Process:

- a. Master Plan phases: investigate, analyze, explore.
- b. Purpose of today's meeting is an initial look at 3 design options: Renovation, Hybrid (2 variants), and All New.

- c. Three more Steering Committee meetings are scheduled for March and April. Focus Group meetings will be in March.

II. Design Options:

- a. Key Assumptions:
 - i. School must remain in operation during construction, interim housing will be needed (amount depends on scheme).
 - ii. Existing Auxiliary Gym and Field House/Athletic Field remain in all design options.
 - iii. Science (600) Building was recently seismically retrofitted and had partial finishes replacement. The rooms are too small for labs but can be used for general classrooms.
- b. Discussed highlights of Architectural and Engineering site assessments, see attached slides.
- c. Discussed highlights of Student, Community, and Faculty/Staff feedback from listening sessions, see attached slides.
- d. Renovation Option:
 - i. Reuse as much as possible.
 - ii. Demo Mall and Library to create exterior courtyard.
 - iii. Provide windows at exterior and courtyard walls.
 - iv. Admin moves to front of campus at 23rd Street.
 - v. Renovate Main Building, Theater, Main Gym.
 - vi. Demo and build new Music building.
 - vii. Health and Science buildings remain.
 - viii. Move Cafeteria to NE corner of Main Building.
 - ix. Build new 2-story classroom building (renovated Main Building classrooms are being enlarged to current standards which reduces teaching stations).
 - x. Phasing:
 - i. Phase 1: Build medium interim housing complex, build new 2-story classroom building.
 - ii. Phase 2: Interior demo and renovation at Main Building.
 - iii. Phase 3: Renovate Science, Main Gym, replace Music Building.
 - iv. Phase 4: Remove interim housing, finish site work.
- e. Hybrid Option 1:
 - i. Similar to Renovation option in that Main Building and Gym are retained and renovated, Mall and Library are demolished.
 - ii. Move Cafeteria to SE corner near (e) quad.
 - iii. Demo Theater and build new 2-story Admin/Library wing.
 - iv. Demo Science building and build new Theater.
 - v. Demo and build new Music building.
 - vi. Build new 2-story classroom building (renovated Main Building classrooms are being enlarged to current standards which reduces teaching stations).
 - vii. Relocate Health into Admin.
- f. Hybrid Option 2:
 - i. Theater, Gym, and Science are retained and renovated.
 - ii. Demo Main Building and build two new 3-story classroom wings, 2-story Admin/Library wing, and an MPR wing.
 - iii. Demo and build new Music building.
 - iv. Relocate Health into Admin.
 - v. MPR and outdoor seating area activates the quad.
 - vi. Phasing:

- i. Phase 1: Build large interim housing complex, demo Main Building.
- ii. Phase 2: Construct new buildings.
- iii. Phase 3: Move into new buildings, remove interim housing, finish site work.

g. All New Option:

- i. Replace all existing buildings except Aux. Gym and Field House.
- ii. Build 2-story Admin/Library wing, two 3-story classroom wings, and MPR building on south side while school remains operational in Main Building to the north.
- iii. Courtyard connects new classroom buildings, stimulates gatherings and school spirit. Reviewed courtyard size relative to Mall, see attached slide.
- iv. Admin/Library wing serves as gateway to the courtyard and campus, easily accessible to the public. It also includes the Health Center.
- v. MPR and outdoor seating areas activate the courtyard. MPR can be accessed via 24th Street, provides easy service delivery.
- vi. New parking and drop off along 23rd Street.
- vii. Build new Theater/Music and Gym buildings on the north side.
- viii. Phasing:
 - i. Phase 1: Build small interim housing complex, demo Theater, Science, Main Gym, and Music buildings. Consider renting temporary structures until these are rebuilt.
 - ii. Phase 2: Build 2-story Admin/Library wing, two 3-story classroom wings, and MPR building on south side. Move into new buildings.
 - iii. Phase 3: Demo Main Building, build new Theater/Music building, Gym, and athletic fields.
 - iv. Phase 4: Remove interim housing, finish site work.

III. Discussion & Feedback:

a. General:

- i. A large interim housing complex will be a negative experience for students. How long would the interim housing last?
- ii. Can the Gym and CTE design lab be grouped together? They are both loud, disruptive spaces.
- iii. How are the academies incorporated into the 3-story buildings? A: Team has been studying but it's too early to determine who goes where.
- iv. Project schedule is TBD, depends on funding and interim housing plans. The project will be built in phases.
- v. Like the taller 3-story buildings because they open up the site. Light can still get into proposed courtyards in the winter. Also works well for EVA, provides more room for green space, farming. 3-story also helps enclose the campus in a visually and acoustically protective embrace.
- vi. East-West orientation of new classrooms wings works well for daylighting and photovoltaic panels.
- vii. Need a space for the urban ag garden.
- viii. Would like a crisis/injury room near the track & field.
- ix. How does parking in the various options compare to current?
- x. RHS has Adult Education after-hours; about 140 vehicles, fills up south parking lot.
- xi. A second practice field at RHS is highly desired.

- xii. SC members would like to review and provide input on the Program document. Staff are still working on it; it will be published after Focus Group meetings. For now the Ed Spec serves as a baseline.
- xiii. Would the renovated Theater include a full fly? A: Not part of the District program.
- xiv. Can the Theater and Gym be on separate alarm systems from rest of campus to make access to public events easier? A: the District typically zones each building and community space separately.
- b. Renovation Option:
 - i. Would Career & Counseling be grouped with Admin? A: Yes.
 - ii. Does this option include a larger weight room? A: Yes, included in the Gym renovation.
- c. Hybrid Option 1:
 - i. Could there be an AV infrastructure connection between the new Theater and Music? A: Yes, although that level of detail isn't in a master plan.
 - ii. Don't like the institutional look, most of the school is still inside 4 walls.
 - iii. For both Hybrid options, keep the Health Center at the current 23rd Street location.
- d. Hybrid Option 2:
 - i. Like the open courtyard and Admin on 23rd Street.
 - ii. Like the proximity between the new Gym and (e) Aux Gym.
 - iii. Like the more assertive, re-visioned, open plan.
- e. All New Option:
 - i. This option was the clear favorite among attendees.
 - ii. Would the new Gym have a girl's locker room?
 - iii. Like the connection between Theater and Music.
 - iv. Service area behind the MPR is currently a placeholder, could be changed as needed.
 - v. The athletic field at Helms MS fronts on the public street and is really inviting. Would moving the Gym to the alternate location create a better street frontage?
 - vi. The curving walls help avoid the current institutional look.

IV. Next Steps

- a. Revise design options and estimate costs.
- b. Return to stakeholders for further input. Focus Group meetings will study how academics fit together, Community meeting will focus on big blocks only.

Cc: Ellen Mejia Hooper, WCCUSD (for distribution)
 Tim Haley, IEP2
 Jeff Evans, HKIT
 Joey Favaloro, HKIT
 HKIT Consultants

A Re-imagined Richmond High School

Steering Committee Meeting #2

February 16, 2022



West Contra Costa Unified School District
Richmond High School Master Plan

HKITARCHITECTS

A Re-imagined Richmond High School

Steering Committee Meeting #2

February 16, 2021

Agenda

1. Introductions / All
2. Project Status / WCCUSD
3. RHS Facilities Master Plan / HKIT
4. Key Assumptions & Goals / HKIT
5. Three Scenarios / HKIT
Master Plan Options and Phasing
Interim Housing
6. Discussion / HKIT
7. Next Steps / HKIT



1. Introductions

Richmond High School Master Plan Team

West Contra Costa Unified School District

Luis Freese, Associate Superintendent, Operations

Ellen Mejia Hooper, Director of Facilities and Planning

Tim Haley, Project Manager

Steering Committee

Jose De Leon, Principal

Rocio Reyes, Vice Principal

Andrea Ceja, Parent

Andrew Wilke, Teacher

Antwon Cloird, Community

Asedo Wilson, Teacher

Claudra Cernta, Parent

Destiny Lopez Esperanza, Student

Evany Cruz, Student

James Kealey, Teacher

Krista Jann, Teacher

Manuel Trujillo, Student

Marilyn Ahuna, Teacher

Steering Committee, Cont'd

Michele Jawad, Teacher

Rosa Menjivar, Community

Sam Neff, Community

Samantha Taylor, Staff

HKIT Architects

Jeff Evans, Principal

Felix Hunziker, Project Manager

Joey Favaloro, Project Architect

Alma Davila, Designer

Rod Henmi, Design Director

Vanden Baysa, Senior Designer



2. Project Status

Schedule

Steering Committee Meeting Dates

Steering Committee #1 - Thursday, December 16th

Steering Committee #2 - Today! Wednesday, February 16th

Steering Committee #3 - March 16th, Time and Virtual/Location TBD

Steering Committee #4 - March 30th, Time and Virtual/Location TBD

Steering Committee #5 - April 14th Time and Virtual/Location TBD

Progress to Date

Today's Role

Feedback Today, Options not Final

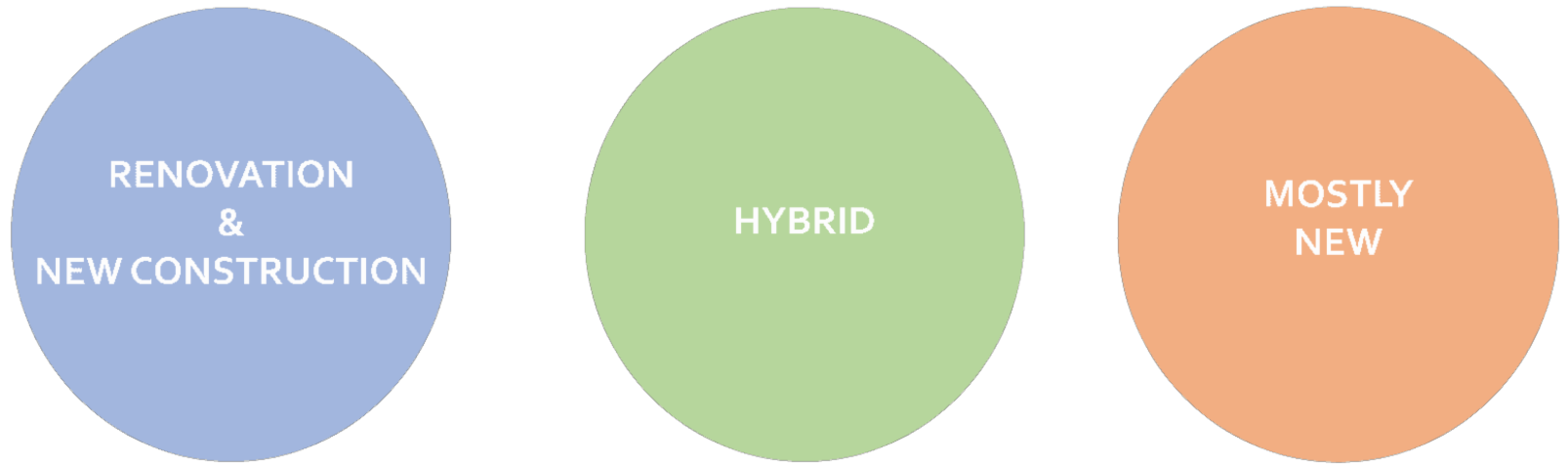




RHS Facilities Master Plan Goals

4. RHS Facilities Master Plan

Develop Three Scenarios

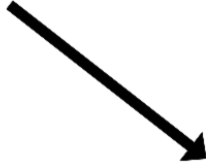


Today- Draft Options for each, Review & Discuss
Next Steps - Revise & Finalize An Option for Each
All to be cost estimated
and then Provide recommendation

5. Key Assumptions & Goals

Top Priorities from Feedback

Student Feedback



Windows! Windows! Windows!

Location of Admin and Front Door on 23rd Street

Larger Classrooms

Community Feedback



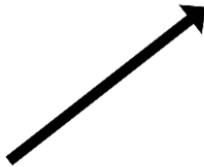
More Outdoor and Field Areas

Distinct Academies - One School

Connectivity Through Mall / Mall like space

Shared Spaces

Faculty & Staff Feedback



Top Constraints



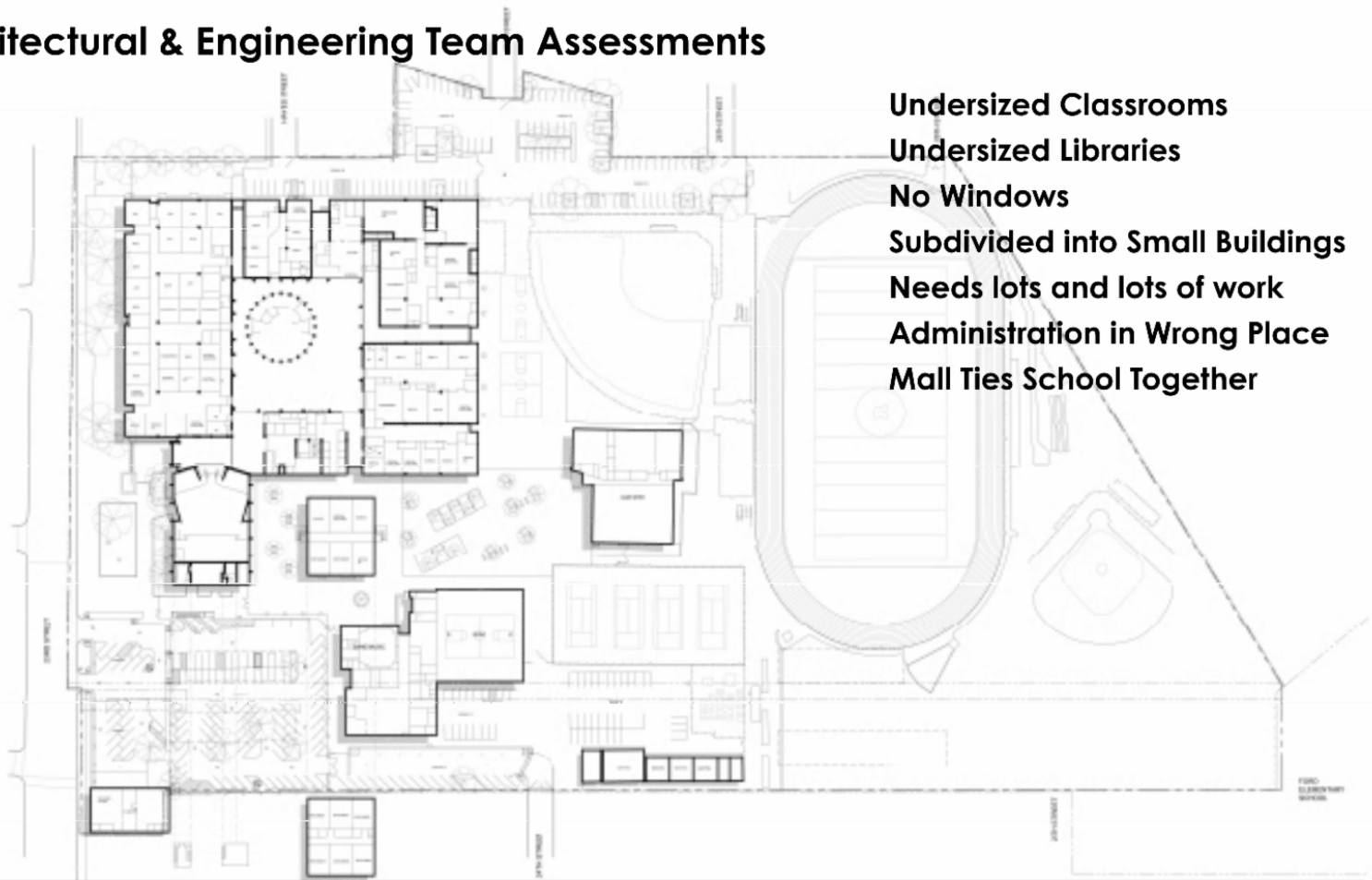
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Master Plan Options

Architectural & Engineering Team Assessments

Undersized Classrooms
Undersized Libraries
No Windows
Subdivided into Small Buildings
Needs lots and lots of work
Administration in Wrong Place
Mall Ties School Together

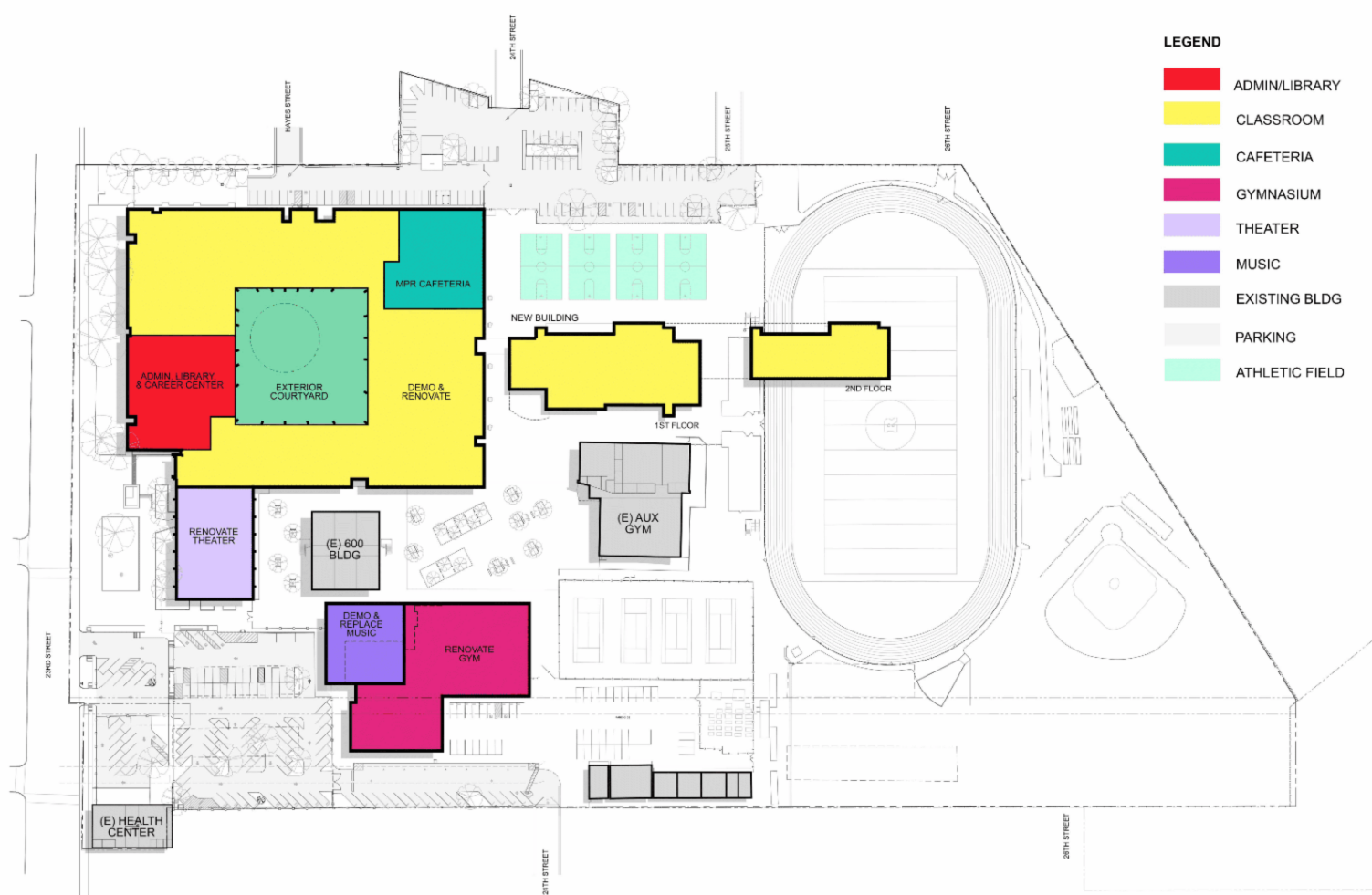


EXISTING CONDITIONS

FEBRUARY 10, 2022

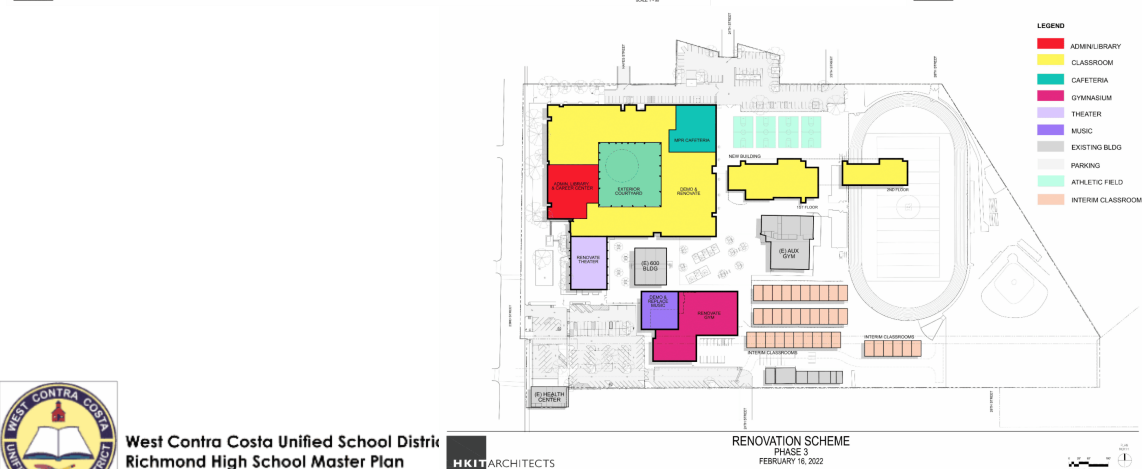
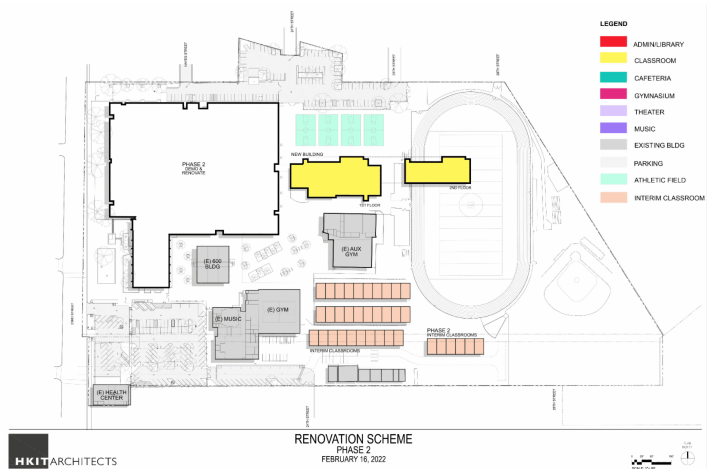
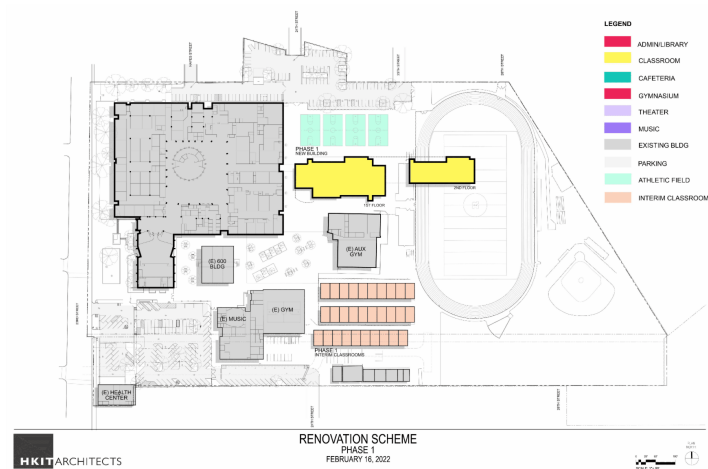
LEGEND

- ADMIN/LIBRARY
- CLASSROOM
- CAFETERIA
- GYMNASIUM
- THEATER
- MUSIC
- EXISTING BLDG
- PARKING
- ATHLETIC FIELD



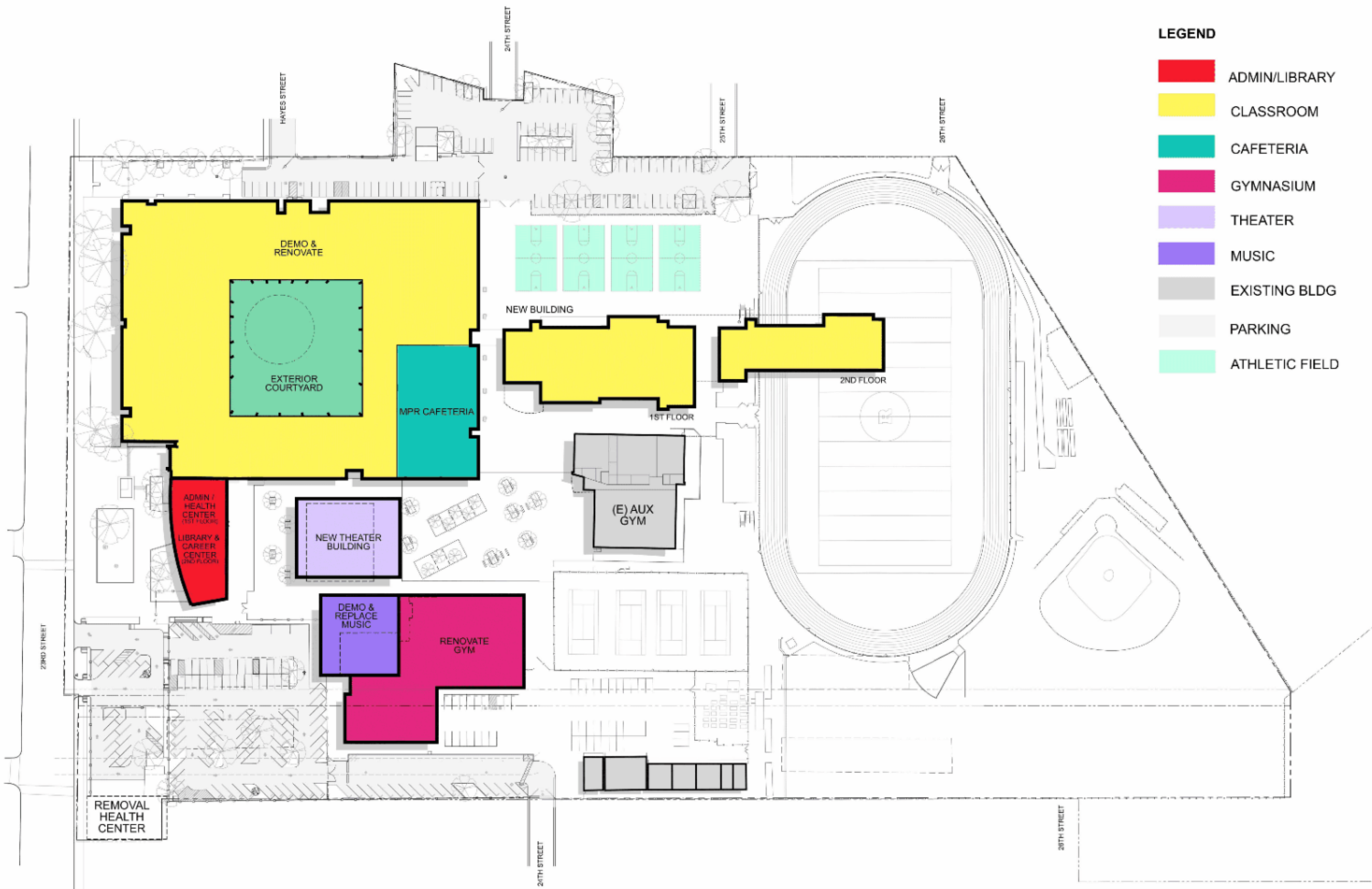
RENOVATION SCHEME PHASE 3 FEBRUARY 16, 2022

Renovation Option Phasing



LEGEND

- ADMIN/LIBRARY
- CLASSROOM
- CAFETERIA
- GYMNASIUM
- THEATER
- MUSIC
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- ATHLETIC FIELD

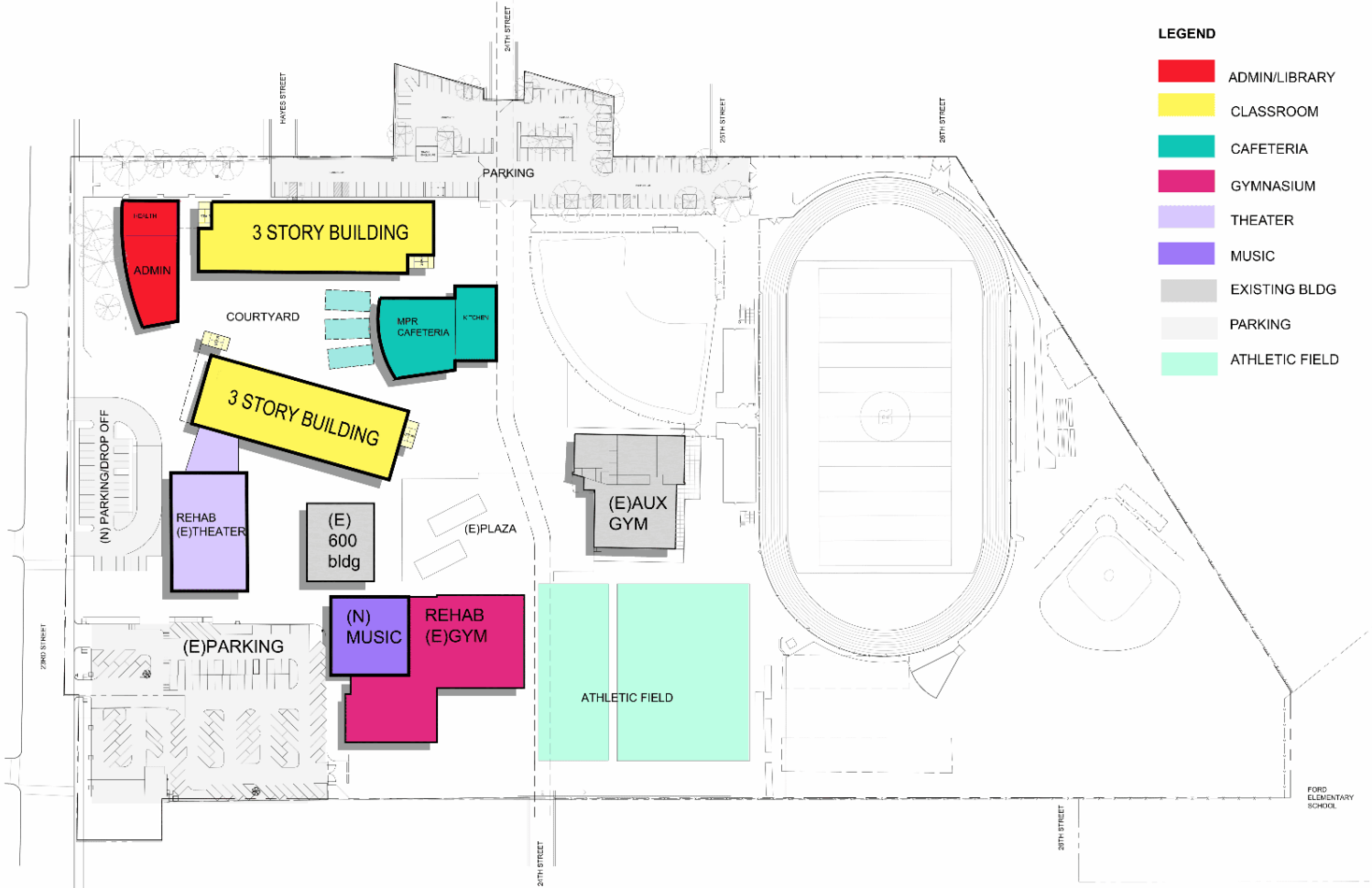


HYBRID SCHEME 1

FEBRUARY 16, 2022

LEGEND

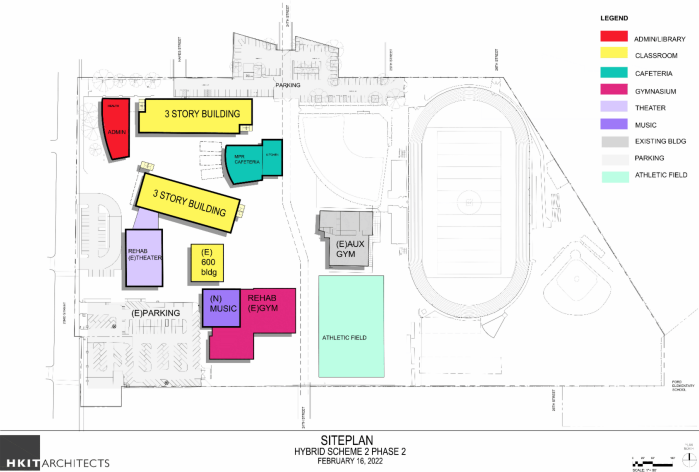
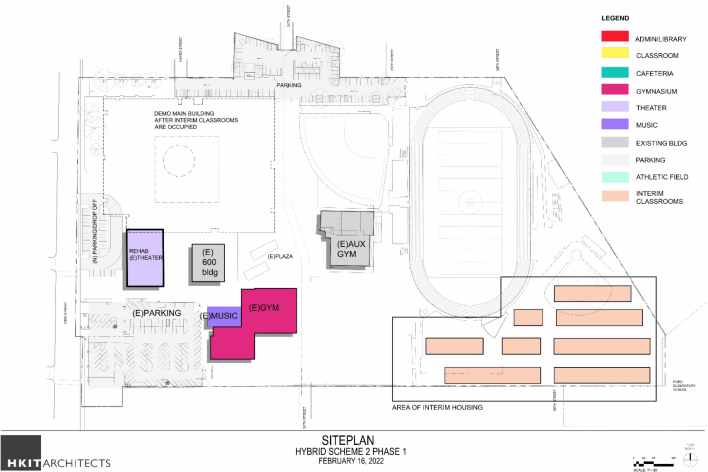
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FORD
ELEMENTARY
SCHOOL

SITEPLAN
HYBRID SCHEME 2
FEBRUARY 16, 2022

Hybrid #2 Phasing

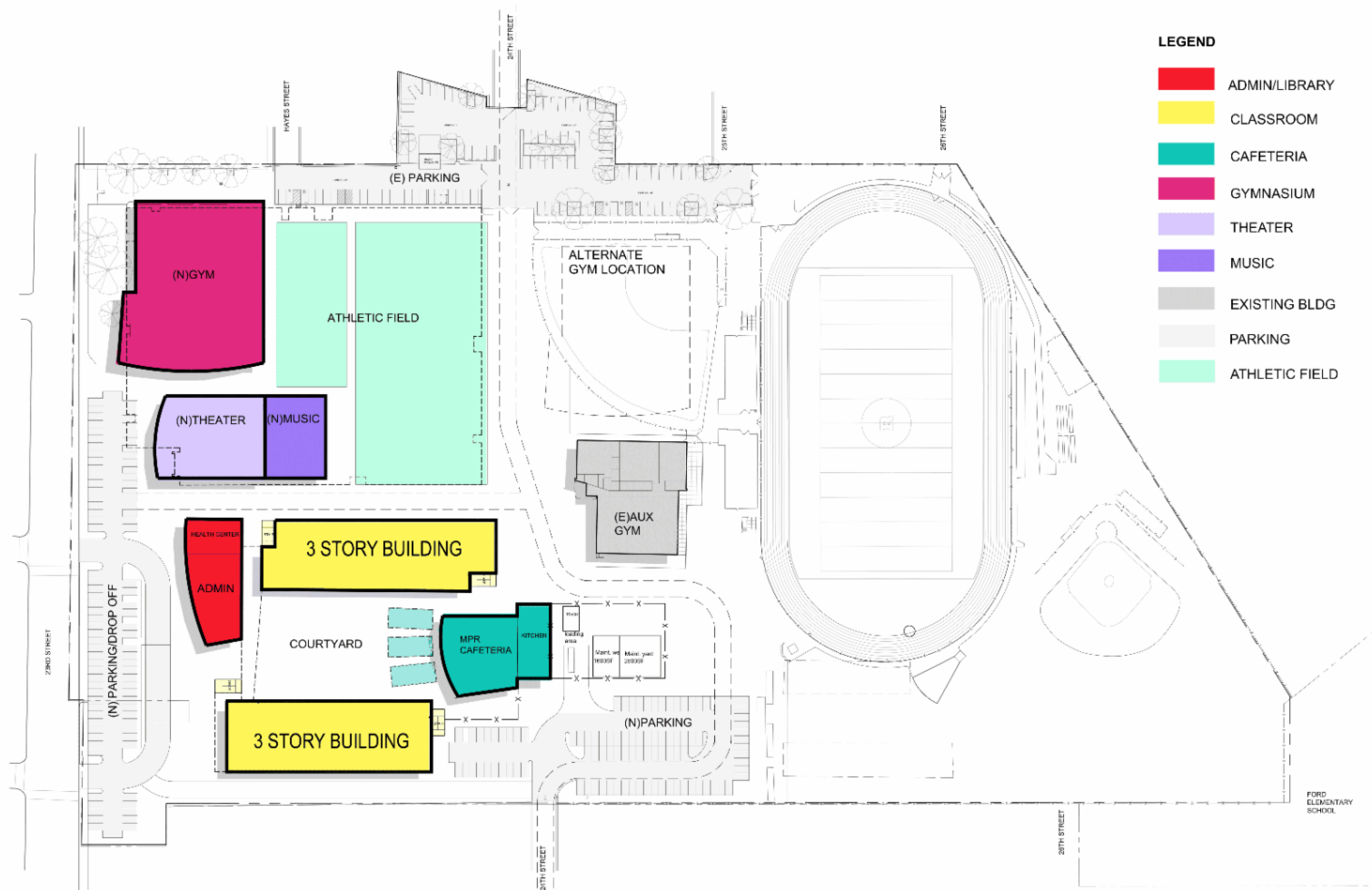


West Contra Costa Unified School District
Richmond High School Master Plan



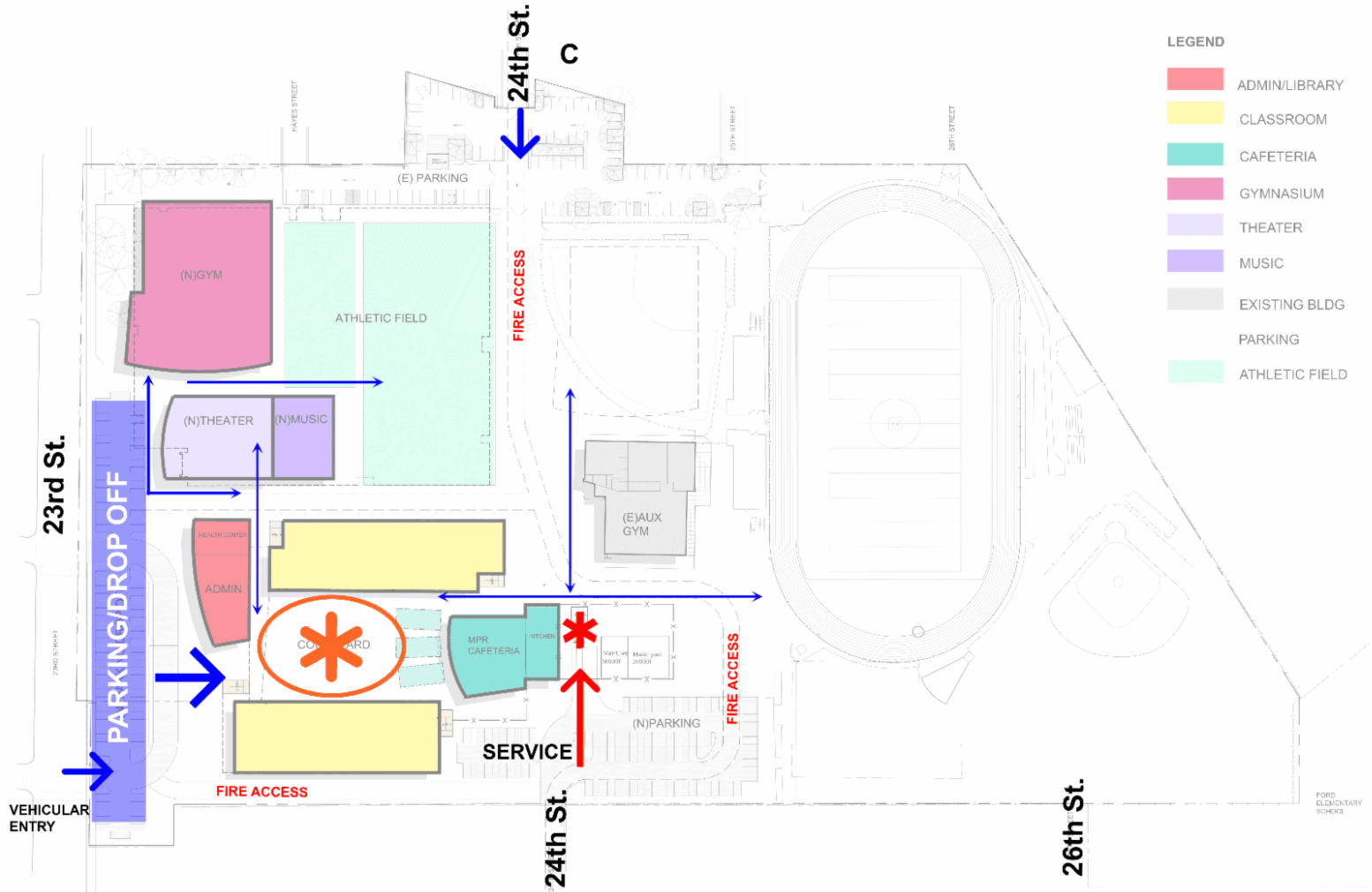
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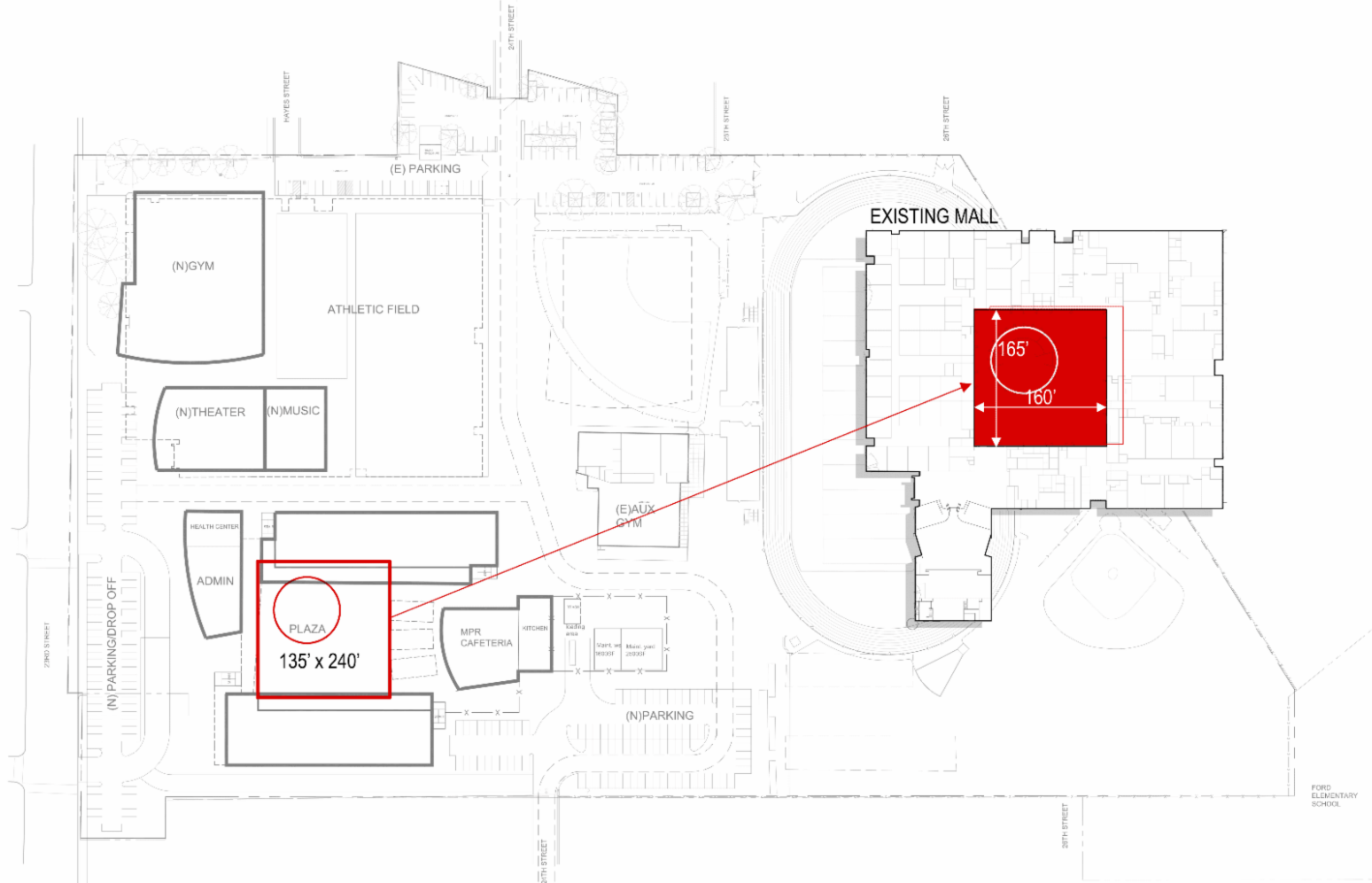
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- CLASSROOM
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FORD
ELEMENTARY
SCHOOL

SITEPLAN ALL NEW SCHEME FEBRUARY 16, 2022

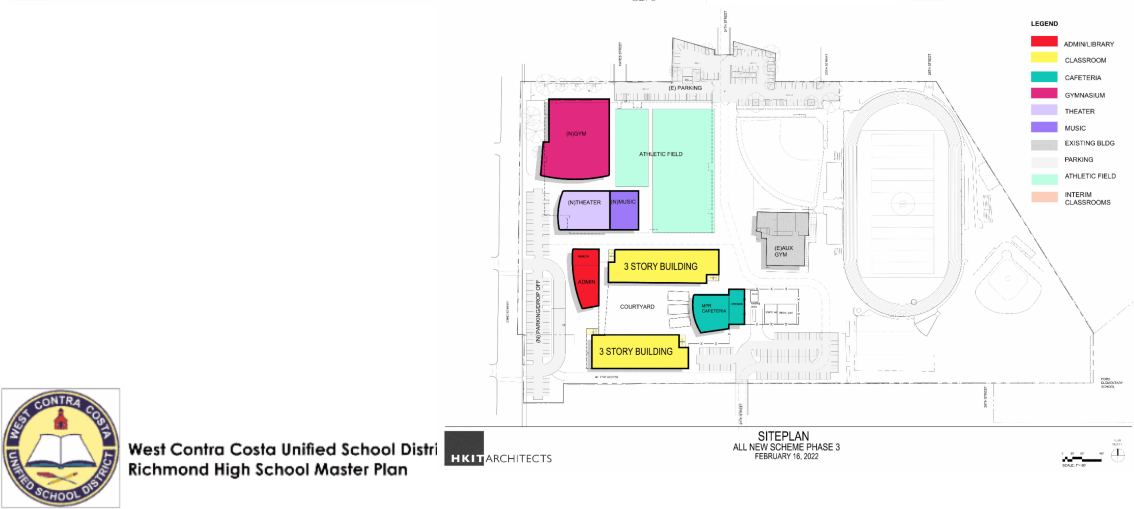
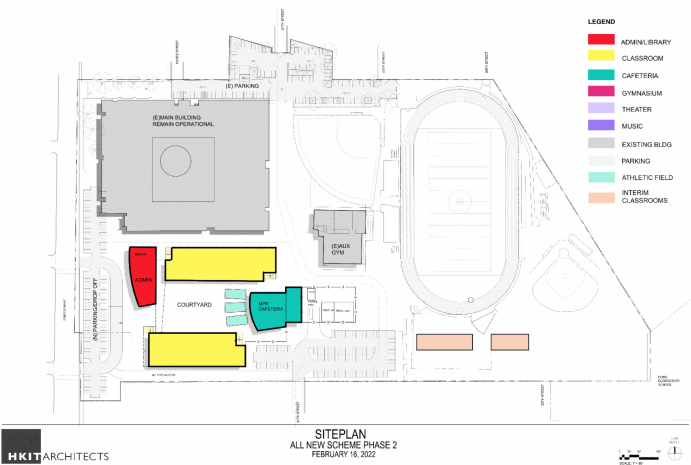
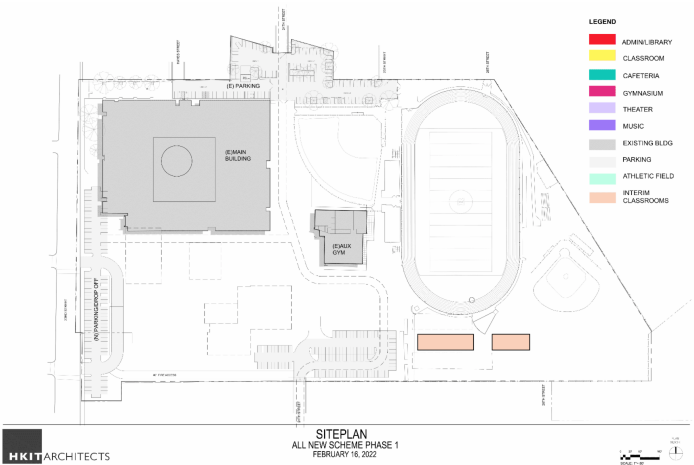




FORD
ELEMENTARY
SCHOOL

SITEPLAN ALL NEW SCHEME FEBRUARY 16, 2022

New Phasing



West Contra Costa Unified School District
Richmond High School Master Plan





RICHMOND HIGH SCHOOL

1250

1250 23rd STREET

NO
TRESPASSING
NO
SOLICITING
ALLOWED

Discussion