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MEMORANDUM

Date: March 15, 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.3
3/9/22 @ 4:00PM meeting

File:

☐ JF ☒ CF ☐ CCF

Attendees:

Ellen Mejia Hooper

Tim Haley

Jose De Leon

Michele Jawad

Samantha Verbeck

Victor Zarogoza

Krista Jann

Luciano Del Rio

James Kealey

Welmer Carvajal

Andrew Wilke

Jesus Moralupien

Edras Ortiz

Matilde Figueroa Ledesma

Jose Lopez

Jeff Evans

Rod Henmi

Joey Favaloro

Company

WCCUSD, Director Facilities Planning & Construction

IEP2, Design Manager

RHS Principal

RHS Teacher

RHS Theater Manager

RHS Media Academy Teacher

RHS College & Career Counselor

RHS Industrial Tech Lab Mgr

RHS Teacher

RHS Student

RHS Teacher

RHS Student

RHS Student

RHS Student

RHS Student

HKIT Architects, Principal

HKIT Architects, Director of Design

HKIT Architects, Project Architect

I. Introduction:

- a. Purpose of this meeting was to reimagine RHS and develop design options that reflect desired program locations and adjacencies. Meeting attendees were separated into 4 groups to explore two design options:
 - i. Option A: Keep some of the existing buildings.
 - ii. Option B: Replace most of the existing buildings.
- b. Ground Rules/Constants:
 - i. Campus public face is on 23rd Street.
 - ii. Provide service access to MPR.
 - iii. Provide fire service access and/or space between buildings.
 - iv. Administration is next to “front door”.
 - v. Existing Auxiliary Gym and track & field remain in both schemes. Dance is located in the Aux Gym.
 - vi. Maintain current levels of parking.
- c. Program Blocks:
 - i. General classrooms are separate from specialized lab blocks.
 - ii. Blocks include circulation, they do not include auxiliary spaces such as toilet rooms, closets.
 - iii. Block area reflects program allotment.
 - iv. Stack blocks for multiple stories or cut them to create smaller program pieces.
- d. Voting:
 - i. At the conclusion of the exercise attendees voted for their favorite options and responded to two written questions.

II. Design Option A:

- a. Group #1:
 - i. Keep the Main gym (renovate)
 - ii. Keep the health center (renovate)
 - iii. Keep the theater in the same location (renovate)
 - iv. Keep existing parking lot
 - v. Keep the academy lab and the academy general classrooms together
 - vi. Engineering Academy keep it close to service access due to loading of equipment
 - vii. Admin next to college and career and closer to 23rd street
 - viii. 2 story building with science and general classrooms
 - ix. Move the urban ag garden to a more central location
 - x. Music should be closer to the field (marching band practice)
 - xi. Does not include a practice field
- b. Group #2:
 - i. Convert Baseball outfield into multisport area, do not have separate practice field
 - ii. Locate Main Gym next to Aux Gym, have sports courts immediately outside Main Gym
 - iii. Convert oddly shaped field area now with solar panels into useable tennis court area

- iv. Locate MPR so both by 'front door' off of 23rd Street but also has service access from 24th
- v. Create Quad with MPR, Library, Aux Gym, Main Gym,
- vi. Reuse Existing 600 Building with general ed classrooms
- vii. Locate Admin by Front door/main parking off of 23rd
- viii. Co-locate Admin, College Career, and Health
- ix. Locate Music by Theater
- x. Locate Theater up front by 23rd
- xi. Locate Engineering by Media, Locate Engineering and Media near Music/Theater and Art
- xii. Locate Law near Health
- xiii. Centrally Locate Special Ed
- xiv. Create Academic Quad
- xv. Locate Urban Ag in north parking lot; noting Urban Ag also has area East of Track/Field
- xvi. Mostly 1 Story
- c. Group #3:
 - i. Admin together with health clinic
 - ii. Health academy next to health clinic
 - iii. Library with career and counseling center
 - iv. Library over admin/health clinic
 - v. Music and art next to theater
 - vi. Create quad with classrooms around
 - vii. Service access for engineering academy due to materials, loading robots into cars, etc. Service access not mentioned for other academies
 - viii. New gym next to auxiliary gym
 - ix. Parking lot/drop-off along 23rd Street in middle of site
 - x. Tear down theater and build new admin/health clinic with library/career counseling center over in same location as theater
 - xi. Tear down gym, 600 building
 - xii. Rehab existing main building, tear out mall and make into outdoor courtyard
 - xiii. Group academies around outdoor courtyard in main building
 - xiv. Put engineering academy at northeast corner so easy service access
 - xv. Move multi/café/kitchen to middle of east wing of main building so can still get service access but can also have outdoor dining
 - xvi. Build new 2-story classroom building south of main building with general classrooms over science labs
 - xvii. Build new theater with music south of admin
 - xviii. Build new gym north of auxiliary gym
- d. Group #4:
 - i. Media and Engineering adjacent on the same floor with higher ceilings so better on the ground floor
 - ii. Media and Law adjacent on separate floors okay- secondary adjacency
 - iii. Health and Law can be upstairs.
 - iv. Envisioned classrooms as a few separate buildings with an outdoor quad
 - v. Should be an outdoor quad at the classroom
 - vi. Special Ed general classes don't have to be next to SPED SH spaces
 - vii. Gym and Tennis Courts to remain
 - viii. Important to have arts on display near the "front door" of the campus
 - ix. Urban Ag in a more centralized visible space

- x. Desire for spaces at second floor to look down into first floor
- xi. Counseling, Library, etc, all together, no need for library to be any closer to any academy

III. Design Option B:

a. Group #1:

- i. Create a courtyard with the academies, science, general classrooms, and admin surrounding the urban AG Garden
- ii. Admin, health center and college and career should all be next to each other and along 23rd street
- iii. Make sure international academy was more central (currently it feels isolated from the rest of the academies)
- iv. Want science to be closer to a field for outdoor experiments
- v. General classrooms on top of science classrooms
- vi. Like the idea of the MPR having the courtyard area between the theater, music, and auxiliary gym.
- vii. Theater, music, art, and maintenance shop would be in one building together (easy access to parking lot and the field)
- viii. Engineering Academy keep it close to service access due to loading of equipment and on the 1st floor
- ix. Practice field right in front of the baseball field

b. Group #2:

- i. Don't save anything (Except Aux Gym/Track and Field)
- ii. Locate Main Gym by Aux Gym
- iii. Locate Fields and Sport Areas near Gyms Create P
- iv. Utilize 2 Story Construction
- v. Create drop off loop along 23rd
- vi. Create Academic Quad with all Classrooms around that Quad
- vii. Locate MPR to North with access from 24th
- viii. Co Locate Science and Engineering (1st floor 2nd floor)
- ix. Theater by Music and Art, at Front of School
- x. Admin at front, with Health and College Career
- xi. Health and Law Together
- xii. International near front and in middle
- xiii. Media near Theater/Art/Music

c. Group #3:

- i. Keep main building on north during construction of new building to south
- ii. Define quad with four two-story wings: admin/health with library/career counseling over on east; theater/music/art north of admin next to parking; north wing of quad to be classrooms over academies (media academy near theater); east wing to be multi/café; south wing to be classrooms over academies (engineering academy to be at southeast edge next to south parking for service)
- iii. New gym next to auxiliary gym
- iv. New practice field at northwest, easy access from music

d. Group #4:

- i. Mr. De Leon started this group discussion with the idea that the main building stay in service while new buildings were built to avoid lots of relo classrooms
- ii. Engineering and Media should be adjacent to each other and on ground floor

- iii. Health and law can be upstairs
- iv. Health Center near Health academy
- v. Arts near the front of school
- vi. They talked about this long outdoor space that culminated in something special – they played around it being the cafeteria or urban ag but then moved both of those and ran out of time
- vii. Moved urban ag because they said it should have zero shade throughout the day – I think this would be important to follow up with someone who runs the gardening or program to see how much sun is needed
- viii. Basketball courts near MPR and Gym
- ix. Gym should have blacktop area outside it for PE classes to meet/line up
- x. Practice field on the community side of campus

IV. Central Themes:

a. Option A:

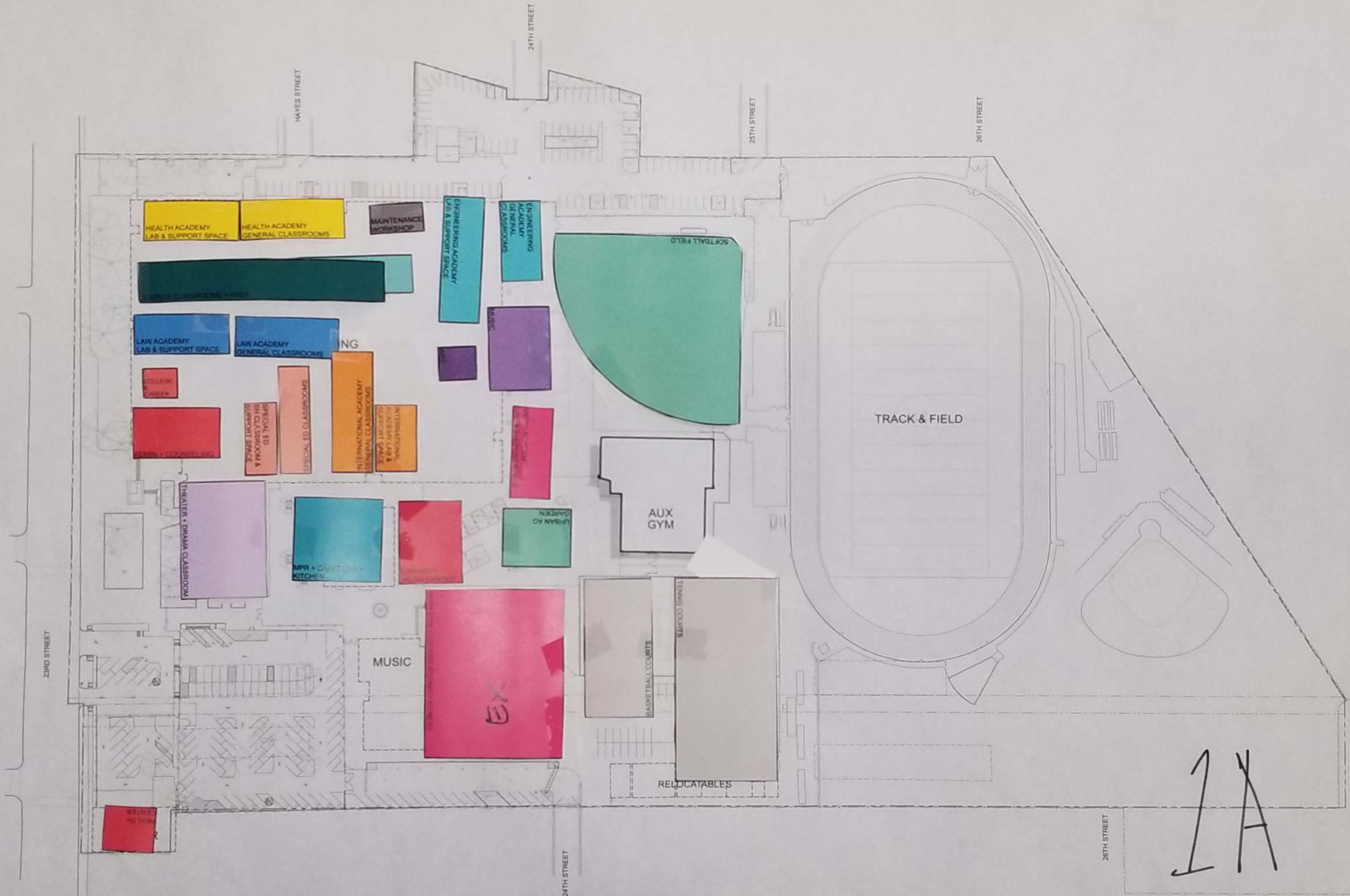
- i. See Ground Rules/Constants.
- ii. Centralized urban ag garden.
- iii. Theater near 23rd Street.
- iv. Renovate (e) Gym.
- v. Create a quadrangle/courtyard with buildings.
- vi. 2-story buildings
- vii. Locate Admin by Front door/main parking off 23rd
- viii. Admin near Health Clinic & College/Career
- ix. Engineering academy close to service access
- x. Theater and Music are adjacent to one another
- xi. Options for additional Buildings to keep – Main Gym, 600 Building
- xii. Health Academy adjacent Law Academy
- xiii. Media Academy adjacent Engineering Academy
- xiv. Art, Music, Theater near each other
- xv. Main Gym by Auxiliary Gym by fields and courts
- xvi. Area of Solar panels over grass is underutilized
- xvii. MPR should have outdoor area adjacent

b. Option B:

- i. See Ground Rules/Constants.
- ii. Create a quadrangle/courtyard with buildings.
- iii. 2-story buildings
- iv. Theater near 23rd Street.
- v. Engineering near Health
- vi. Locate Admin by Front door/main parking off 23rd
- vii. International academy is more central
- viii. Admin with health clinic and college and career
- ix. Library near College/Career
- x. Theater, Music, and Art at the front of the school
- xi. Health Academy adjacent Law Academy
- xii. Media Academy adjacent Engineering Academy
- xiii. Art, Music, Theater near each other
- xiv. New Main Gym by Auxiliary Gym by fields and courts
- xv. Area of Solar panels over grass is underutilized
- xvi. MPR should have outdoor area adjacent

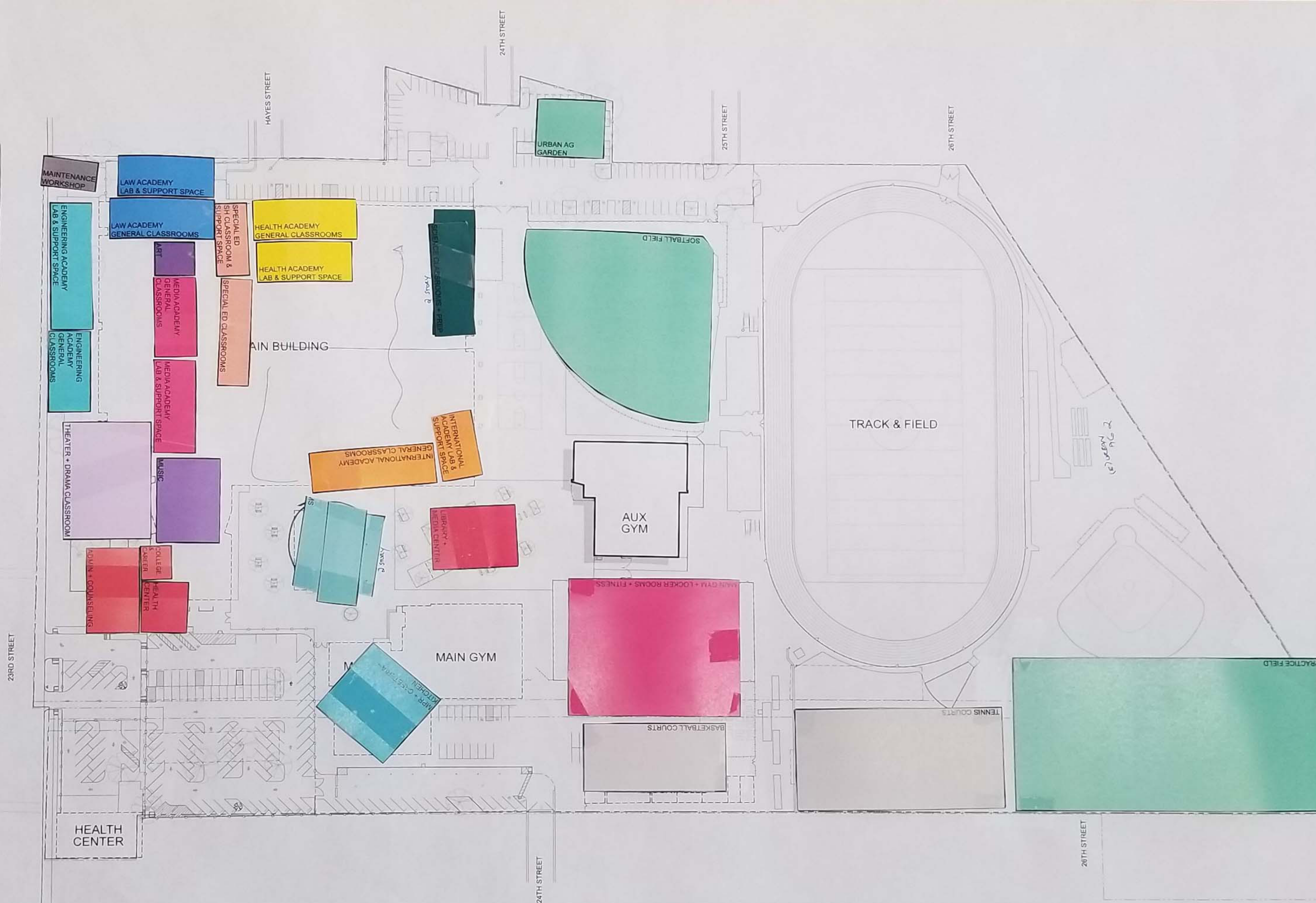
- V. Topics without Consensus
 - i. Of the 8 options, 4 had no additional practice field and 4 had the one additional practice field. Either way this is decided makes a huge impact on available space.
- VI. Favorite Option Votes & Comments:
 - i. Top Choice: Option 3B
 - ii. Second Choice: Option 3B
 - iii. Space and Academy adjacencies: see attached tally.

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



EXISTING CONDITIONS

MARCH 9, 2022

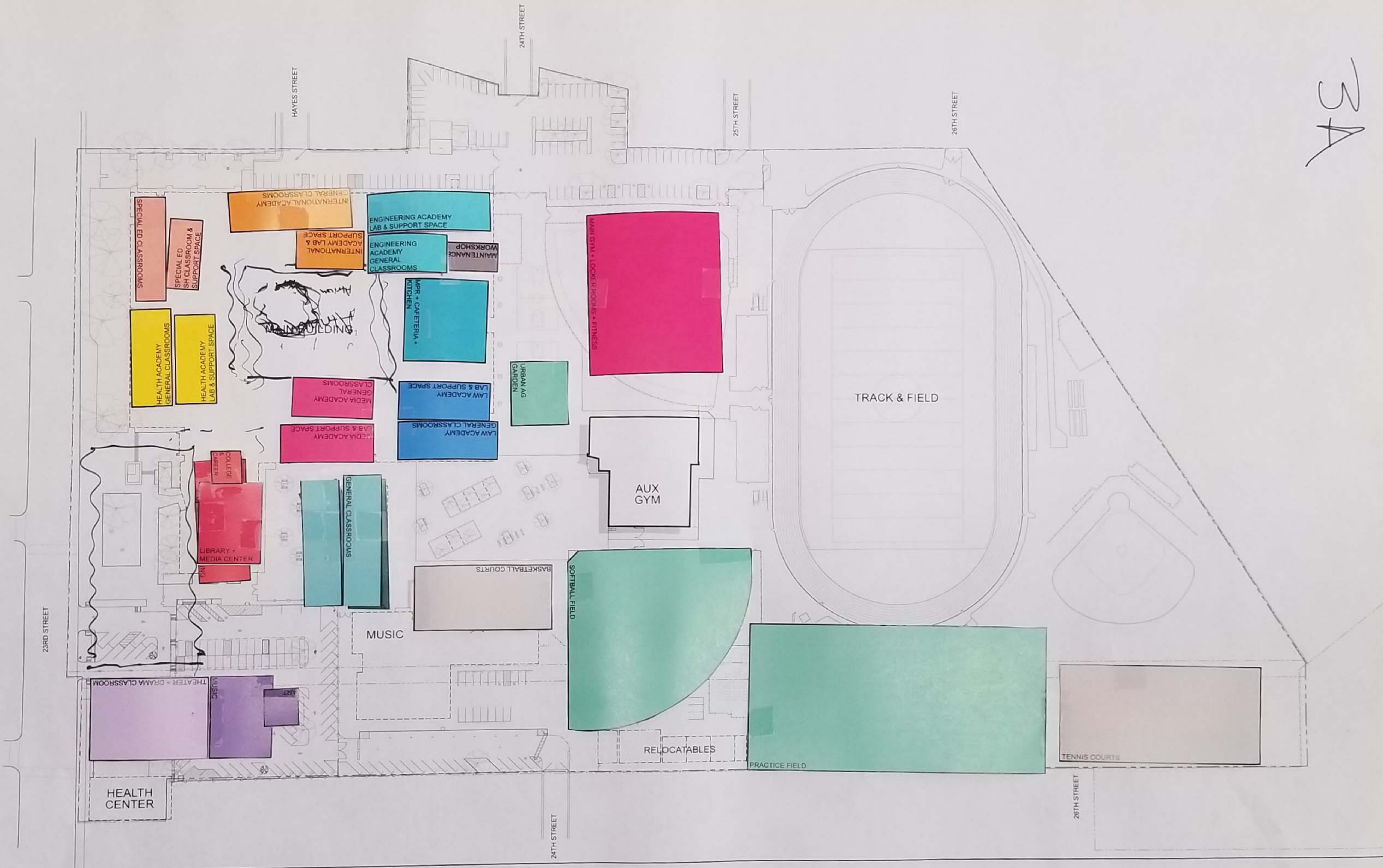


2A

EXISTING CONDITIONS

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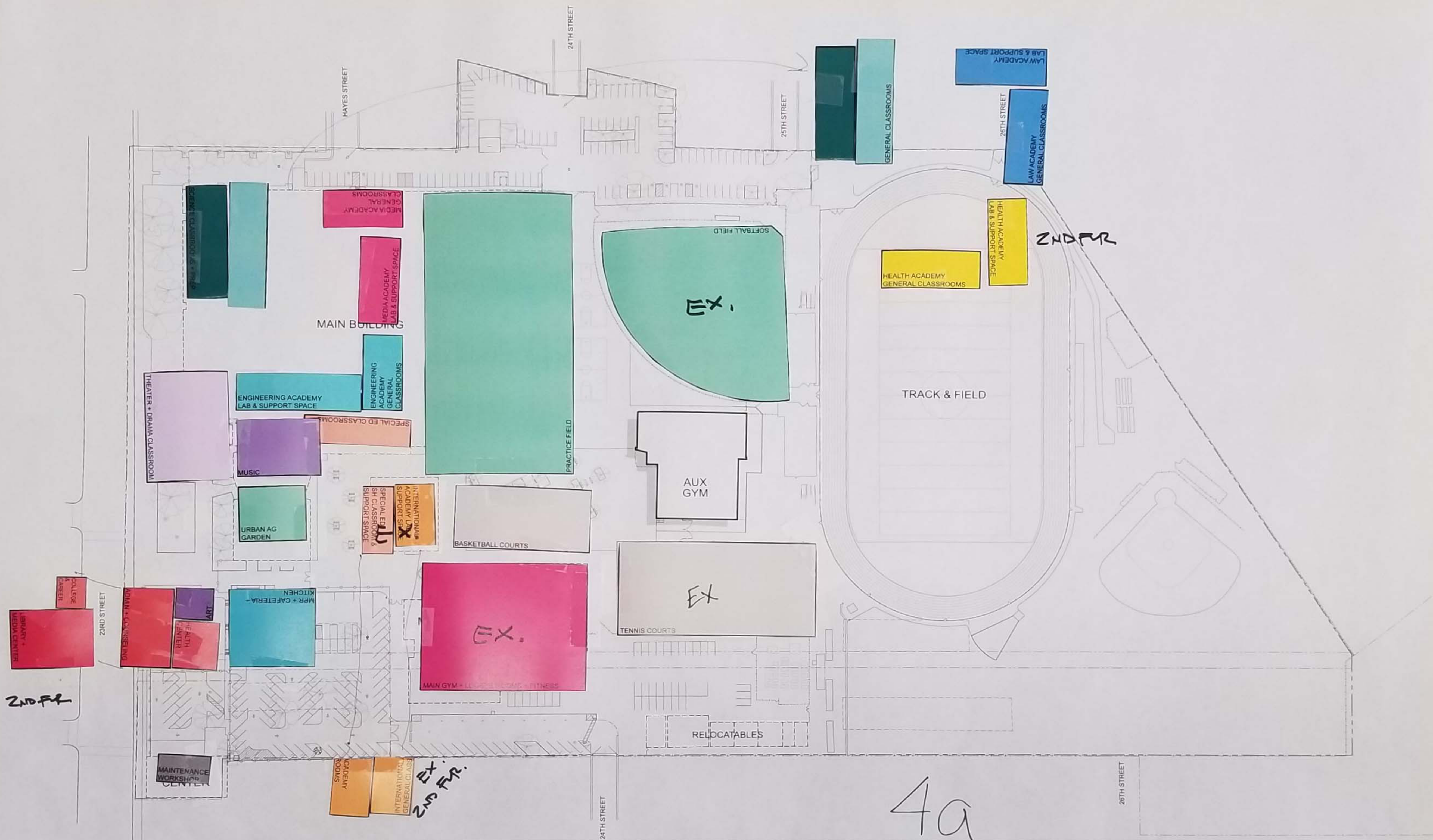
3A



EXISTING CONDITIONS

3A

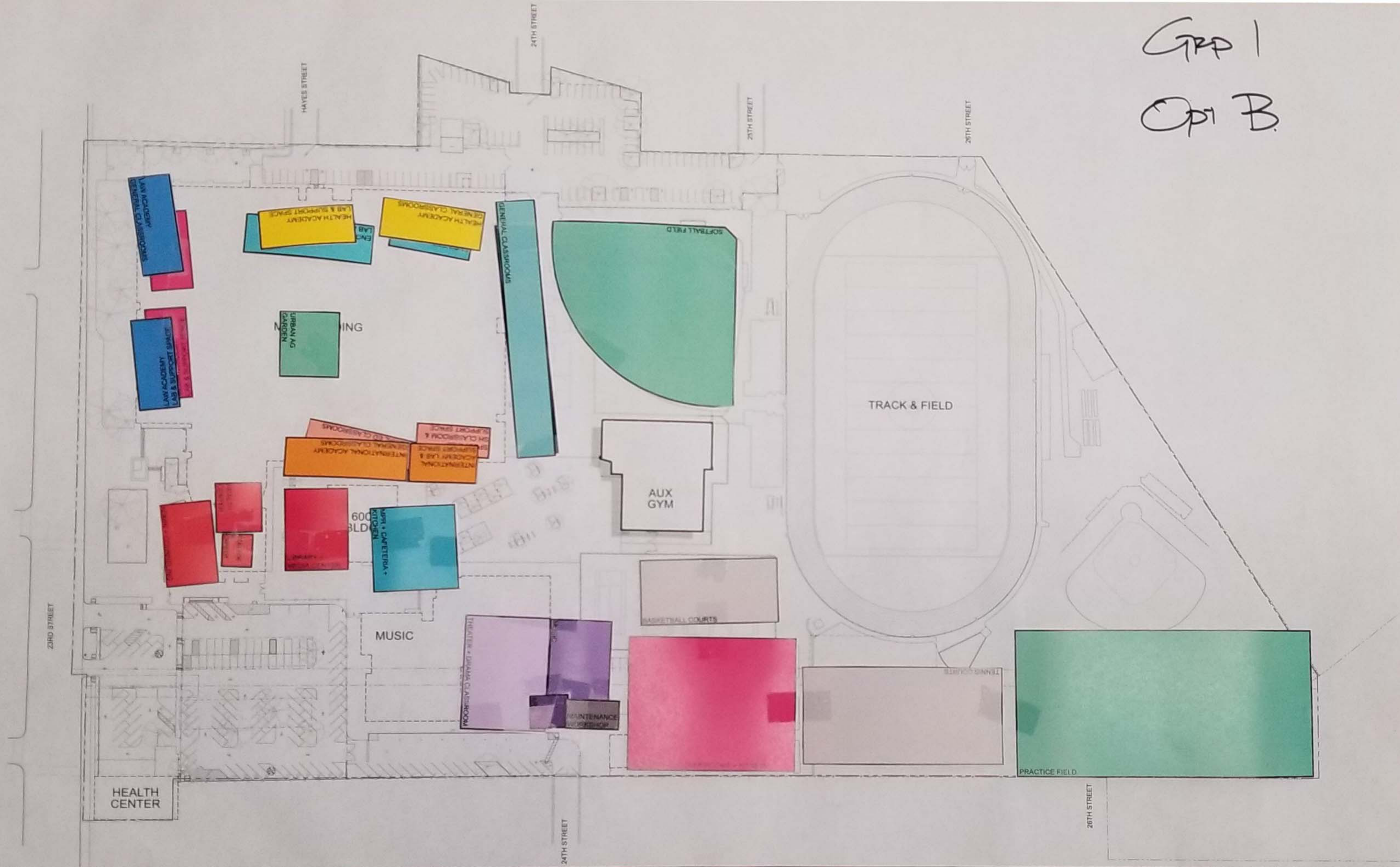
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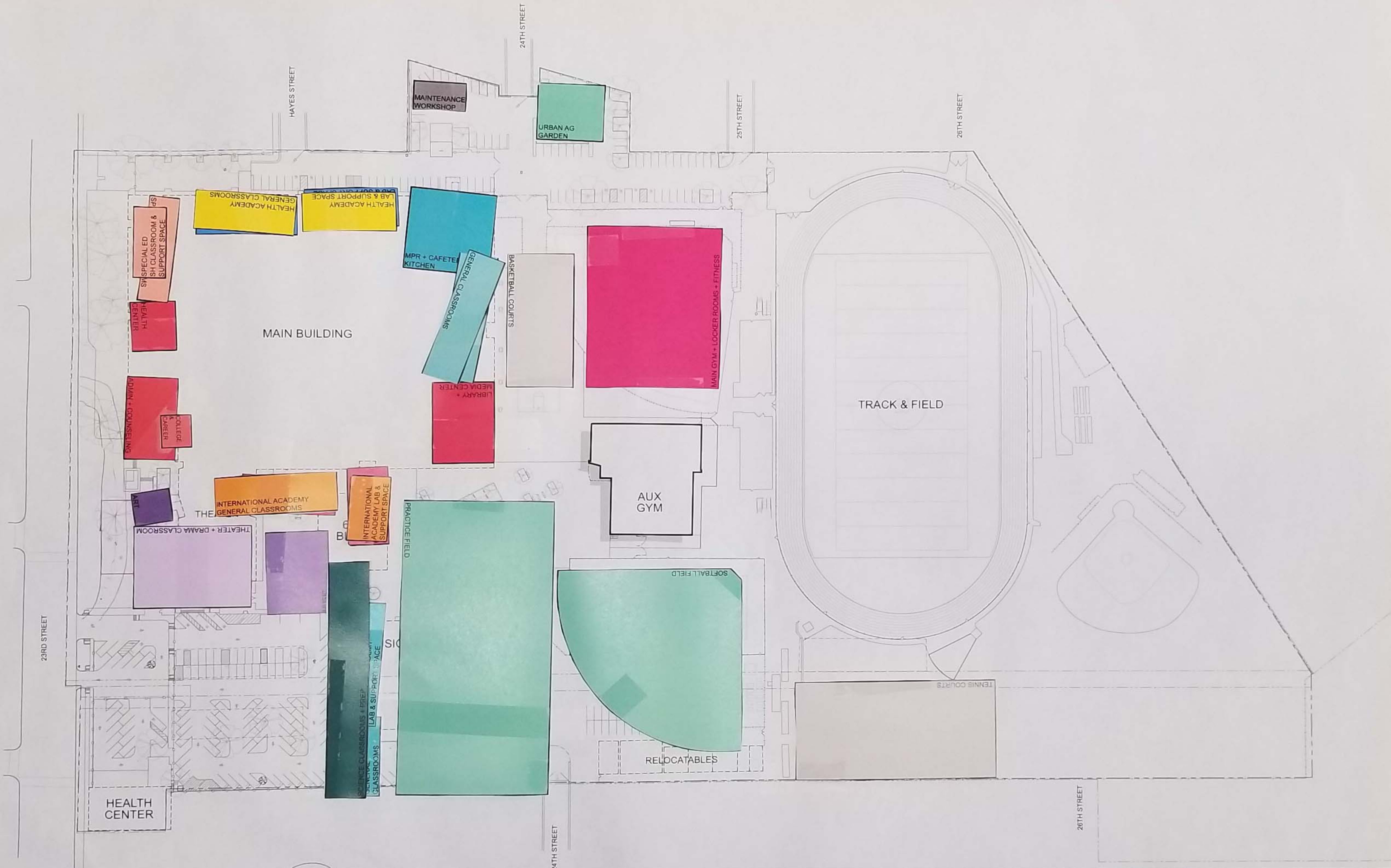
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Grp 1
 Opt B



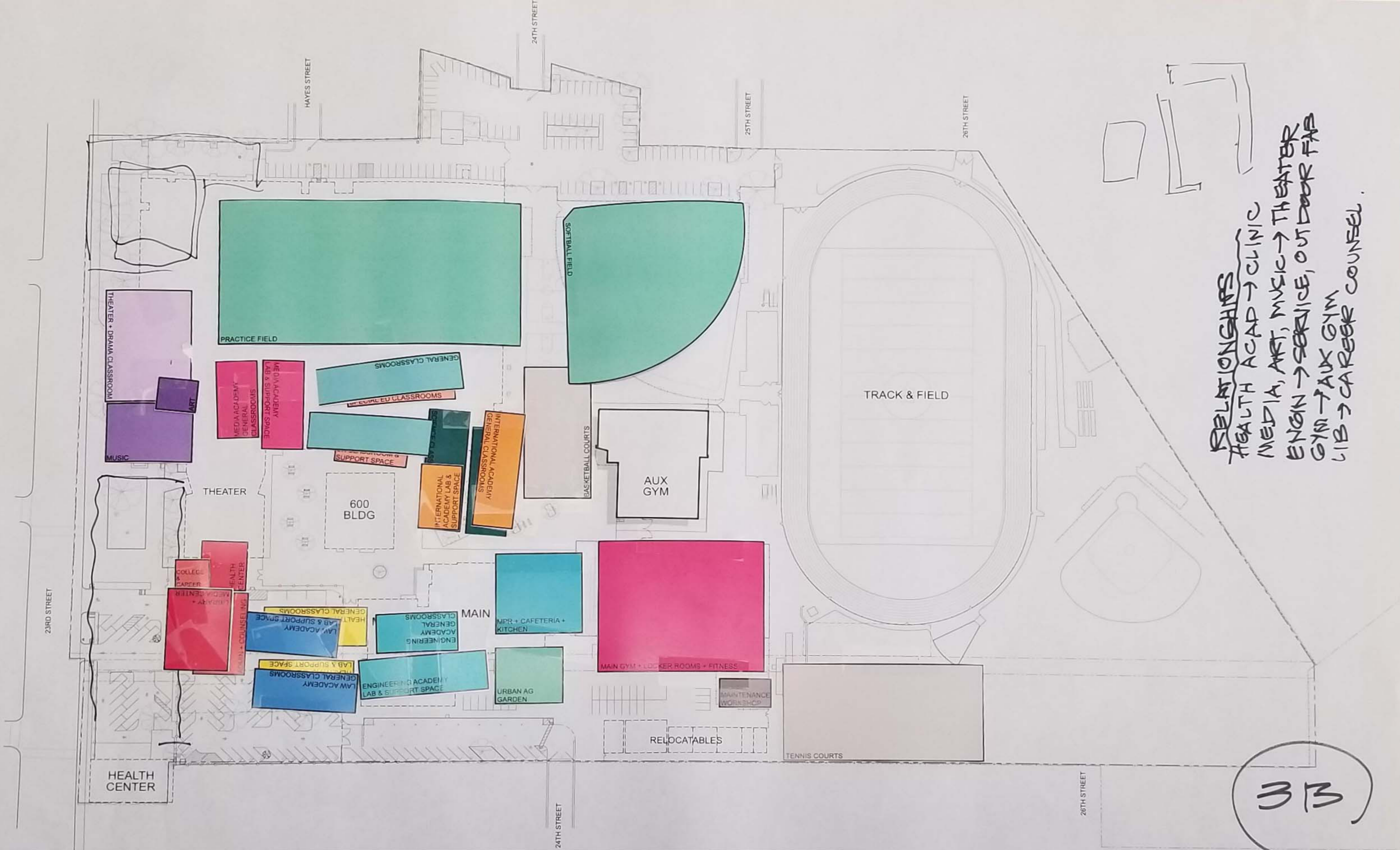
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MARCH 9, 2022



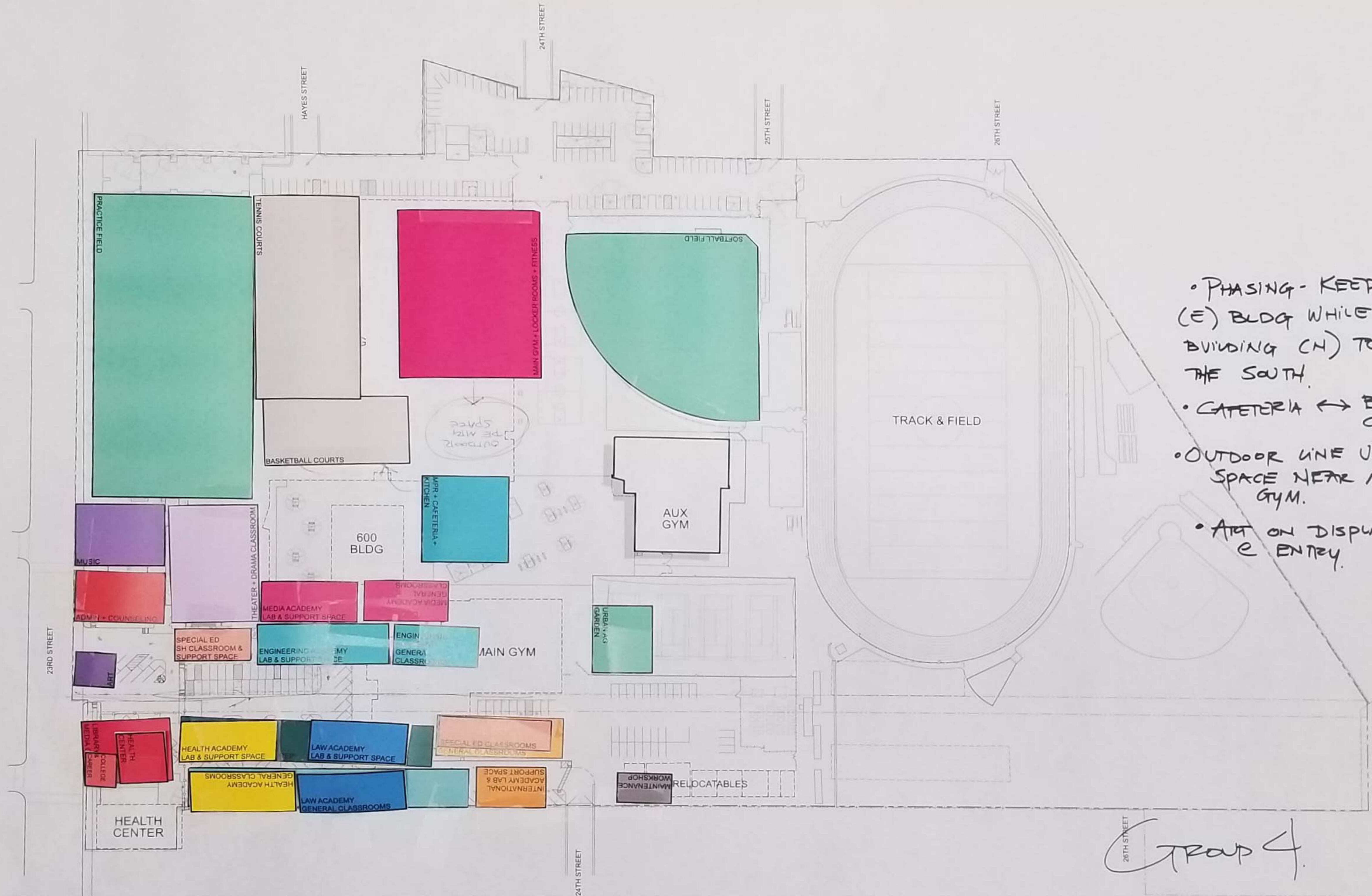
EXISTING CONDITIONS

MARCH 9, 2022



EXISTING CONDITIONS

MARCH 9, 2022



- PHASING - KEEP (E) BLDG WHILE BUILDING (N) TO THE SOUTH.
- CAFETERIA ↔ BBLU COURTS
- OUTDOOR LINE UP SPACE NEAR MAIN GYM.
- ATT ON DISPLAY E ENTRY.

GROUP 4.
OPT. B.

EXISTING CONDITIONS

MARCH 9, 2022

1. PUBLIC FACE ON 23RD.
2. SERVICE ACCESS TO MPR.
3. FIRE SERVICE ACCESS
AROUND CAMPUS
4. ADMIN NEAR 'FRONT DOOR'
5. KEEP AUXILIARY GYM &
TRACK & FIELD
6. MAINTAIN PARKING

Ground Rules/Constants

Top Choice

	Option A	Option B
Group 1		2
Group 2		4
Group 3		5
Group 4	2	3

Second Choice

	Option A	Option B
Group 1	2	1
Group 2	1	3
Group 3	1	6
Group 4	2	

What spaces in the re-imagined RHS should be next to each other?

- College & Career, counseling, admin, parent room are together
- Music, theater, athletic facilities (2)
- Arts, Band, Media and Engineering Academy
- Theater & Music
- Health, CCC?, workshop
- Engineering, Athletics, & Gym
- Theater, Music & drop off
- Science & Outdoor space
- Urban AG & Cafeteria

Which academies should be next to each other?

- Media Academy & EPA (Engineering Academy) (7)
- Health & Law (4)

Notes

Music/Theater/Engineering need parking access



COLLEGE & CAREER
1,265 SF



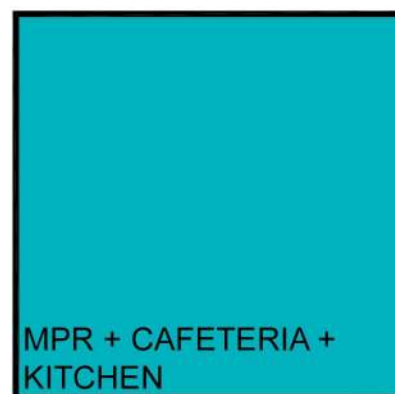
ADMINISTRATION &
COUNSELING
4,968 SF



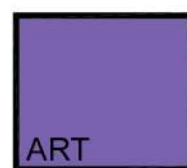
HEALTH CENTER
2,635 SF



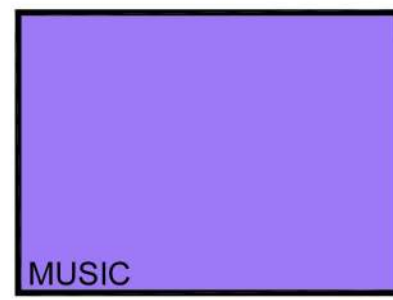
LIBRARY & MEDIA CENTER
6,687 SF



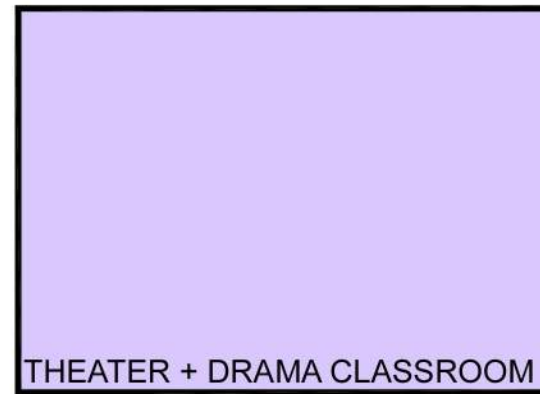
MPR, CAFETERIA & KITCHEN
9,344 SF



ART
1,650 SF



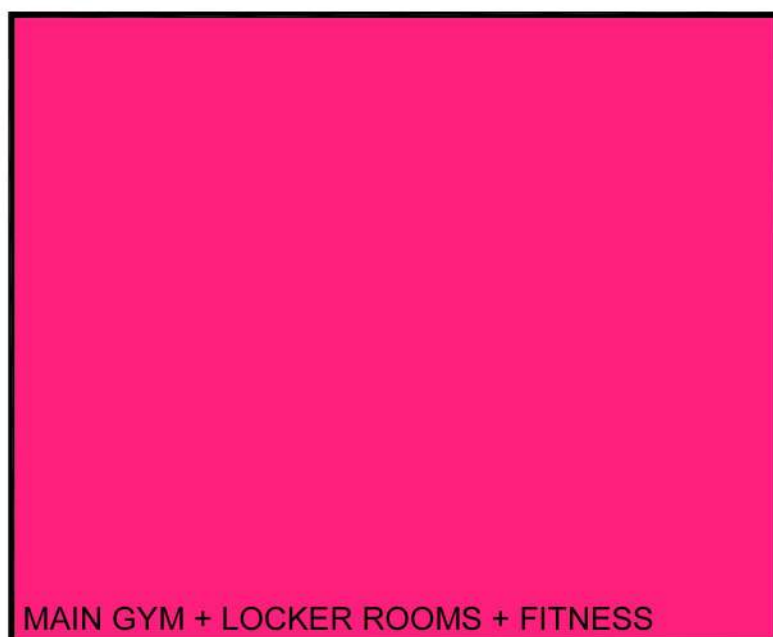
MUSIC
6,636 SF



THEATER & DRAMA CLASSROOM
12,570 SF



MAINTENANCE WORKSHOP
2,200 SF



MAIN GYM, LOCKER ROOMS
& FITNESS
29,713 SF



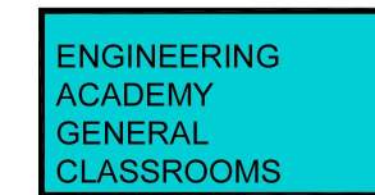
GENERAL CLASSROOMS
12,060 SF



LAW ACADEMY GENERAL
CLASSROOMS
4,800 SF



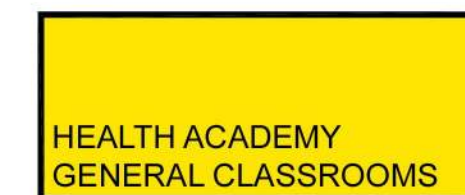
LAW ACADEMY LAB &
SUPPORTSPACE
4,380 SF



ENGINEERING ACADEMY
GENERAL CLASSROOMS
3,840 SF



ENGINEERING ACADEMY LAB
& SUPPORT SPACE
5,980 SF



HEALTH ACADEMY GENERAL
CLASSROOMS
4,800 SF



HEALTH ACADEMY LAB &
SUPPORT SPACE
4,380 SF

PROGRAM BLOCKS
68 TEACHING STATIONS
MARCH 9, 2022



MEDIA ACADEMY GENERAL
CLASSROOMS
3,840 SF



MEDIA ACADEMY LAB &
SUPPORT SPACE
4,380 SF



INTERNATIONAL ACADEMY
GENERAL CLASSROOMS
5,760 SF



INTERNATIONAL ACADEMY
LAB & SUPPORT SPACE
3,180 SF



SPECIAL ED CLASSROOMS
3,840 SF



SPECIAL ED SH CLASSROOM
& SUPPORT SPACE
2,730 SF



URBAN AG GARDEN
5,600 SF



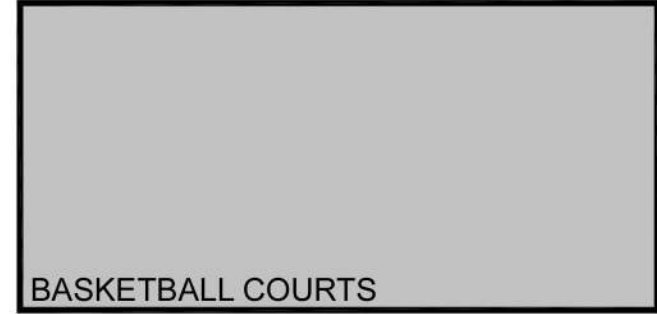
SCIENCE CLASSROOMS
& PREP
11,500 SF



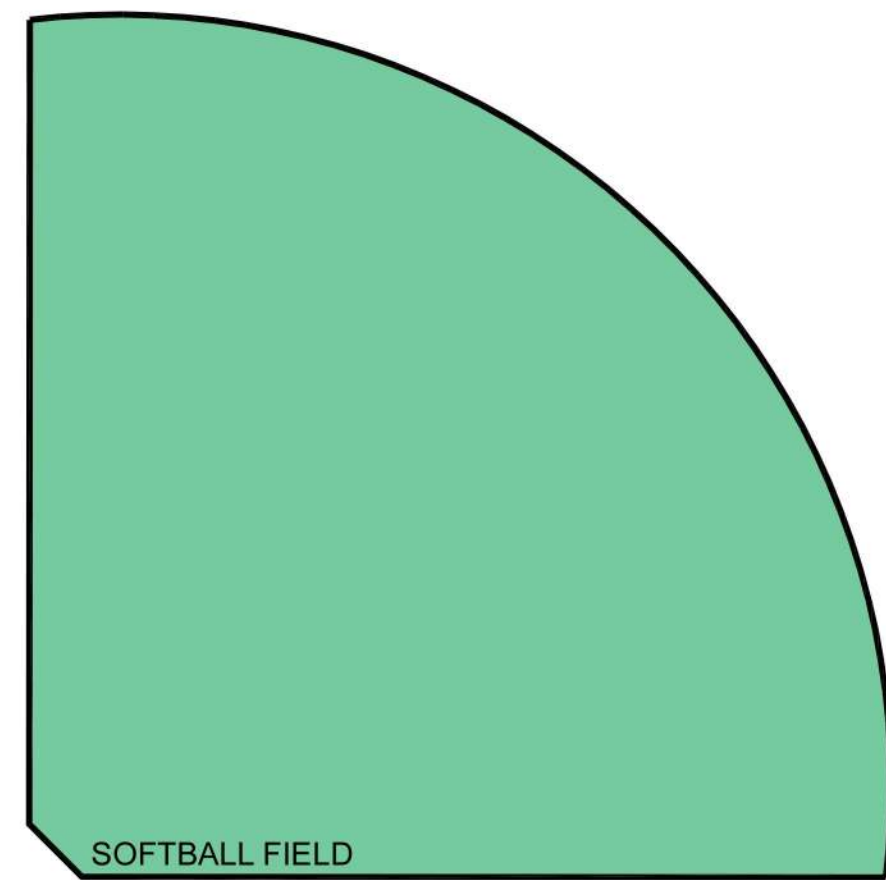
PRACTICE FIELD
64,800 SF



TENNIS COURTS
28,919 SF



BASKETBALL COURTS
13,280 SF



SOFTBALL FIELD
41,632 SF