

Glenview Elementary Construction Project

Design Update

Meeting Notes

Date: June 2, 2015	Time: 6:30-8:00 PM
Meeting Goals:	To share information about the current status of the project including current design and landscape plans.
In attendance:	Heather Imboden, community engagement facilitator Diana Perez Domencich, note taker Dara Youngdale, HKIT Architects, project architect Jacque Keller, Keller Mitchell Landscape Architecture, landscape architect Wil Newby, OUSD Facilities, project manager Approximately 15 Glenview community members including parents and neighbors
Welcome & Introductions	
Facilitator welcomed participants and introduced Dara Youngdale from HKIT Architects and Jacque Keller from Keller Mitchell Landscape Architecture.	
Timeline Review	
Facilitator went over timeline of project, noting that a year from now, Glenview students and staff will be moved and relocated to the Santa Fe site, in North Oakland. As soon as staff moves out, hazardous materials will be removed. After that's done, building will be demolished (except for façade). Students will move back to the new school in Fall of 2018.	
Questions & Comments	
Q: Will demolition be the loudest part of construction?	
A: Contractors will mobilize themselves quickly to do the selected demolition, but there will be approximately two months of loud noise. OUSD will provide a look-ahead schedule and week-to-week updates, so people know what construction/demolition steps will be done that week and can plan ahead. Currently know when demolition and construction will start, when it will end, but do not have the detailed construction schedule. When it is available, that timeline will be reviewed and discussed at a future community update meeting.	
Q: Where will the trucks be staged?	
A: Construction will likely be staged in the lower yard. Where the trucks will be staged is yet to be determined.	
Q: Will neighbors – including those who don't live in the immediate vicinity of the school – be notified about hazardous waste on trucks?	
A: This will be part of the look-ahead schedule provided by OUSD. There are strict rules governing the removal and transport of hazardous materials, so escaping material should not be an issue. Notifying the larger community is a good idea: OUSD will work to find additional channels to communicate with more distant neighbors (for instance, those on Park Boulevard) to ensure they are informed. As the project moves along, ideas about ways to successfully reach out to neighbors farther away from the school are welcome. (After the meeting, neighbors suggested a presentation to the Glenview Neighborhood Association as well as distributing materials to National Night Out block parties in August.)	
Comment: I'm concerned about the dust and noise from construction and demolition.	
Response: The standard for this type of construction is that there should be no dust coming from these trucks and the site. If you see dust, please report it to the project manager. In addition, OUSD will require that the contractor	

comply with City Ordinance and other laws regarding air quality. The JV team will use an air monitoring company during construction activities.

Q: What is the hazardous waste in the soil?

A: The hazardous waste that needs to be removed is not “toxic waste.” However, we are removing materials that have volatile organic compounds (VOC’s). There will be dust control as mandated by environmental regulations.

Design Review

Dara Youngdale from HKIT Architects reviewed site plan and presented two color palettes that were considered by the project committee as well as a refined and recommended color palette. Jacque Keller from Keller Mitchell Landscape Architecture presented the plans for landscaping, including preserving the existing front garden, adding bio-swales and permeable paving in some areas to ensure water run-off is managed, and removing the unstable Giant Sequoia from the front yard. The goal is to reuse the removed tree materials for picnic tables in the front garden area as well as mulch. The plan is to preserve the other trees on campus. In addition, she presented two different options for new kindergarten play structures. The floor was then opened for questions:

Questions & Comments

Q: How will you separate K space from rest of play area?

A: There is no interest in fencing off or separating the two areas. Keeping kindergarten students separate from upper grade students will be handled through scheduling.

Q: What will be done with metal-coated tables? Parents expressed concern about splinters from wooden benches and furniture.

A: Anything that is not designated to be reused, will be removed from the school. The wooden tables will be in front, which will be primarily for community use. The students will use the play space in the back.

Q: What will the roof look like?

A: It will be finished in a cool gray color.

Q: Will solar panels be used?

A: Yes, we have plans for solar panels if the budget allows. Our goal is to be net-zero, but the school will be using gas. We hope to offset all electricity use with energy generation from solar panels.

Q&A

Q: Will the existing retaining walls on the sidewalks be kept?

A: Those retaining walls will be kept.

Q: Will color scheme include retaining walls?

A: Yes.

Q: Has the back side of the Kindergarten wing been designed/developed?

A: There will be high windows, but we haven’t modeled everything. The architects can share a complete “fly-around” model once it is complete.

Q: Is there any intent to plant vegetation on the Hampel Street side of the school?

A: Yes, we’ll be careful about removing what needs to be removed and intend to fill in any empty spaces with vegetation.

Q: In the past we’ve had OUSD spray pesticide and have loud landscaping maintenance. I know there is process to ask OUSD not to spray, but can we make the no-spray request permanent?

A: The OUSD project manager will speak with Buildings and Grounds to see if this is possible.

Q: Is the vegetation drought-resistant?

A: Yes, and the irrigation will be efficient.

Q: How many trees will be planted?

A: The number is not known yet, but the goal is to fill in any empty spaces with plant material.

Next Steps

- Presentation and meeting notes will be posted online at <https://theglenviewproject.wordpress.com/>
- Next community update in early fall 2015 – stay tuned! Community updates will continue to be scheduled approximately quarterly.
- Questions? Feedback? Concerns? Email glenviewproject@gmail.com