

# Proposed Implementation Plan Alameda Unified School District

(Based on Board approved 2014 Facilities Master Plan)

**December 10, 2019**



QUATTROCCHI KWOK  
ARCHITECTS

# Background and Process

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## BACKGROUND:

- **2014 Facilities Master Plan (FMP) *Focus*:** A primary goal of the 2014 Master Plan was to focus on the secondary schools in an effort to reach as many AUSD students as possible. This current effort continues with that goal in mind.
- **2014 Measure I Bond *Implementation Plan*:** Due to expected bonding capacity limits, only a portion of the 2014 FMP could be addressed with the Board approved Measure I *Implementation Plan*. Thus, many secondary school projects were not included in the Measure I bond Implementation plan.

## PROCESS:

- **2014 FMP Review:** Working with the District, QKA reviewed status of Measure I Board approved implementation plan, Identified completed projects, projects in design, and projects yet to begin.
- **Proposed Implementation Plan Focus:** In an effort to continue the goals of the 2014 FMP, this current effort refocuses on the secondary school projects that were not included in the 2014 Implementation plan. Further revision of the 2014 FMP to be updated at a later date.
- **Site Engagement and Input:** QKA and District Personnel met with the Principals of the included secondary schools to gather their input and feedback into the Proposed Implementation Plan for their school campus.

# Proposed Projects

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- **Alameda High School:** Kofman auditorium historic restoration and additional building modernizations including locker rooms, gyms, classrooms, library, west wing and arts.
- **Encinal Junior & Senior High School:** New gym with lobby and auditorium with support spaces, cafeteria, health clinic as well as modernizing of the existing gym and reconfigured locker rooms.
- **New Joint Use Athletic Facility:** New athletic fields, bleachers, buildings and other facilities at old Lum Elementary and Wood Middle School fields.
- **Wood Middle School:** New gym with lobby, locker rooms, classrooms and STEAM space; modernization of the multi-purpose, Library and classrooms.
- **Lincoln Middle School:** New gym with Lobby, reconfigured locker rooms, modernization of the multi-use, Library and classrooms. Accessible path of travel work.
- **Otis Elementary School:** Demolish existing buildings; replace with new one & two-story buildings, including new student drop-off and site development. Interim housing during construction not included.

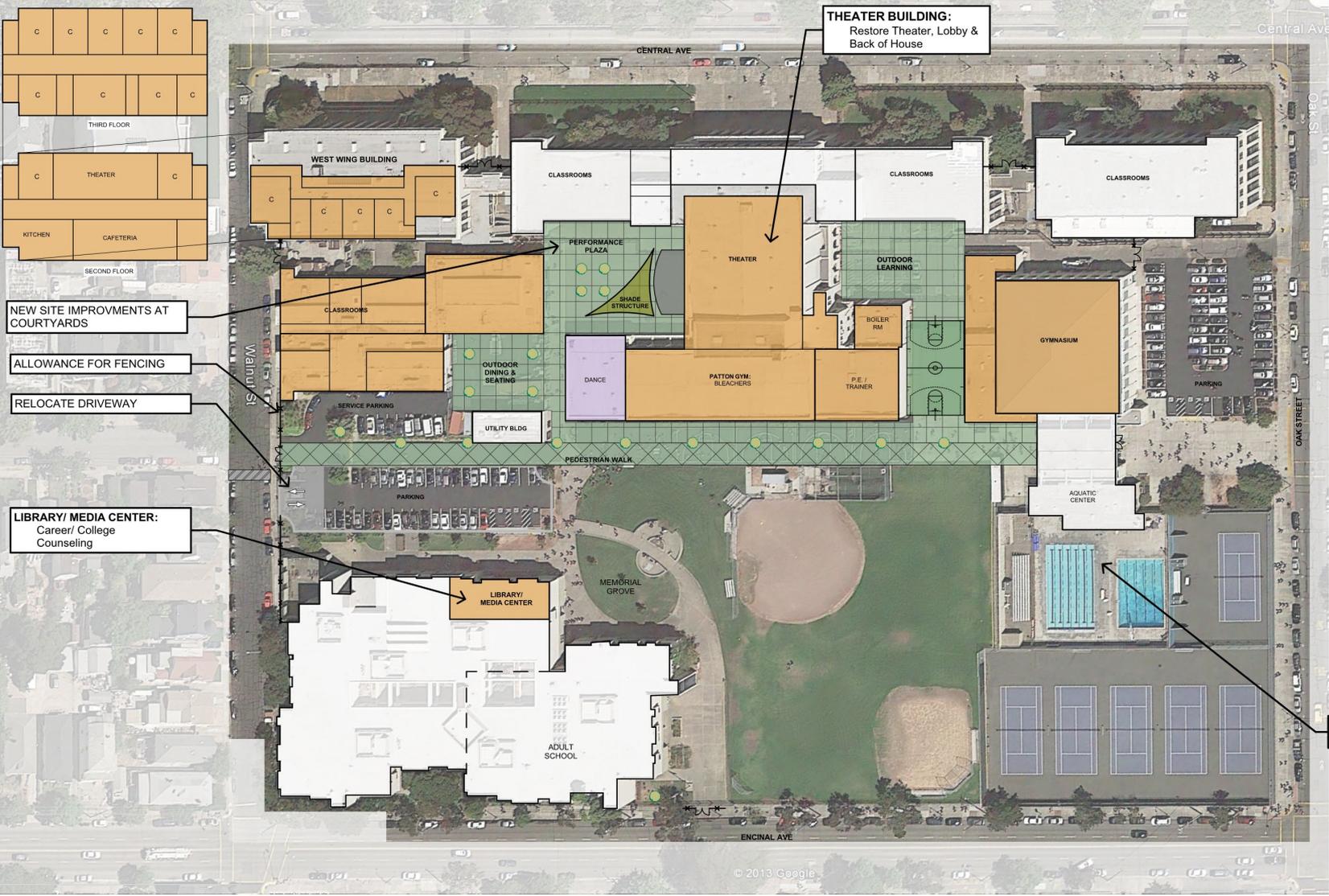
# Proposed Implementation Plans



# Alameda High School:



QUATTROCCHI KWOK ARCHITECTS



**THEATER BUILDING:**  
Restore Theater, Lobby & Back of House

NEW SITE IMPROVMENTS AT COURTYARDS

ALLOWANCE FOR FENCING

RELOCATE DRIVEWAY

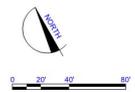
**LIBRARY/ MEDIA CENTER:**  
Career/ College Counseling

**KEY**

- MODERNIZED
- REPURPOSED/ RECONFIGURED
- NEW / RECONFIGURED SITE WORK
- NEW SHADE STRUCTURE
- NEW LANDSCAPED AREA
- NO WORK AT THESE BUILDINGS
- NEW FENCE
- DEMOLITION
- C CLASSROOM
- T TOILET

**ALL BUILDINGS SHOWN MODERNIZED TO INCLUDE:**  
 New Door Hardware  
 New Floor Finishes & Painting  
 New Lighting/Electrical upgrade  
 New Mechanical  
 New Fire Alarm  
 ADA Upgrades  
 Exterior Painting

**AQUATIC CENTER:**  
No Work



## Alameda High School:

### General Modernization

- New Door Hardware
- New Floor Finishes & Painting
- New Lighting
- Limited electrical infrastructure upgrades
- New Mechanical
- New Fire Alarm
- ADA Upgrades
- Reconfiguring existing lockers rooms

### Patton Gym

- Replace Bleachers

### Kofman Auditorium Historic Restoration

- Theater
- Lobby
- Back of house (incl. dressing room)
- Stage upgrades
- Lighting and Rigging
- Seating Restoration
- Accessibility upgrades
  
- **Site Improvements**
- Allowance for new fencing and accessibility upgrades

# Encinal High School:



QUATTROCCHI KWOK ARCHITECTS

## KEY

- NEW STRUCTURE
- REPURPOSED/ RECONFIGURED
- MODERNIZED
- NEW LANDSCAPED AREA
- NO WORK AT THESE BUILDING
- NEW FENCE
- DEMOLITION
- C CLASSROOM
- T TOILET

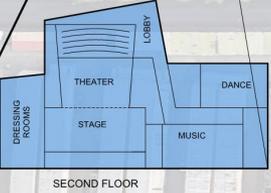


**GYM & LOCKER BUILDING:**  
 Replace windows  
 Replace bleachers  
 New weight room  
 New finishes  
 Fire sprinklers  
 Locker room reconfiguration

**NEW GYMNASIUM:**  
 94'x50' Basketball Court  
 Bleachers  
 Lobby with Restrooms

**NEW HEALTH CLINIC:**  
 To Match Existing Size

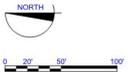
**THEATER BUILDING:**  
 Theater  
 Dressing  
 Storage  
 Music  
 Drama  
 Cafeteria



MEASURE I BOND, UNDER CONSTRUCTION

FUTURE BOND

MEASURE I BOND, UNDER CONSTRUCTION



## Encinal High School:

### Full Modernization of Gymnasium Building

- Replace windows
- Replace bleachers
- New weight room
- New finishes
- Fire sprinklers
- Locker room reconfiguration

### Site Improvements

- Allowance for new fencing and accessibility upgrades

### New Auditorium/Cafeteria Building:

- New Theater with Lobby and Stage
- 400-450 seat capacity
- Back of House spaces to include
  - Drama Classroom
  - Scene/set design space and storage
  - Replacement Dance Classroom
  - Replacement Music Classroom
- Replacement Cafeteria & Kitchen spaces
- Replacement Health Clinic (match existing size)
- Parking

### New Gymnasium Building:

- Full-size Gym with Multi-court striping including with 84'x50' primary Basketball Court
- Small Bleachers
- Small Lobby with Restrooms

# New Joint Use Athletic Facility



## New Joint Use Athletic Facility:

### New multi-sport stadium

(all items meet High School Competition Standards)

- 9-lane track
- Full Track and Field amenities
- Synthetic turf field
- Multi sport striping
- Bleachers
- Field Lighting
- Sound System
- Scoreboards

### Site Improvements

- Allowance for new fencing and accessibility upgrades
- New off-street parking lots

### New Buildings:

- New Concessions/snack bar
- New Toilet Rooms
- New Team Rooms
- New Weight Room
- New Equipment storage rooms

# Wood Middle School:



QUATROCCHI KWOK ARCHITECTS

## KEY

- NEW STRUCTURE
- REPURPOSED/ RECONFIGURED
- MODERNIZED
- NEW / RECONFIGURED SITE WORK
- NEW SHADE STRUCTURE
- NO WORK AT THESE BUILDINGS
- NEW FENCE
- DEMOLITION
- C CLASSROOM
- T TOILET

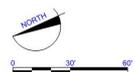
**ALL BUILDINGS SHOWN MODERNIZED TO INCLUDE:**  
 New Door Hardware  
 New Floor Finishes & Painting  
 New Lighting/Electrical upgrade  
 New Mechanical  
 New Fire Alarm  
 ADA Upgrades  
 Window Replacement at 3-Story Classroom Building  
 Exterior Painting



OUTDOOR SHADE STRUCTURE WITH SEATING BELOW

3 CLASSROOM STEAM BUILDING: FUTURE MEASURE I BOND PROJECT

**NEW GYMNASIUM:**  
 84'x50' Basketball Court  
 Multi-Sport Court Function  
 Bleachers  
 Lobby with Restrooms  
 Locker Rooms with Toilets, Offices and Storage  
 4 Standard Classrooms



## Wood Middle School:

### Modernization

- Reconfigure reception and administration area for AUSD Safety and Security Design Standards
- Allowance for accessibility Upgrades
- New Floor Finishes
- New Lighting
- Electrical upgrades
- New HVAC Systems
- New Fire Alarm System
- New door hardware
- Painting
- New Shade Structure

### New Classroom Wing to include:

- 4 Standard Classrooms

### New Gymnasium Building

- Full-size Gym with Multi-court striping including 84'x50' primary Basketball Court
- Bleachers
- Lobby with Restrooms
- Girls & Boys locker rooms

### Site Improvements

- Allowance for new shade structure
- Allowance for accessibility upgrades
- Site lighting improvements

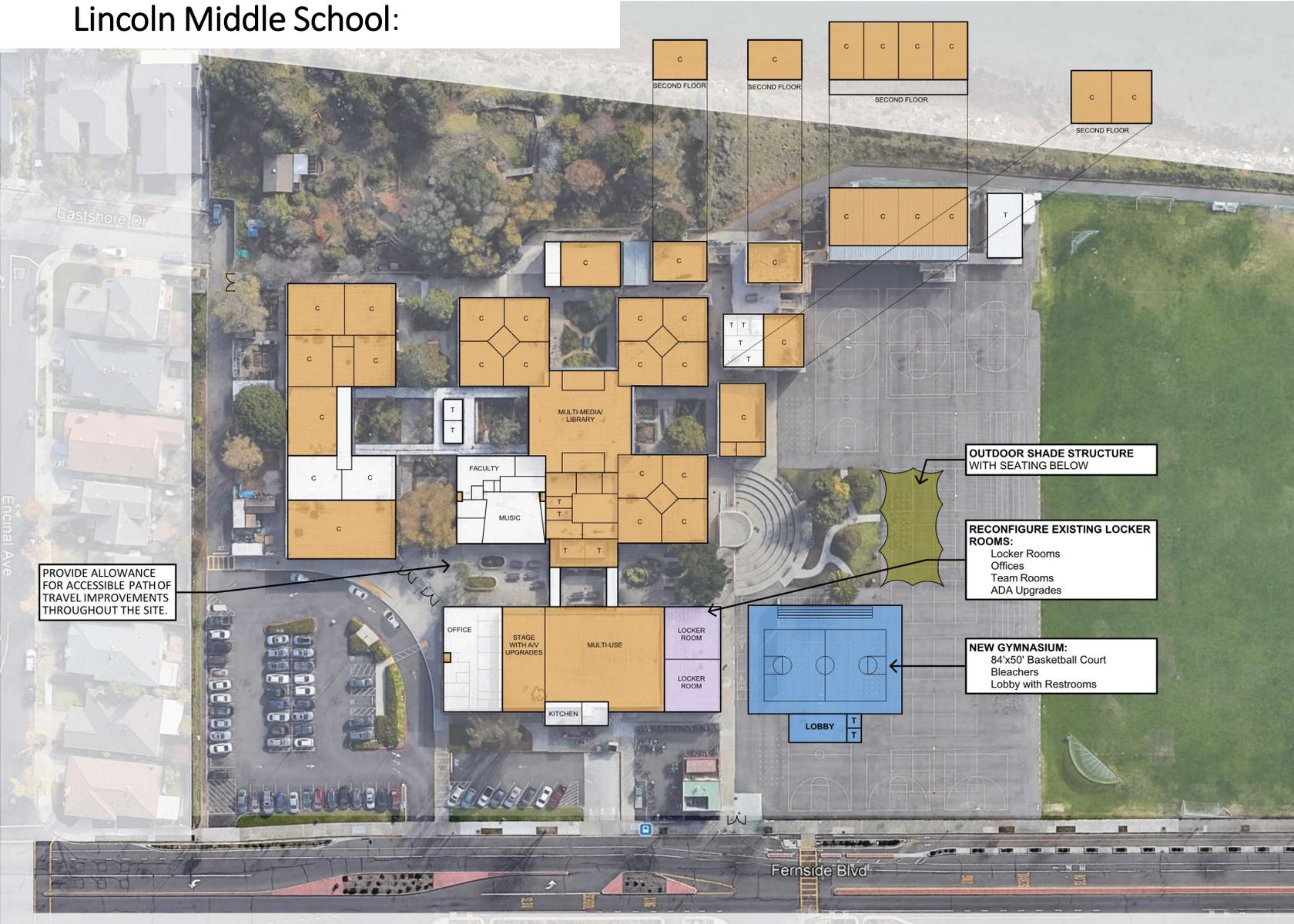
### Future Measure I Bond Project (not yet designed):

- 3 STEAM Classrooms

# Lincoln Middle School:



QUATTROCCHI KWOK ARCHITECTS



## KEY

- NEW STRUCTURE
- REPURPOSED/ RECONFIGURED
- MODERNIZED
- NEW SHADE STRUCTURE
- NO WORK AT THESE BUILDINGS
- DEMOLITION
- NEW FENCE
- C CLASSROOM
- T TOILET

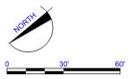
**GENERAL CAMPUS MODERNIZATION TO INCLUDE:**  
 New Floor Finishes & Painting  
 New Lighting/Electrical upgrade  
 New Mechanical  
 New Fire Alarm  
 ADA Upgrades  
 Exterior Painting

**OUTDOOR SHADE STRUCTURE WITH SEATING BELOW**

**RECONFIGURE EXISTING LOCKER ROOMS:**  
 Locker Rooms  
 Offices  
 Team Rooms  
 ADA Upgrades

**NEW GYMNASIUM:**  
 84'x50' Basketball Court  
 Bleachers  
 Lobby with Restrooms

PROVIDE ALLOWANCE FOR ACCESSIBLE PATH OF TRAVEL IMPROVEMENTS THROUGHOUT THE SITE.



## Lincoln Middle School:

### Modernization

- New Floor Finishes & Painting
- New Lighting
- Electrical upgrades
- New HVAC System
- New Fire Alarm
- Allowance for accessibility Upgrades
- Reconfiguring existing lockers rooms

### Site Improvements

- Allowance for new shade structure
- Allowance for accessibility upgrades
- Site lighting improvements

### New Gymnasium Building

- Full-size Gym with multi-court striping including with 84'x50' primary Basketball Court
- Bleachers
- Lobby with Restrooms

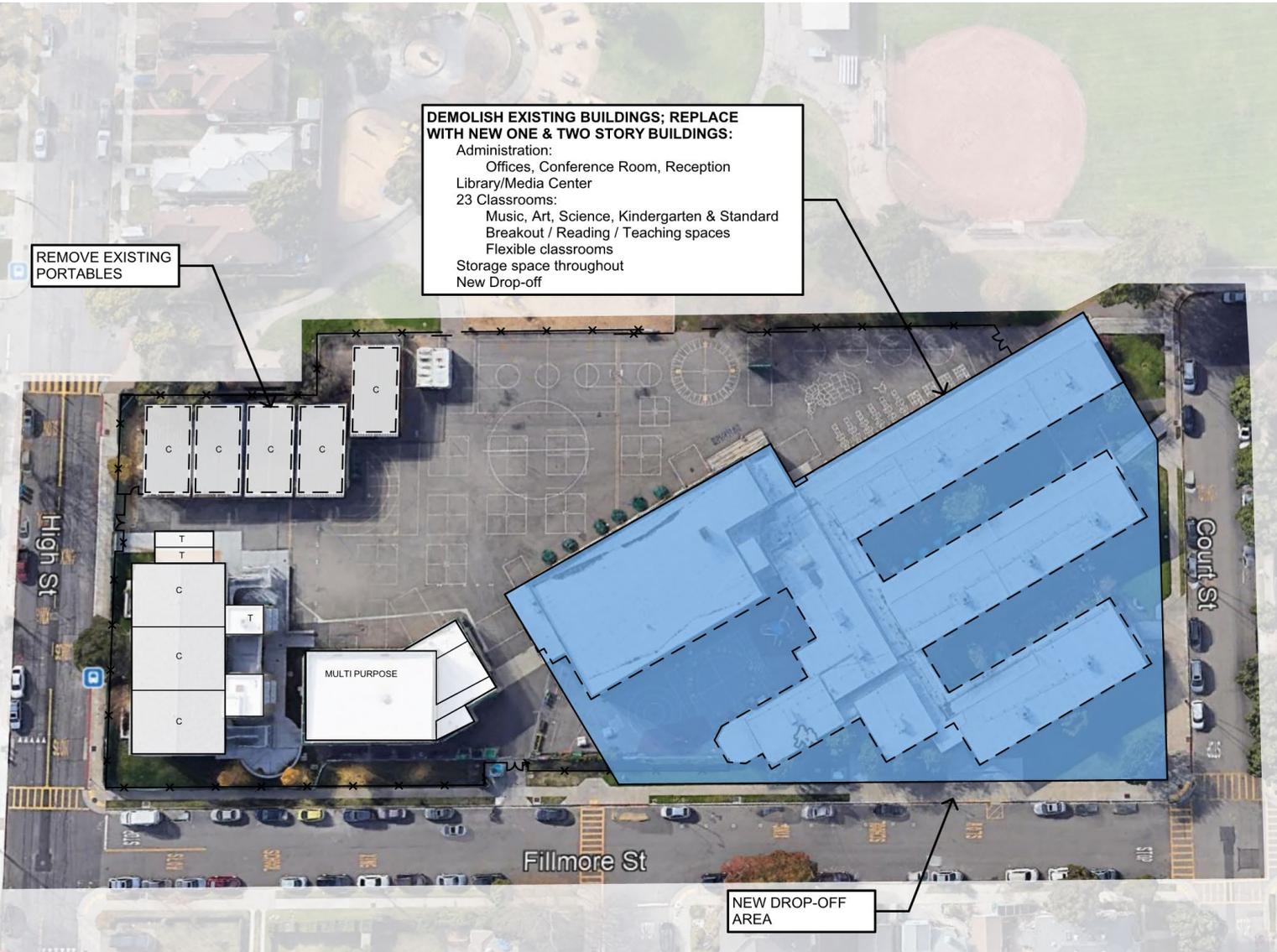
# Otis Elementary School:



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ARCHITECTS

## KEY

- NEW STRUCTURE
- NO WORK AT THESE BUILDINGS
- DEMOLITION
- NEW FENCE
- C CLASSROOM
- T TOILET



## Otis Elementary School:

### Demolish & Replace Existing Buildings

- Demolish three existing classroom wings, administration, older two-story classroom building, and five portable classroom buildings.

### Site Improvements

- Allowance for new shade structure
- Allowance for accessibility upgrades
- Site lighting improvements
- New student drop-off
- Upgraded play structure and blacktop
- New shade structure
- New student garden

### New One & Two-Story School Buildings

- New Primary point of entry including Reception and Administration offices
- New Library/Media Center
- Allowance for 23 new Classrooms (match current classroom count), including Music, Art, Science, Kindergarten & Standard
- Storage space throughout
- New utility/electrical service

# Statement of Probable Costs

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# Cost Estimate Detail – School Sites

DESCRIPTION	ENCINAL HIGH SCHOOL	ALAMEDA HIGH SCHOOL	WOOD MIDDLE SCHOOL	LINCOLN MIDDLE SCHOOL	OTIS ELEMENTARY SCHOOL	TOTAL
NEW PERFORMING ARTS CENTER, CAFETERIA, CR	\$78,436,711					\$78,436,711
NEW GYMNASIUM BUILDING	\$18,911,600		\$24,584,658	\$16,102,668		\$59,598,926
NEW ADMINISTRATION BUILDING					\$5,009,399	\$5,009,399
NEW LIBRARY/ MEDIA CENTER					\$6,290,994	\$6,290,994
NEW CLASSROOMS					\$40,083,429	\$40,083,429
EXISTING LOCKER ROOMS (RECONFIGURE)	\$9,569,984			\$1,849,719		\$11,419,703
EXISTING DANCE (RECONFIGURE)		\$2,011,760				\$2,011,760
EXISTING GYMNASIUM	\$4,466,118					\$4,466,118
EXISTING WEST WING BUILDING		\$31,513,287				\$31,513,287
EXISTING LIBRARY/ MEDIA CENTER		\$1,918,588		\$2,846,718		\$4,765,306
EXISTING TECHNICAL ARTS BUILDING		\$6,123,759				\$6,123,759
EXISTING 1993 GYM		\$2,805,334				\$2,805,334
EXISTING KOFMAN AUDITORIUM		\$27,454,767				\$27,454,767
EXISTING LIBRARY			\$1,217,633			\$1,217,633
EXISTING MULTI-PURPOSE/ STAGE			\$4,473,854	\$4,571,655		\$9,045,509
EXISTING CLASSROOMS			\$13,269,032	\$16,771,058		\$30,040,090
EXISTING RESTROOMS			\$2,212,304			\$2,212,304
EXISTING STORAGE			\$467,619			\$467,619
CRITICAL FACILITY UPGRADE						\$10,000,000
SITE IMPROVEMENTS	\$5,690,166	\$4,560,529				\$10,250,695
NEW SHADE STRUCTURE		\$566,048				\$566,048
NEW VISITORS PARKING & SITE IMPROVEMENT			\$1,908,915			\$1,908,915
NEW OUTDOOR SHADE STRUCTRE W/ SEATING				\$1,625,187		\$1,625,187
EXISTING BUILDING TO BE DEMOLISHED					\$2,671,495	\$2,671,495
<b>ESTIMATE TOTALS</b>	<b>117,074,579</b>	<b>76,954,071</b>	<b>48,134,015</b>	<b>43,767,005</b>	<b>54,055,317</b>	<b>339,984,988</b>

Note: Costs include all contingency and soft costs

# Cost Estimate Detail – Joint Use Athletic Facility

Alameda Unified School District Joint Use Athletic Facility	
Site Preparation	\$7,459,135
Demolition	\$2,699,619
Earthwork	\$3,506,669
Paving	\$6,111,822
Track and Field	\$6,999,285
Baseball/Multi-Use	\$3,179,170
Fences & Gates	\$1,195,533
Site Furnishings	\$404,542
Site Infrastructure and Utilities	\$11,268,041
Buildings & Structures	\$14,015,631
<b>ESTIMATE TOTAL</b>	<b>\$56,839,448</b>

Note: Costs include all contingency and soft costs

# Cost Estimate Summary – Project Costs

Alameda Unified School District Revised Facilities Master Plan	
• Alameda High School:	\$76,954,071
• Encinal Junior & Senior High School:	\$117,074,579
• Wood Middle School:	\$48,134,015
• Lincoln Middle School:	\$43,767,005
• Otis Elementary School:	\$54,055,317
SUBTOTAL:	\$339,984,987
• Joint Use Athletic Facility:	\$56,839,448
SUBTOTAL:	\$396,824,435
Furniture & equipment allowance	\$6,000,000
Technology	\$3,733,401
<b>TOTAL</b>	<b>406,557,836</b>

Costs above are all inclusive *Project Costs* including:

- Non-Construction Costs including Change Order Contingency, DSA, Testing, Design, Inspection, etc. (30%)
- Contractors mark ups
- Bonds & insurance costs
- Design contingency (20%)
- Bidding contingency due to the current volatile bidding market (10%)
- Escalation Contingency to the mid-point of the year 2024



Questions?

ALAMEDA UNIFIED SCHOOL DISTRICT