

Update on Measure I Bond Projects & Discussion of Future Bonds

June 22, 2021

Measure I Bond Update – Background & Agenda

- On June 10, 2014, the Board approved the Facilities Master Plan – Implementation Plan B, which identified \$590 million worth of renovations, modernizations, and repairs needed at AUSD school sites in 2014 dollars.
- On November 4, 2014, Alameda voters approved Measure I, a \$179.5 million facilities bond.
- On July 22, 2015, the Board approved the updated Measure I Bond Program Schedule.
 - Approx. \$90M set aside for Alameda High and Encinal Jr/Sr High School
 - Balance to be spent at all other school sites
- Tonight's agenda
 - Measure I Update
 - Completed and in-progress projects
 - Future projects
 - Potential projects for a future bond
 - Bonding capacity

Otis Elementary School

- Completed 2017
- New two-story, 6-classroom building
- New PA system: clocks, bells, speakers
- New restrooms building
- New security fencing/gates
- Fire alarm upgrades
- Relocation of portables
- Site work
- New underground utilities



Maya Lin Elementary School

- Completed 2017
- New windows, sun shades
- New exterior façade/wall
- New heating system, new electrical and plumbing
- Relocation & modernization of 2 new classrooms and new admin
- New exterior and interior paint
- ADA upgrades and new restrooms
- New PA systems: clocks, speakers, bells
- New underground utilities



Paden Elementary School

- Completed 2018
- New windows, sun shades
- New exterior façade/wall
- New heating system
- New electrical and plumbing
- New exterior and interior paint
- ADA upgrades and ramps
- New restrooms
- New PA systems: clocks, speakers, bells
- New underground utilities
- New ramp from building to playground



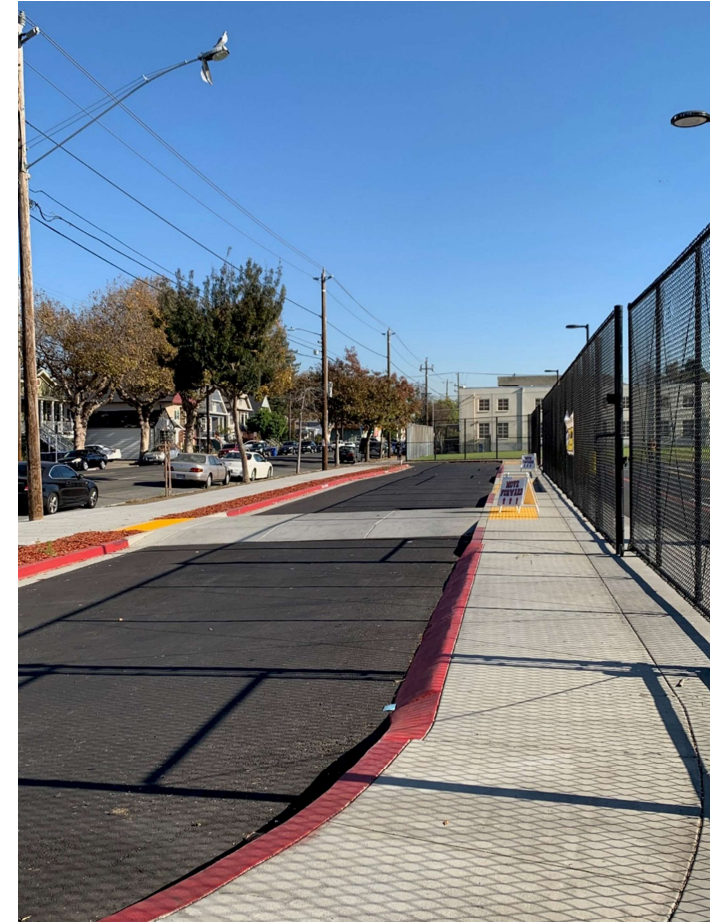
Edison Elementary School

- Completed 2018
- New windows, sun shades
- New exterior paint
- New admin office
- New security fencing/gates
- New library
- New staff room
- New boiler system
- Electrical upgrades
- New PA systems: clocks, bells, speakers



Love Elementary School

- Completed 2019
- New admin office and student drop-off
- New HVAC system
- Fire alarm upgrades
- New electrical upgrades
- ADA upgrades
- New PA system: clocks, speakers, bells
- New terrace deck & coating



Lincoln Middle School

- Completed 2019
- Complete window repair
- Relocate new admin and reception office
- New music classroom, SPED classroom, and room 701 entry
- ADA upgrades & fencing
- New fire hydrants and fire alarm upgrades
- New PA system: clocks, speakers, bells

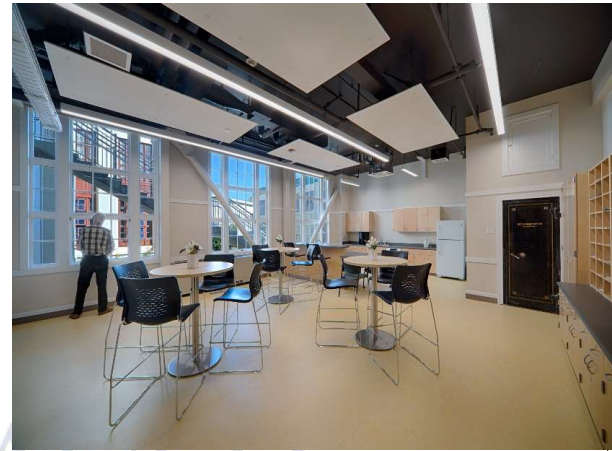


Historic Alameda High School

- Completed 2019
- Seismic retrofit & modernization of historical building
- Demo & abatement
- Foundation work
- Grout injection & soil stabilization
- New roofing
- This project won a national award for seismic projects.



Historic Alameda High School



Encinal Jr. & Sr. High School

- Completed 2021
- New 900 Classroom Building
 - New science classroom with new furniture
 - New outside learning quad area
 - New landscaping
 - New building numbers and signage



Encinal Jr. & Sr. High School

- Building 200 Modernization
 - Completely modernized
 - New outside learning quad area
 - New landscaping
 - New refurbished classrooms – electrical, mechanical, technology, walls, ceilings, lights, flooring
 - New windows, blinds, sun shades
 - New fire alarm
 - New paint
 - New safe school locks
 - ADA upgrades
 - New building numbers and signage
- New front quad for outside learning



Encinal Jr. & Sr. High School

- Building 100, 300, 400 Modernization
 - Same as Building 200
- Building 600, 700, Media Center, Admin, Healthcare Center, Swim Center Modernization
 - New fire alarm, technology, safe school locks, exterior paint, ADA upgrades, window repairs
- Gym
 - New windows and electronic shades
- Site
 - New fire lanes, new fire hydrants, site ADA upgrades, fencing/gates, student drop-off, new staff parking at numerous locations, paint



Franklin Elementary School

- Completed 2020
- ADA upgrades
- New heating system
- Window block repairs
- Technology
- Safe school locks
- Building structural upgrades
- New complete electrical service upgrade
- New underground utilities



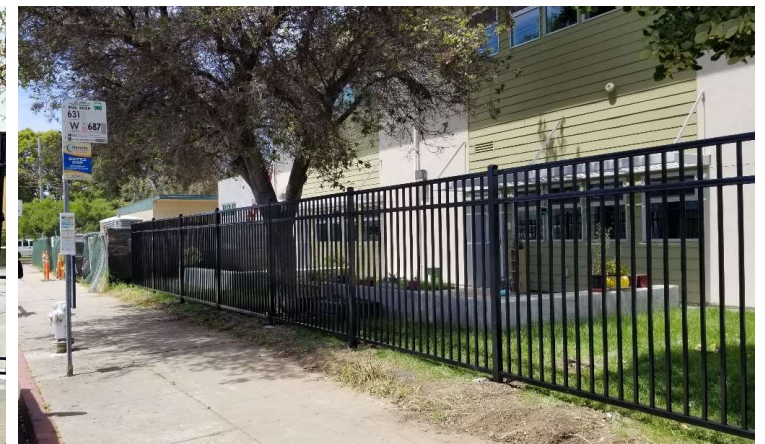
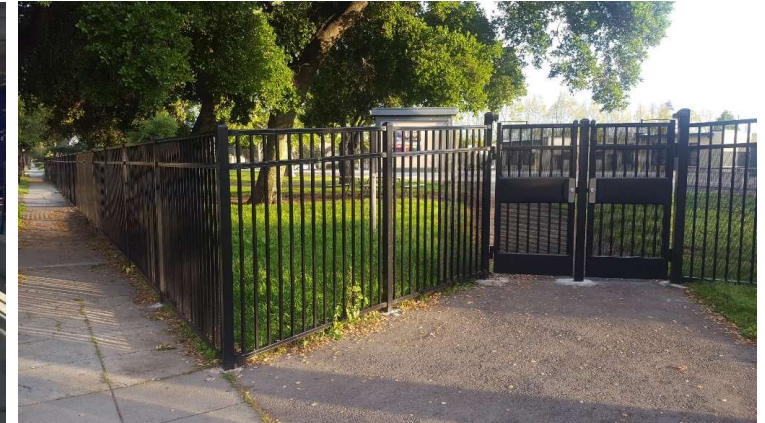
Academy of Alameda (Chipman Campus)

- Completed 2020
- New DSA-approved playground structure
- ADA upgrades
- Installation of new handicap stalls
- DSA mandatory upgrades



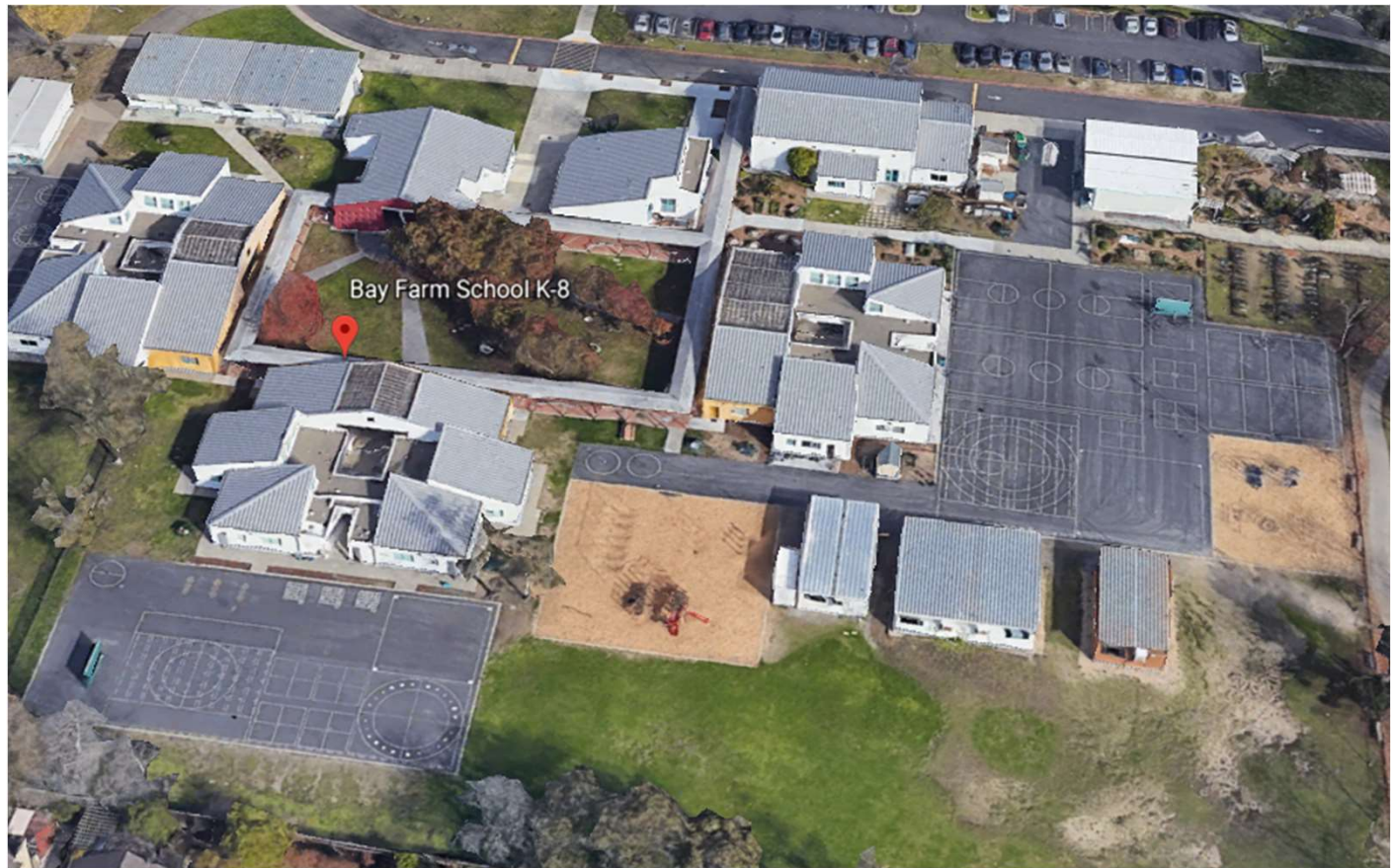
District-Wide Fencing

- Typical perimeter fencing and gates per District Safety & Security Standards
- Completed:
 - Edison
 - Earhart
 - Otis
 - Bay Farm
 - Maya Lin
 - Encinal HS
 - Ruby Bridges
 - Lincoln
 - Love
- In progress
 - ACLC/Nea
- Future
 - Wood



District-Wide Roofing

- Completed in 2016
- AOA
- AHS
- Paden
- Woodstock
- Longfellow
- NEA
- Bay Farm
- Earhart
- Maya Lin
- Wood MS
- Edison
- Franklin
- Lincoln
- Encinal



Technology & Locks

- New VoIP System and clocks, bells, speakers at all sites
- New emergency notification system
- New safe school locks at all sites



Typical Short throw Projector



Typical Bells & Speaker System



Typical ASSA ABLOY Safe School Lock

Upcoming Projects Funded by Measure I

- **Bay Farm School** New 4-Classroom Building – Design started Jan 2021
- **Earhart Elementary School** Modernization – Design started Jan 2021
- **ACLC/Nea** at Woodstock Fencing – DSA Approved in June 2021
- **ACLC/Nea** at Woodstock Heating Project – DSA Approved in June 2021
- **District Wide Safe School Locks** Project – Starts April 2021 for RFQ to select Design/Contractor
- **Wood Middle School** Modernization – Design scheduled for 2022
- **WCDC at Longfellow** - Design scheduled for 2022

POTENTIAL PROJECTS FOR A FUTURE BOND

Background and Process

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 the Measure I Board approved implementation plan and 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: In late 2019, 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.

December 2019 Presentation: Reviewed Master Plan Update with Board of Trustees. That presentation serves as the basis of today's update.

Encinal High School

- **New Gymnasium**
- **Modernization of the existing Gymnasium**
 - Replace windows
 - Replace bleachers
 - New weight room
 - New finishes
 - Fire sprinklers
 - Locker rooms
- **New Theater with Stage**
 - 400-450 seat capacity
 - Music classroom
 - Dance classroom
 - Set design space
- **New Cafeteria**
- **Replacement Health Clinic**



Alameda High School

➤ General Modernization

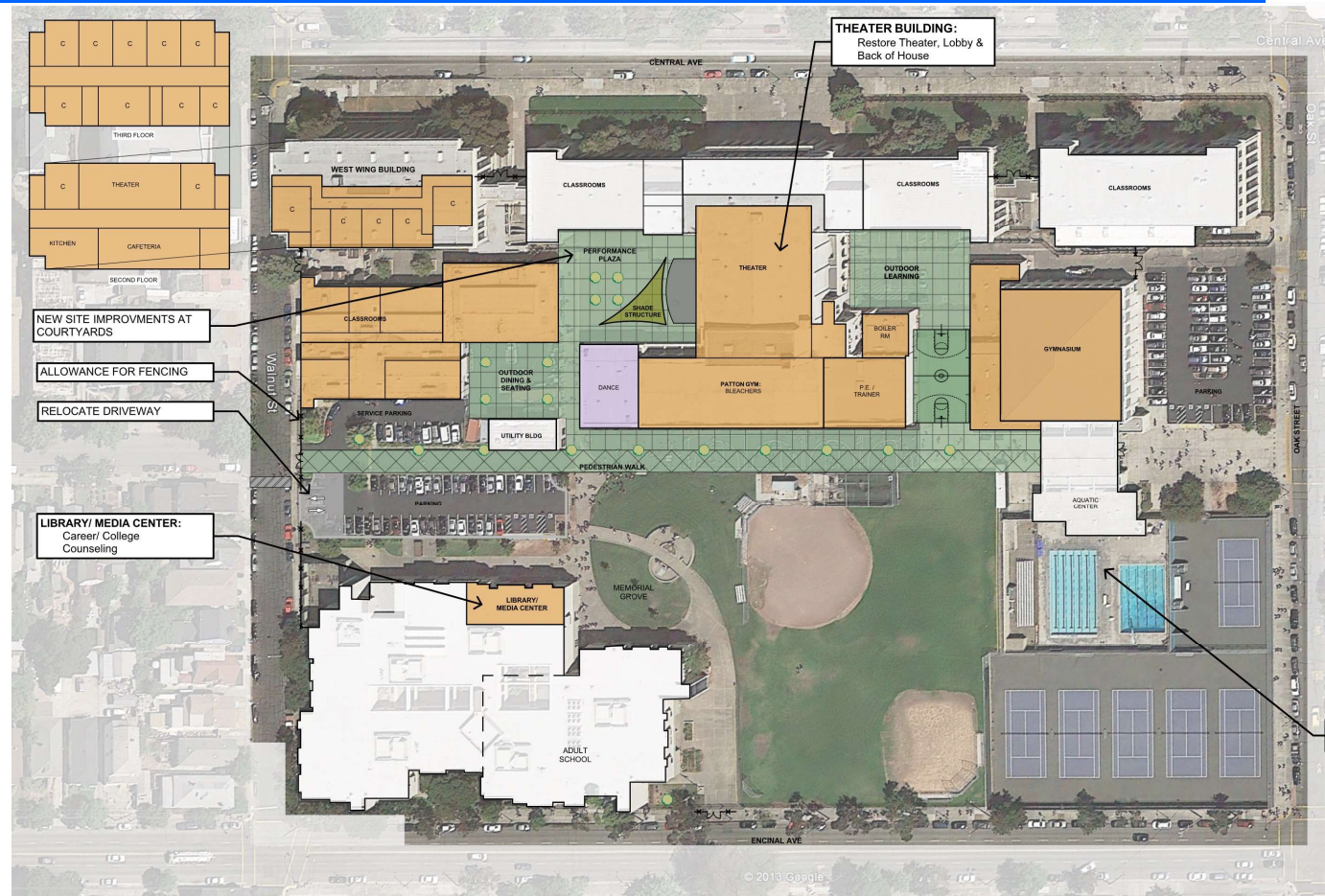
- New door hardware
- New floor finishes & painting
- New lighting
- Electrical upgrades
- New mechanical
- New fire alarm
- ADA upgrades
- Reconfiguring existing lockers rooms

➤ Outdoor Learning Areas

➤ Kofman Auditorium Restoration

- Theater
- Stage upgrades
- Lighting & rigging

➤ Patton Gymnasium



Joint Use Athletic Facility

➤ New Multi-Sport Stadium

- 8-9 lane track
- Full track & field amenities
- Synthetic turf field
- Multi-sport striping
- Bleachers
- Sound system
- Field lighting
- Scoreboards

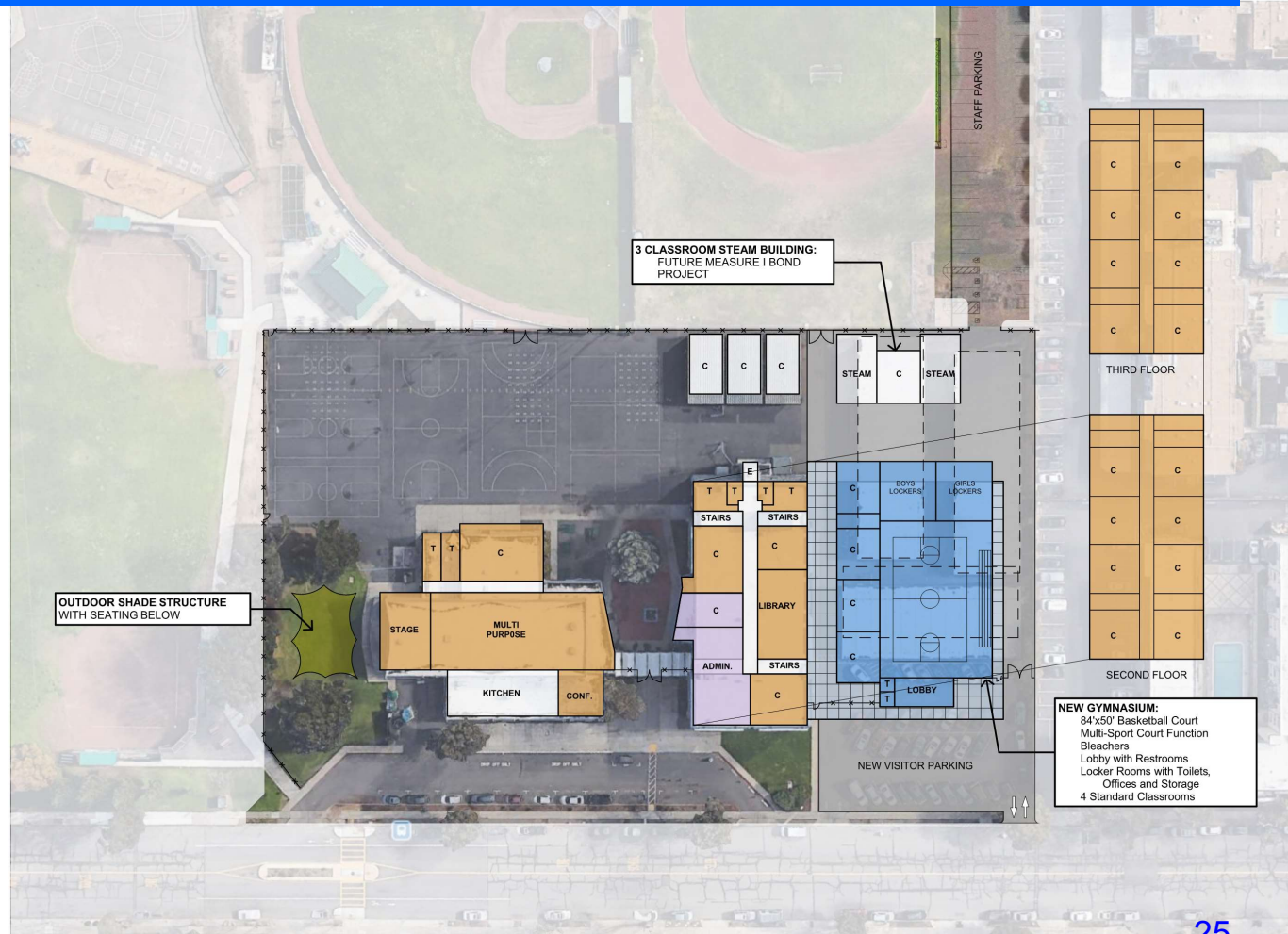
➤ New Buildings

- Concessions/snack bar
- Team rooms
- Weight room
- Equipment storage rooms



Wood Middle School

- **General Modernization**
 - Reconfigure reception & administration offices
 - New door hardware
 - New floor finishes & painting
 - New lighting
 - Electrical upgrades
 - New mechanical
 - New fire alarm
 - ADA upgrades
- **New Four Classroom Wing**
- **New Gymnasium**
 - 84x50 basketball court with multi-court
 - Bleachers
 - Lobby
 - Locker room



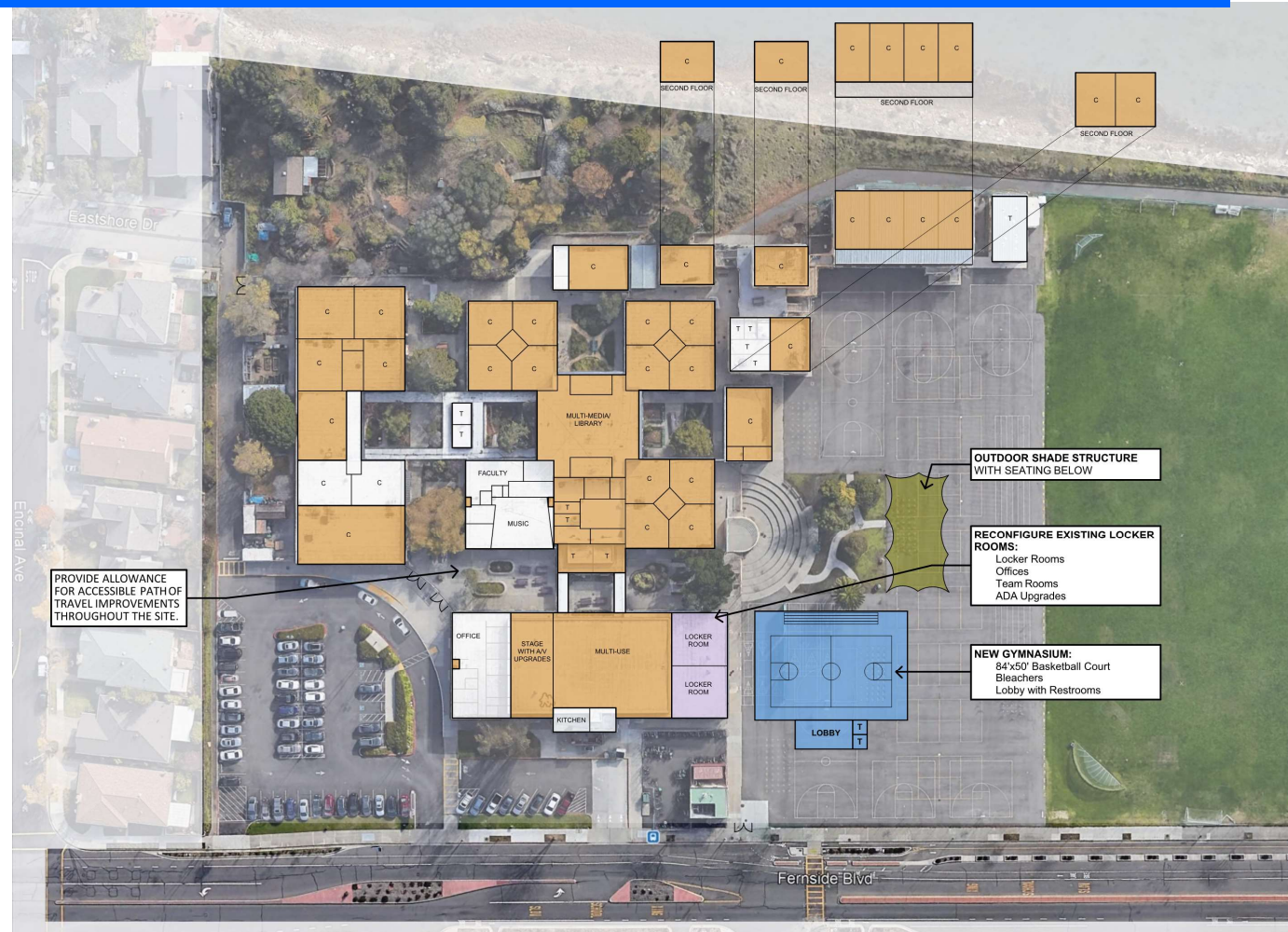
Lincoln Middle School

➤ General Modernization

- New floor finishes & painting
- New lighting
- Electrical upgrades
- New mechanical
- New fire alarm
- ADA upgrades

➤ New Gymnasium

- 84x50 basketball court with multi-court
- Bleachers
- Lobby
- Locker room



Otis Elementary School

- **Demolish Existing Building**
 - Three existing classroom wings
 - Administration
 - Older two-story classroom wings
 - Five portable classrooms
- **New One & Two Story Buildings**
 - New primary point of entry
 - New library/media center
 - 23 new classrooms
 - New utility services
- **Site Improvements**
 - Lighting improvements
 - Student drop-off area
 - Outdoor learning spaces

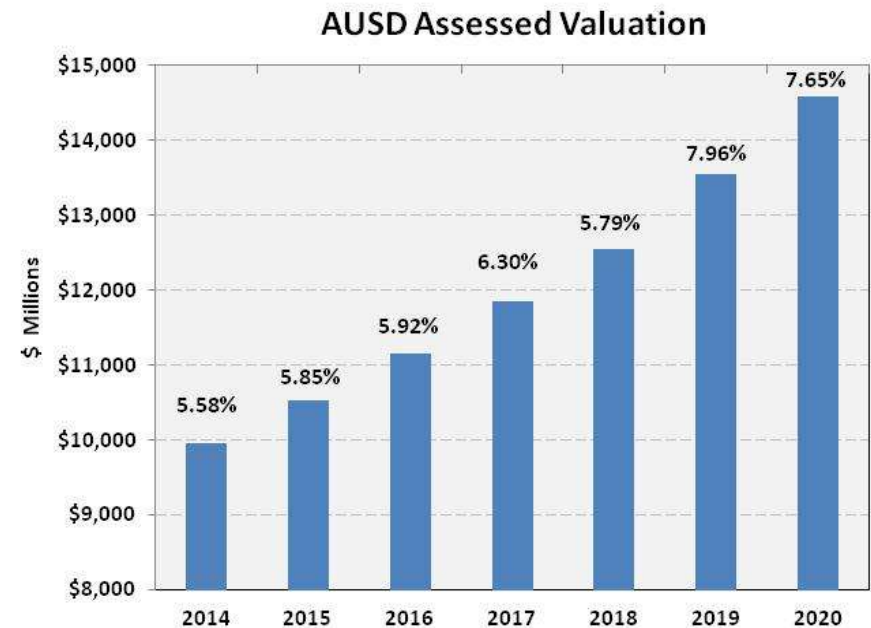


Bonding Capacity

- A unified school district may not have total outstanding debt greater than 2.5% of the total assessed valuation within its tax base at time of bond issuance.

Bonding Capacity for Alameda USD

- Assessed Value of properties in Alameda has increased from \$9.9B in 2014-15 to \$15.3B (est.) in 2021-22
- AV growth is affected by three factors:
 - 2% annual growth limit per Prop-13
 - sale of existing real properties; and
 - new construction
- AUSD current bonding capacity is approximately \$190 million



Next Steps

- Financial Analysis
- Update Facility Master Plan
- Community Awareness
 - Polling
 - Education
 - Communication

BOARD DISCUSSION & GUIDANCE

ADDITIONAL PHOTOGRAPHS

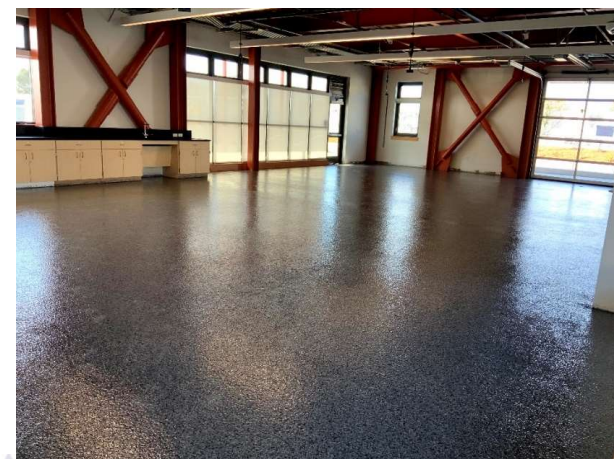
Historic Alameda High School



Historic Alameda High School



Encinal Jr. & Sr. High School



Encinal Jr. & Sr. High School



Encinal Jr. & Sr. High School

- New Basketball Courts and new complete paving
- New tennis court fencing



District Wide Fencing

