

AUSD Proposed Facilities Master Plan Update

January 12, 2022



QUATTROCCHI KWOK
ARCHITECTS

Tonight's Agenda

- **Measure I Update** - Completed, in-progress, and future projects
- **Facilities Master Plan Update** – Potential projects for a future bond

Background: Facilities Master Plan

2013-14: QKA and AUSD staff develop [Facilities Master Plan](#), a “living document” based on detailed professional assessments of all AUSD facilities and more than 60 school site and community meetings.

June 10, 2014: Board approves the Facilities Master Plan – Implementation Plan B, which identifies \$590 million (approx. \$690 million in present value) worth of renovations, modernizations, and repairs needed.

November 4, 2014, Alameda voters approve Measure I, a \$179.5 million facilities bond.

July 22, 2015: Board approves an updated Measure I Bond Program Schedule.

- Focus on secondary schools to improve facilities for as many students as possible
- Approximately \$90M set aside for Alameda High and Encinal Jr/Sr High School
- Balance to be spent at all other school sites

Due to bonding capacity limit many foundational and high-priority secondary school projects could not be included in the Measure I program.

Measure I Projects

- Otis Elementary
 - New six classroom building
- Maya Lin Elementary
 - Two new classroom with new administration wing
 - New exterior façade and new windows
- Paden Elementary
 - New windows & structural upgrades
 - New heating system
- Edison Elementary
 - New windows and new boiler
 - New administration wing, media center, and staff room
- Love Elementary
 - New student drop-off and new administration building
 - New HVAC system and electrical upgrades
- Franklin Elementary
 - New heating system and new electrical service
 - Structural upgrades



Measure I Projects

- Lincoln Middle
 - New music room
 - New chiller
 - Fire alarm upgrades
- Academy of Alameda Charter
 - New HVAC
 - Play ground structure
 - Bathroom upgrades
- Alameda High
 - Seismic retrofit and modernization of historical building
- Encinal Jr/Sr. High
 - New classroom building
 - Modernized classrooms & science labs
 - New outside learning areas
 - New fire alarm system



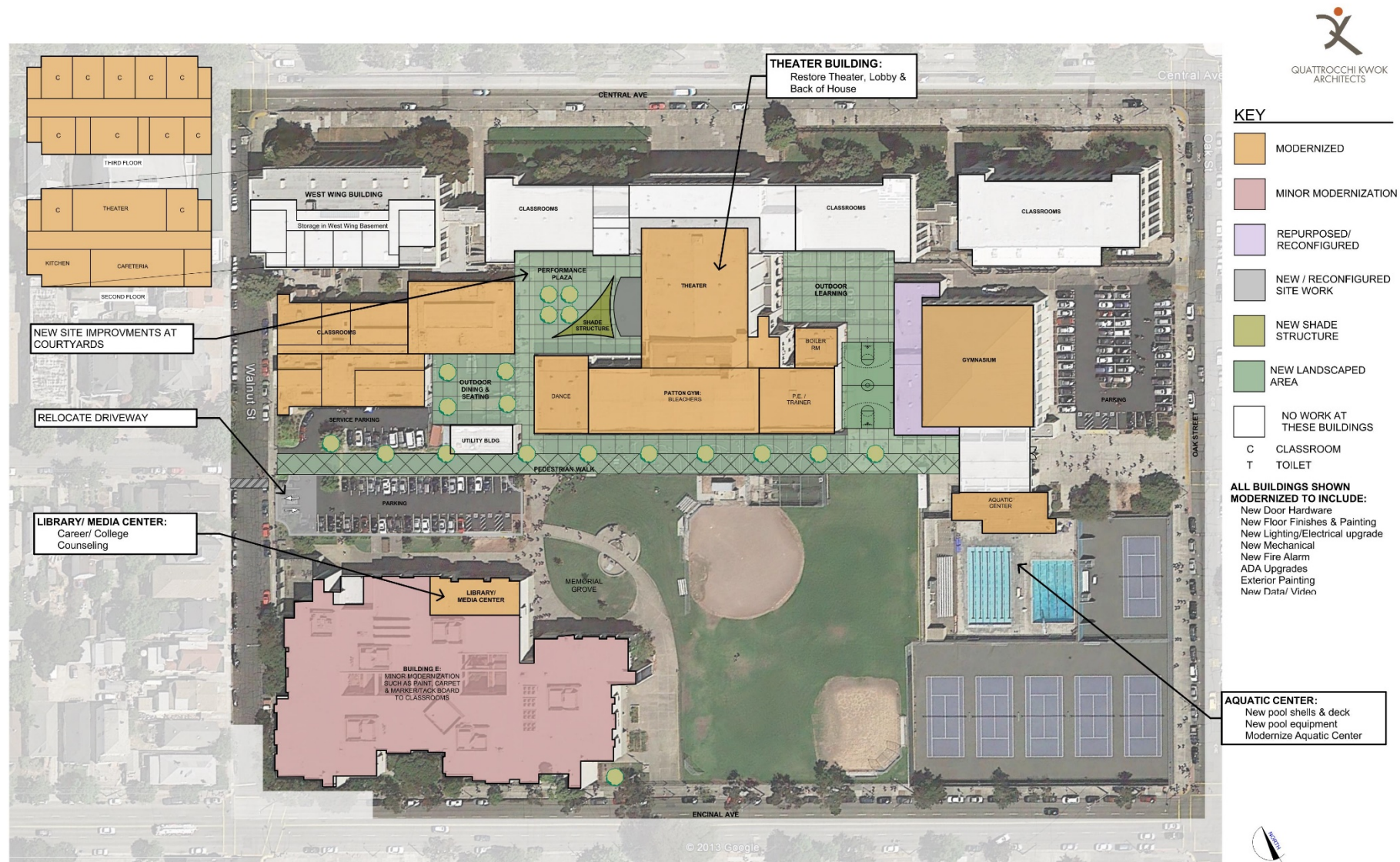
Upcoming Projects Funded by Measure I

- **Bay Farm School** New 4-Classroom Building – Design Phase
- **Earhart Elementary School** Modernization – Design Phase
- **ACLC/Nea** at Woodstock Fencing – Out to bid
- **ACLC/Nea** at Woodstock Heating Project – Out to bid
- **District Wide Safe School Locks** Project – In Progress
- **Wood Middle School** Modernization – Design scheduled for 2022
 - HVAC replacement is currently out to bid
 - May delay this project to 2023, if the next bond passes by Summer 2022
- **WCDC at Longfellow** - Design scheduled for 2022

Schools Included in this Master Plan Update



Alameda High School – PROPOSED PROJECTS



Alameda High School – PROPOSED PROJECTS

General Modernization

- New floor finishes & painting
- New lighting & limited electrical upgrades
- New heating/ventilation systems
- New fire alarm
- Door hardware replacements
- ADA upgrades
- Accommodate gender neutral toilet rooms
- Technology upgrades including data/ video

Building E – 1970's School Building

- Minor Modernization including paint, floor finishes, tack/marker board and limited other improvements

Main Gym/ Locker Rooms

- Interior gym acoustic improvements
- Minor interior finish materials
- Reconfigure existing locker rooms inc. gender neutral facilities

Patton Gym

- Limited finish upgrades

Kofman Auditorium Historic Restoration

- Theater
- Lobby
- Back of house (incl. dressing room)
- Stage upgrades
- Lighting and Rigging
- Seating Restoration
- Accessibility upgrades

Site Improvements

- Paving, outdoor gathering, shade structure, bike racks, parking reconfiguration including electric vehicle charging stations and landscaping

Aquatic Center

- New pool shells and deck w/ lighting
- New pool equipment
- Modernize aquatic center building



Encinal High School – PROPOSED PROJECTS

Full Modernization of Gymnasium Building

- Replace windows
- Replace bleachers and expand capacity
- New weight room at removed stage (if theater built)
- Mechanical & lighting system improvements
- Painting and floor finishes
- Reconfigure existing locker rooms including gender neutral facilities

New Gymnasium Building:

- Full-size Gym with multi-court striping including 94' x 50' basketball court
- Limited bleachers
- Small Lobby with limited toilet rooms

Aquatic Center Building:

- Modernization including locker rooms

New Theater/ Cafeteria Building:

- New theater with lobby and stage
- 400-seat theater capacity
- Back of house spaces including scene/set design space and storage
- Drama classroom
- Replacement Dance classroom
- Replacement Music Classroom
- Replacement Cafeteria & Kitchen spaces
- Replacement Health Clinic (match existing size)

500-Wing

- Minor modernization

Site Improvements

- Site development at new buildings and site accessibility upgrades including bike racks

New Joint Use Athletic Facility at Wood/Lum Schools



- LEGEND**
- 1 LIGHTED SYNTHETIC TURF FIELD (NFHS REGULATION SOCCER 110X65 YARD, LACROSSE 100YARD, SOFTBALL, NFHS MINIMUM-REGULATION SOCCER 100X55 YARD & LEAGUE OVERLAY, & WOOD MIDDLE SCHOOL P.E. FIELD)
 - 3 HOME TEAM BLEACHER (1000 SEATS) WITH PRESS BOX AND STORAGE UNDER
 - 4 VISITOR TEAM BLEACHER (500 SEATS)
 - 5 RESTROOMS, CONCESSION, AND STORAGE
 - 6 TEAM ROOMS WITH RESTROOMS, MTG ROOMS, HOME & VISITOR
 - 6A OPTIONAL WEIGHT ROOM
 - 7 CONCESSION / BBQ
 - 8 RESTROOM/STORAGE/DRINKING FOUNTAIN
 - 9 TICKET BOOTH
 - 10 ENTRY PLAZA
 - 11 PARKING (197)
 - 12 LONG JUMP / TRIPLE JUMP
 - 13 SHOT PUT
 - 14 DISCUS
 - 15 HIGH JUMP
 - 16 BATTING CAGE
 - 17 STORAGE
 - 18 STORM WATER/BIORETENTION
 - 19 BUS PARKING (TEAM BUSES)
 - 20 BULLPEN, TYP OF 4
 - 21 EXISTING LITTLE LEAGUE FIELDS AT RITTLER PARK
 - 22 DROP - OFF
 - 23 POLE VAULT
 - 24 FENCE
 - 25 GATE
 - 26 PROPERTY LINE
 - 27 SCREEN TREES
 - 28 TWO SIDED SCOREBOARD
 - 29 BIKE PARKING
 - 30 FIELD MAINTENANCE EQUIPMENT STORAGE
 - 31 9-LANE, 400 METER ALL-WEATHER TRACK
 - 32 WOOD MS PE GATE
 - 33 PORTABLE NETTING AT THE PERIMETER
 - 34 PARKING (25)
 - 35 SLIDING GATE

New Joint Use Athletic Facility

New Multi-Sport Stadium

(Meeting High School Competition Standards)

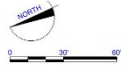
- 9-lane all-weather track
- Full “Track and Field” facilities
- Synthetic turf field with multi-sport striping
- Bleachers with press box. 1,000-home & 500-visitor seating
- Field lighting
- Sound system
- Scoreboards

Site Improvements

- Landscaping and paving
- Allowance for new fencing and accessibility upgrades
- Bike parking
- New off-street parking lots
- Access for Wood Middle School

New Buildings:

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



Wood Middle School – PROPOSED PROJECTS

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 – Some Underway Now
- New Fire Alarm System
- New door hardware
- Window upgrades at 3-story building
- Painting
- New shade structure

New Classroom Wing to include:

- 4-standard classrooms
- 3-STEAM classrooms

New Gymnasium Building

- Full-size Gym with multi-court striping including 84'x50' basketball court
- Limited bleacher seating
- Small Lobby with limited toilet rooms
- Locker rooms including gender neutral facilities

Site Improvements

- Entry quad makeover with outdoor seating, landscaping and shade structure
- Minor site landscape
- Allowance for accessibility upgrades
- New campus-wide fencing
- Site lighting improvements
- Increased bike parking



Lincoln Middle School – PROPOSED PROJECTS

Modernization

- New Floor Finishes & Painting
- New Lighting
- Electrical upgrades
- New HVAC System
- New Fire Alarm
- Technology upgrades including video
- Allowance for accessibility upgrades
- Minor upgrades to kitchen
- Reconfigure shop to new “Fab-Lab” including new clean-room and other upgrades

Site Improvements

- Allowance for new shade structure
- Allowance for accessibility upgrades
- Site lighting improvements
- Seal & restripe blacktop
- Increased bike parking

New Gymnasium Building

- Full-size Gym with multi-court striping including 84'x50' basketball court
- Limited bleacher seating
- Small Lobby with limited toilet rooms
- Reconfigure adjacent locker rooms including gender neutral facilities

Otis Elementary School – PROPOSED PROJECTS

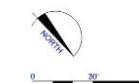


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KEY

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



Otis Elementary School – PROPOSED PROJECTS

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 playstructure and blacktop
- New shade structure
- New student garden
- Bike parking

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
- Toilet rooms
- Storage spaces
- New utility/electrical service

Statement of Probable Costs



Cost Estimate Detail – School Sites

	ENCINAL HIGH	ALAMEDA HIGH	WOOD MIDDLE	LINCOLN MIDDLE	OTIS ELEM.	JOINT ATHLETIC FACILITY	TOTAL
New Performing Arts Bld. w/ Cafeteria	\$87,849,115						\$87,849,115
New Gymnasium (w/ 4-clsm. @ Wood)	\$21,180,991		\$27,534,817	\$18,034,988			\$66,750,796
New School Building (Incl. Demo)					\$60,541,952		\$60,541,952
New Classrooms (STEAM @ Wood)			\$5,557,335				\$5,557,335
Existing Locker Rms. Reconfigured	\$10,718,382	\$8,574,706		\$2,071,685			\$21,364,773
Existing Main Gym Modernization	\$5,002,052	\$3,141,973					\$8,144,025
Patton Gym Minor Modern.		\$1,596,000					\$1,596,000
Existing 1970's Classroom Bld. E		\$36,330,000					\$36,330,000
Existing Dance Modernized		\$2,253,170					\$2,253,170
Existing West Wing Building		\$26,677,081					\$26,677,081
Existing Library/ Media Center		\$2,148,819	\$1,363,748	\$3,188,324			\$6,700,891
Existing Technical Arts Building		\$6,858,609					\$6,858,609
Existing Kofman Theater		\$30,749,338					\$30,749,338
Existing MU Bld. inc Kitchen & Stage			\$5,710,716	\$5,645,252			\$11,355,969
Existing Classrooms	\$1,575,000		\$14,861,316	\$18,783,584			\$35,219,900
Existing Restrooms & Storage			\$3,001,513				\$3,001,513
Site Improvements (pkg. at Wood)	\$6,372,985	\$5,107,791	\$2,137,985	\$2,100,000			\$15,718,761
Entry Courtyard Site Impvmts.			\$1,000,000				\$1,000,000
Aquatic Renovation inc. Pool Bld.	\$2,500,000	\$15,000,000					\$17,500,000
New Outdoor Shade Structure		\$550,000	\$550,000	\$550,000			\$1,650,000
Nature Area Pond w/ Roof Drains				\$250,000			\$250,000
Interim Housing			\$1,500,000	\$1,500,000	\$2,000,000		\$5,000,000
Joint Athletic Facility						\$63,864,800	\$63,864,800
ESTIMATE TOTAL	\$135,198,525	\$138,987,487	\$63,217,430	\$52,123,834	\$62,541,952	\$63,864,800	\$515,934,028

Costs include all contingency and soft costs – Including Escalation Contingency to the mid-point of 2026

Cost Estimate Summary – Project Costs

Costs are all inclusive *Project* Costs including:

- Non-Construction Costs including Change Order Contingency, DSA, Testing, Design, Inspection, etc. (30%)
- Contractors mark ups, Bonds & Insurance
- Design contingency (20%)
- Bidding contingency due to the current volatile bidding market (10%)
- Escalation Contingency to the mid-point of 2026

Alameda Unified School District - Revised Facility Master Plan		Amount
Alameda High School		\$138,987,487
Encinal Junior & Senior High School		\$135,198,525
Wood Middle School		\$63,217,430
Lincoln Middle School		\$52,123,834
Otis Elementary School		\$62,541,952
Joint Use Athletic Facility		\$63,864,800
Sub-Total		\$515,934,028
Outdoor Learning Structures at 7 Elementary Schools		\$3,500,000
New Administration Entry at Paden		\$2,000,000
Furniture & Equipment Allowance		\$6,000,000
Technology Allowance		\$3,700,000
Construction Management		\$7,000,000
Sub-Total		\$22,200,000
Grant Total		\$538,134,028

Cost Estimate Detail – School Sites

First Pass

	ENCINAL HIGH	ALAMEDA HIGH	WOOD MIDDLE	LINCOLN MIDDLE	OTIS ELEM.	JOINT ATHLETIC FACILITY	TOTAL
New Performing Arts Bld. w/ Cafeteria							\$0
New Gymnasium (w/ 4-clsm. @ Wood)	\$21,180,991		\$27,534,817	\$18,034,988			\$66,750,796
New School Building (Incl. Demo)					\$60,541,952		\$60,541,952
New Classrooms (STEAM @ Wood)			\$5,557,335				\$5,557,335
Existing Locker Rms. Reconfigured	\$10,718,382			\$2,071,685			\$12,790,067
Existing Main Gym Modernization	\$5,002,052						\$5,002,052
Patton Gym Minor Modern.							\$0
Existing 1970's Classroom Bld. E							\$0
Existing Dance Modernized							\$0
Existing West Wing Building		\$26,677,081					\$26,677,081
Existing Library/ Media Center		\$2,148,819	\$1,363,748	\$3,188,324			\$6,700,891
Existing Technical Arts Building		\$6,858,609					\$6,858,609
Existing Kofman Theater							\$0
Existing MU Bld. inc Kitchen & Stage			\$5,710,716	\$5,645,252			\$11,355,969
Existing Classrooms	\$1,575,000		\$14,861,316	\$18,783,584			\$35,219,900
Existing Restrooms & Storage			\$3,001,513				\$3,001,513
Site Improvements (pkg. at Wood)	\$6,372,985	\$5,107,791	\$2,137,985	\$2,100,000			\$15,718,761
Entry Courtyard Site Impvmts.							\$0
Aquatic Renovation inc. Pool Bld.							\$0
New Outdoor Shade Structure		\$550,000	\$550,000	\$550,000			\$1,650,000
Nature Area Pond w/ Roof Drains				\$250,000			\$250,000
Interim Housing			\$1,500,000	\$1,500,000	\$2,000,000		\$5,000,000
Joint Athletic Facility						\$63,864,800	\$63,864,800
ESTIMATE TOTAL	\$44,849,410	\$41,342,300	\$62,217,430	\$52,123,834	\$62,541,952	\$63,864,800	\$326,939,726

Costs include all contingency and soft costs – Including Escalation Contingency to the mid-point of 2026

Cost Estimate Summary – Project Costs

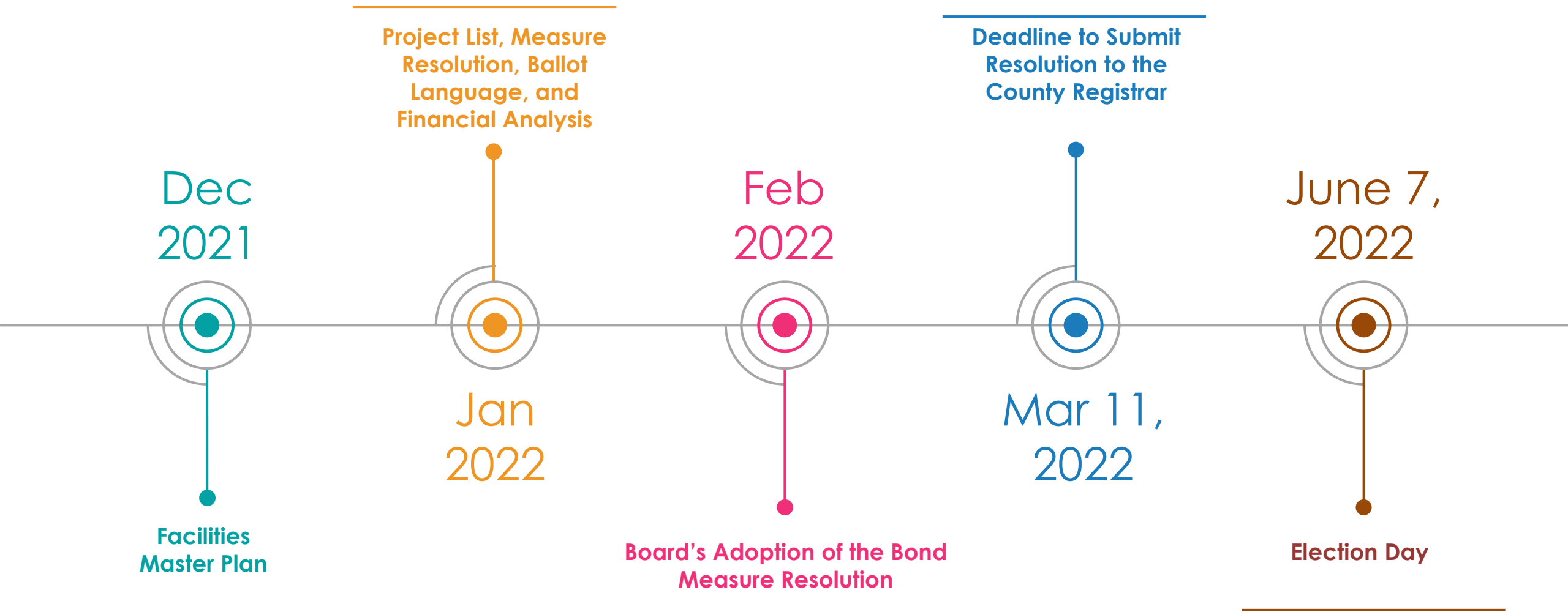
First Pass

“First Pass” Criteria:

- Facilities impacting the most students (i.e., secondary)
- Foundational projects identified in 2014 Master Plan that:
 - could not be funded
 - remain high priority

Alameda Unified School District - Revised Facility Master Plan		Amount
Alameda High School		\$41,342,300
Encinal Junior & Senior High School		\$44,849,410
Wood Middle School		\$62,217,430
Lincoln Middle School		\$52,123,834
Otis Elementary School		\$62,541,952
Joint Use Athletic Facility		\$63,864,800
Sub-Total		\$326,939,726
Outdoor Learning Structures at 7 Elementary Schools		\$3,500,000
New Administration Entry at Paden		\$2,000,000
Furniture & Equipment Allowance		\$6,000,000
Technology Allowance		\$3,700,000
Construction Management		\$7,000,000
Sub-Total		\$22,200,000
Grant Total		\$349,139,726

Timeline of Board Presentations and Actions



BOARD QUESTIONS & PUBLIC COMMENTS

COMPLETED PROJECTS

AUSD Master Planning Update

August to December 2019

- QKA and AUSD staff review status of the Measure I Implementation Plan and identify completed projects, projects in design, and projects yet to begin.
- QKA and AUSD staff draft proposed update to the Implementation Plan that continues focus on secondary school projects, including those not included in the 2014 Implementation Plan.
- QKA and District staff meet with the principals of the included secondary schools to gather their input and feedback into this new Proposed Implementation Plan for their school campus.

December 2019 and June 2021

- Staff provide Board presentations that review the Master Plan, Measure I projects, and outstanding needs

October & November 2021

- QKA and district staff meet with school site staff and parents for Alameda HS, Encinal HS, Lincoln MS and Wood MS to review proposed Implementation Plan. Their input is incorporated in this tonight's Master Plan update.

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 structural upgrades
- New exterior façade/wall
- New heating system
- New electrical and plumbing
- New 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 with single point of entry
- 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
- New safety locks

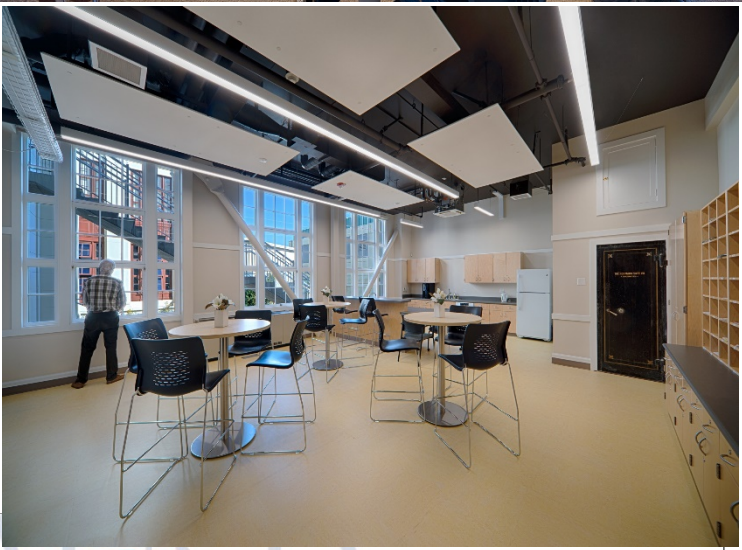


Historic Alameda High School

- Completed 2019
- Seismic retrofit & modernization of historical building
- Science classrooms, offices and staff lounge
- Demo & abatement
- Foundation work
- Grout injection & soil stabilization
- New roofing



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
 - New Fire Alarm system



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 HVAC
- 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