

Measure B

Wood Middle School Campus Modernization

Schematic Design

June 27, 2023



QUATTROCCHI KWOK
ARCHITECTS

ALAMEDA UNIFIED SCHOOL DISTRICT
Excellence & Equity For All Students

Wood Middle School – Campus Transformation

- Middle School Scope From Measure B Master Plan
 - Elements of Master Plan Incorporated
- Multiple Programming and Design Meetings with School Staff and Principals
 - 12-Meetings - Design Committee, Principal & Focused Teacher Meetings
- Meetings with City of Alameda for Traffic & Easement
- Completed Engineering, Estimating, Surveying and Soils Investigations



Wood Middle School – Master Plan Diagram: Modernization & Some New



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KEY

- NEW STRUCTURE
- REPURPOSED/
RECONFIGURED
- MODERNIZED
- MINOR MODERNIZATION
- NEW / RECONFIGURED
SITE WORK
- NEW SHADE
STRUCTURE
- NO WORK AT
THESE BUILDINGS
- NEW FENCE
- 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

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 vs. New Construction

- **Challenges in modernizing the existing classroom building**

Lessons Learned from Recent HVAC Replacement Project Shaped Discussion on New vs Modernization

- Hazardous Materials
- “Pencil Stud” Construction
- Minimal daylight & views
- Exterior braced frames
- Non-compliant elevator
- Need for Improved educational environments – Limited ability to achieve with modernization

- **Traffic Mitigation**

- Revise drop-off to improve safety and security for students and the community
- Working with traffic engineers and city planners

CONCLUSION

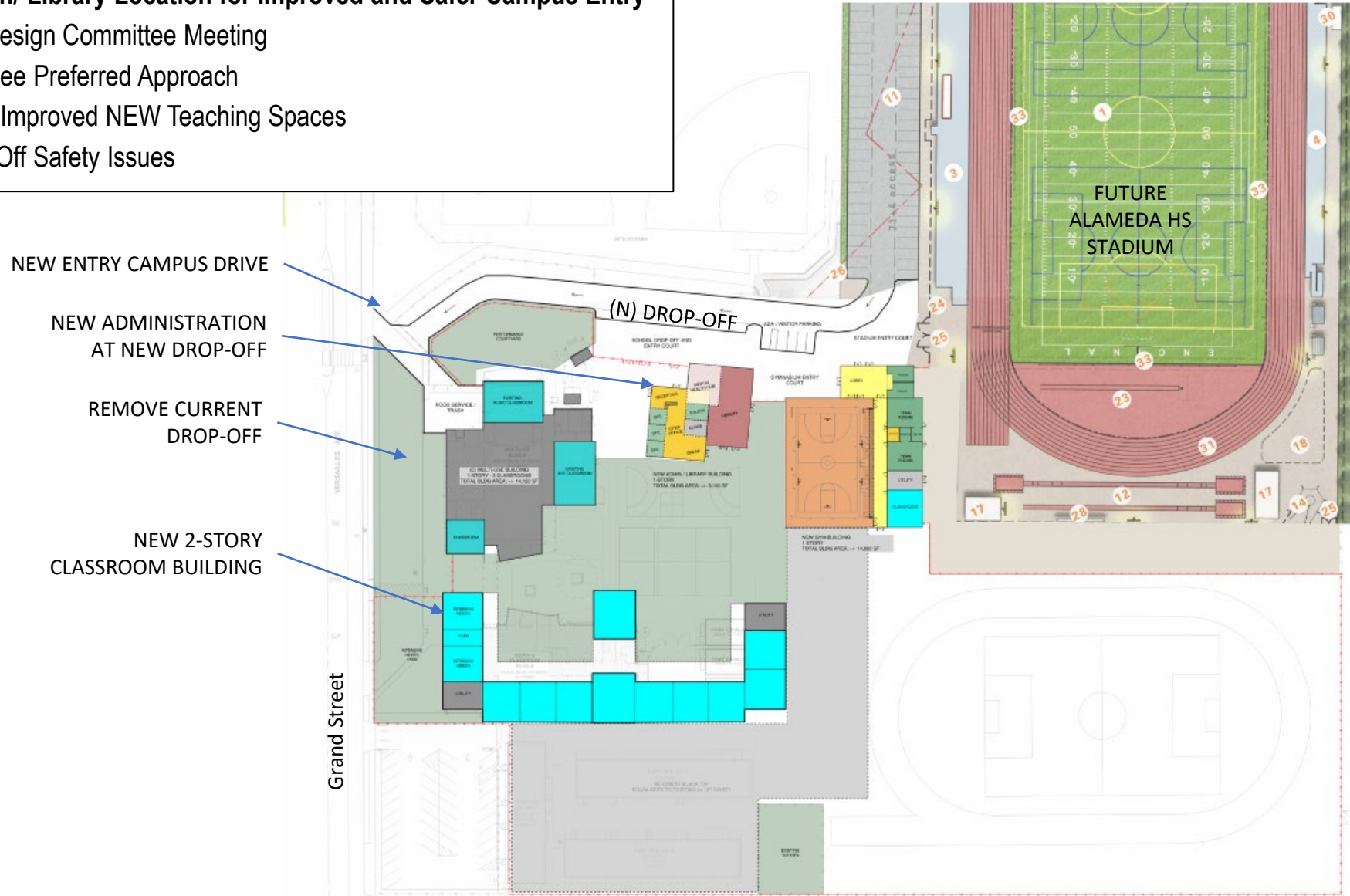
Study Options to Resolve Challenges



Wood Middle School – New Construction Diagram

Moved New Admin/ Library Location for Improved and Safer Campus Entry

- Diagram from Design Committee Meeting
- Design Committee Preferred Approach
- Provides Vastly Improved NEW Teaching Spaces
- Resolves Drop-Off Safety Issues



Wood Middle School – New Campus Circulation Plan



LEGEND

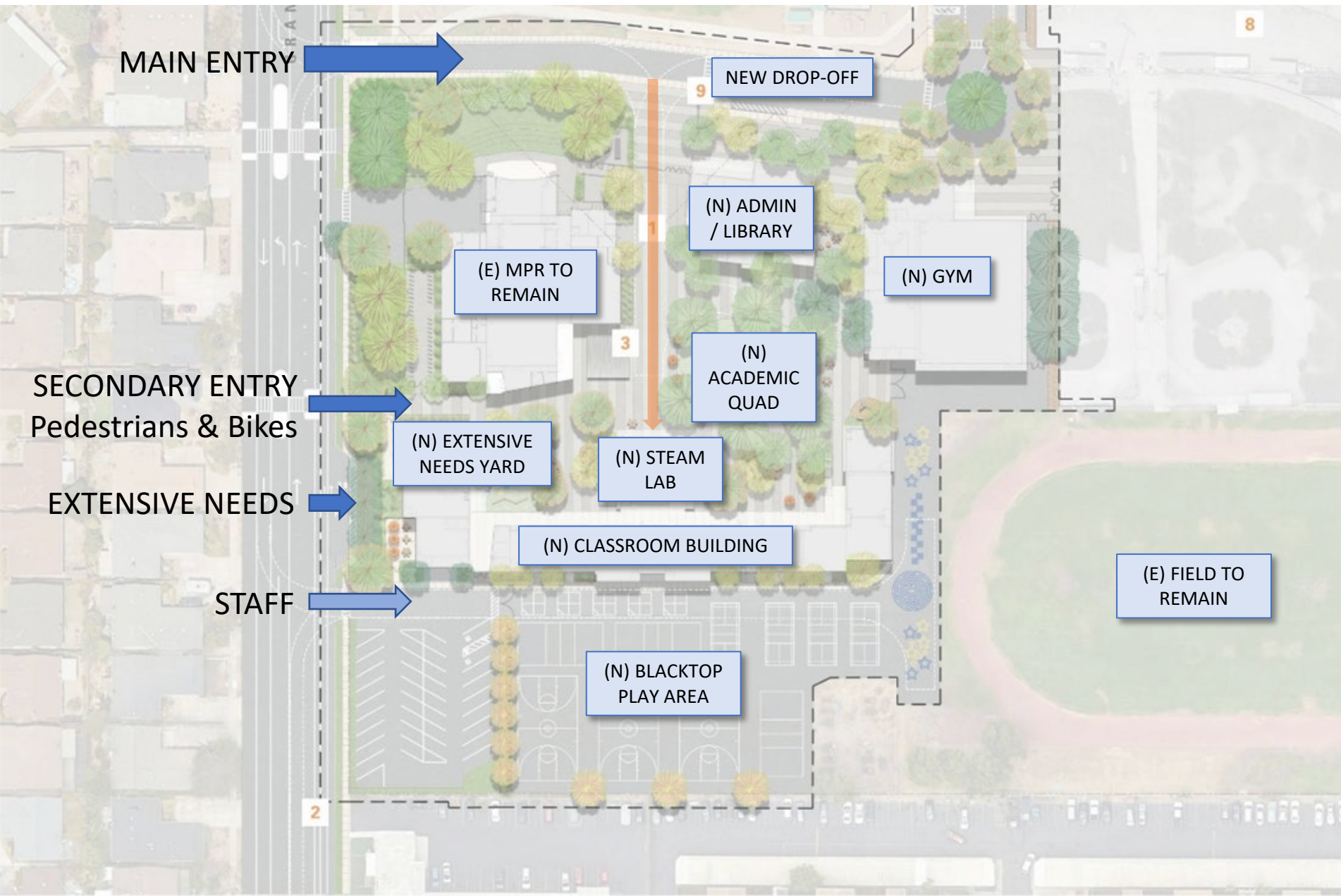
- 1 EXISTING PROPERTY LINE
- 2 LIMIT OF WORK LINE
- 3 NEW CAMPUS AREA
- 4 NEW TWO-WAY ENTRY AT OTIS DRIVE
- 5 NEW ONE-WAY ENTRY AT GRAND STREET
- 6 PARKING AREA
- 7 EXISTING COMMUNITY PARK
- 8 TEMPORARY CAMPUS FOR WOOD MIDDLE SCHOOL/OTIS ELEMENTARY SCHOOL & FUTURE ALAMEDA HIGH SCHOOL ATHLETICS COMPLEX
- 9 MAIN SCHOOL ENTRY/DROP OFF AREA
- 10 EXISTING WOOD MIDDLE SCHOOL TRACK AND FIELD

Wood Middle School – Easement from City of Alameda



- Part of existing Wood campus is built on City land (yellow)
- Part of proposed improvements are on City property (blue)
- Working with the City on an easement that allows AUSD to create a
 - Safe pickup and drop off area for Wood students, and
 - Create a parking lot that citizens of Alameda may use afterschool hours

Wood Middle School – Conceptual Campus Plan



LEGEND

- 1 EXISTING MULTIPURPOSE BUILDING
- 2 NEW ADMINISTRATION & LIBRARY BUILDING. SEE ARCHITECTURE DRAWINGS (TYP.)
- 3 NEW GYM BUILDING
- 4 NEW STEAM BUILDING WITH SOLAR ARRAY CANOPY
- 5 NEW 2-STORY CLASSROOM BUILDING
- 6 NEW GRAND STREET STRIPING & CROSSING BY OTHERS
- 7 NEW ONE-WAY ENTRY AT GRAND STREET
- 8 PRIMARY SCHOOL ENTRY/DROP-OFF AREA
- 9 AMPHITHEATER AND EXISTING OUTDOOR STAGE
- 10 EXISTING UTILITY AREAS (FENCED)
- 11 SERVICE/DELIVERY ACCESS & TURNAROUND WITH SLIDING GATE
- 12 PLANTED MOUNDS ALONG GRAND STREET
- 13 SECURED BIKE PARKING AREA
- 14 CENTRAL QUAD AND GATHERING AREAS
- 15 RESTRIPED AND REPAVED STAFF PARKING AREA
- 16 STRIPED HARDCOURT AREA
- 17 EXISTING TRACK AND FIELD AREA
- 18 EXISTING TREES TO REMAIN
- 19 EXISTING PROPERTY LINE
- 20 LIMIT OF WORK

(E) – Existing
(N) – New

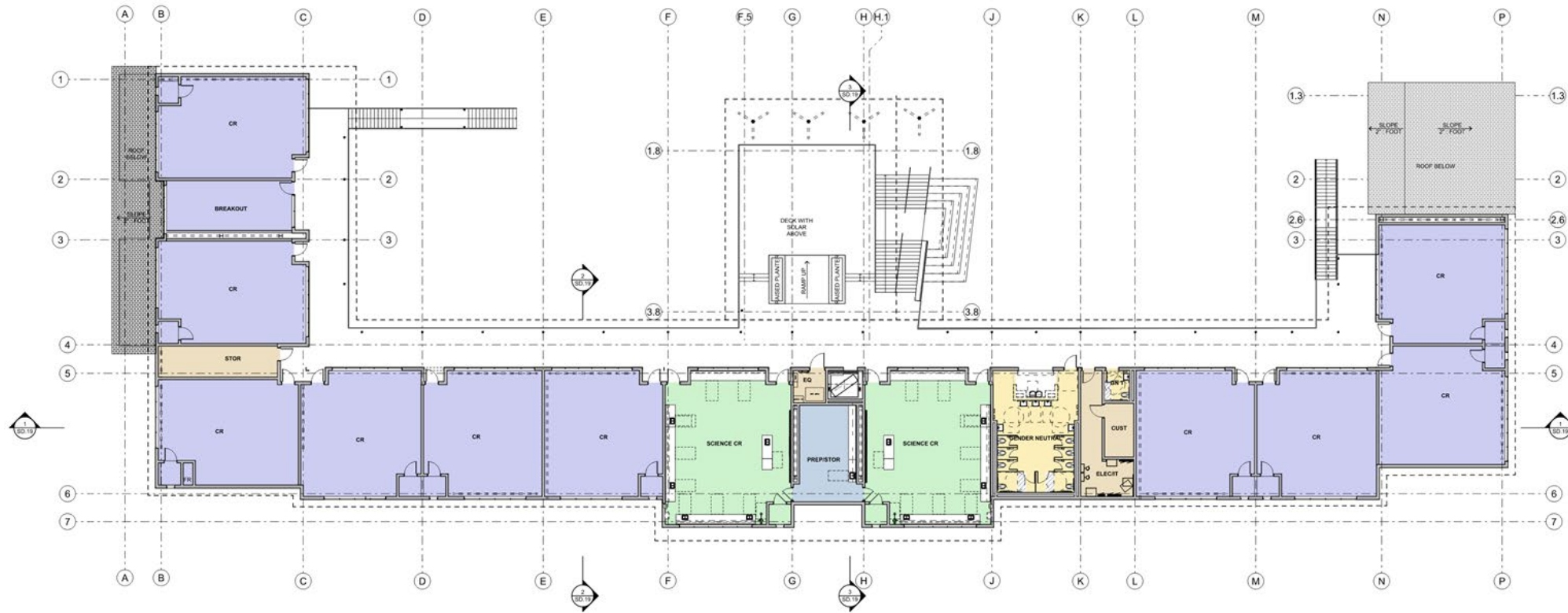
Wood Middle School – Proposed Admin / Library & Gymnasium Plan



Wood Middle School – Proposed Classroom Bldg. Plan – Level 1



Wood Middle School – Proposed Classroom Bldg Plan – Level 2



Wood Middle School – Conceptual Rendering: Campus Entry



Wood Middle School – Conceptual Rendering: Academic Quad



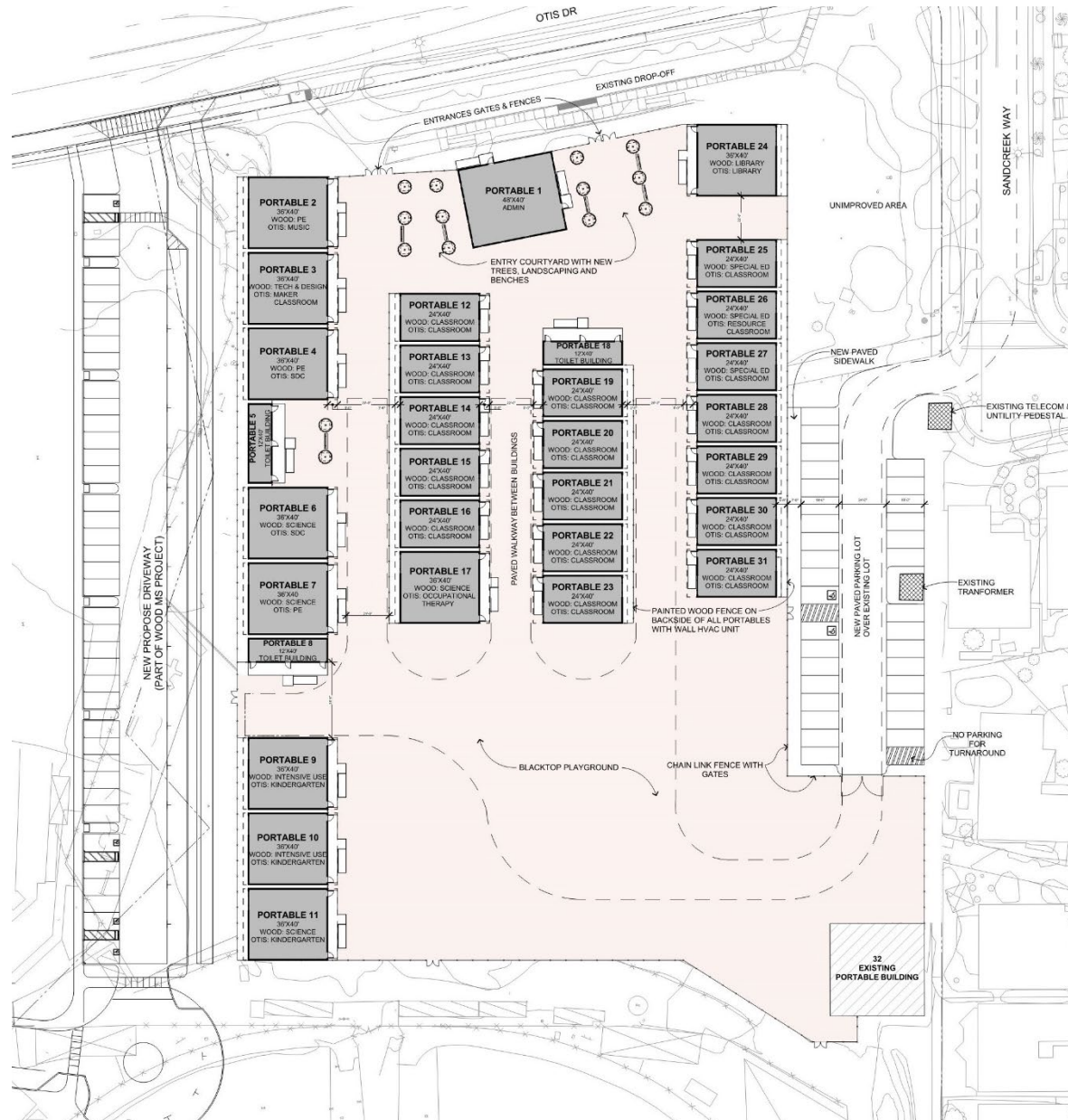
Wood Middle School – Conceptual Rendering: Terrace Overlook



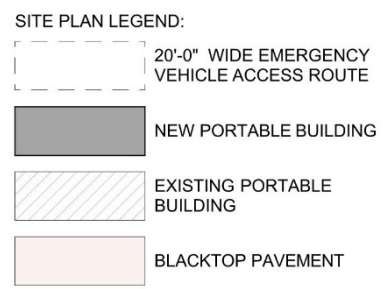
Wood Middle School – Conceptual Rendering: Gymnasium Entry



Wood & Otis Schools - Temporary Campus Plan



- Meetings with Wood & Otis Principals
 - Temporary Campus for Wood MS During Construction
 - Current Lum School Demolished & Leased Portable Classrooms Installed
 - Occupied by Otis Once Wood MS is Complete
 - Enhanced Soils Preparation for Site's Liquefiable Soils
 - Foundations Suitable for These Soils
- Temporary Campus Budget & Schedule Presented at Future Board Meeting



Wood Middle School – Funding Sources

- Merging Measure B and Measure I for Wood Middle
- Part of parking and road infrastructure through Measure B funds for AHS athletic field
- State funds will probably take 4-5 years

Funding Source	Amount (Millions)
Measure B	\$62.2
Measure I / Developer Fees	\$9.5
Measure B – AHS Athletic Fields	\$4.0
State Funding	\$5.1
Total	\$80.8

Wood Middle School – Schematic Design Cost Estimate

Project Costs - Construction and non-Construction Costs Including Escalation & Contingencies

Total Project Budget	\$80.8 Million
Construction & Non-Construction Costs	

Schematic Design Estimate:	\$80.8 Million
Building Demolition & Site Prep	
New Construction & Site Development	
New Dropoff & Access Roads	
Partial Cost of Temporary Campus (Split with Otis Project)	

- Costs Include construction escalation, contingencies, inspection, fees, and other related “soft costs”

Wood Middle School – Milestone Schedule

- **Demolition & Site Prep. To DSA:** September 2023 to September 2024
• Site & Building Demolition (Wood MS)
• Site Prep
Construction: June 2024 to
- **New Campus To DSA:** February 2024
• New Buildings
• Campus Entry Court
• Academic Quad
• Asphalt Play Courts
Construction: October 2024 – May 2026
- **Access Road & Dropoff To DSA:** April 2024
• New Campus Drive & Drop-off
• New Parking Lot
Construction: March 2026 – June 2026

Tonight's Approval

- Schematic design and budget for:
 - Wood Middle School
 - Roadways and parking lots for Wood Middle and Future Alameda High Athletic field
 - Temporary campus at the former Lum site

Board Discussion & Questions