

Schematic Design Board Presentation

Measure I Bond Projects

Lincoln Middle School

January 23, 2018



Schematic Design Board Presentation

AGENDA:

Measure I Bond Implementation Plan Project for Lincoln Middle School

- Review Board Approved Implementation Plan – Budget and Scope
- Review evolution of scope
- Present project specific plans
- Discuss project cost estimate and schedule, and budget reconciliation
- Receive approval to proceed with Measure I Implementation Plan

Conceptual Music Building – Not part of Measure I Implementation Plan

- Conceptual Future Music Building – presented as requested



IMPLEMENTATION PLAN AS APPROVED BY THE BOARD OF EDUCATION IN JUNE 2014

Lincoln Middle School Growth: -76 Net Clsrm Chg: 0 \$6.7 M

- Modernize one science and one computer lab
- Technology, communication & safety/security
- Critical mechanical, electrical, roofing and accessibility improvements



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Lincoln Middle School Growth: -76 Net Clsrm Chg: 0 \$6.7 M

- Modernize one science and one computer lab
- Technology, communication & safety/security
- Critical mechanical, electrical, roofing and accessibility improvements

Budget also includes funds for general modernization upgrades such as campus **window repair.**

This is the **Project** budget, including soft costs estimated at 25%

Minus 25% soft costs =
\$5,025,000 **Construction**
 budget



Scope evolution that occurred after the Board approved Implementation plan in 2014:

- MOF and QKA met on site with engineering consultants to verify assumptions of the Implementation Plan
- Board has approved district design guidelines for Safety and for Technology
- Severe 2017 weather – rain and heat - has exposed new critical facility needs
- Bay area construction has exploded, causing escalation to spike beyond expected levels
- Meanwhile, the construction budget remains fixed
- MOF and QKA met with Site Committee a total of **6** times



Lincoln Middle School Measure I Bond Project - Site Committee Meeting #4 Sign-In Sheet

Name	Title	Email Address
Mark Manes	Parent of 7th grader	sfbpmike@gmail.com
Joan Hulihan	Classified	jhulihan@alameda.k12.ca.us
Michael Hans	Principal	mhans@alameda.k12.ca.us
Steve Allen	Teacher	sallen@alameda.k12.ca.us
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Susan Davis	Community Affairs	sdavis@alameda.k12.ca.us
Veronica Rylander	Education Specialist	vrylander@alameda.k12.ca.us
Mohan "Mo" Vemula	Edison Safety committee/ 5-grade parent	mkvemula@yahoo.com



GENERAL SITE IMPROVEMENTS



SCHEMATIC DESIGN

ALAMEDA UNIFIED SCHOOL DISTRICT - MEASURE I BOND PROJECT
LINCOLN MIDDLE SCHOOL MODERNIZATION |
MODERNIZATION OF SCIENCE LABS, ADMINISTRATION, CLASSROOMS & SITE WIDE SAFETY UPGRADES
1250 FERNSIDE BOULEVARD, ALAMEDA CA 94501 USA

PROJECT DESCRIPTION

- REPLACE ALL DOOR LOCKS WITH NEW SECURITY LOCKS AT ALL SPACES TO BE OCCUPIED.
- IMPROVE SECURITY OF PERIMETER FENCING AND REPLACE PRIMARY ENTRY GATES AND FENCE.
- REPAIR EXISTING WINDOW ASSEMBLIES
- REPLACE (E) PLEX PLASTIC GLAZED PANELS
- SITE LIGHTING IS INADEQUATE
- FIRE ALARM UPGRADES
- REPLACE EXISTING PHONE SYSTEM WITH DISTRICT STANDARD VOIP CAMPUS WIDE.
- INSTALLATION OF CONDUIT FOR FUTURE CLASSROOM AV TECHNOLOGY
- INSTALLATION OF CAT 6 TO ENTIRE CAMPUS
- REPLACE EXISTING BELL, CLOCK, AND SPEAKER SYSTEM WITH DISTRICT STANDARD VOIP.
- MODERNIZE BUILDING A ADMINISTRATION SPACE INTO A CLASSROOM & SUPPORT SPACES
- MODERNIZE BUILDING A SCIENCE CLASSROOM TO BECOME A COMPUTER LAB.
- MODERNIZE BUILDING B CLASSROOMS & CONVERT THEM INTO NEW ADMINISTRATION SPACES
- MODERNIZE BUILDING C COMPUTER AND SCIENCE LAB TO BECOME TWO EQUAL SCIENCE LABS.
- MODERNIZE BUILDING E CLASSROOM INTO MUSIC ROOM AND OFFICE
- REPLACE MEDIA CENTER ROOFING AT BUILDING A
- ROOF DRAINS MISSING STRAINERS AND CLOGGED.
- REPLACE MISSING DUCT DIFFUSER GRILLES.
- REPLACE EXISTING WATER HEATERS AT THE END OF THEIR SERVICE LIFE.
- REPAIR/REPLACE STORM DRAIN BETWEEN COURTYARD AND BAY.
- REPLACE EXISTING ROOFTOP PACKAGED AIR CONDITIONING UNITS AND VENTS.
- ACCESSIBLE UPGRADE OF EXISTING NON-COMPLIANT TOILET ROOM FIXTURES.
- ADA PARKING STALL NOT COMPLIANT
- ACCESSIBLE UPGRADE OF EXISTING PATHS OF TRAVEL AND EXTERIOR DOOR LANDINGS.
- EMERGENCY EQUIPMENT CONTAINER TO BE RELOCATED AWAY FROM BUILDINGS.
- PROVIDING A NEW BIKE ENCLOSURE AT SOUTH SIDE OF CAMPUS.



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PROJECT TEAM

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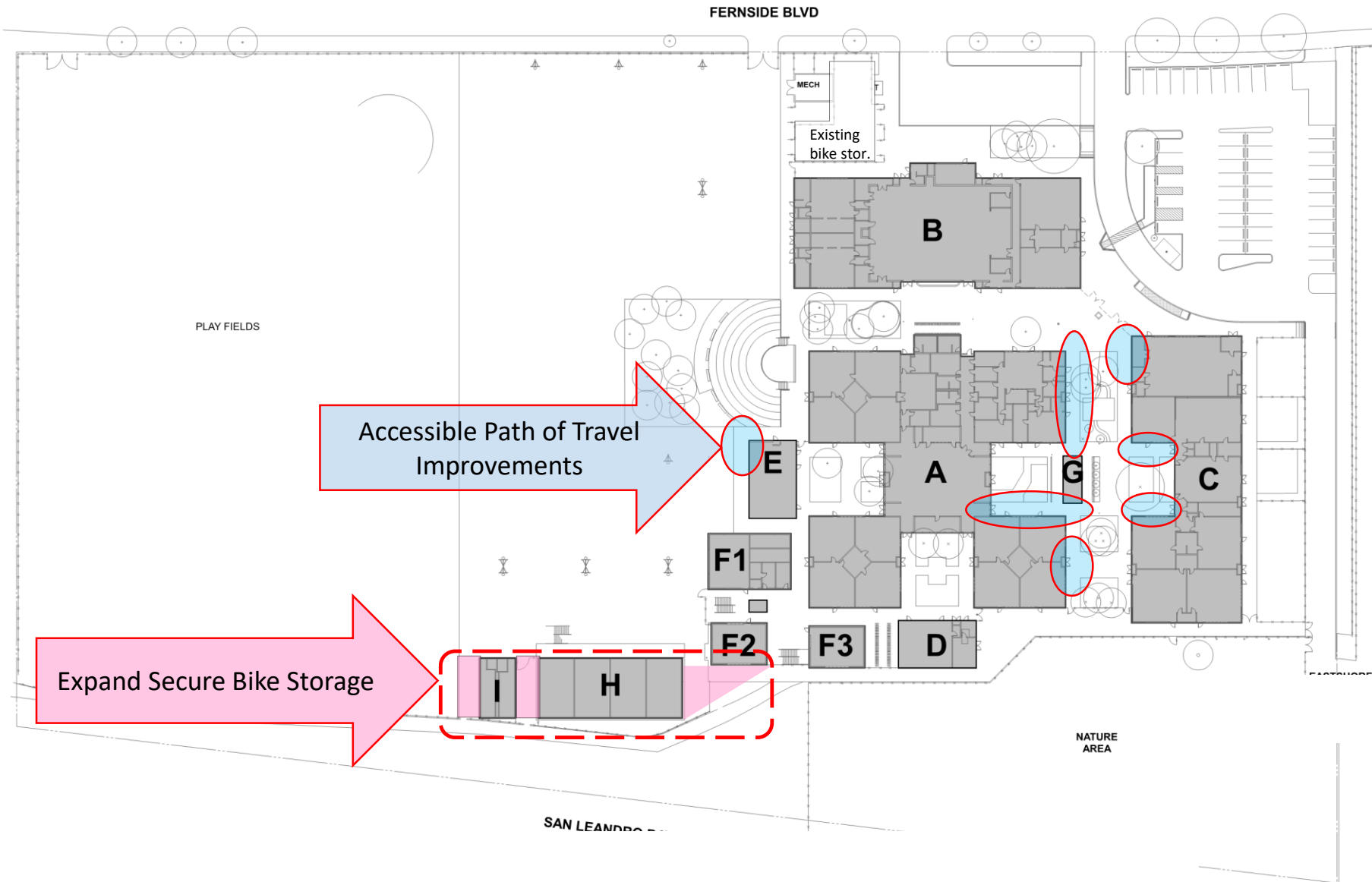
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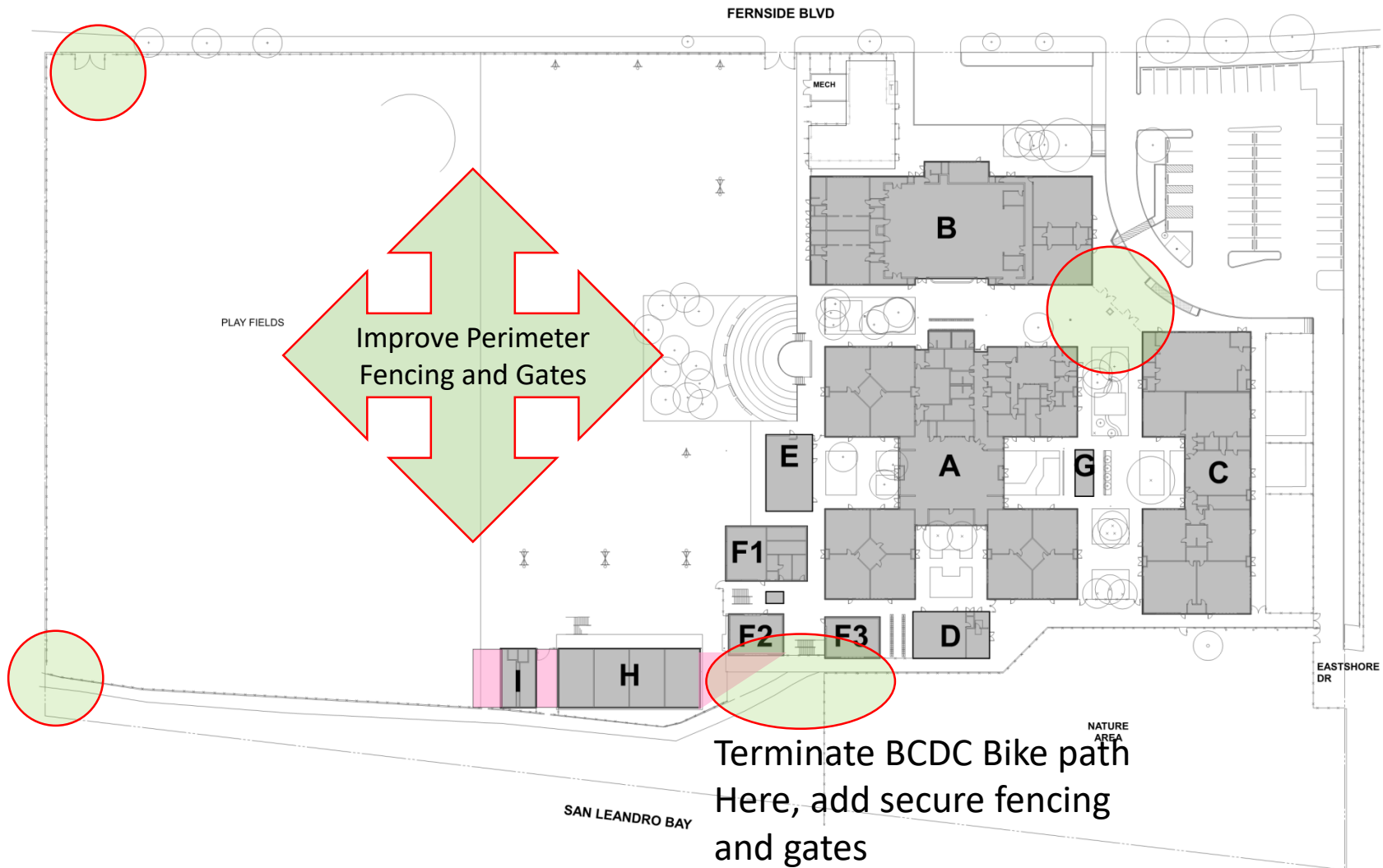
GENERAL SITE IMPROVEMENTS



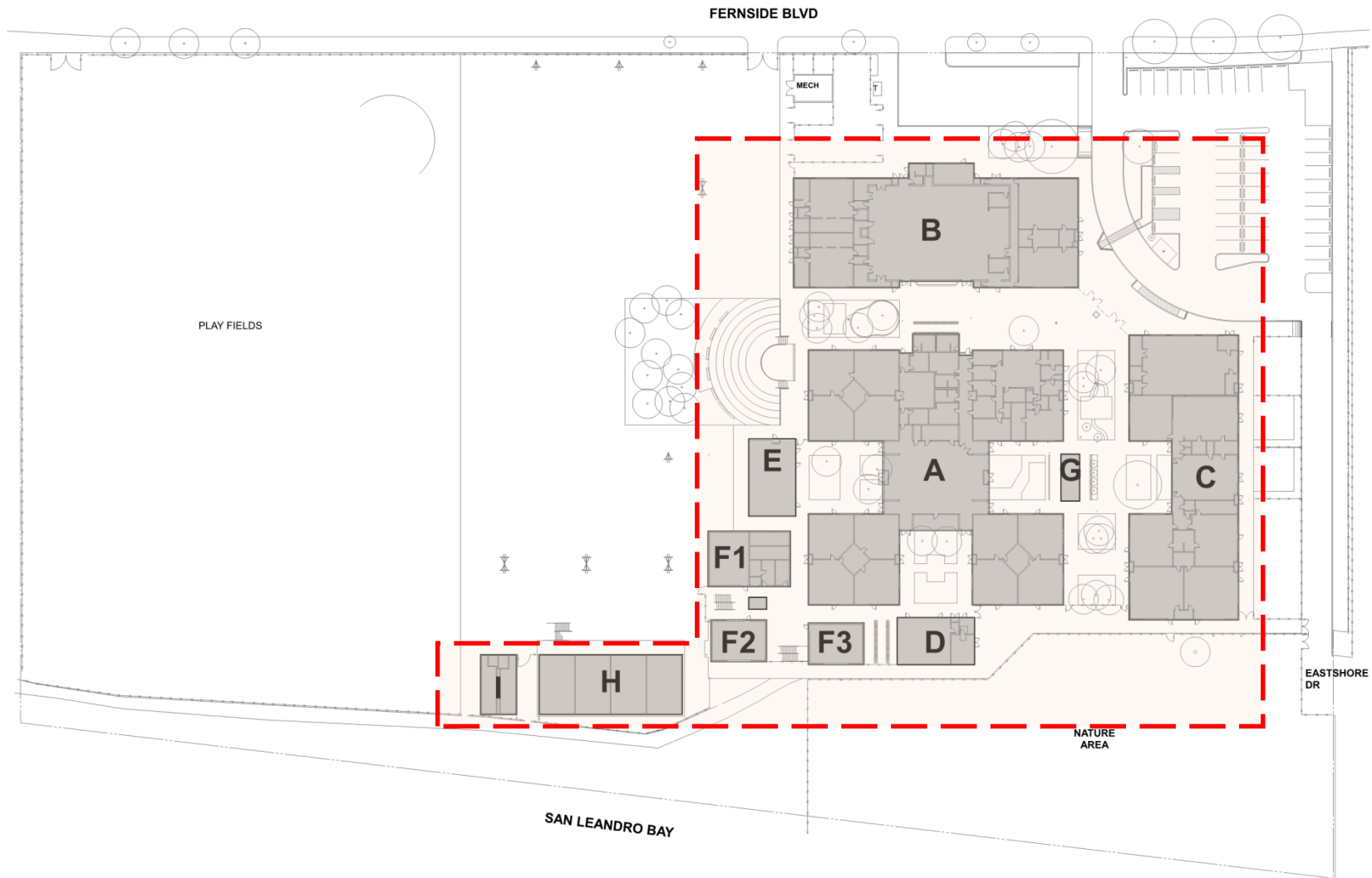
GENERAL SITE IMPROVEMENTS



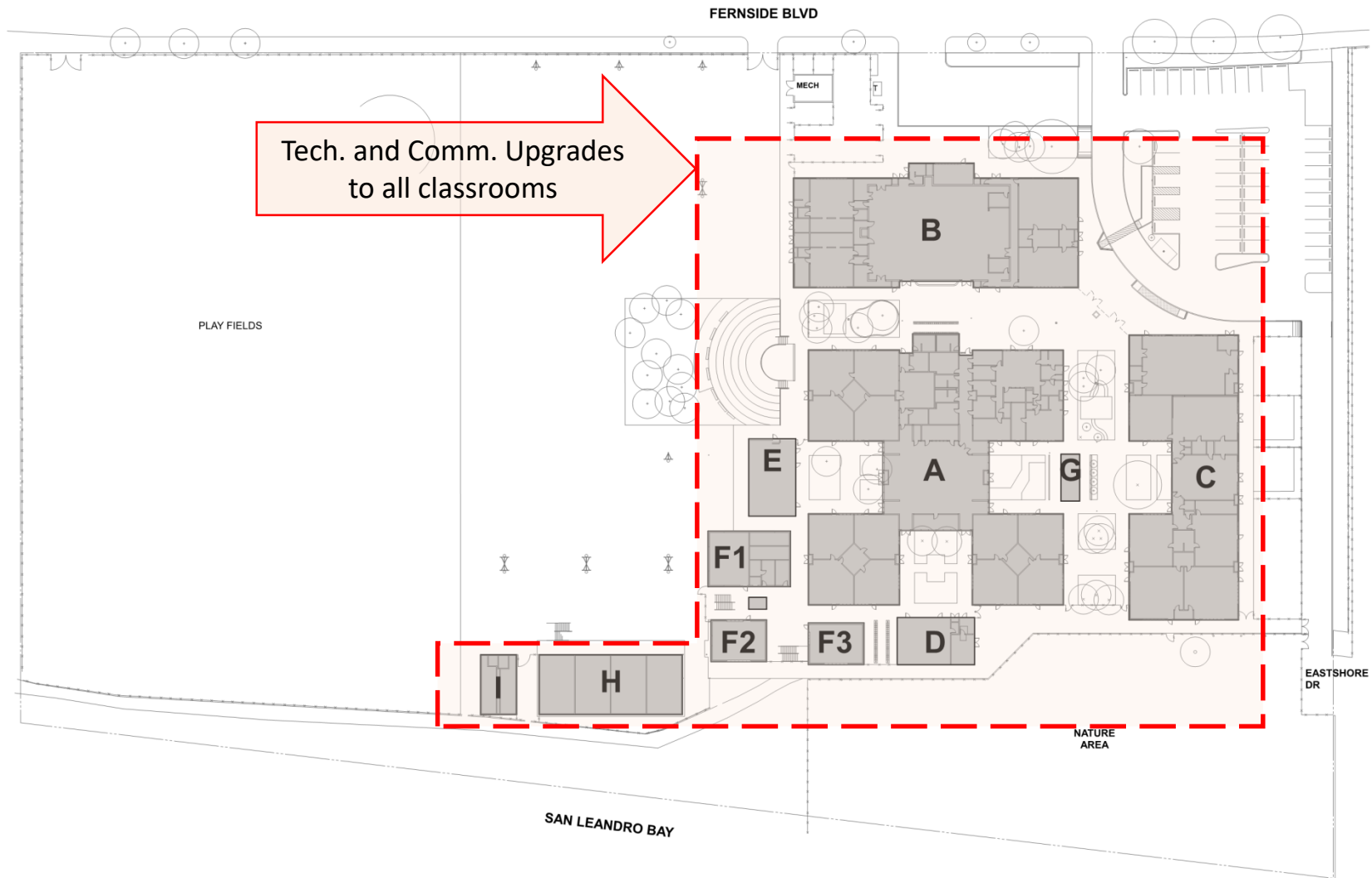
GENERAL SITE IMPROVEMENTS



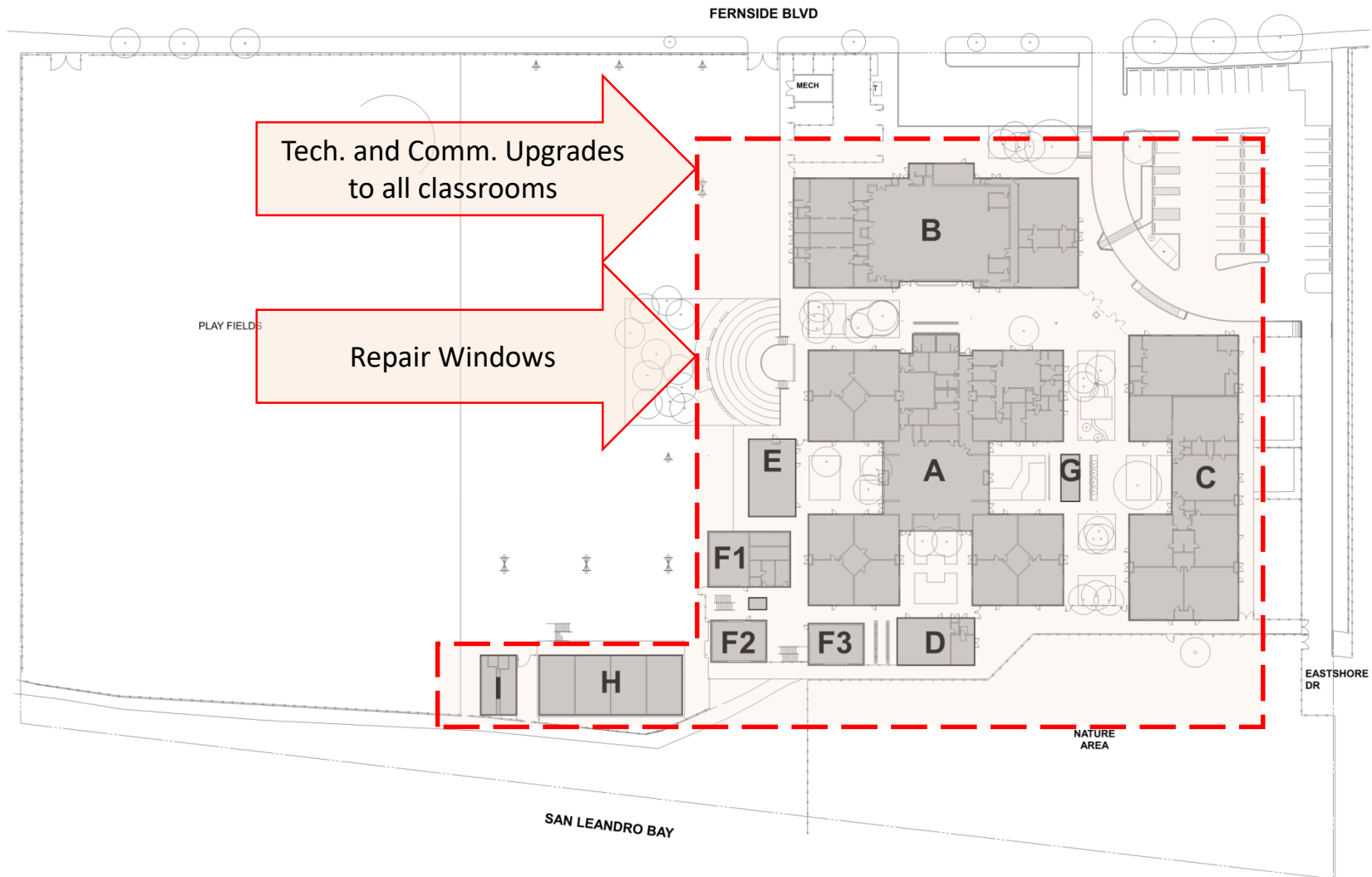
GENERAL BUILDING IMPROVEMENTS



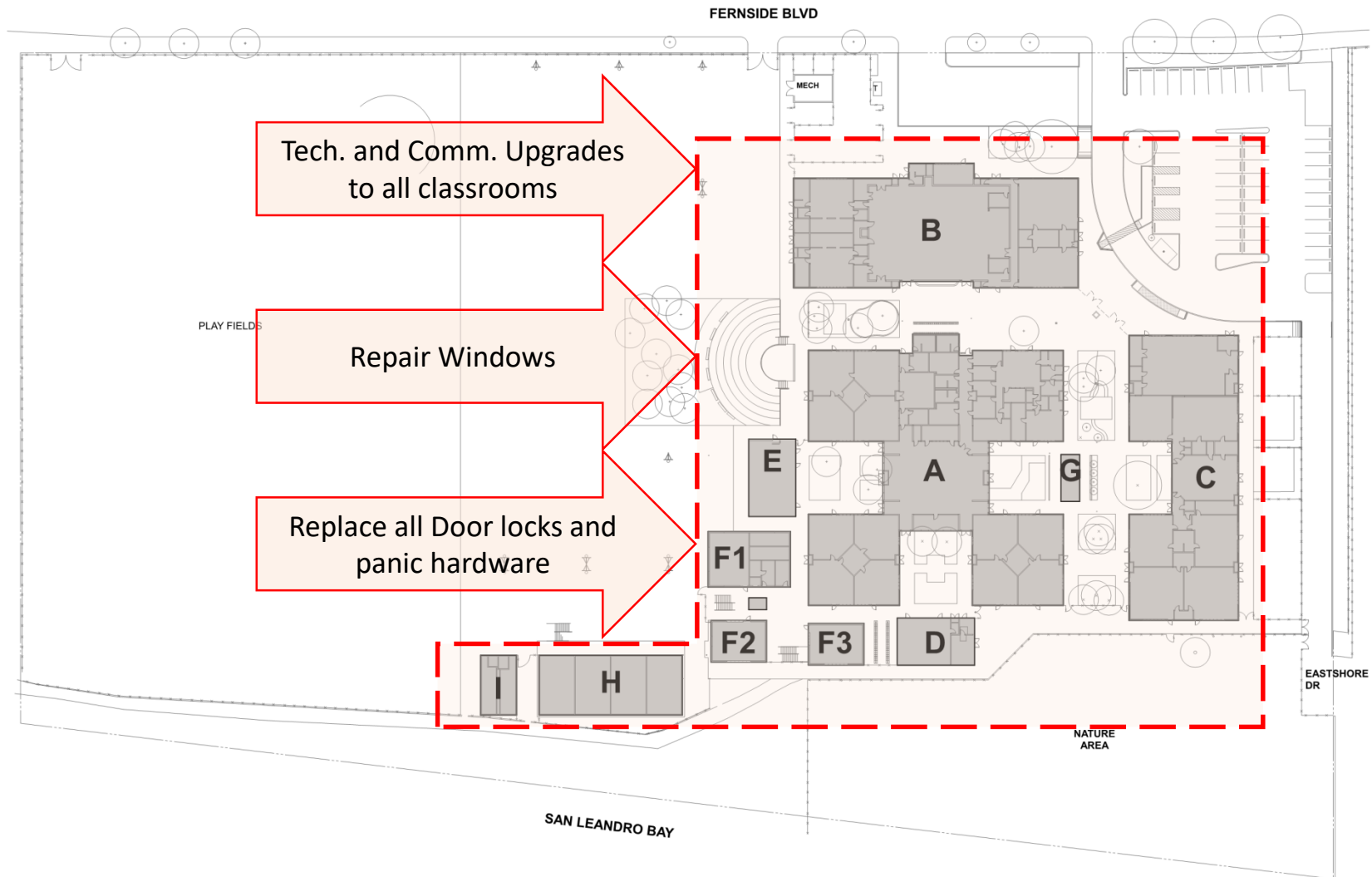
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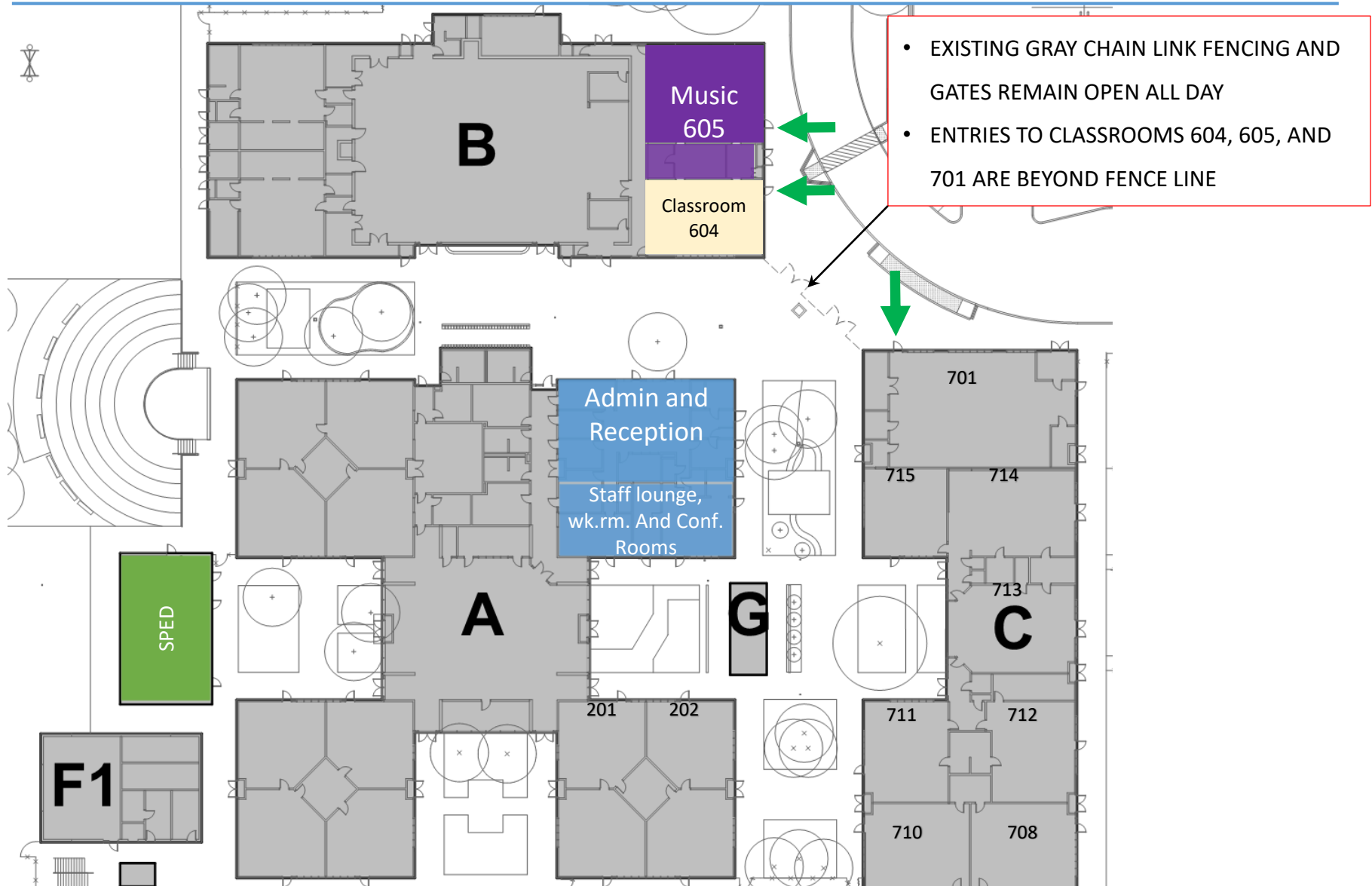
SPECIFIC BUILDING IMPROVEMENTS

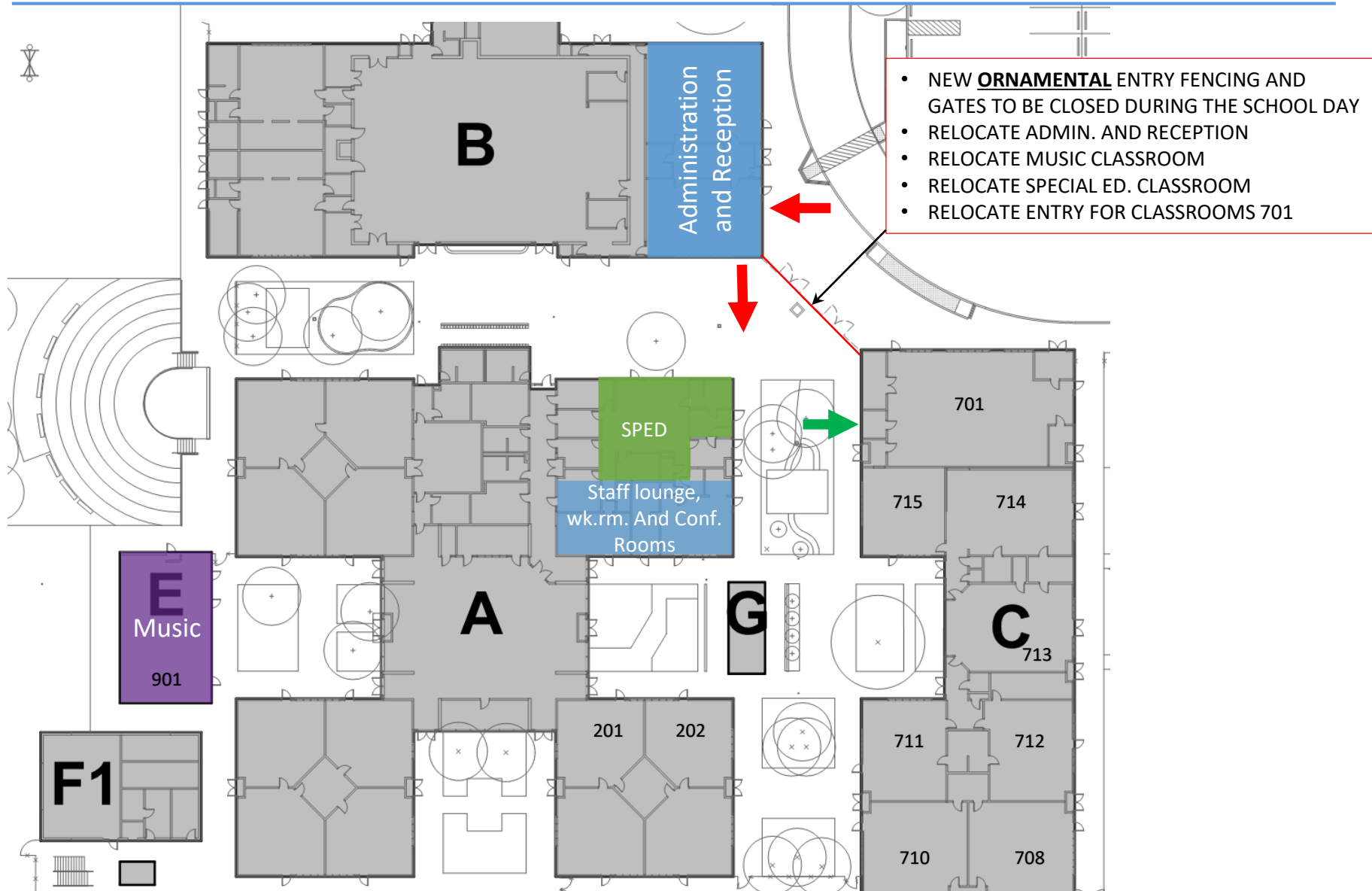
Entry Security - Administration location and related work to improve safety and security



Perimeter security solutions at Main Entry

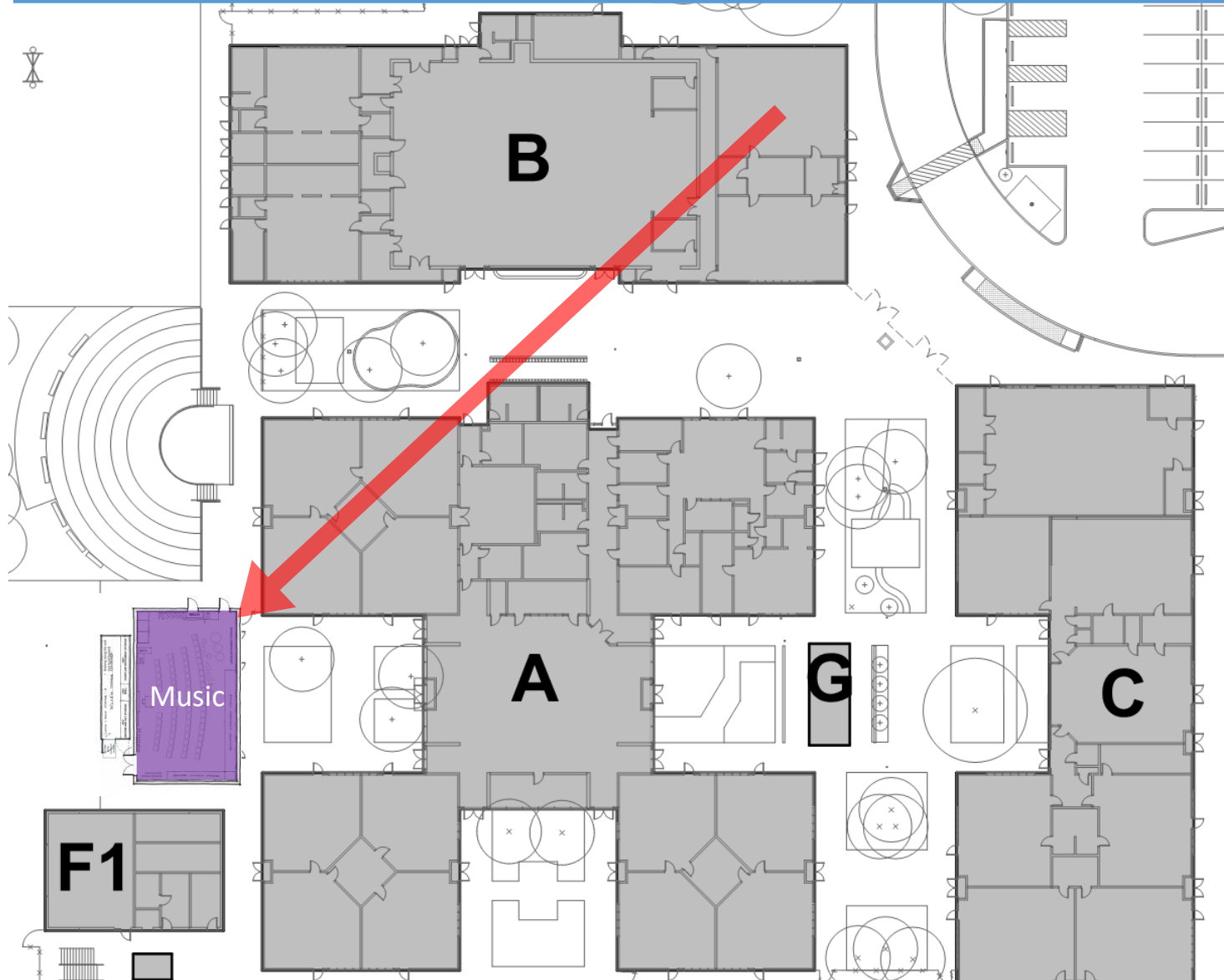
Existing Conditions





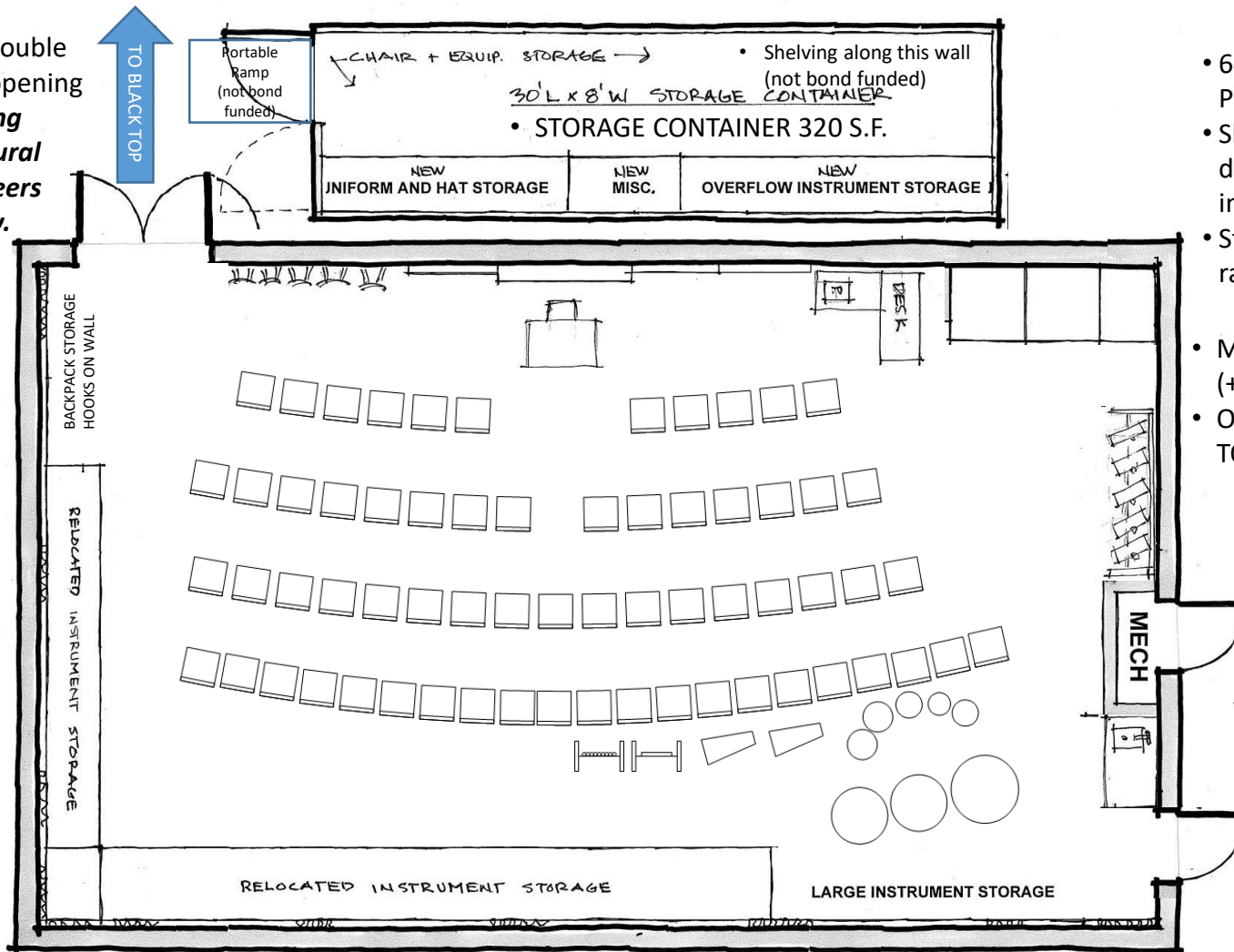


Schematic Design Drawings – New Music Classroom at Building E



Schematic Design Drawings – New Music Classroom at Building 900

- New double door opening **pending structural engineers review.**

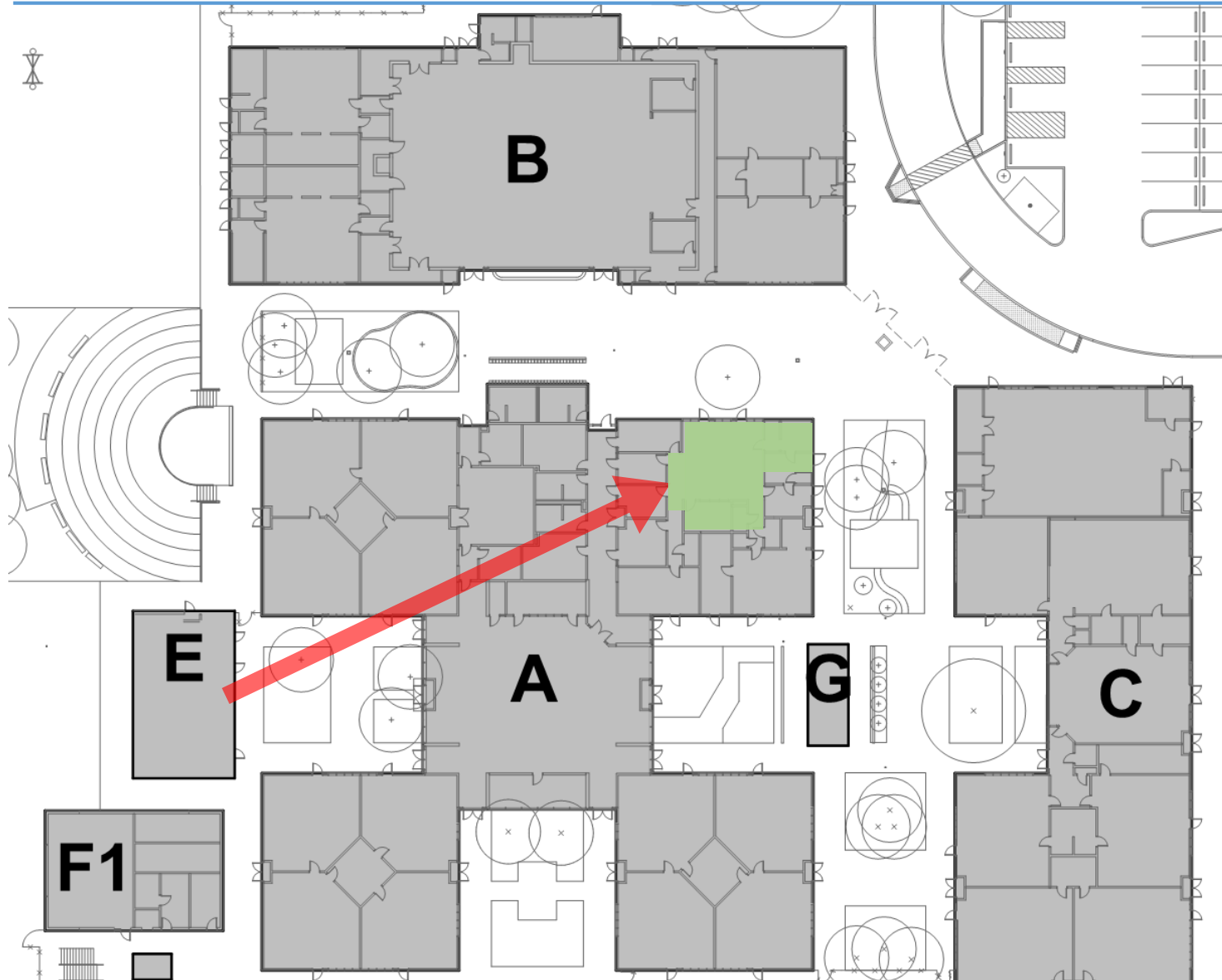


- 64 chairs Shown, Plus Standing Percussion Section
- Short throw projector with district standard AV systems, including speakers.
- Storage Container with portable ramp (not funded by Measure I)
- MUSIC CLASSROOM = 1,456 S.F. (+136 S.F. LARGER THEN EXISTING)
- OCCUPANT LOAD FACTOR =20, TOTAL OCCUPANTS = 72

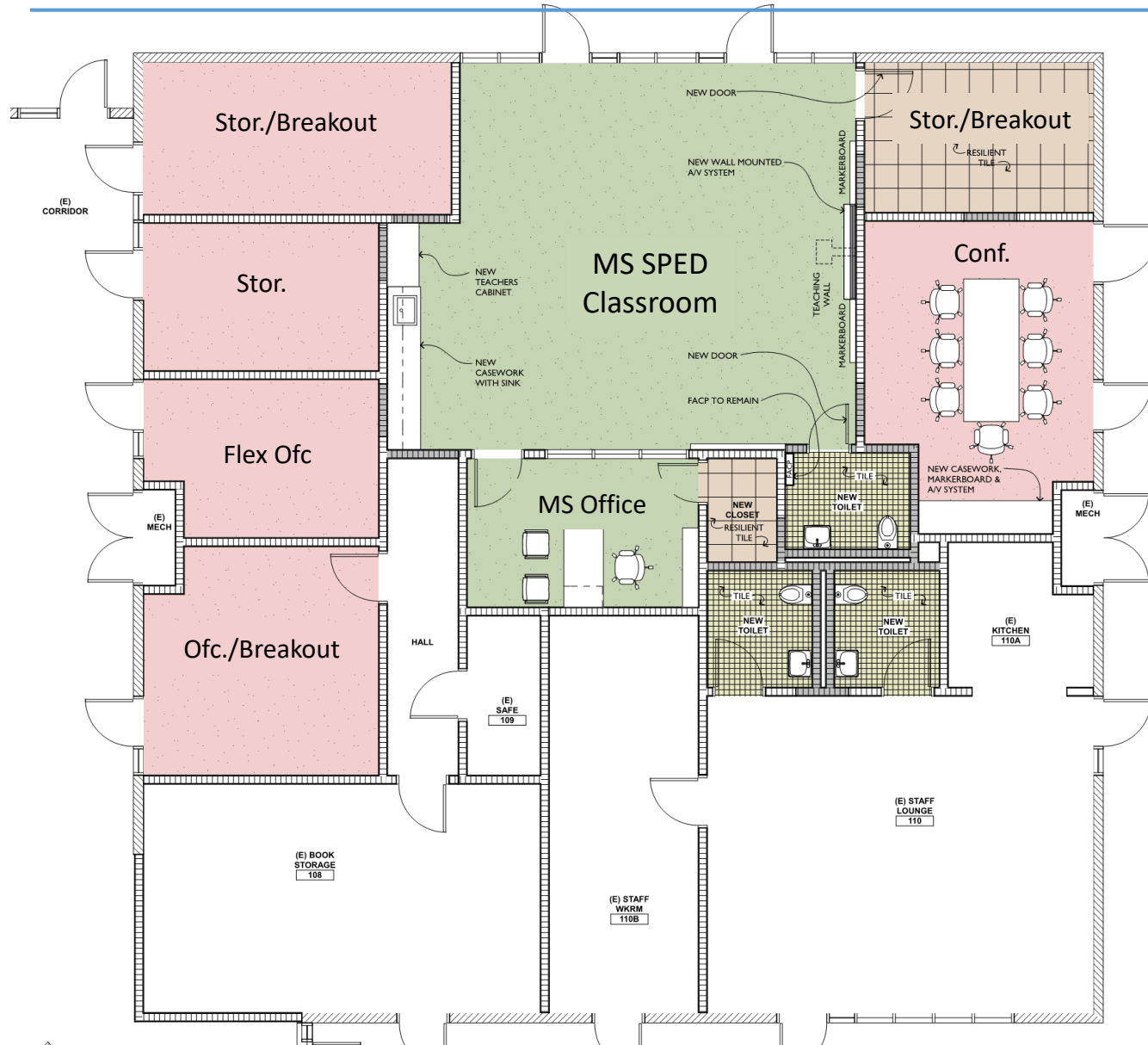
- REUSE EXISTING INSTRUMENT STORAGE CABINETRY = +/- 50 L.F.
- STORAGE CONTAINER 320 S.F.

- New door here as requested **pending structural engineers review.**

Schematic Design Drawings – New SPED (MS) Classroom at Building A



Schematic Design Drawings – New SPED (MS) Classroom at Building A



BUILDING A NEW NOTES:

1. EXISTING PRINCIPAL, OFFICE MANAGER, VICE PRINCIPAL OFFICES TO REMAIN TO BE USED FOR STORAGE, MEETING SPACES AND OFFICES.
2. NEW STORAGE, BREAKOUT, CONFERENCE SPACES AND NEW TOILETS TO RECEIVE NEW FLOORING, WALL TREATMENTS AND CEILINGS.
3. NEW MS CLASSROOM AND OFFICE TO HAVE NEW FLOORING, WALL AND ACCOUSTIC TREATMENTS.
4. EXISTING CEC CLASSROOM AND OFFICE TO HAVE NEW FLOORING, WALL AND ACCOUSTIC TREATMENTS.
5. FURNISHING NOT INCLUDED IN CONTRACT.

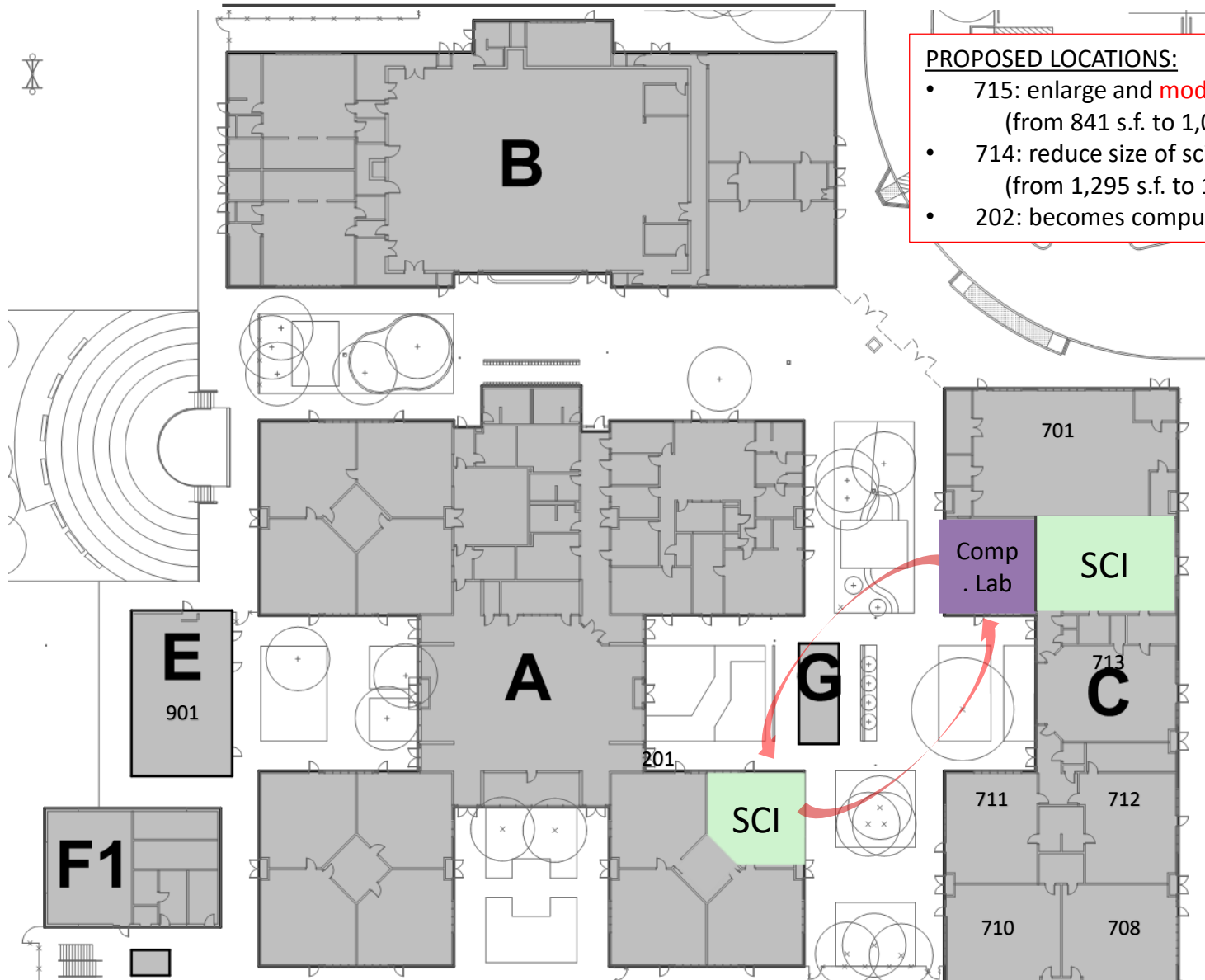
WALL TYPE LEGEND

- (E) WALL TO REMAIN.
- (E) RATED WALL TO REMAIN.
- (E) RATED CMU WALL TO REMAIN.
- NEW FRAMED 1 HOUR WALL
- NEW CMU WALL

Science lab locations and related work to improve size of Science Lab



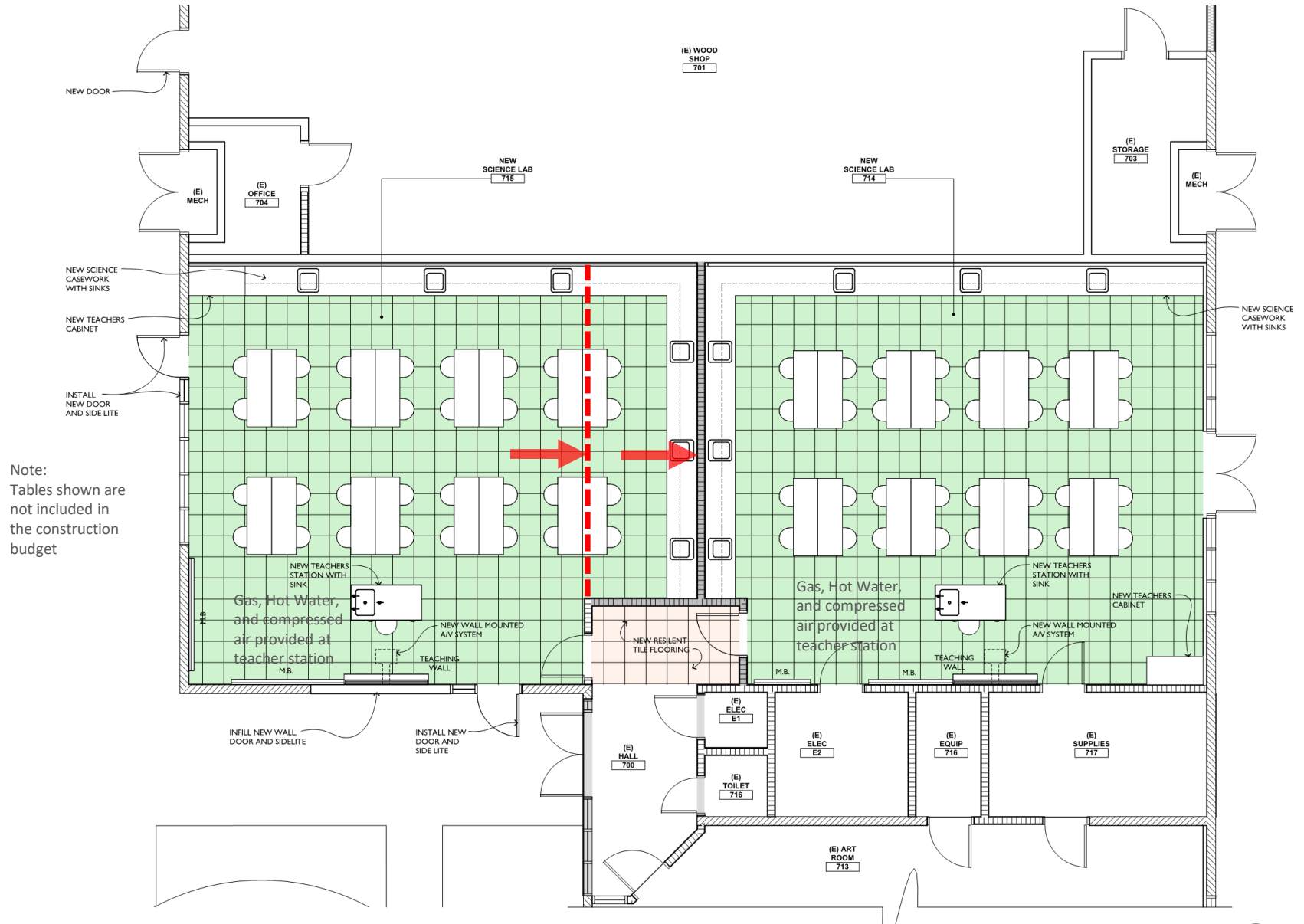
Science and computer lab locations and related work



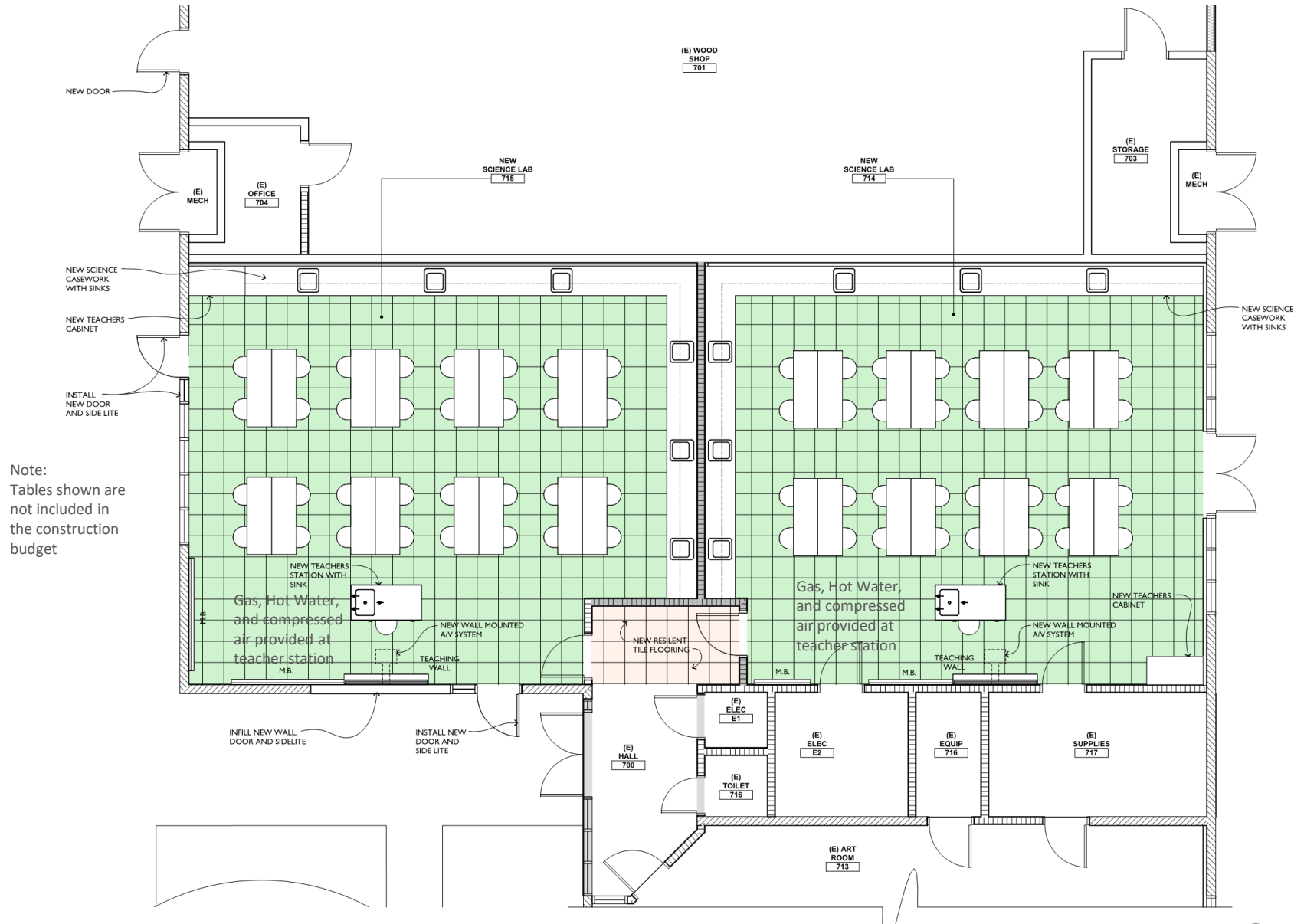
PROPOSED LOCATIONS:

- 715: enlarge and **modernize** into new science lab (from 841 s.f. to 1,060 s.f.)
- 714: reduce size of science lab and **modernize** (from 1,295 s.f. to 1,060 s.f.)
- 202: becomes computer lab – **modernize**

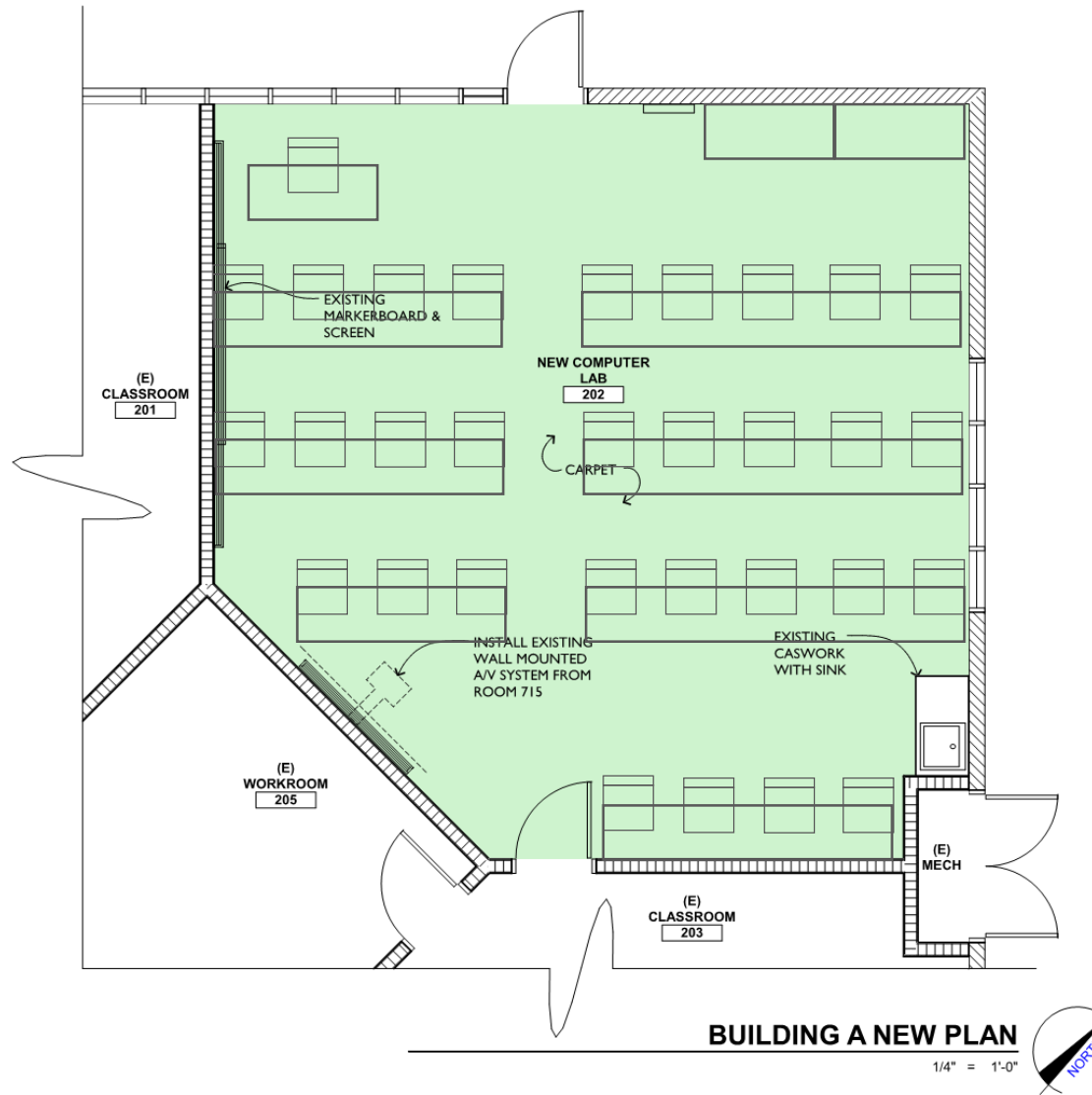
Schematic Design Drawings – New Science Labs



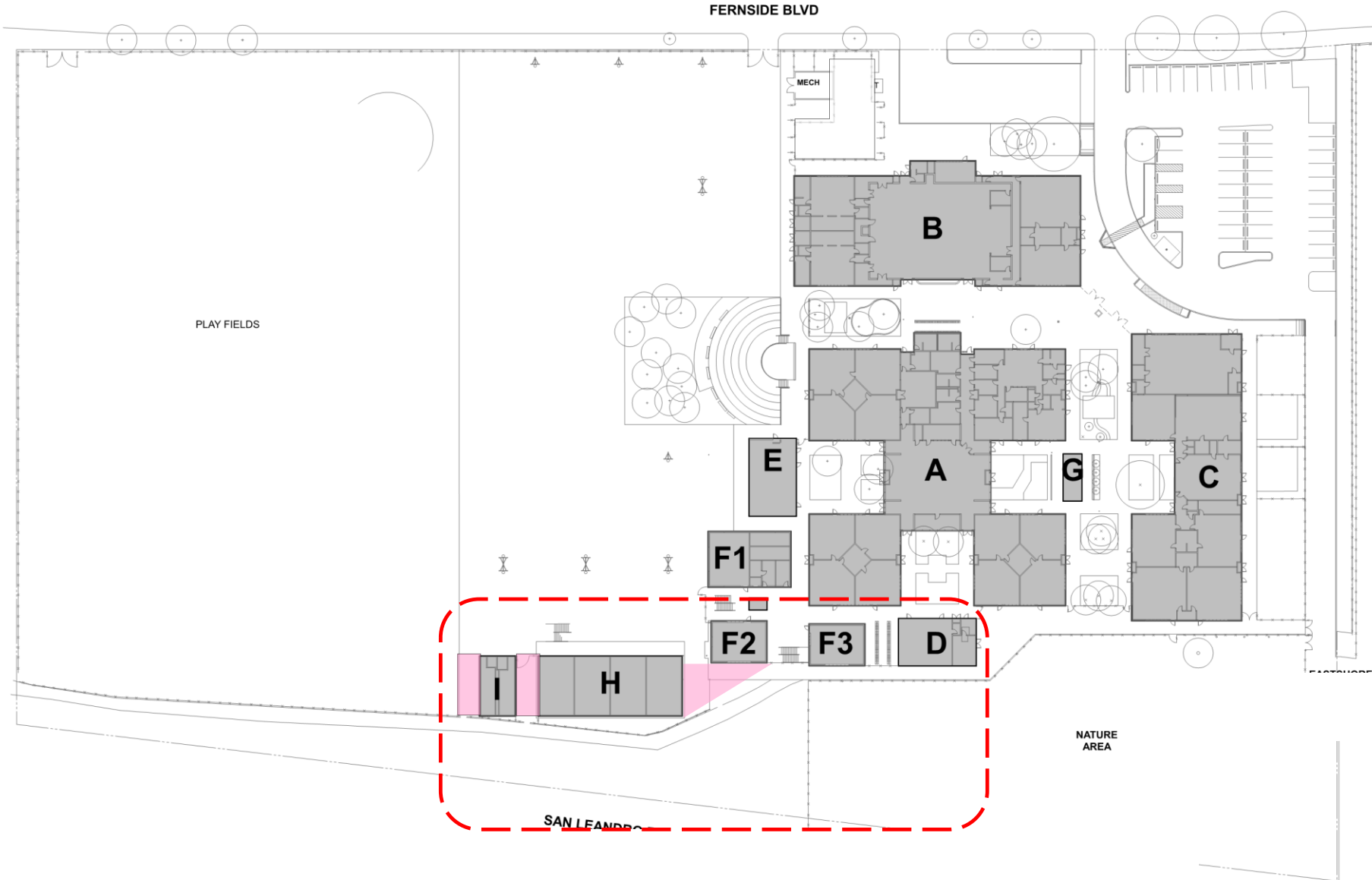
Schematic Design Drawings – New Science Labs



Schematic Design Drawings – Building A Floor Plan at New Comp. Lab



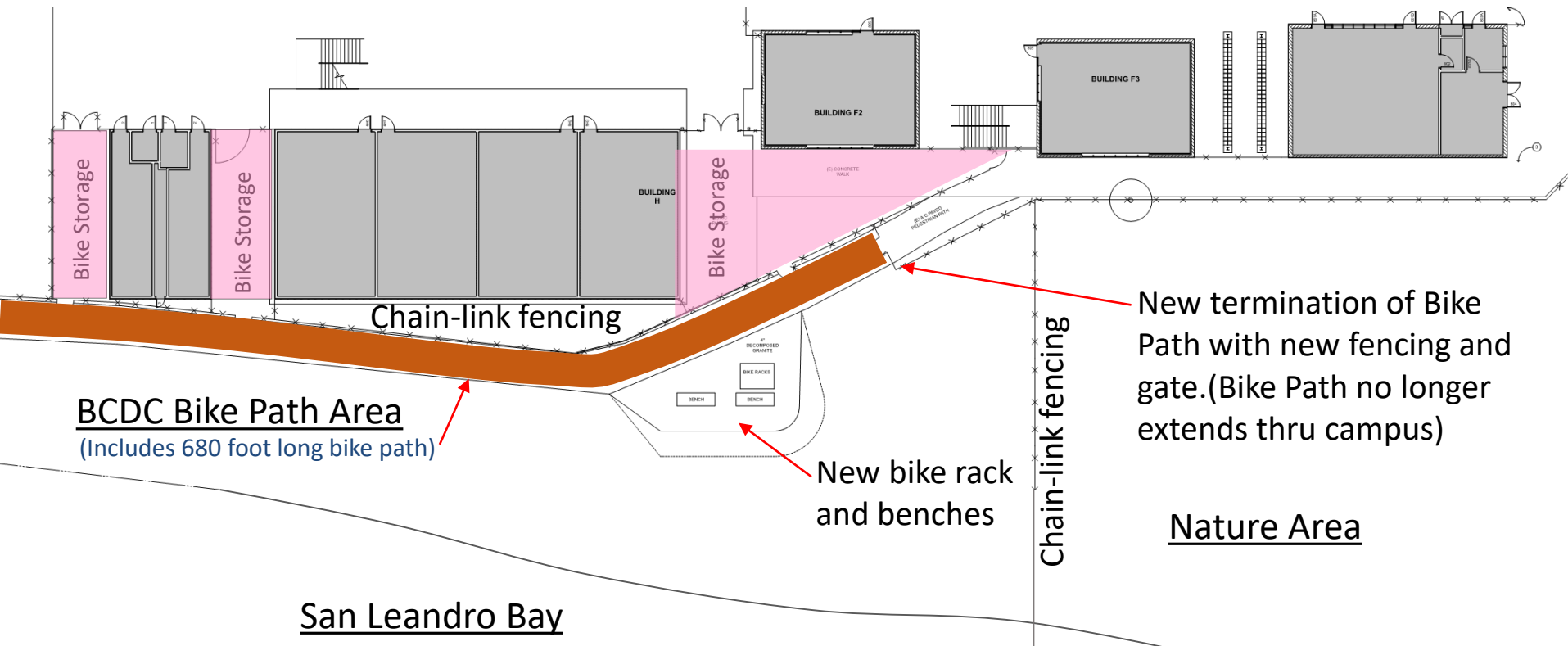
BCDC Bike Path



BCDC Bike Path

Note:

Thanks to Committee members Jenni Hartigan and Tom Miro who measured the bike path and figured out where it appropriately terminates.



Lincoln Middle	Growth: -76	Net Clsrm Chg: 0	Project Budget	\$	6,700,000
Minus 25% soft costs plus cost of 2016 roofing =			Construction Budget	\$	4,976,000
ESTIMATES					
➤ modernize one science and one computer lab				\$	896,328
➤ Technology, communication				\$	733,851
➤ Safety/security (Admin., Music, and SPED Relocation and campuswide door hardware)				\$	1,897,582
➤ <u>Critical</u> mechanical, electrical, roofing and accessibility improvements				\$	638,382
			83.72%	\$	4,166,143
<u>Added during programming and design:</u>					
➤ BCDC bike path improvements				\$	10,010
			83.93%	\$	4,176,153
BID CONTINGENCY IF BID IN JANUARY			4.00%	\$	167,046
ESCALATION CONTINGENCY IF BUILT SUMMER 2019			6.00%	\$	260,592
Window repair project completed summer of 2018				\$	637,380
TECHNOLOGY DEVICE ALLOWANCE (FROM AUSD ESTIMATES)				\$	101,422
			Construction Estimate	\$	5,342,593
					107.37%

*Potential non bond future music building not included

Lincoln Middle School

January 23, 2018

Potential Future Music Building

Conceptual Planning

- Not currently funded
- Not included in the current Measure I Implementation Plan Scope of work

ALAMEDA UNIFIED SCHOOL DISTRICT



Potential Future Music Building Concepts

Music Building concept sketches and photos are not funded by the Current Measure I Implementation Plan and are presented here for discussion purposes only

From AUSD Education Specifications for Middle Schools:

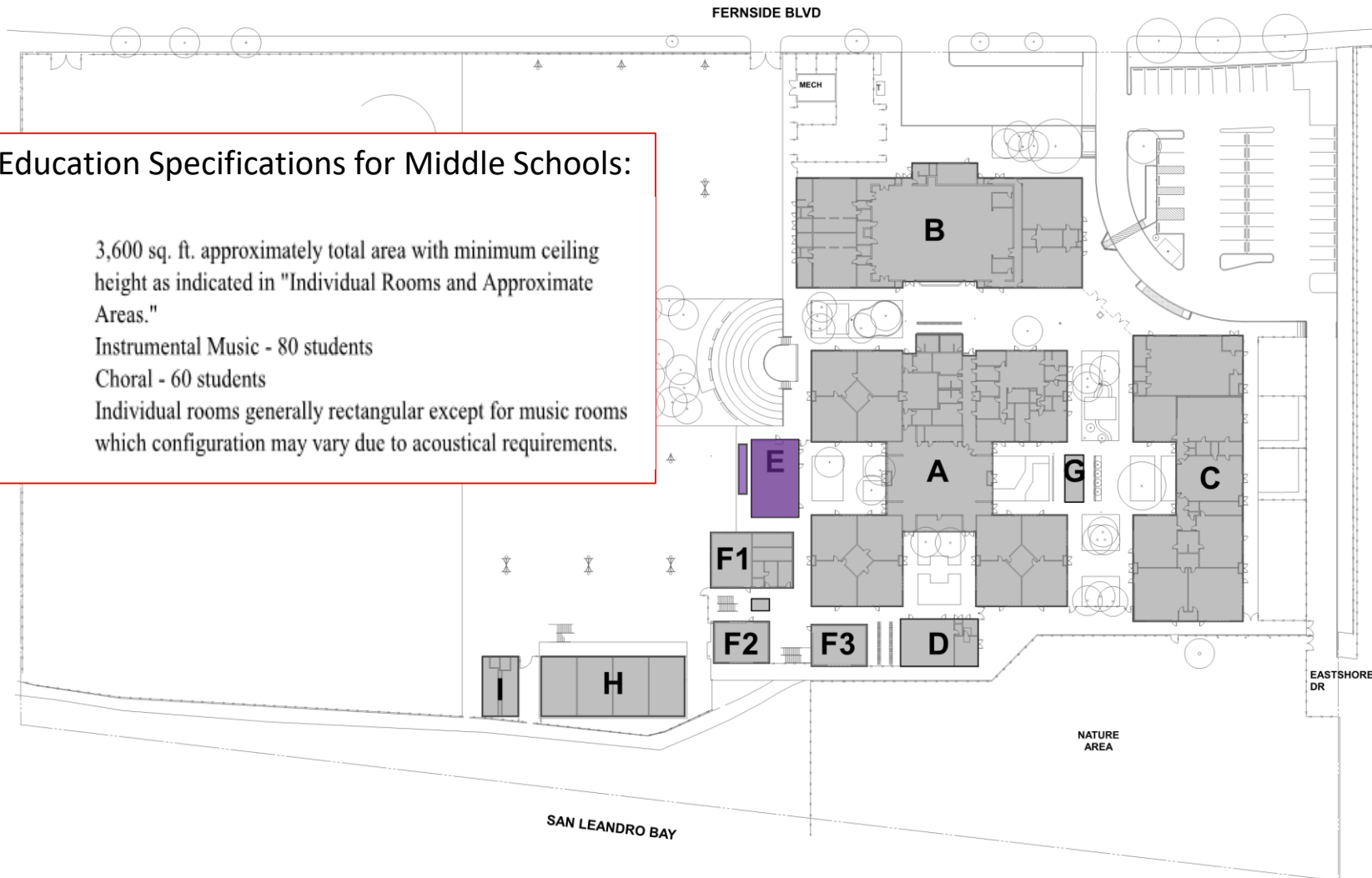
Design Criteria:

Size: 3,600 sq. ft. approximately total area with minimum ceiling height as indicated in "Individual Rooms and Approximate Areas."

Design Capacity: Instrumental Music - 80 students

Choral - 60 students

Configuration: Individual rooms generally rectangular except for music rooms which configuration may vary due to acoustical requirements.

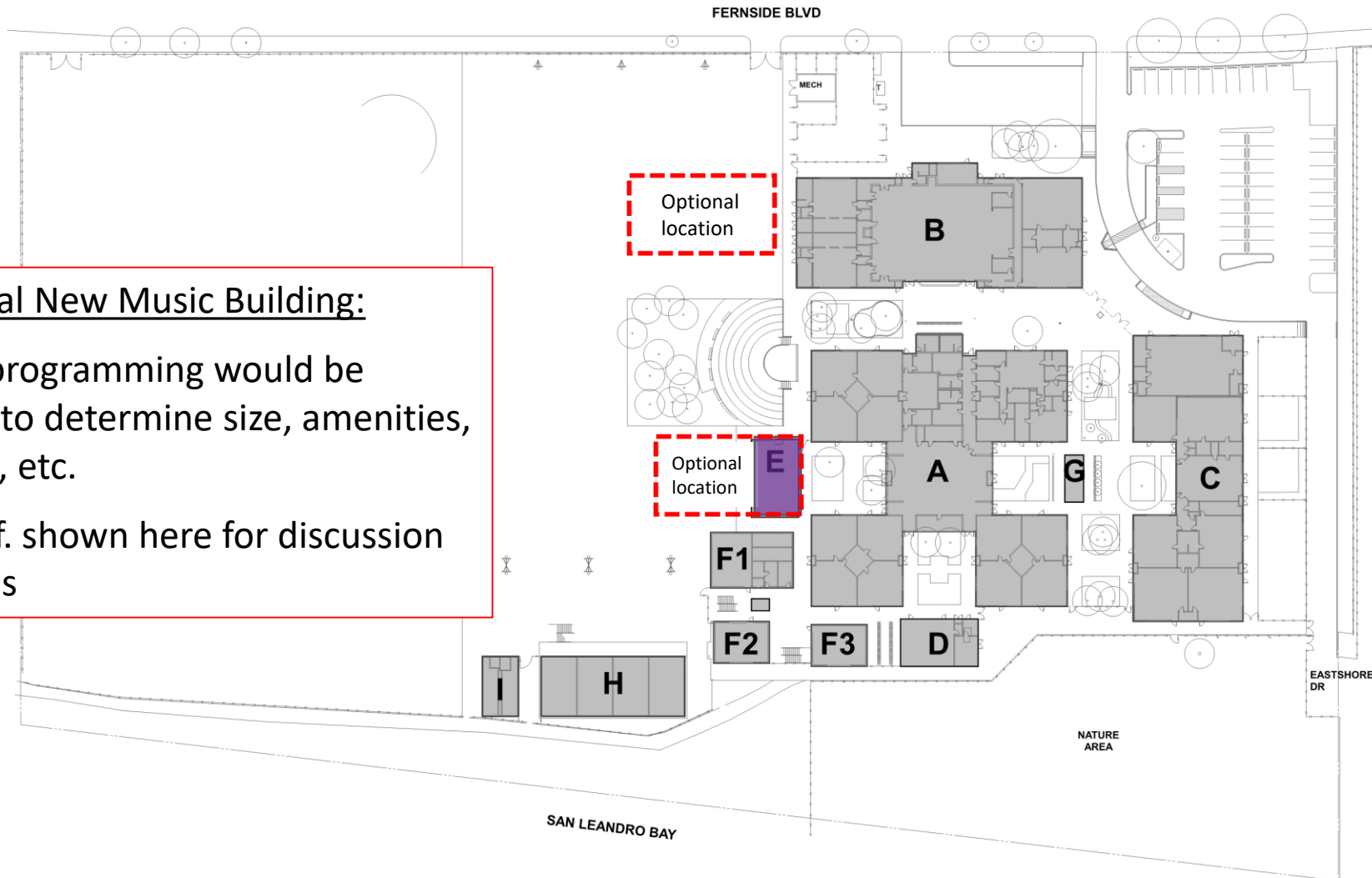


Potential Future Music Building Concepts

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Hypothetical New Music Building:

- Future programming would be needed to determine size, amenities, location, etc.
- 3,600 s.f. shown here for discussion purposes



Potential Future Music Building Concepts

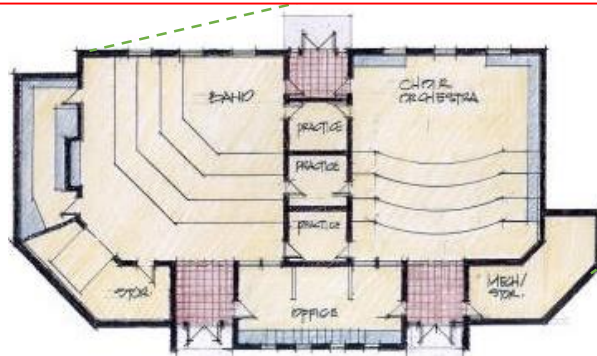
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SAMPLE SKETCH (not site specific)



Hypothetical New Music Building:

- Estimated construction cost of \$750/s.f. = \$2,700,000 in 2018 dollars
- Plus 30% soft costs, possible project budget = \$3,510,000 in 2018 dollars

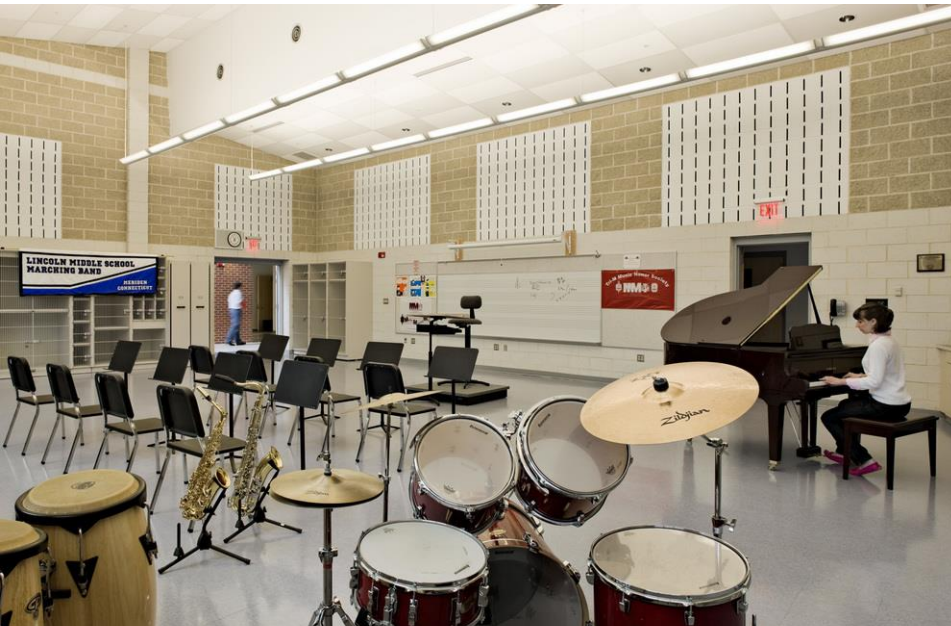


SAMPLE SKETCH (not site specific)



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Lincoln MS Music Building Conceptual Planning
(Not included in Measure I bond Project)

Lincoln Middle School Music Building

January 23, 2018

Future Music Building Conceptual Planning

- Not currently funded
- Not included in the current Measure I Implementation Plan Scope of work

Thank you

ALAMEDA UNIFIED SCHOOL DISTRICT