

# High School Capacity Assessment

September 17, 2018



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ARCHITECTS

AUSD  
ALAMEDA UNIFIED SCHOOL DISTRICT  
Excellence & Equity For All Students

## Background

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- Davis Demographics presented the 10-year demographic projections for Alameda Unified on September 4, 2018.
  - Population trends
  - Housing resales
  - New housing projects
- Davis projected a slight increase in student population over the next 10 years.
- QKA was asked to review the capacity for housing both AHS and EHS students at Alameda High School.



# Agenda

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- Recap of High School Enrollment Projections
- Facility Assumptions for Consolidation
- Classroom Inventory
- Capacity Analysis of Classrooms & Support Spaces
- Measure I Projects
- Final Thoughts



## Facility Criteria for Consolidation

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- Use student population & classroom count to determine consolidated campus needs
- Accommodate programs with specialized classroom needs, including:
  - Arts & Music
  - Science & Career Technical Education (CTE) Labs
- Review impacts to support facilities
- Consider the need to alter existing buildings to accommodate classroom requirements
- Determine how many additional classrooms might be needed for future growth



# Enrollment Forecast for One High School Alternative

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Enrollment Forecast for High Schools	2,914	2,962	3,086	3,206	3,365	3,375	3,344	3,347	3,262	3,305	3,359
Students in Special Day Class	60	60	60	60	60	60	60	60	60	60	60
Non-Resident Students	73	73	73	73	73	73	73	73	73	73	73
ASTI	(143)	(143)	(143)	(143)	(143)	(143)	(143)	(143)	(143)	(143)	(143)
Island High	(102)	(102)	(102)	(102)	(102)	(102)	(102)	(102)	(102)	(102)	(102)
<b>Enrollment Forecast for One High School</b>	<b>2,802</b>	<b>2,850</b>	<b>2,974</b>	<b>3,094</b>	<b>3,253</b>	<b>3,263</b>	<b>3,232</b>	<b>3,235</b>	<b>3,150</b>	<b>3,193</b>	<b>3,247</b>



# Classrooms Available at Alameda High School

INCLUDING Historic Alameda High School

Number of all Alameda High School classrooms  
(including Historic High School)  
without changing existing classroom buildings

	<b>Classrooms</b> Including Special Education	<b>Programs w/ Large</b> <b>Classrooms</b> (Science, Arts, Music & CTE) *	<b>Total</b> <b>Classrooms</b>
Alameda HS Currently Using	55	20	75
Added with Historic High School	36	10	46
<b>Total Classrooms at Alameda HS</b> Including Historic HS Clrms.	91	30	121



Some classrooms undersized for high school use.

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# Classrooms Available at Alameda High School

## INCLUDING Historic Alameda High School

To accommodate additional HS students, AHS's 1970's Academic Building must be modernized to provide more large spaces for Science, Art, Music and CTE.

- This would create 7 **new** Science/ CTE labs and 3+ new Art/Music classrooms
- It would also reduce the **total** number of classrooms in the 1970's Academic Building

	<b>Classrooms</b> Including Special Education	<b>Programs w/ Large</b> <b>Classrooms</b> (Science, Arts, Music & CTE) *	<b>Total</b> <b>Classrooms</b>
Alameda HS Currently Using	55	20	75
Added with Historic High School	36	10	46
<b>Total Classrooms at Alameda HS</b> Including Historic HS Clsrms.	91	30	121
Academic Building Loss to Make Enlarged Classrooms	(8)	-	(8)
<b>Total AHS Classrooms Available for</b> <b>Consolidated Campus</b>	<b>83</b>	<b>30</b>	<b>113</b>

\* Ten additional large classrooms would be provided in the modernized Academic Building by enlarging previously undersized science labs.



# Capacity at Alameda High School

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## Two ways to calculate total student capacity at Alameda High School:

### Method One – Student Loading

Multiply the number of classrooms by student capacity/classroom

### Method Two – Classroom Count

Count the number of classrooms used at each high school and compare that to Alameda High School classrooms available after completion of Historic High School





# Student Capacity at Alameda High School

## After Completion of Historic Alameda High School Retrofit

### Method 1: Student Loading

- This method factors in potential efficiencies of a larger high school
- The contractual maximum class size is 1:35, but using 1:27 allows for prep time in classrooms & some class scheduling inefficiency

Room Details	Room Count	Classroom Capacity	Total Student Capacity
Total classroom-sized rooms used as regular classrooms	98	27	2,646
Total classroom-sized rooms used for Special Education	15	12	180
<b>Total</b>	<b>113</b>		<b>2,826</b>



# Capacity at Alameda High School for Consolidation

## AFTER Completion of Historic Alameda High School Retrofit

**Method 2** - This method does not factor in the potential efficiencies of a larger high school

	<b>Classrooms</b> Including Special Education	<b>Large Classrooms</b> (Science, Arts, Music & CTE) *	<b>Total Classrooms</b>
Alameda HS Currently Using*	55	20	75
Encinal HS Currently Using	39	14	53
Combined AHS & EHS	94	34	128
Alameda HS Capacity INCLUDING completion of Historic Blds.	91	30	121
<b>Classrooms Excess or Shortfall</b>			<b>(7)</b>
Classroom Count AFTER Modernizing 1970s Academic Building	83	30	113
<b>Classrooms Excess or Shortfall</b>			<b>(15)</b>



# Review of Design Work at Alameda & Encinal High School

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## MEASURE I FUNDED PROJECTS

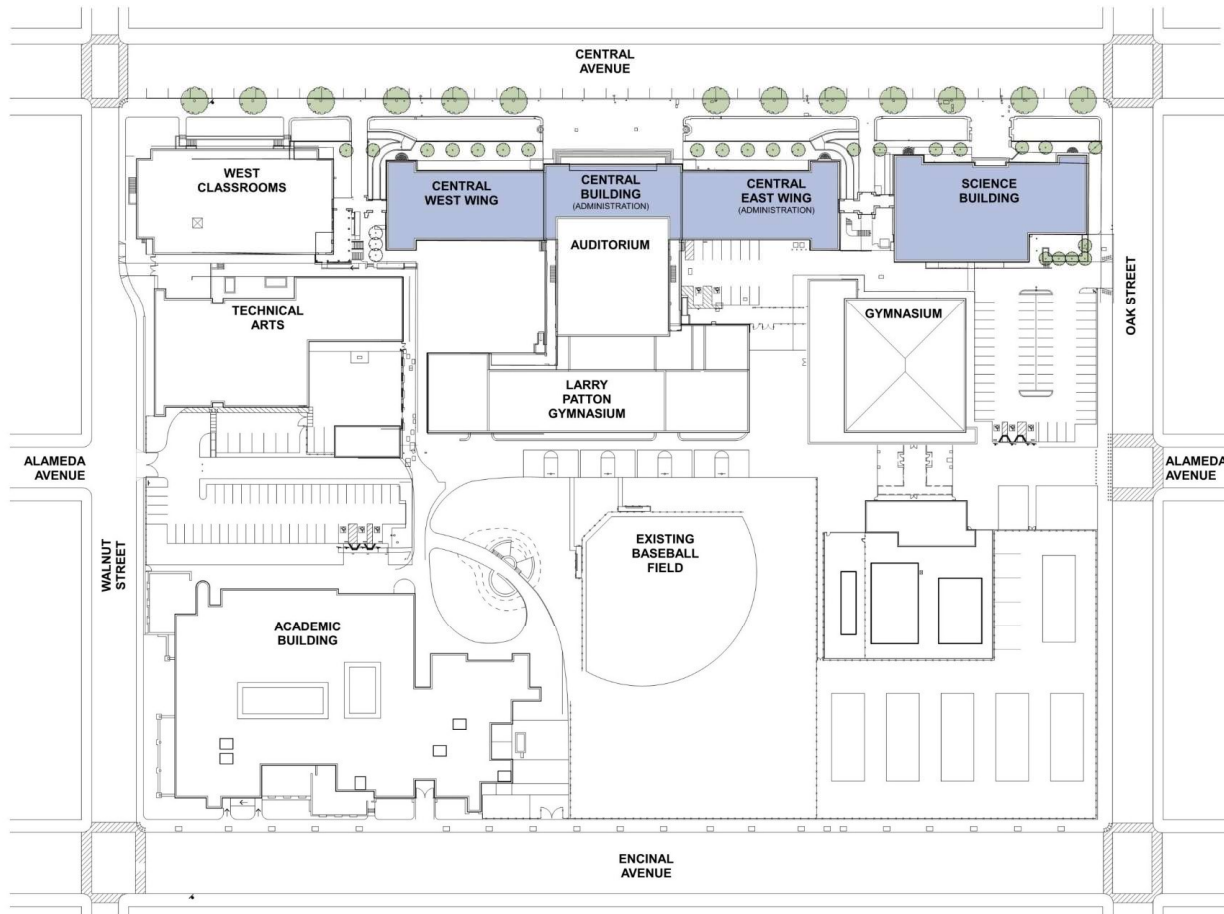
Alameda High Schematic Design

<https://tinyurl.com/y9tn998c>

Encinal High Schematic Design

<https://tinyurl.com/ycqud396>

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# Alameda High School Campus Site Plan

# Seismic Upgrade and Renovation of Historic Alameda High School



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# Details of Work Being Done at Alameda High



Work  
Underway

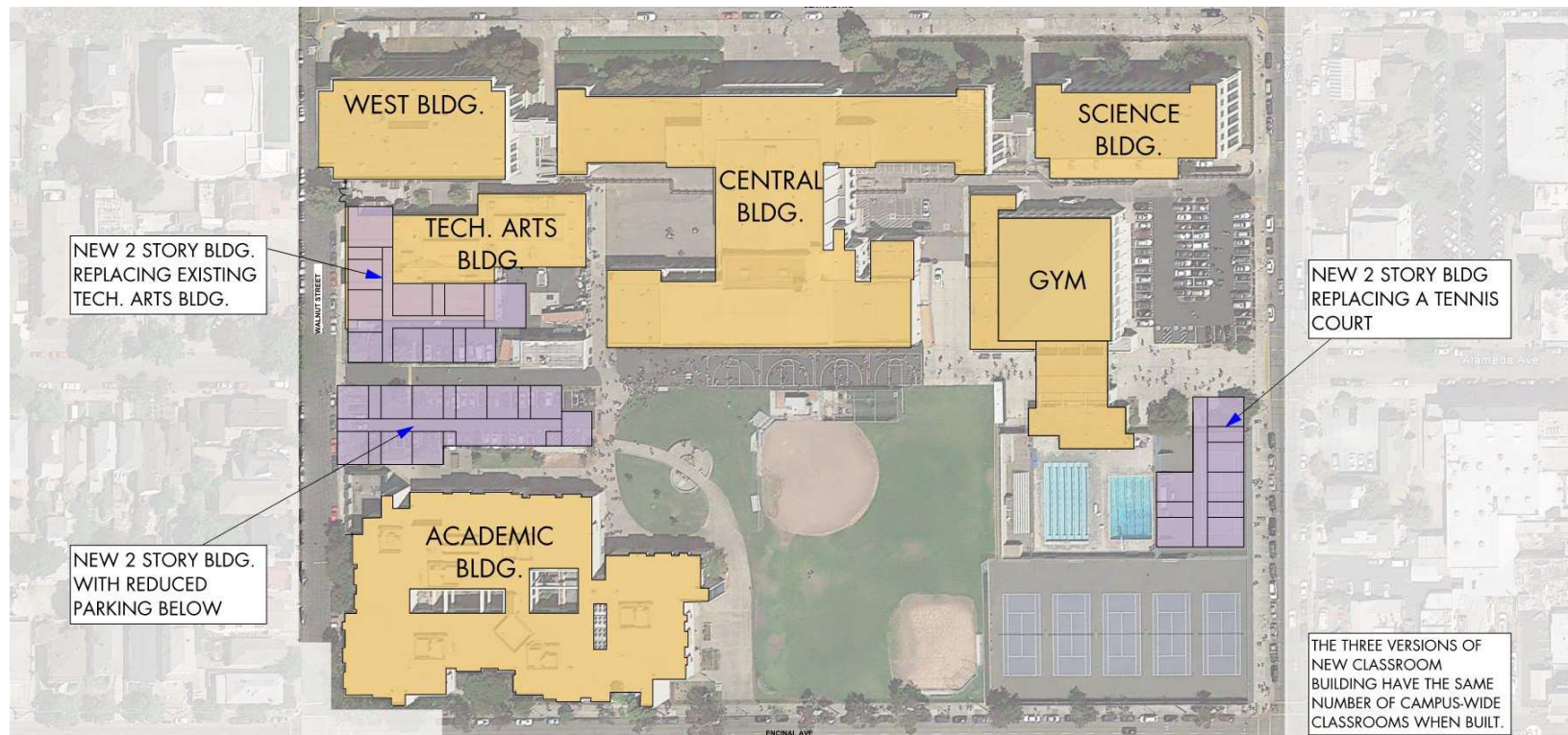


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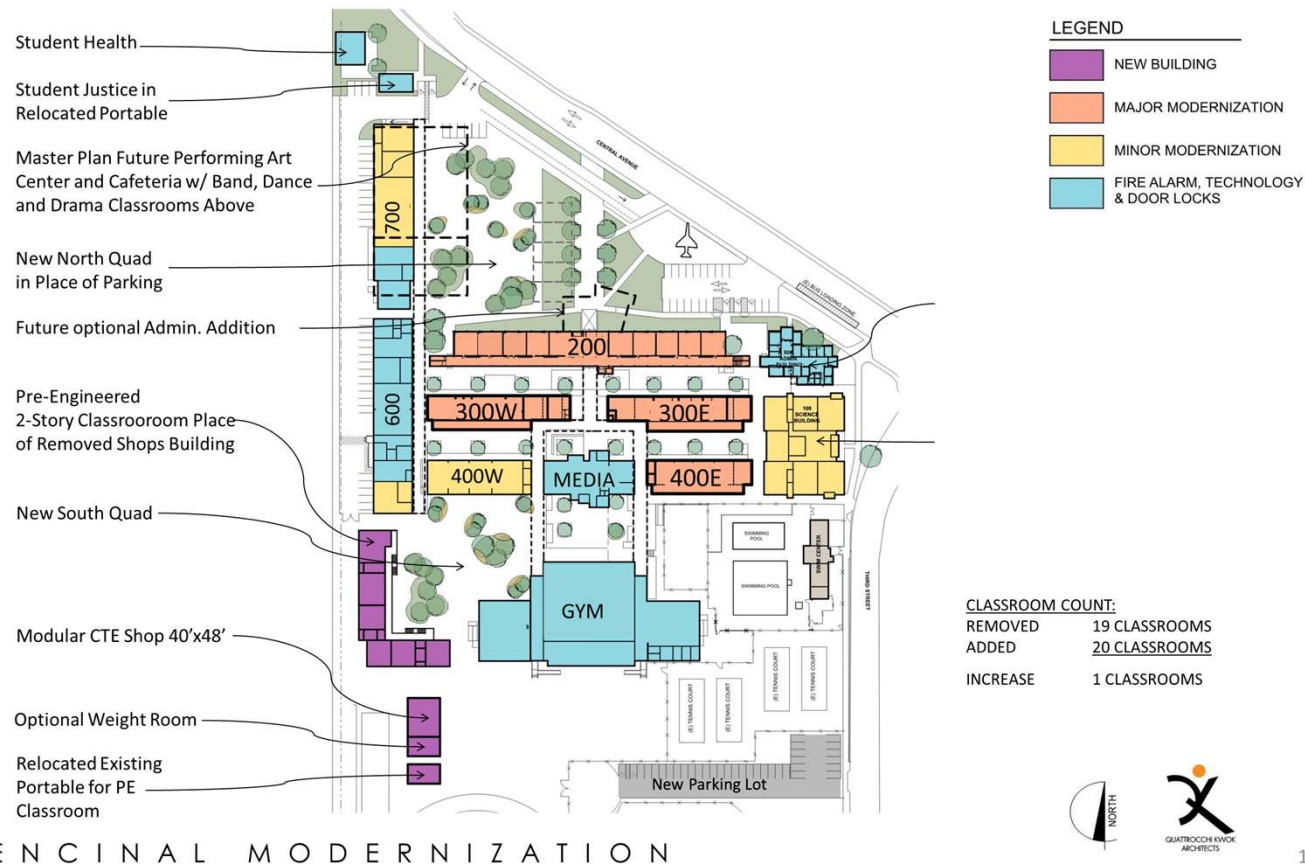


# Potential for Future Expansion at Alameda High

To accommodate potential increased enrollment, three options were studied for growth. All three options provide 12-additional classrooms AND replace other classrooms or parking displaced by the new building.



# Details of Work Proposed at Encinal High



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# Details of Work Proposed at Encinal High

## LANDSCAPE PLAN

### ENCINAL HIGH SCHOOL | LANDSCAPE

#### LEGEND

- 1 CENTRAL AVE BIKEWAY IMPROVEMENTS, NIC:
- 2 PARKING LOT FILTRATION PLANTING
- 3 THE EXISTING JET AREA
- 4 EXISTING CEREMONIAL ENTRY PAVING WITH CLASS MARKER BANDS
- 5 THE QUAD LAWN
- 6 DROP OFF AREA
- 7 EMERGENCY ACCESS
- 8 NEW NORTH QUAD (ENCINAL GROVES AND NATIVE GROVES WITH RELOCATED MEMORIAL PLAQUES)
- 9 SOUTH QUAD (ENCINAL GROVES AND NATIVE TREES)
- 10 FILTRATION PLANTING RAIN GARDEN
- 11 BIKE PARKING
- 12 STUDENT HEALTH CENTER PATIO
- 13 STUDENT HEALTH CENTER ACCESSIBLE PARKING
- 14 PROTECTED TREES
- 15 RENOVATED PARKING AREA
- 16 CONCRETE PAVING WITH BANDING IN QUADS
- 17 ADA PATH OF TRAVEL
- 18 HARD COURT RE-STRIPING
- 19 ENTRY IMPROVEMENTS WITH LOW PLANTING FLANKING NEW CANOPY WITH SCHOOL SIGNAGE ABOVE
- 20 NEW SECURITY (EVA) MAINTENANCE GATES



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KEY MAP



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## Encinal High School Construction Timeline

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- Project value: \$39.5 Million
- Board directed staff to freeze demolition and construction until June 2019, but continue with architectural drawings and State approvals
- Construction costs, generally speaking, increase with passage of time
- Delays in Encinal construction decision may increase the cost to where we won't be able to deliver all aspects of the project
- If the Board decides to consolidate the schools, the assumption is that the modernization and site development of Encinal High School would proceed; however the new classroom building would not be built

## Support Facilities

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### Consolidation impacts to the Alameda High School support facilities:

- Administration/Counseling – Administration is moving to Historic HS. There is adequate room in the current administration area for increased administrators and counselors. They will be separated from the main office in Historic HS, however.
- Library – With modernizing and expansion into the previous administration area, the library will be adequately sized.
- Gymnasium/ Lockers – With 2 gyms, there is sufficient gym space. Locker rooms will require reconfiguration and likely an addition if more student lockers are needed.
- Cafeteria – The room is adequate to seat more than 25% of the student population.
- Health Center – The current health center, in addition to health space in Historic HS, should provide adequate room for the consolidated high school. However, this will divide the program into two spaces across the campus.

## Final Thoughts

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- From a facilities perspective, Encinal and Alameda High Schools may be accommodated at Alameda High School, although it may be challenging.
- By classroom count, there is a shortfall of classrooms. A consolidated high school class schedule would make it easier to validate the number of classrooms needed.
  - Next committee meeting discusses academics
- For consolidation to work, the 1970's Academic Building requires modifications. This could be an 18 to 24-month process. If the new classroom building is not built at Encinal High School, those funds could be used for this renovation.
- Currently, the modernization and new construction at Encinal High School are on hold during the consolidation review. To avoid further loss of time to Encinal High School, final Board decision on consolidation is needed by June 2019.

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*Questions/ Comments?*

