

School Data

Date School Opened:	1965
2013 - 2014 School Year Enrollment:	480
Standard Classrooms:	31
Modular Classrooms:	0
Portable Classrooms:	1
Classrooms Used for Other Programs:	0
Building Area:	44,230 sq. ft.
Site Area:	4.0 acres

Academy of Alameda - Background Information

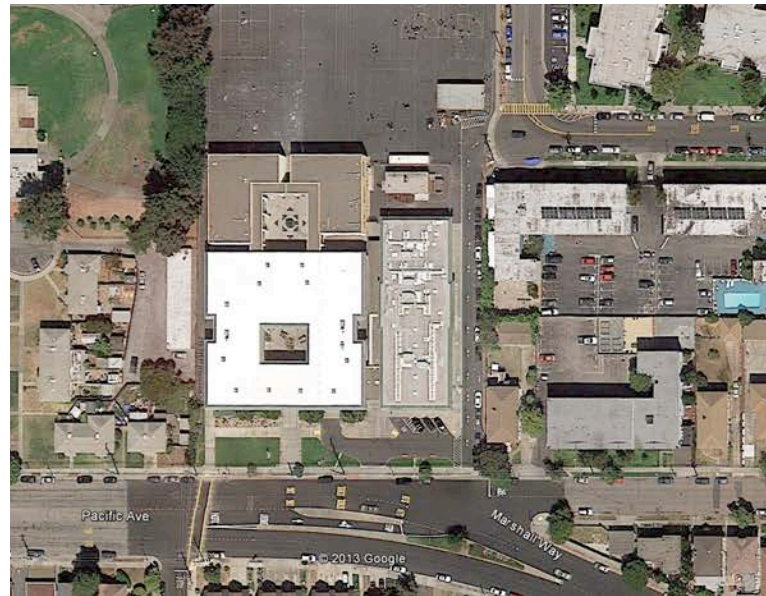
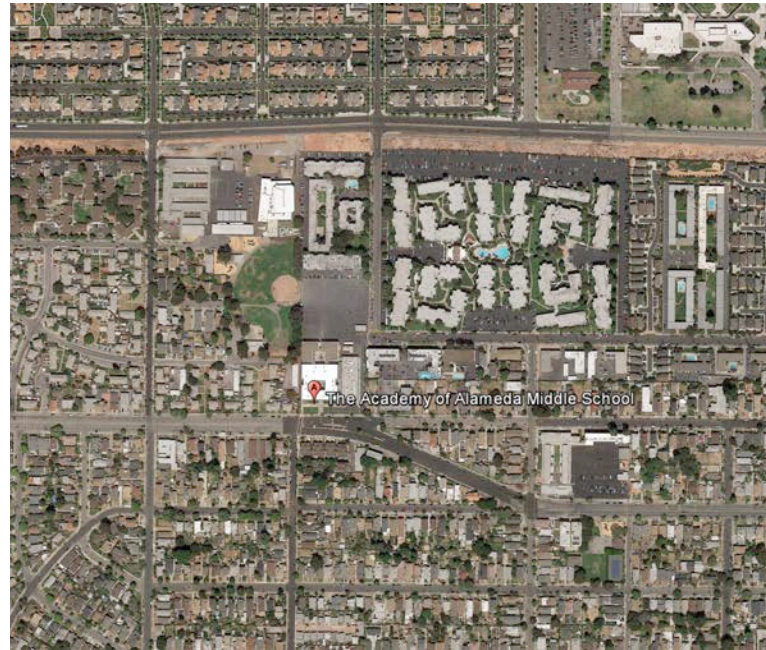
Academy of Alameda, which enrolls 480 students, is a charter middle school (6th – 8th) occupying the site formerly known as Chipman Middle School. As of the 2013-2014 school year, the site also serves 224 students (K-5) in the Nea Community Learning Center (also a charter school).

The Academy of Alameda occupies the original two-story classroom and multi-purpose room buildings, which were built in 1965 on concrete pad footings, with cast-in-place concrete framing and masonry infill walls.

The Nea program occupies the two-story wing built in 1992 on concrete pad foundation with concrete framing and stud exterior walls with cement plaster.

The campus includes a total of 31 classrooms and a multi-purpose building that houses a gymnasium, cafeteria, auditorium, band room, Cadet Corps classroom, kitchen, library/media center, and the Academy administration offices.

The Academy of Alameda's potential plans include addition of a K-5 charter, which would bring enrollment to approximately 750 students.



Academy of Alameda - Existing Conditions Summary

Facilities Assessment Needs

- Pavement deterioration and walkways exceed allowable cross slope.
- Classroom and staff sinks are not ADA compliant.
- Exterior windows, doors, and finishes are at end of service life.
- Kitchen equipment requires deferred maintenance.
- Interior finishes and flooring are at end of service life.
- Computer classrooms require additional cooling systems.
- Inadequate exterior lighting and inefficient interior fixtures

Educational Program Needs

- Updated science classrooms
- Music room/gymnasium require acoustic separation.
- Flexible furniture
- Breakout/small group instruction spaces
- Remodeled administrative spaces/conference space
- Dedicated learning centers/testing spaces
- Classroom modernization/flexible configuration

Unique Opportunities

- The Academy of Alameda borders on Woodstock Park, a city facility that includes athletic fields, play areas, and a recreation center.








Academy of Alameda - Master Plan Summary

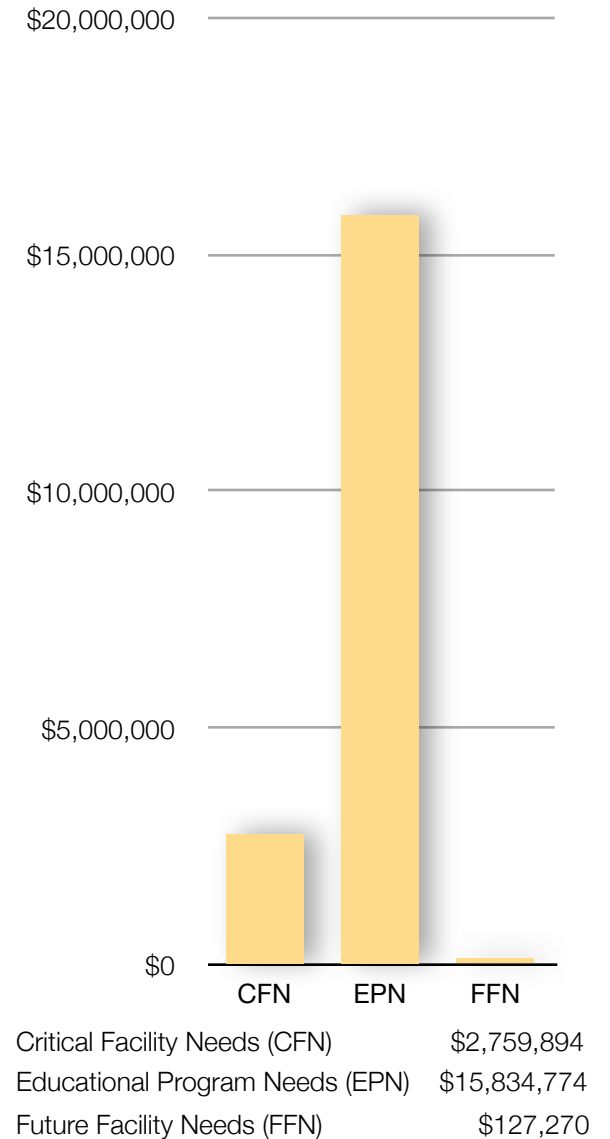
Master Plan Features

- Create new on-site drop-off zone along Pacific Avenue.
- Develop distinct and defined entry.
- Construct additional doors at interior to direct visitors to administrative office.
- Relocate existing classroom from administrative area to provide space for counseling, psychologist, and conference room.
- Remodel/reduce kitchen to warming facility only.
- Convert extra space from remodeled kitchen for testing/assessment.
- Provide two dedicated science lab classrooms with perimeter stations, and lecture at center.
- Modernize all classrooms, provide wireless data and projection.
- Provide new wall and doors for acoustic separation between music classroom and multi-purpose room.
- Identify two learning centers for upper and lower grades.
- Develop new outdoor learning center with garden.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Develop new on-site drop-off zone along Pacific Avenue, a distinct and defined entry, additional doors at interior to direct visitors to administrative office, provide improved fencing and site lighting.
	Accessibility	Improve accessible paths of travel, adjust slopes of accessible walkways and central courtyards, improve restroom accessibility, replace noncompliant railings and provide way-finding signage.
	Technology	Improved data, power and wireless coverage
	Science, Technology, Engineering, Art, Mathematics	New science labs, modernized learning centers and small group collaborative spaces
	Facilities Infrastructure	Provide updated science classrooms, music/gym separation, remodeled administrative area with conference space, dedicated learning centers/testing spaces and general classroom modernization with flexible configuration.

Improvements by Category



Academy of Alameda - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Critical Facility Needs (CFN)

- Pavement deterioration and walkways exceed allowable cross slope.
- Classroom and staff sinks lack accessibility.
- Exterior windows, doors, and finishes are at end of service life.
- Kitchen equipment requires deferred maintenance.
- Interior finishes and flooring are at end of service life.
- Computer classrooms require additional cooling systems.
- Exterior lighting and interior fixtures are inadequate and inefficient.

Educational Program Needs (EPN)

- Updated science classrooms
- Separate music room and multi-purpose room
- Flexible furniture
- Breakout/small group instruction spaces
- Remodeled administrative spaces/conference space
- Dedicated learning centers/testing spaces
- Classroom modernization/flexible configuration

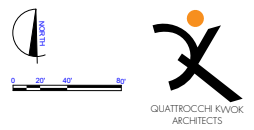
Future Facility Needs (FFN)

- Outdoor science room
- Defined outdoor garden area



- KEY**
- NEW STRUCTURE
 - REPURPOSED/ RECONFIGURED
 - MODERNIZED
 - NEW / RECONFIGURED SITE WORK
 - NEW SHADE STRUCTURE
 - NEW LANDSCAPED AREA
 - POSSIBLE FUTURE GROWTH
 - NEW FENCE
 - DEMOLITION
 - MAIN ENTRY POINT
 - OUTER PERIMETER ENTRY POINT
 - INNER PERIMETER ENTRY POINT
 - C CLASSROOM
 - T TOILET

ACADEMY OF ALAMEDA SITE PLAN



Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	The parking lot ADA entry sign is not located at the entrance to the parking lot. Relocate sign to parking lot entry, fill in phone number to reclaim cars.	1	EA	432.0	\$130	\$562
CFN	FA	The longitudinal slope of the sidewalk at the bottom of the ramp leading down from the entrance is 3.2% (2% maximum is allowed). Remove the sidewalk at the bottom of the ramp, and sufficient walk to the south to allow for the walk to be reconstructed at 2% maximum slope for five feet at the bottom of the ramp, then no more than 5% maximum from there to the conform. Conform in the east/west directions.	1312	SF	23.8	\$9,352	\$40,525
CFN	FA	Cross slope of existing walk is approximately 3.7%. Remove this portion of walk and reconstruct at 2% maximum cross slope.	7209	SF	23.8	\$51,386	\$222,672
CFN	FA	There is no level landing at the bottom of the stairs leading up to the school and the cross slope of this area as it adjoins the walk exceeds 2%. Remove this area of flatwork and reconstruct with five feet of level landing of 2% slope at bottom of stairs, and five feet at 2% adjoining the curb, with the intervening walk at not more than 5% in the direction of travel.	600	SF	32.4	\$5,832	\$25,272

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Most doors from classrooms to courtyards have 3/4 inch rubber threshold transition mats, which do not constitute level landings. Remove and replace approximately 8 foot by 10 foot square of concrete at each location and reconstruct with five feet level landing at door and transitions to surrounding grade at 5% maximum.	320	SF	18.4	\$1,763	\$7,638
CFN	FA	The cross slope on the north end of the walkway from the campus to the play courts varies from 2.5% to 5%. Remove and replace pavement to reduce cross slope to 2% maximum.	2374	SF	5.4	\$3,846	\$16,665
CFN	FA	There is no ramp off the landing outside the exit doors from the north side of the multi-purpose room. Approximately an 8 inch drop. Add a 1:12 maximum ramp with handrails along the face of the building from the exit doors down to the asphalt pavement.	240	SF	32.4	\$2,333	\$10,109
CFN	FA	Existing paving is deteriorating at Pacific Avenue parking area. Grind, regrade, repave and restripe with drop-off extension, listed below.	1800	SF	6.7	\$3,616	\$15,669
CFN	FA	Existing paved play courts are deteriorating. Fill cracks, seal coat, and restripe.	75316	SF	5.4	\$122,012	\$528,718

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	The trench drain in the narrow courtyard between the buildings drains poorly. * A review of record plans suggests that these trench drains flow north and outlet through the curb into the public street at the knuckle northeast of the multi-purpose building. The trench drains and connecting pipes should be cleaned and video inspected to determine if there are minor or significant restrictions in the line, or any intermediate low points that will slow the flow of drainage water. Identified deficiencies should be repaired.	1	LS	2,700.0	\$810	\$3,510
CFN	FA	Property line fencing is rusted and loose throughout. Replace with chain link fence; 900 feet of 12'-0"; 320 feet of 6'-0"	900	LF	62.6	\$16,913	\$73,289
CFN	FA	West property line: grade erosion from elevation difference with adjacent property Install 320 feet of 48 inch high concrete retaining wall; install chain link noted above.	102	CY	790.6	\$24,191	\$104,828
CFN	FA	ADA drinking fountains at the east play yard are non-compliant and there are none at north courtyard. Replace existing drinking fountain and provide level concrete area; add two drinking fountains on first and second floors of the south building..	1	LS	9,720.0	\$2,916	\$12,636
CFN	FA	Corridor surface has gaps of dirt with uneven, adjacent pavement, which creates trip hazard. Fill in gap with trench drain or grate and concrete paving; paint higher curb yellow as a visual warning.	40	SF	61.6	\$739	\$3,201

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate exterior lighting provided and the walkways are dark as noted by staff. Soffit lights at entry are blocked by trees and cannot be reached by staff. Add exterior LED walkway fixtures and replace existing. Add LED wall lights at columns to replace soffit lights.	50	EA	972.0	\$14,580	\$63,180
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	25	EA	405.0	\$3,038	\$13,163
FFN	FMP	Site does not currently have a school garden or outdoor learning center. Provide outdoor garden/learning area, including power and water/irrigation, fencing, and tool shed.	3113	SF	20.0	\$18,678	\$80,938
FFN	FA	No trash enclosure at this site Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
EPN	FA	Drop-off loop is too short to accommodate stacked traffic. Extend student drop-off loop along Pacific Avenue frontage.	3267	SF	35.0	\$34,304	\$148,649
Subtotal							\$1,392,282
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Built-up roof at the end of service life Replace all roofing, dome strainers, scuppers, caps, and flashings. Flush all roof drain lines	52375	SF	17.3	\$271,041	\$1,174,509

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Boiler is in good condition, pumps show signs of wear and smell of "gas" Since the boiler system is fairly new, it will remain. Replace pumps; extend boiler exhaust flue above height of adjacent multi-purpose building	1	LS	21,600.0	\$6,480	\$28,080
CFN	FA	Phone/data panel problems require frequent reprogramming Replace Rauland system with district-standard VOIP.	1	EA	41,040.0	\$12,312	\$53,352
CFN	FA	Bell/clock/speaker panel problems require frequent reprogramming. Replace Rauland system with District standard VOIP.	1	LS	86,400.0	\$25,920	\$112,320
CFN	FA	No power outlets are provided on the roof for maintenance needs. Add ten outlets for maintenance purposes.	10	EA	648.0	\$1,944	\$8,424
CFN	FA	Classroom buildings have no cooling system. Add cooling to HVAC systems.	24000	SF	4.3	\$31,104	\$134,784
FFN	FA	Fire alarm: Siemens panel is not preferred manufacturer. Replace fire alarm panel with district-preferred manufacturer (Firelite).	1	EA	19,440.0	\$5,832	\$25,272
Subtotal							\$1,536,741

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CLASSROOMS							
CFN	FA	Mechanical equipment in fan room is noisy and is adjacent to classrooms. Provide acoustical insulation in plenum to isolate noise from neighboring classrooms and insulate fan closet walls.	620	SF	5.4	\$1,004	\$4,352
EPN	FA	Existing north classroom buildings are in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed. Fully modernize the north classroom buildings, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure areas to provide breakout spaces on each floor.	15000	SF	200.0	\$900,000	\$3,900,000
EPN	FA	Existing south classroom buildings are in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed. Fully modernize the classroom buildings, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure areas to provide breakout spaces on each floor.	16460	SF	200.0	\$987,600	\$4,279,600
Subtotal							\$8,183,952

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Main toilet rooms have been modernized with waterless urinals. Administration/staff toilet are not ADA compliant Upgrade all non ADA toilet rooms, student and staff, and replace waterless urinals with ultra low flow, 0.125 gallon-per-flush urinals	200	SF	135.0	\$8,100	\$35,100
Subtotal							\$35,100
MULTI-PURPOSE BUILDING							
CFN	FA	HVAC air diffusers are in poor condition (includes lobby). Clean duct system and replace diffusers. Add cooling to existing system and roof mounted condensing unit.	1	LS	4,320.0	\$1,296	\$5,616
CFN	FA	Kitchen ventilation systems are not adequate and do not meet code. Replace mechanical system, provide heating ventilation, and cooling with ductless split heat pump system.	4230	SF	2.2	\$2,741	\$11,878
CFN	FA	Relays for heating and ventilating units at multi-purpose building are old and worn. Install new equipment relays for academy and multi-purpose buildings.	1	LS	10,800.0	\$3,240	\$14,040

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Academic building and multi-purpose building: underground metal conduit has corroded and is causing conductor shorts. Replace all underground conduit and test conductors for replacement.	300	LF	91.8	\$8,262	\$35,802
EPN	FA	Existing multi-purpose building is in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed. Fully modernize the multi-purpose building, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure music classroom for better acoustic isolation from multi-purpose room.	12770	SF	260.0	\$996,060	\$4,316,260
Subtotal							\$4,383,596
ADMINISTRATION							
EPN	FMP	The administration and student support area of the south classroom building needs to be expanded and reconfigured. Reconfigure the first floor south wing of the south classroom building to provide necessary administration and student support spaces, and proper visual connection to primary entrance.	6550	SF	240.0	\$471,600	\$2,043,600
Subtotal							\$2,043,600

Academy of Alameda - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
LIBRARY/MEDIA CENTER							
EPN	FA	<p>Media center/library is in need of modernization. Interior finishes are failing, exterior windows and doors are at end of service life, utility and technology infrastructure is lacking, and cooling is needed.</p> <p>Fully modernize the media center/library, including new interior finishes, new windows and doors, new utility and technology infrastructure, including Wi-Fi and audio visual components, new lighting and cooling systems, and daylight control devices. Reconfigure music classroom for better acoustic isolation from multi-purpose room.</p>	3835	SF	230.0	\$264,615	\$1,146,665
Subtotal							\$1,146,665
TOTAL COSTS							\$18,721,937