



# ACLC/Nea

at former Woodstock Education Center  
1900 Third Street

## School Data

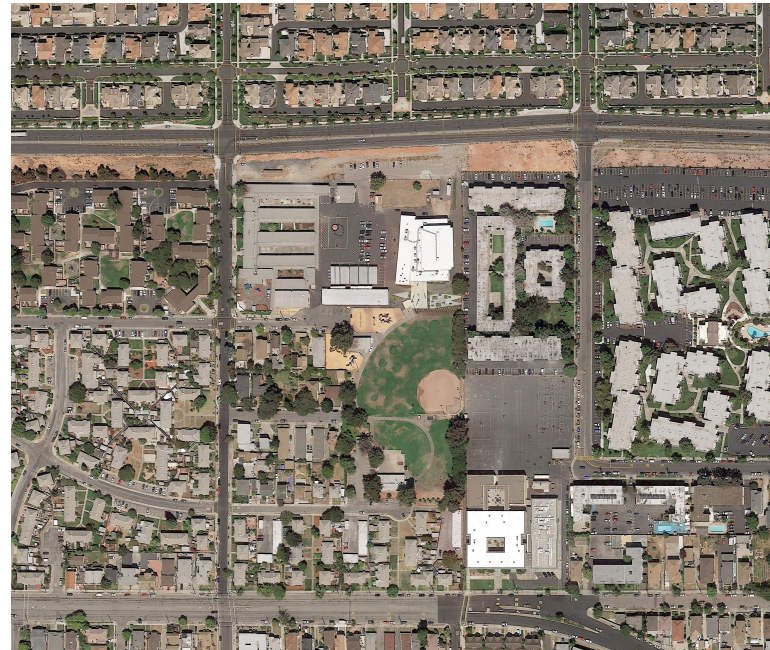
Date School Opened:	1950
2013 - 2014 School Year Enrollment:	172
Standard Classrooms:	23
Modular Classrooms:	5
Portable Classrooms:	2
Classrooms Used for Other Programs:	3
Building Area:	33,690 sq. ft.
Site Area:	5.2 acres

## ACLC/Nea at Woodstock Education Center Background Information

As of the 2013-2014 school year, the Woodstock Education Center housed: Bay Area School of Enterprise (a charter school for grades 9 through 12); Home Sweet Home (a pre-school for children ages 2-5 years that occupies the original kindergarten wing and play yard; and Island High School (AUSD's continuation high school). ACLC and Nea Community Learning Center are scheduled to occupy the Woodstock campus starting in the 2014-15 school year.

Named for the Woodstock settlement, which was the western terminus of the first transcontinental railroad, the 1950 campus is comprised of six classroom wings, a multi-purpose building, a modular media center, a toilet/janitor building, and the administration wing. The buildings are concrete pad foundations, with wood-framed, cement plastered walls and built-up roofing with tar and gravel top coat. In 2001 most of campus's buildings were modernized with seismic, fire alarm, restroom, and site accessibility upgrades. In 2006 the district closed Woodstock Elementary School and moved the students to Ruby Bridges Elementary School.

Over the last 30 years, the District has placed nine portable buildings in the paved playground/parking area, as well as a nine unit modular building that is currently occupied by community programs. In 2012, five portables were demolished adjacent to the recently built Boys and Girls Club building that is located east of the parking lot on land donated by AUSD.





## ACLC/Nea at Woodstock Education Center - Existing Conditions Summary

### Facilities Assessment Needs

- Native soil subsidence between building foundations
- Uneven settlement of corridor structures
- Deferred maintenance required of exposed wood structures, doors, and windows
- Degradation of exposed hot water piping insulation and electrical/data conduits
- Accessibility lacking to some key areas

### Educational Program Needs

- Common rooms for each program, with breakout spaces
- Digital arts lab classroom
- Dedicated science classrooms
- Maker studio for robotics, 3-D printing, laser projects
- Culinary instruction space

### Unique Opportunities

- Woodstock Education Center shares its site with the Alameda Boys & Girls Club, a recently-built facility on the east end of the site, which includes a gymnasium, art classrooms, dojo/dance studio, teen center, game room, learning center, showers and restrooms.








## ACLC/Nea at Woodstock Education Center - Master Plan Summary

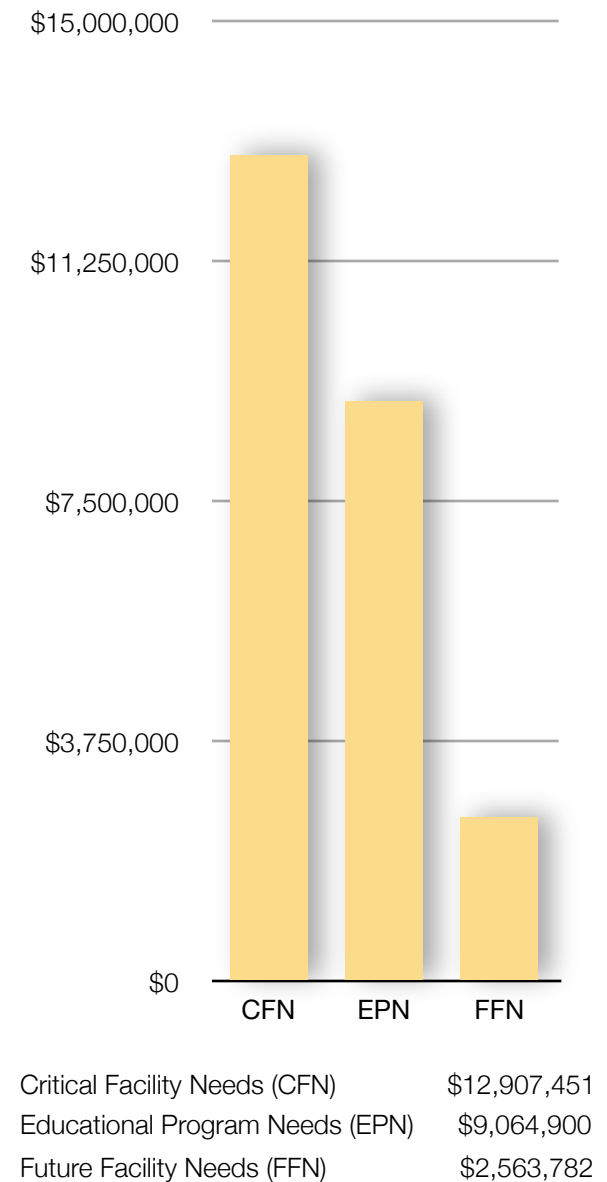
### Master Plan Features

- Distinct and separate entries for Nea and ACLC
- Drop-off and parking lot improvements, relocated parking (off play yard)
- New perimeter fencing
- Administration area remodel
- New construction to replace portable and modular classrooms, provide needed space
- Enclosed common areas for each program
- Science lab classrooms
- Modernized classrooms
- Play yard improvements
- Developed outdoor learning spaces and gardens
- Remodeled multi-purpose room

### Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Develop new on-site drop-off zones, separate, distinct and defined entries, relocated parking off play yard, additional fencing and site lighting.
	Accessibility	Improve accessible parking, drop-off and paths of travel, adjust slopes of accessible walkways and central courtyards, improve restroom accessibility, replace non-compliant railings and provide way-finding signage.
	Technology	Improved data, power and wireless coverage throughout campus
	Science, Technology, Engineering, Art, Mathematics	New science labs, digital arts lab and "maker" studio.
	Facilities Infrastructure	Modernize existing classrooms, provide new general and science classrooms, develop common collaborative spaces, outdoor learning areas and gardens, remodel administrative areas, improve play yards and modernize multi-purpose room.

### Improvements by Category





## ACLC/Nea at Woodstock Education Center - Committee Facilities Improvement

Attendees of the school site meetings provided their recommendation on the priority of improvements with-in 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)

- Accessibility deficiencies throughout campus to be brought up to current codes, including parking, exterior path of travel, interior walkways, kitchen, toilet rooms, drinking fountains, and way-finding signage.
- Structural/seismic upgrades
- HVAC replacement/upgrades
- Upgrade power, lighting and data systems
- Phone/clock/bell and PA system upgrades
- Upgrade emergency lighting
- Fire and life safety improvements
- Utilities improvement
- Mitigate deterioration of exterior finishes, roofing, rain intrusion
- Replace leaking and non-functioning windows
- Replace all exterior doors
- Provide new main electrical service
- Repave and re-stripe cracked play surfaces
- Provide adequate toilet rooms for staff and students, with separate facilities for upper and lower grades

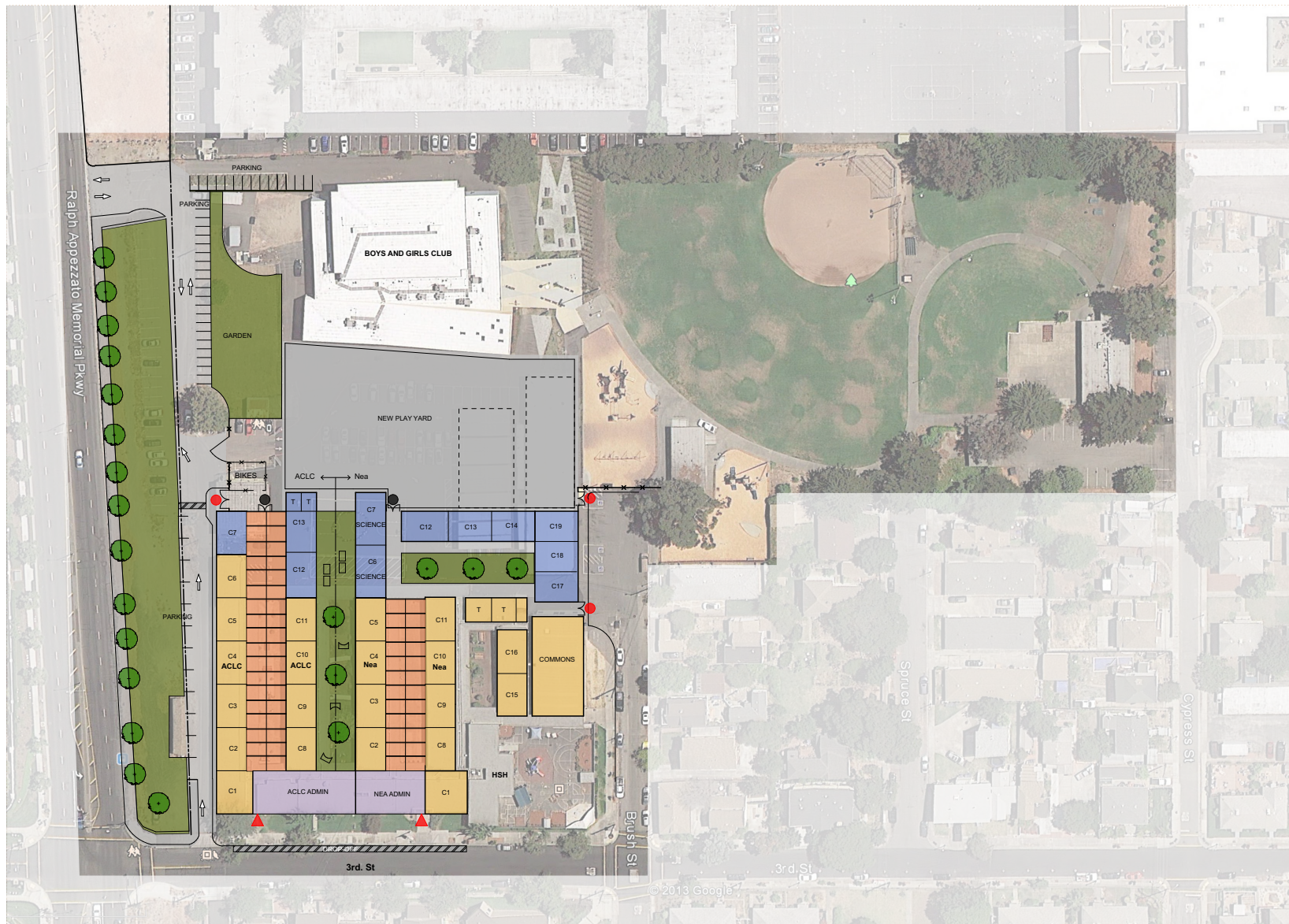
### Educational Program Needs (EPN)

- Common rooms for each program, with break-out spaces
- Digital arts lab classroom
- Dedicated science classrooms (could be shared between programs)
- Maker studio for robotics, 3-D printing, laser projects

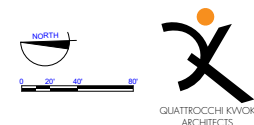
- Culinary instruction space
- Secure perimeter, fencing and gates
- Secure bicycle parking

### Future Facility Needs (FFN)

- Art classroom
- Outdoor learning areas and gardens
- Kitchen available for staff use
- Gymnasium, possibly a multi-purpose room with accommodation for physical education and performances
- Renovate and reconfigure play fields on school site
- Staff, visitor and student parking



**DRAFT**  
FOR DISCUSSION ONLY



ACLC/ Nea SITE PLAN

# ACLC/Nea at Woodstock Education Center- 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	There is persistent and on-going soil subsidence at this campus, principally at the pavement and landscape areas between building pads.  AUSD to commission a geotechnical report with extensive soil boring and testing by a consultant well versed in bay fill projects, prior to planning any work to remedy the subsidence issue.	1	LS		\$60,000	\$60,000
CFN	FA	Accessible student unloading zone at Third Street does not meet standards for configuration and signage.  Remove the curb, gutter, and 5 ft. of sidewalk along the length of the stall and beyond for a pedestrian ramp per Caltrans standard. Install 5 ft. of paving for a new unloading zone, and new curb and gutter, and a pedestrian ramp at the south end per Caltrans detail. Update all signage and restripe. No practical fix for the excessive cross slope in the public street.	40	SF	54.0	\$648	\$2,808
CFN	FA	The accessible parallel parking stall at Third Street does not meet standards for configuration and signage.  Remove the curb, gutter, and 5 feet of sidewalk along the length of the stall, and the existing pedestrian ramp located to the north of the stall. Install 5 ft. of paving for a new unloading zone, and new curb and gutter, and a pedestrian ramp at the north end per the Caltrans detail. Update all signage, and restripe. No practical fix for the excessive cross slope in the public street.	40	SF	54.0	\$648	\$2,808



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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	There is no ADA parking lot entrance sign to the lot at Third Street.  Add ADA parking lot entrance signage.	400	SF	6.5	\$778	\$3,370
CFN	FA	Concrete landings at bottom of ramps have excessive slope.  Overlay pavement to create level landing, and transitions to surrounding pavement at 5% maximum.	72	SF	10.8	\$233	\$1,011
CFN	FA	This corridor has uneven longitudinal slope transitions and excessive cross slope conditions along it's entire length.  Remove existing flatwork in this corridor, regrade for 5% transitions down at both ends and 2% max cross slope between transitions.	1,300	SF	7.6	\$2,948	\$12,776
CFN	FA	6% slope on existing ramp between levels with no handrails  Add handrails to existing ramps.	60	LF	34.6	\$622	\$2,696
CFN	FA	No fire hydrants on east side of buildings.  Add private fire service with hydrants at southwest and northwest sides of east parking lot.	2	EA	59,400.0	\$35,640	\$154,440

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Sewer line serving this toilet room requires frequent maintenance.  Clean and video inspect sewer line. Repair any damage revealed.	100	LF	189.0	\$5,670	\$24,570
CFN	FA	Asphalt pavement: persistent subsidence in parking/ playgrounds cause surface damage and trip hazards  Grind, regrade and repave worst areas; reseal the rest of asphalt; repave = 18,000 so; reseal area = 10,000 so	18,000	SF	7.0	\$37,908	\$164,268
CFN	FA	Landscape areas: persistent soil subsidence between classrooms  Since this is campus wide, investigate with geotechnical site sampling and report. Repave at egress doors as required in the short term.	22	EA	2,160.0	\$14,256	\$61,776
CFN	FA	Inadequate site lighting provided. Walkways dark as noted by staff.  Add (3) 16-ft pole lights at BB court/ parking area	3	EA	17,280.0	\$15,552	\$67,392
EPN	FMP	Asphalt currently striped for parking lot  Seal and restripe for playground. Install playground equipment for 1-12 grades.	39,000	SF	9.9	\$115,245	\$499,395

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			Qty.	Unit			
EPN	FMP	Both Nea and ACLC require their own student commons/break out spaces.  Reconfigure (2) of the outdoor spaces between the classroom wings (see site plan) into outdoor learning and student commons space. Include cover structures (Kalwall, etc.) and supports, lighting, power and data distribution and wifi, as well as built-in concrete seat walls.	26,100	SF	44.0	\$344,520	\$1,492,920
EPN	FMP	Site requires new secure bike rack area  Install new bike rack area with fencing and gates. Include skateboard storage lockers.	1	LS	70,000.0	\$21,000	\$91,000
FFN	FA	No trash enclosure at this site  Install a 2-bin trash enclosure per Health Dept. standards	1	LS	16,200.0	\$4,860	\$21,060
FFN	FMP	An outdoor garden / learning area is lacking  Provide outdoor garden / learning area, including power and water/irrigation, fencing, and tool shed.	10,050	SF	18.0	\$54,270	\$235,170
FFN	FMP	Parking is limited.  Provide new parking along Ralph Appezzato Memorial Pkwy and at Boys and Girls Club.	26,400	SF	35.0	\$277,200	\$1,201,200
Sub-Total							\$4,098,660



ACLC/Nea at Woodstock Education Center- Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
BUIDLING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	There is no level landing at these main exit doors.  Remove landing and at least 15 ft. of existing walk. Replace with level landing at doors and walk at 5% max to conform.	156	SF	23.4	\$1,095	\$4,746
CFN	FA	Existing corridor transition is 8.3% without railings.  Add railings to existing ramp.	60	LF	34.6	\$622	\$2,696
CFN	FA	Concrete pavement: persistent subsidence between classroom wings, creates non-compliant cross slopes and trip hazards  Remove, regrade, and repave where non-compliant per Civil item #11	760	SF	23.8	\$5,417	\$23,475
CFN	FA	Bldg. & corridor roofing : top-ply delamination and moisture penetration; damaged rain gutter and water leaders  Replace all roofs with new 30-yr BUR w/ Cool roof coating. Add site drainage and new RWLs throughout.	35,390	SF	17.3	\$183,143	\$793,621
CFN	FA	Corridor framing & skylights: extreme paint damage with roof sheathing dry rot; glazed skylights leak  Repair/replace framing, allow 20% for dry rot; remove skylights and replace with LED ceiling fixtures	10,200	SF	16.2	\$49,572	\$214,812

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Roof mounted conduit & piping: HW insulation and covers missing; power and data conduit and boxes unsafe  Remove all conduit/piping; replace with HV high efficiency package units on roof. Incorporate new power/ data conduit into corridor ceiling framing.	35,390	SF	2.2	\$22,933	\$99,375
CFN	FA	Exterior painted finish is deteriorated  Reseal and repaint all exterior walls, trims fascia, etc.	35,390	SF	2.2	\$22,933	\$99,375
CFN	FA	Campus energy management system, i.e. did, does not exist  Add campus wide did control and create district standard for energy control systems	35,390	SF	2.2	\$22,933	\$99,375

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	<p>Radiant systems were abandoned and replaced with overhead piping systems with baseboard heaters. Site piping on roofs shows signs of heavy wear and abuse and are poorly supported. Boiler, (Parker) is in fair condition, but nearing end of life. Pumps and piping seals are leaking.</p> <p>Remove all site hydronic piping on roofs, boilers, pumps, and all related equipment completely. Replace with new high efficiency roof top ac units and ductwork. One unit per classroom, throughout.</p>	35,390	SF	10.8	\$114,664	\$496,876
CFN	FA	<p>Air handler, ductwork, and controls are all original and beyond useful life</p> <p>Replace system completely with new roof mounted make up air units, gas fired, (razor or eq.), ductwork and controls. Remove all piping, boilers and related equipment.</p>	4,500	SF	13.0	\$17,496	\$75,816
CFN	FA	<p>No exterior emergency lighting provided for emergency egress.</p> <p>Add exterior battery pack fixtures for minimum code coverage.</p>	20	EA	405.0	\$2,430	\$10,530
CFN	FA	<p>Several restrooms not furnished with strobe devices</p> <p>Add strobes</p>	4	EA	702.0	\$842	\$3,650



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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Main electrical service: this system is beyond service life. No parts/ breakers available  Replace existing main switchboard (600amp, 120/208volt) with new 800amp, 120/208volt utility service and main switchboard. Replace existing panel boards with new panel boards (42pole, 100amp, 120/208volt, 3phase, with transient voltage surge suppression) and new feeders from switchboard.	10	EA	5,076.0	\$15,228	\$65,988
CFN	FA	North longitudinal shear walls appear to be lacking in overall length  Add shear walls	80	LF	864.0	\$20,736	\$89,856
FFN	FA	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire flows, which the surrounding hydrants may not be able to meet.  Add fire sprinklers to existing buildings to reduce required fire flow.	35,390	SF	21.6	\$229,327	\$993,751
Sub-Total							\$3,073,941
CLASSROOMS							
CFN	FA	All classroom doors along this corridor have thresholds 2" higher than concrete walks, with non-compliant "mini ramp" transitions.  Remove and replace existing flatwork level with finished floors, and with 2% max. cross slope.	1,200	SF	7.6	\$2,722	\$11,794
CFN	FA	6" high landings at 4 doors on this side of building, with step down to play areas.  Add 5% walkways or 8.33% ramps with railings, parallel to building to transition slope down to play area grade.	900	SF	14.0	\$3,791	\$16,427

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Doors along the corridors have thresholds 2" higher than concrete walks, with non-compliant "mini ramp" transitions.  In most locations there appears to be sufficient width to remove existing flatwork at/near the doors, install compliant landings, and 5% max slope walks down to match existing flatwork grade. Alternatively, remove all flatwork in these areas and reconstruct at a higher elevation to match the floors.	6,000	SF	14.0	\$25,272	\$109,512
CFN	FA	This exterior door has only a landing and stairs and is therefore not accessible.  Remove stairs and stair railings. Construct walk @ 5% max slope to street.	320	SF	23.8	\$2,281	\$9,884
CFN	FA	Concrete ramps at entry doors are not accessible per current standards  Per current code standards the side slopes cannot exceed 5%; remove and replace with concrete per Civil Item # 6	600	SF	27.0	\$4,860	\$21,060
CFN	FA	Classroom wings have numerous code deficiencies and maintenance issues due to age and lack of maintenance  Fully Modernize (5) classroom wings Including new power and data and Wifi distribution, new AV components, new finishes, door hardware, and storage space, lighting, HVAC, etc.	23,600	SF	200.0	\$1,416,000	\$6,136,000

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	ACLC requires more classrooms and toilet rooms then campus has to offer Install new construction to include (3) new classrooms and (2) new toilet rooms, including necessary site work	3,900	SF	390.0	\$456,300	\$1,977,300
EPN	FMP	Nea requires more classrooms then campus has to offer Install new construction to include (6) new classrooms, including necessary site work	6,855	SF	390.0	\$802,035	\$3,475,485
EPN	FMP	Both Nea and ACLC require science classrooms Install new construction to include (2) new science classrooms sized and outfitted for high school science curriculum, including necessary site work	2,800	SF	420.0	\$352,800	\$1,528,800
Sub-Total							\$13,286,262
RESTROOMS							
CFN	FA	Toilet room building has numerous code deficiencies and maintenance issues due to age and lack of maintenance Fully Modernize the toilet room building Including new finishes, fixtures, door hardware, lighting, ventilation and storage space, etc.	1,230	SF	450.0	\$166,050	\$719,550
Sub-Total							\$719,550



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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
MULTI-PURPOSE BUILDING							
CFN	FA	Multi-Purpose roof spans 90 feet to shear walls - not critical  Additional structural analysis (fee only)	1	LS		\$3,000	\$3,000
CFN	FA	The MPR/"Commons" building has numerous code deficiencies and maintenance issues due to age and lack of maintenance  Fully modernize the MPR/"Commons" building Including new kitchen equipment, plumbing and mechanical equipment, power and data and Wife distribution, new AV components, new finishes, door hardware, lighting and storage space, etc.	4,260	SF	220.0	\$281,160	\$1,218,360
Sub-Total						\$1,221,360	
ADMINISTRATION							
CFN	FMP	The administration wing along 3rd Street has numerous code deficiencies and maintenance issues due to age and lack of maintenance, and needs to be divided into two administration wings (one for Nea, one for ACLC)  Reconfigure to provide the two administration spaces required. Fully Modernize the administration wing, Including new power and data and Wife distribution, new AV components, new finishes, door hardware, and storage space, lighting, HVAC, etc.	6,300	SF	240.0	\$453,600	\$1,965,600

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Notifier panel is not preferred manufacturer Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	16,416.0	\$4,925	\$21,341
FFN	FA	Telephone/ Data Rauland telephone system is faulty and is not preferred manufacturer. Replace Rauland system with district standard VOIP.	1	EA	70,200.0	\$21,060	\$91,260
Sub-Total							\$2,078,201
LIBRARY/MEDIA CENTER							
		Not applicable.				\$0	\$0
Sub-Total							\$0
OTHER FACILITIES							
CFN	FA	Pavement deteriorated a daycare play yard Grind, regrade, repave and restripe.	5,700	SF	7.0	\$11,970	\$51,870
CFN	FA	Day Care used to be kitchen, heating systems are baseboard, controls are pneumatic, systems are old and inefficient. Replace with high efficiency rooftop packaged ac units and controls	160	SF	30.2	\$1,452	\$6,290
Sub-Total							\$58,160
TOTAL COSTS							\$24,536,133