



ACLC/Nea
at former Woodstock Education Center
1900 Third Street

School Data

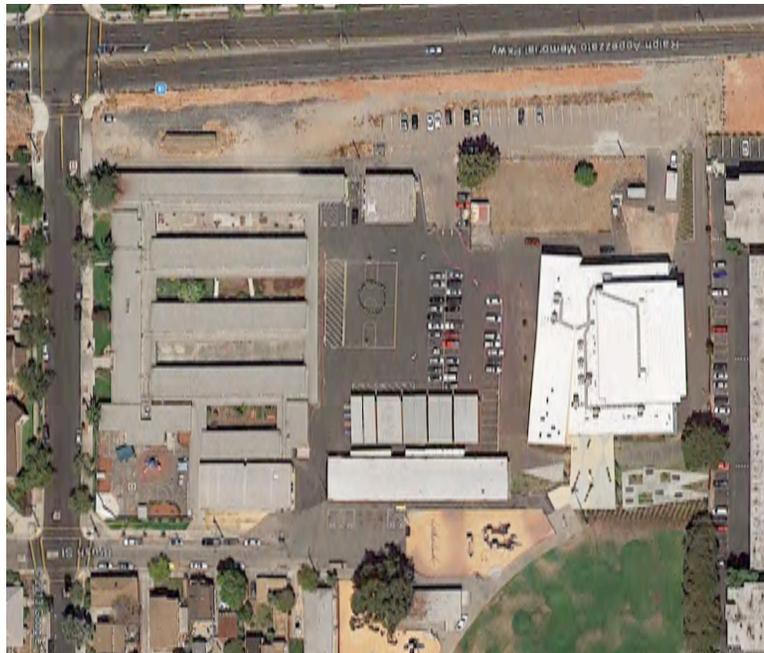
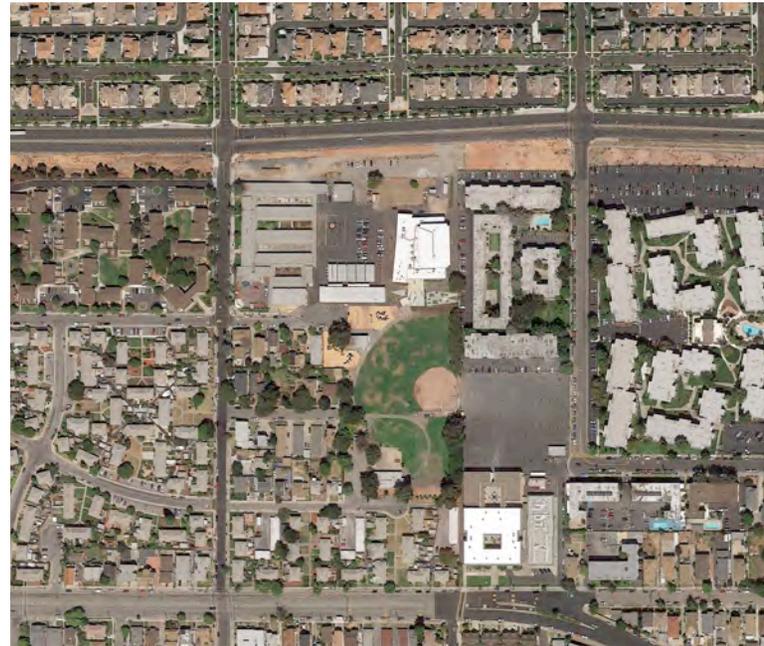
Date School Opened:	1950
2013 - 2014 School Year Enrollment:	172
Standard Classrooms:	23
Modular Classrooms:	5
Portable Classrooms:	2
Classrooms Used for Other Programs:	3
Building Area:	33,690 sq. ft.
Site Area:	5.2 acres

ACLC/Nea - 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 (Alameda Unified School District's continuation high school). Alameda Community Learning Center (ACLC) and Nea Community Learning Center (Nea) 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 Alameda Unified School District.



ACLC/Nea - 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 is 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

- ACLC/Nea will share it's site with the Alameda Boys and 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

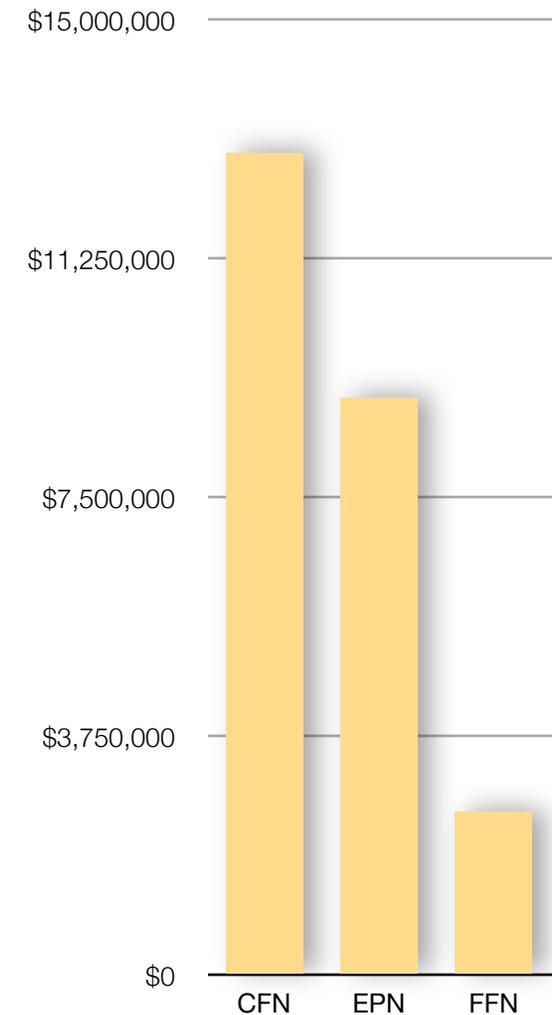
Master Plan Features

- 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



Critical Facility Needs (CFN)	\$12,907,451
Educational Program Needs (EPN)	\$9,064,900
Future Facility Needs (FFN)	\$2,563,782

ACLC/Nea - Committee Facilities Improvement Categories

Attendees of 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)

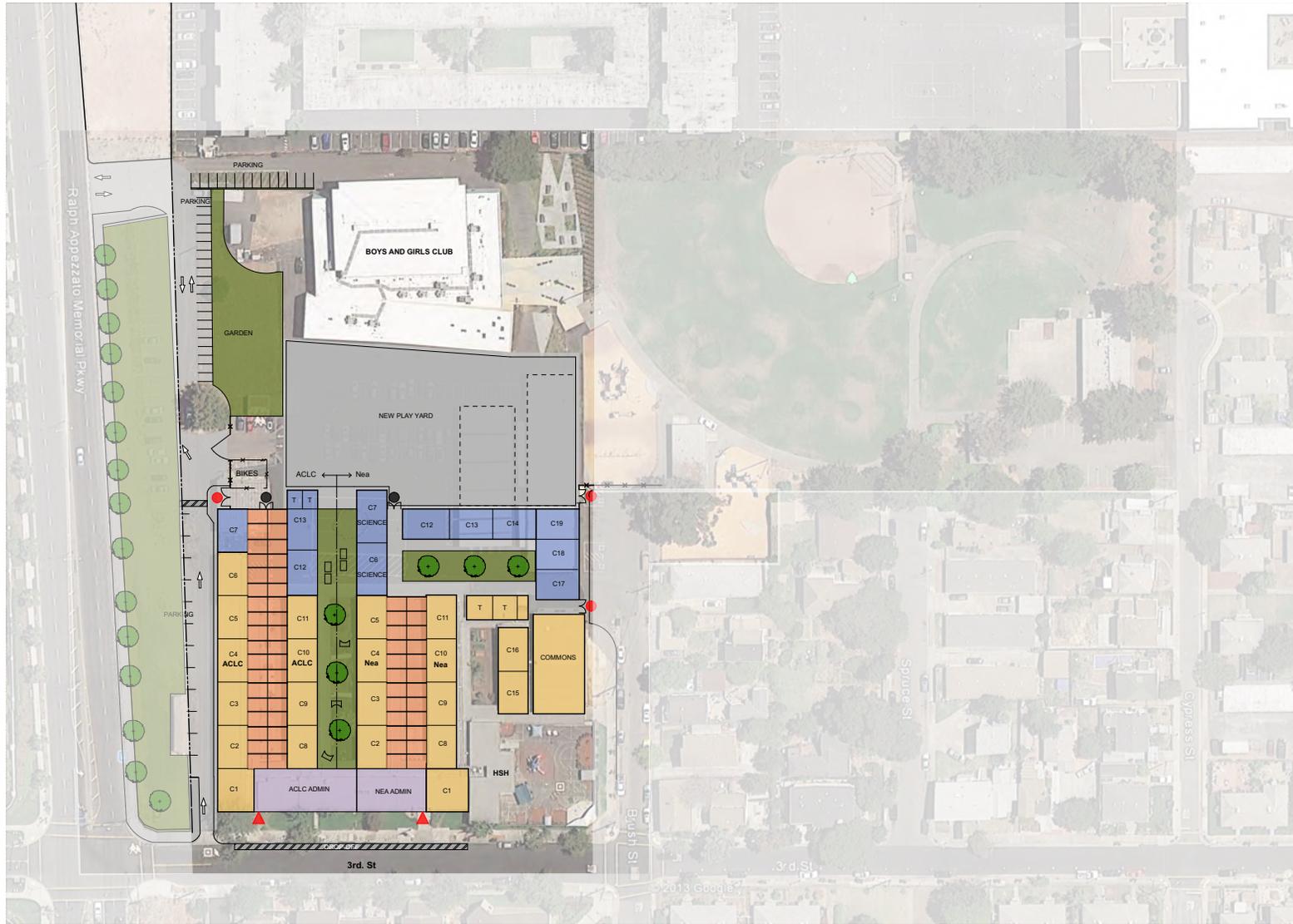
- Accessibility deficiencies throughout campus to be brought up to current codes, including parking, exterior path of travel, interior walkways, kitchen, toilet rooms, drinking fountains, and way-finding signage.
- Structural/seismic upgrades
- HVAC replacement/upgrades
- Upgrade power, lighting and data systems
- Phone, clock, bell and public address system upgrades
- Upgrade emergency lighting.
- Fire, 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 breakout 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

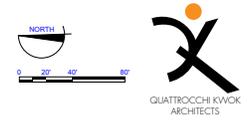
Future Facility Needs (FFN)

- 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



- 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

ACLC/ Nea SITE PLAN



ACLC/Nea - 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	<p>There is persistent and on-going soil subsidence at this campus, principally at the pavement and landscape areas between building pads.</p> <p>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.</p>	1	LS		\$60,000	\$60,000
CFN	FA	<p>Accessible student unloading zone at Third Street does not meet standards for configuration and signage.</p> <p>Remove the curb, gutter, and five feet of sidewalk along the length of the stall and beyond for a pedestrian ramp per Caltrans standard. Install five feet of paving for a new unloading zone, 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.</p>	40	SF	54.0	\$648	\$2,808
CFN	FA	<p>The accessible parallel parking stall at Third Street does not meet standards for configuration and signage.</p> <p>Remove the curb, gutter, and five feet of sidewalk along the length of the stall, and the existing pedestrian ramp located to the north of the stall. Install five feet of paving for a new unloading zone, 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.</p>	40	SF	54.0	\$648	\$2,808

ACLC/Nea - Facilities Needs Spreadsheet

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	The corridor to the west of the multi-use room has uneven longitudinal slope transitions and excessive cross slope conditions along its entire length. Remove existing flatwork in this corridor, regrade for 5% transitions down at both ends and 2% maximum cross slope between transitions.	1,300	SF	7.6	\$2,948	\$12,776
CFN	FA	6% slope on the existing ramp, north of daycare rooms, exceeds slope for a walkway and lacks 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
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 shows persistent subsidence in parking and playground areas, with surface damage and trip hazards Grind, regrade and repave the worst areas; reseal the balance of asphalt; repave area = 18,000 sq. ft.; reseal area = 10,000 sq. ft.	18,000	SF	7.0	\$37,908	\$164,268

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Landscape areas: persistent soil subsidence between classrooms As this is a campus-wide issue, investigate with geotechnical site sampling and report as recommended above. Repave at egress doors as required in the short-term.	22	EA	2,160.0	\$14,256	\$61,776
CFN	FA	Inadequate site lighting results in dark walkways, as noted by staff. Add three 16 foot pole lights at basketball court and parking area.	3	EA	17,280.0	\$15,552	\$67,392
EPN	FMP	Asphalt play yard is currently striped for parking lot . Seal and restripe for playground. Install playground equipment for grades 1-12.	39,000	SF	9.9	\$115,245	\$499,395
EPN	FMP	Both Nea and ACLC require separate and distinct student commons /break-out spaces. Reconfigure two of the outdoor spaces between the classroom wings (see site plan) into enclosed, conditioned learning and student common space. Include cover structures (Kalwall or similar) with structural supports, lighting, power, data and wireless distribution.	26,100	SF	44.0	\$344,520	\$1,492,920
EPN	FMP	Site requires secure bicycle storage enclosure. Install new bike rack area with fencing and gates. Include skateboard storage lockers.	1	LS	70,000.0	\$21,000	\$91,000

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
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
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 and should be removed from play yard. Provide new parking along Ralph Appezzato Memorial Parkway and at Boys and Girls Club.	26,400	SF	35.0	\$277,200	\$1,201,200
Subtotal							\$4,097,649
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	There are no level landings at main exit doors. Remove landing and at least fifteen feet of existing walk. Replace with level landing at doors and walk at 5% maximum to conform.	156	SF	23.4	\$1,095	\$4,746
CFN	FA	Existing corridor transition at north classroom wing is 8.3% and lacks railings. Add railings to existing ramp.	60	LF	34.6	\$622	\$2,696
CFN	FA	Concrete pavement, due to persistent subsidence between classroom wings, creates noncompliant cross slopes and trip hazards. Remove, regrade, and repave where noncompliant.	760	SF	23.8	\$5,417	\$23,475

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Building and corridor roofing is experiencing top-ply delamination and moisture penetration, damaged rain gutters and water leaders. Replace all roofs with new 30-year built-up roofing with 'cool roof ' coating. Add site drainage and new rainwater leaders throughout.	35,390	SF	17.3	\$183,143	\$793,621
CFN	FA	Corridor framing and skylights have extreme paint damage and 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
CFN	FA	Roof-mounted conduit and piping: hot water insulation and covers missing; power and data conduit and boxes are exposed and unsafe. Remove all conduit/piping; replace with 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	There is no campus energy-management system. Add campus-wide DDC 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	Radiant systems were abandoned and replaced with overhead piping systems and baseboard heaters. Site piping on roofs show 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. Remove all site hydronic piping on roofs, boilers, pumps, and all related equipment completely. Replace with new high efficiency roof-top air conditioning units and ductwork. One unit per classroom, throughout.	35,390	SF	10.8	\$114,664	\$496,876
CFN	FA	Air handler, ductwork, and controls are all original and beyond useful life. 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.	4,500	SF	13.0	\$17,496	\$75,816
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	20	EA	405.0	\$2,430	\$10,530
CFN	FA	Several restrooms are not furnished with strobe devices. Add strobes	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 replacement parts or breakers are available. Replace existing main switchboard (600 amp, 120/208 volt) with new 800 amp, 120/208 volt utility service and main switchboard. Replace existing panel boards with new panel boards (42-pole, 100 amp, 120/208 volt, 3-phase, 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 hydrant 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
Subtotal							\$3,073,941
CLASSROOMS							
CFN	FA	All classroom doors along southern corridor have thresholds 2 inches higher than concrete walks, with noncompliant "mini ramp" transitions. Remove and replace existing flatwork level with finished floors, and with 2% maximum cross slope.	1,200	SF	7.6	\$2,722	\$11,794
CFN	FA	6 inch high landings at four doors on the south side of the north courtyard, with step down to play areas Add 5% sloped 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

ACLC/Nea - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Doors along the center and north corridors have thresholds 2 inches 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% maximum 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	One exterior door facing Third Street has only a landing and stairs and is therefore not accessible. Remove stairs and stair railings. Construct walk at 5% maximum slope to street.	320	SF	23.8	\$2,281	\$9,884
CFN	FA	Concrete ramps at Third Street entry doors are not accessible per current standards. Per current code standards the side slopes cannot exceed 5%; remove and replace with concrete walkways and landings.	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 five classroom wings, providing new power and data systems, wireless data distribution, new audio-visual components, new finishes, door hardware, 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 classroom and toilet room spaces in addition to those available on the existing campus. Construct new buildings to include three new classrooms and two new toilet rooms, including all related site work.	3,900	SF	390.0	\$456,300	\$1,977,300
EPN	FMP	Nea requires classroom spaces in addition to those available on the existing campus. Construct new buildings to include six 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. Construct new buildings to include two 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
Subtotal							\$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, storage space, etc.	1,230	SF	450.0	\$166,050	\$719,550
Subtotal							\$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 ninety feet to shear walls. Complete additional structural analysis (fee only).	1	LS		\$3,000	\$3,000
CFN	FA	The multi-purpose room/commons building has numerous code deficiencies and maintenance issues due to age and lack of maintenance. Fully modernize the multi-purpose room/commons building, including new kitchen equipment, plumbing and mechanical equipment, power, data and wireless distribution, new audio-visual components, new finishes, door hardware, lighting, storage space, etc.	4,260	SF	220.0	\$281,160	\$1,218,360
Subtotal							\$1,221,360
ADMINISTRATION							
CFN	FMP	The administration wing along Third Street has numerous code deficiencies and maintenance issues due to age and lack of maintenance, and should be divided into two distinct administration areas (one for Nea, one for ACLC). Reconfigure to provide the two administration spaces as required. Fully modernize the administration wing, including new power, data and wireless distribution, new finishes, door hardware, storage space, lighting, HVAC, etc.	6,300	SF	240.0	\$453,600	\$1,965,600
FFN	FA	Existing 'Notifier' brand fire alarm panel is not the preferred manufacturer. Replace fire alarm panel with district-preferred manufacturer (Firelite).	1	EA	16,416.0	\$4,925	\$21,341

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Existing 'Rauland' telephone/data telephone system is faulty and is not the district-preferred manufacturer. Replace Rauland system with district-standard VOIP system.	1	EA	70,200.0	\$21,060	\$91,260
Subtotal							\$2,078,201
LIBRARY/MEDIA CENTER							
		Not applicable				\$0	\$0
Subtotal							\$0
OTHER FACILITIES							
CFN	FA	Pavement is deteriorated at the daycare play yard. Grind, regrade, repave, and restripe the existing play yard.	5,700	SF	7.0	\$11,970	\$51,870
CFN	FA	The daycare space is housed in the former kitchen, in which the heating systems are baseboard-type units with pneumatic controls, and are old and inefficient. Replace HVAC system with high-efficiency rooftop packaged air conditioning units and controls.	160	SF	30.2	\$1,452	\$6,290
Subtotal							\$58,160
TOTAL COSTS							\$24,535,122