

**Measure I Bond Program  
Schedule:  
Additional Options for  
Consideration**

**24 March 2015**

**Dr. Robert Clark  
Chief Business Officer**

## From March 10, 2015 Meeting

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- District staff presented a draft project schedule representing changing priorities and the tradeoffs of a revised schedule.
- The Board directed staff to revisit the options and return to the following board meeting with additional options.
- Staff met and developed three additional options for consideration.

# Option 1

	2015			2016			2017			2018			2019			2020			2021		
	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall
Bond Proceeds		\$75M						\$49M						\$55.5M							
Site	Projects			Projects			Projects			Projects			Projects			Projects			Projects		
Various Sites	Roofing Projects			Sites: Alameda, Bay Farm, Chipman (AOA/Adult), Earhart, Edison, Encinal, Franklin, Maya Lin, Lincoln, Longfellow (Island/WCDC), Paden, Wood																	
Various Sites	Paving Projects			Sites: Alameda, Earhart, Haight, Lincoln, Lum																	
All Sites	Safety/Security: Lights, locks, gates, fences (timeline for each site will be selected based on other on-site projects)																				
Lum	Replace windows. Install new heating system. New roofing.																				
Maya Lin	Replace windows. New heating system.																				
Otis	Build 6 new classrooms; remove 2 portables																				
Bay Farm	Site improvements to address shifting walkways/entryways																				
All Sites	Technology/Communication			Const-Phase I						Phase II											
Wood	Build 3 new STEAM classrooms. Remove portables. Mechanical/electrical.																				
Paden	Classroom modernization. Reconfigure 1 new science classroom. Mechanical/electrical.																				
Edison	Classroom modernization. Mechanical/electrical.																				
Bay Farm	Build 4 new classrooms. Mechanical/electrical.																				
Franklin	Reconfigure science classroom. 3 new Kinder classrooms. Remove 2 modular/port classrooms. Mechanical/electrical.																				
Maya Lin	Modernize 2 existing classrooms. Mechanical/electrical.																				
Lincoln	Modernize 1 science and 1 computer lab. Mechanical/electrical.																				
Woodstock (Nea/ACLC)	Mechanical/electrical.																				
Chipman (AOA/Adult)	Mechanical/electrical.																				
Lum	Build 1 new science classroom. Build 3 new kindergarten classrooms.																				
Otis	Modernize 2 existing kindergarten classrooms. Mechanical/electrical.																				
Earhart	Build 6 classroom building. Remove four portables. Mechanical, electrical																				
Haight	Reconfigure east wing to 1 new science classroom and 4 new kinder classrooms. Build 2 new classrooms. Mechanical/electrical.																				
Ruby Bridges	Reconfigure 1 existing classroom into 1 science classroom. Mechanical/electrical.																				
Alameda										Begin design and approval process, with construction to follow. (Funding from Series B to supplement Series C funding to \$90M)											
Encinal										Begin design and approval process, with construction to follow. (Funding from Series B to supplement Series C funding to \$90M)											

The estimated timelines above are subject to change based on the design process, District staff and Board approvals, the Division of the State Architect (DSA) approval process, actual construction periods, and possible changes to the entire Project Schedule.

## **Key Points from Option 1 (the January 27<sup>th</sup> Plan)**

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- Focuses on critical projects early in bond program.
- K-8 Schools and Charters remain in originally planned sequence.
- The two high schools will begin the planning and design and construction phases at the end of the bond program.

# Option 2

	2015			2016			2017			2018			2019			2020			2021		
	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall
Bond Proceeds		\$90M						\$49M						\$55M							
Site	Projects			Projects			Projects			Projects			Projects			Projects			Projects		
Various Sites	Roofing Projects			Sites: Alameda, Bay Farm, Chipman (AOA/Adult), Earhart, Edison, Encinal, Franklin, Maya Lin, Lincoln, Longfellow (Island/WCDC), Paden, Wood																	
Various Sites	Paving Projects			Sites: Alameda, Earhart, Haight, Lincoln, Lum																	
All Sites	Safety/Security: Lights, locks, gates, fences																				
All Sites	Technology/Communication			Const-Phase I			Phase II														
Lum	Replace windows. Install new heating system. New roofing.																				
Maya Lin	Replace windows. Upgrade heating system.																				
Bay Farm	Site improvements to address shifting walkways/entryways																				
Otis													Build 6 new classrooms; remove 2 portables								
Wood													Build 3 new STEAM classrooms. Remove portables. Mechanical/electrical.								
Paden													Classroom modernization. Reconfigure 1 new science classroom. Mechanical/electrical.								
Edison													Classroom modernization. Mechanical/electrical.								
Bay Farm													Build 4 new classrooms. Mechanical/electrical.								
Franklin													Reconfigure science classroom. 3 new Kinder classrooms. Remove 2 modular/port classrooms.								
Maya Lin													Modernize 2 existing classrooms. Mechanical/electrical.								
Lincoln													Modernize 1 science and 1 computer lab. Mechanical/electrical.								
Woodstock (Nea/ACLC)													Mechanical/electrical.								
Chipman (AOA/Adult)													Mechanical/electrical.								
Lum													Build 1 new science classroom. Build 3 new kindergarten classrooms.								
Otis													Modernize 2 existing kindergarten classrooms. Mechanical/electrical.								
Earhart													Build 6 classroom building. Remove four portables. Mechanical, electrical.								
Haight													Reconfigure east wing to 1 new science classroom and 4 new kinder classrooms. Build 2 new classrooms.								
Ruby Bridges													Reconfigure 1 existing classroom into 1 science classroom. Mechanical/electrical.								
Alameda	Start design process and approval process. Begin construction. Maybe in phases due to Series A and Series B funding																				
Encinal	Start design process and approval process. Begin construction. Maybe in phases due to Series A and Series B funding																				
<p>The estimated timelines above are subject to change based on the design process, District staff and Board approvals, the Division of the State Architect (DSA) approval process, actual construction periods, and possible changes to the entire Project Schedule.</p>																					

## **Key Points from Option 2 (Presented March 10<sup>th</sup>)**

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- Focuses on critical projects early in bond program.
- Both high schools are advanced in the bond program to begin planning and design in 2015.
- The bulk of K-8 Schools and Charters projects are delayed past the high schools completion for funding purposes.

# Option 3

	2015			2016			2017			2018			2019			2020			20	
	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Sum
Bond Proceeds		\$90M						\$29.115M			\$27M			\$33.385M						
Site	Projects			Projects			Projects			Projects			Projects			Projects			Proj	
Various Sites	Roofing Projects	Sites: Alameda, Bay Farm, Chipman (AOA/Adult), Earhart, Edison, Encinal, Franklin, Maya Lin, Lincoln, Longfellow (Island/WCDC), Paden, Wood																		
Various Sites	Paving Projects	Sites: Alameda, Earhart, Haight, Lincoln, Lum																		
All Sites	Safety/Security: Lights, locks, gates, fences (timeline for each site will be selected based on other on-site projects)																			
Lum	Replace windows. Install new heating system. New roofing.																			
Maya Lin	Replace windows. New heating system.																			
Otis	Build 6 new classrooms; remove 2 portables																			
Bay Farm	Site improvements to address shifting walkways/entryways																			
All Sites	Technology/Communication Const-Phase I Phase II																			
Wood	Build 3 new STEAM classrooms. Remove portables. Mechanical/electrical.																			
Paden	Classroom modernization. Reconfigure 1 new science classroom. Mechanical/electrical.																			
Edison	Classroom modernization. Mechanical/electrical.																			
Bay Farm	Build 4 new classrooms. Mechanical/electrical.																			
Franklin	Reconfigure science classroom. 3 new Kinder classrooms. Remove 2 modular/port classrooms.																			
Maya Lin	Modernize 2 existing classrooms. Mechanical/electrical.																			
Lincoln	Modernize 1 science and 1 computer lab. Mechanical/electrical.																			
Woodstock (Nea/ACL)	Mechanical/electrical.																			
Chipman (AOA/Adult)	Mechanical/electrical.																			
Lum	Build 1 new science classroom. Build 3 new kindergarten classrooms.																			
Otis	Modernize 2 existing kindergarten classrooms. Mechanical/electrical.																			
Earhart	Build 6 classroom building. Remove four portables. Mechanical, electrical																			
Haight	Reconfigure east wing to 1 new science classroom and 4 new kinder classrooms. Build 2 new classrooms. Mechanical/electrical.																			
Ruby Bridges	Reconfigure 1 existing classroom into 1 science classroom. Mechanical/electrical.																			
Alameda	Plan/design/obtain DSA approval for anticipated construction						Construction starts at Historic AHS													
Encinal	Plan/design/obtain DSA approval for anticipated construction						Construction starts at EHS													
<p>The estimated timelines above are subject to change based on the design process, District staff and Board approvals, the Division of the State Architect (DSA) approval process, actual construction periods, and possible changes to the entire Project Schedule.</p>																				

## Key Points from Option 3

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- Focuses on critical projects early in the bond program.
- The K-8 Schools and Charters projects are condensed in the beginning of the overall bond program.
- Both high schools are advanced in the program with planning and designing at the same time, but construction is staggered by one year.



# Option 4

	2015			2016			2017			2018			2019			2020			20	
	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Sum
Bond Proceeds		\$90M						\$29.115M			\$27M			\$33.385M						
Site	Projects			Projects			Projects			Projects			Projects			Projects			Proj	
Various Sites	Roofing Projects		Sites: Alameda, Bay Farm, Chipman (AOA/Adult), Earhart, Edison, Encinal, Franklin, Maya Lin, Lincoln, Longfellow (Island/WCDC), Paden, Wood																	
Various Sites	Paving Projects		Sites: Alameda, Earhart, Haight, Lincoln, Lum																	
All Sites	Safety/Security: Lights, locks, gates, fences (with expediency at sites without need to remove for future work)																			
Lum	Replace windows. Install new heating system. New roofing.																			
Maya Lin	Replace windows. New heating system.																			
Otis	Build 6 new classrooms; remove 2 portables																			
Bay Farm	Site improvements to address shifting walkways/entryways																			
All Sites	Technology/Communication Const-Phase I																			
Wood	Phase II																			
Wood	Build 3 new STEAM classrooms. Remove portables. Mechanical/electrical.																			
Paden	Classroom modernization. Reconfigure 1 new science classroom. Mechanical/electrical.																			
Edison	Classroom modernization. Mechanical/electrical.																			
Bay Farm	Build 4 new classrooms. Mechanical/electrical.																			
Franklin	Reconfigure science classroom. 3 new Kinder classrooms. Remove 2 modular/port classrooms.																			
Maya Lin	Modernize 2 existing classrooms. Mechanical/electrical.																			
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Woodstock (Nea/ACLC)	Mechanical/electrical.																			
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Otis	Modernize 2 existing kindergarten classrooms. Mechanical/electrical.																			
Earhart	Build 6 classroom building. Remove four portables. Mechanical, electrical																			
Haight	Reconfigure east wing to 1 new science classroom and 4 new kinder classrooms. Build 2 new classrooms. Mechanical/electrical.																			
Ruby Bridges	Reconfigure 1 existing classroom into 1 science classroom. Mechanical/electrical.																			
Alameda	Plan/design/obtain DSA approval for anticipated construction (maybe be in phases due to Series B and Series C funds available)																			
Encinal	Plan/design/obtain DSA approval for anticipated construction Construction starts at EHS (maybe in phases due to Series B and Series C funds available)																			

The estimated timelines above are subject to change based on the design process, District staff and Board approvals, the Division of the State Architect (DSA) approval process, actual construction periods, and possible changes to the entire Project Schedule.

## Key Points from Option 4

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- Focuses on critical projects early in the bond program.
- The K-8 Schools and Charters projects are condensed in the beginning of the bond program.
- Both high schools are advanced in the program with planning and designing at AHS starting in 2015 and EHS planning and designing delayed one year starting in 2016.
- Construction at AHS would start in 2017 and EHS would start in 2018.

# Option 5

	2015			2016			2017			2018			2019			2020			20	
	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Sum
Bond Proceeds		\$90M						\$29.115M			\$27M			\$33.385M						
Site	Projects			Projects			Projects			Projects			Projects			Projects			Proj	
Various Sites	Roofing Projects		Sites: Alameda, Bay Farm, Chipman (AOA/Adult), Earhart, Edison, Encinal, Franklin, Maya Lin, Lincoln, Longfellow (Island/WCDC), Paden, Wood																	
Various Sites	Paving Projects		Sites: Alameda, Earhart, Haight, Lincoln, Lum																	
All Sites	Safety/Security: Lights, locks, gates, fences (timeline for each site will be selected based on other on-site projects)																			
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Maya Lin	Replace windows. New heating system.																			
Otis	Build 6 new classrooms; remove 2 portables																			
Bay Farm	Site improvements to address shifting walkways/entryways																			
All Sites	Technology/Communication Const-Phase I Phase II																			
Wood	Build 3 new STEAM classrooms. Remove portables. Mechanical/electrical.																			
Paden	Classroom modernization. Reconfigure 1 new science classroom. Mechanical/electrical.																			
Edison	Classroom modernization. Mechanical/electrical.																			
Bay Farm	Build 4 new classrooms. Mechanical/electrical.																			
Franklin	Reconfigure science classroom. 3 new Kinder classrooms. Remove 2 modular/port classrooms.																			
Maya Lin	Modernize 2 existing classrooms. Mechanical/electrical.																			
Lincoln	Modernize 1 science and 1 computer lab. Mechanical/electrical.																			
Woodstock (Nea/ACLC)	Mechanical/electrical.																			
Chipman (AOA/Adult)	Mechanical/electrical.																			
Lum	Build 1 new science classroom. Build 3 new kindergarten classrooms.																			
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Alameda	Plan/design/obtain DSA approval for anticipated construction Construction starts at AHS (may be in phases due to Series B and Series C funds																			
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<p>The estimated timelines above are subject to change based on the design process, District staff and Board approvals, the Division of the State Architect (DSA) approval process, actual construction periods, and possible changes to the entire Project Schedule.</p>																				

## Key Points from Option 5

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- Focuses on critical projects early in the bond program with the K-8 Schools and Charters projects returned to the original schedule of January 27th schedule.
- Both high schools are advanced in the program with planning and designing at AHS starting in 2015 and EHS planning and designing delayed one year starting in 2016.
- Construction at AHS would start in 2017 and EHS would start in 2018.

# Bond Funding Strategies for Schedule Options

Option	2015	2017	2018	2019
Option 1	\$75,000,000	\$49,000,000		\$55,500,000
Option 2	\$90,000,000	\$29,115,000		\$60,385,000
Options 3, 4, 5	\$90,000,000	\$29,000,000	\$27,000,000	\$33,000,000

## High Priority Projects – March 2015

Very rough estimates based on estimates from Facilities Master Plan documents with final amounts dependent upon cost escalation, final Board-approved scope of work, and the final public bids received.

Project	Estimated Cost
Roofing/Paving at selected sites	\$6,300,000
Safety and Security	\$3,000,000
Technology and Communication	\$14,000,000
Lum	\$1,848,000
Maya Lin	\$1,615,000
Bay Farm (estimate pending required testing/construction)	\$2,000,000
<b>Total Estimated Cost</b>	<b>\$28,763,000</b>

# High School Projects – A Reminder of Scope of Work

## Alameda High School

- Structural rehab of all Historic AHS buildings
- Comprehensive restoration of HAHS Technical Arts bldg.
- Create 9 fully modernized science classrooms in HAHS East Wing
- Renovate HAHS Central Avenue façade
- Remove debris fence from HAHS buildings
- Technology, communication & safety/security
- Critical mechanical, electrical, roofing and accessibility improvements
- Estimated total: \$44M

## Encinal High School

- Complete classroom reconfiguration of 100/200 wings
- Build two new 2 story 400 classroom wings for growth
- Complete science classrooms modernization/reconfiguration
- Modernize 600 wing and restrooms throughout campus
- Modernize existing Gym Locker Rooms
- Science and computer lab modernization at Library/Media Center
- Technology, communication & safety/security
- Critical mechanical, electrical, roofing and accessibility improvements
- Estimated total: \$39.5M

# Bond Program Project Estimated Budget

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With any bond program, there should be funds set aside for unexpected contingencies, potential project budget cost overruns, and unforeseen conditions. A general rule is 10% at the beginning of a bond program. As the bond program completes projects, the amount can be reduced.

The Bond Program Schedule option selected will require careful monitoring of project budgeting and scope increase to ensure compliance with the budget constraints.



# Remaining Considerations

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- The program presented herein does not include a comprehensive plan for anticipated growth in Alameda based on planned development projects in progress or in the future.
- The Maintenance Yard Facilities are still not addressed.
- The District Office solution is not resolved, with the current lease set to expire in January 2019.
- The Alameda Point 20-acre parcel with the Bachelors' Officers Quarters remains undecided.

# Questions/Comments/Queries

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