



School Data

Date School Opened:	1965
2013 - 2014 School Year Enrollment:	444
Standard Classrooms:	22
Modular Classrooms:	11
Portable Classrooms:	3
Classrooms Used for Other Programs:	0
Building Area:	50,430 sq. ft.
Site Area:	9.60 acres

Wood Middle School - Background Information

Wood Middle School was constructed in 1965 on bay fill sediments placed by the land developer of this tract in 1962-63. The three-story classroom building sits on a concrete pad foundation, with cast in place concrete wall and floor framing and a flat membrane roof. It was seismically retro-fitted with exterior steel moment frames in 2000. The multi-purpose building is similarly constructed but did not receive a seismic upgrade. Other 2000 improvements included HVAC and fire alarm repairs, an elevator tower, accessible barrier removal and restroom upgrades. In 2008, Measure C funds provided additional accessible barrier removal in the playground, and other site path of travel routes, fire alarm replacement, three-story building roof replacement, administration offices upgrades, and repainting throughout.

This campus serves 444 (6th-8th) grade students in 23 classrooms. Additional spaces include a multi-purpose room, media center, one computer lab, and an art studio.

Of special interest is the food services area (approx. 2,600 sq. ft.) in the multi-purpose room. This facility prepares hot and cold school lunches for campuses across the district.

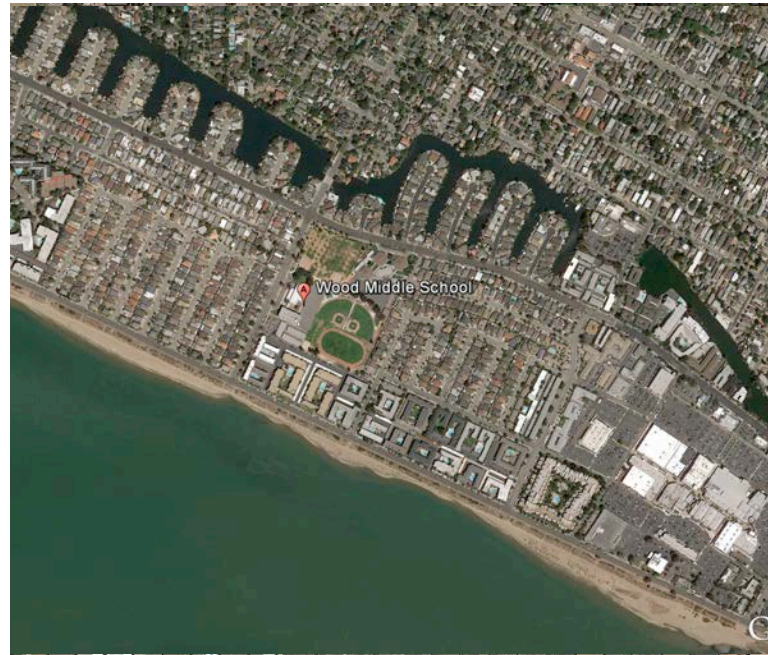
Currently thirteen classroom spaces are occupied by Alameda County Learning Center (ACLC), however ACLC is relocating beginning in the fall of 2014.

Wood Middle School is undergoing restructuring and beginning in the fall of 2014 will begin refining its curriculum and reducing teacher to student ratios to 1:25 as a result.

The modular buildings currently housing ACLC are now 47-years old, and have reached the end of their designed service life, with extensive framing dry rot, exterior framing and flashing rust, and interior, floor, and wall finish degradation.

Enrollment is expected to increase to 470 by the 2023-2024 school year.

Alameda Unified School District Facilities Master Plan



Wood Middle School - Existing Conditions Summary

Facilities Assessment Needs

- Modular classroom wings are at the end of their service life.
- Excessive asphalt deterioration
- Corridor lockers are at end of their service life.
- Interior flooring, walls, and ceilings are at end of their service life.
- Gym flooring is deteriorated and delaminating from excessive moisture.
- Telecom, data, speaker, and fire alarm wiring are all exposed in classroom corridors.
- Mechanical and plumbing fixtures are at end of their service life.
- This school does not have an energy-management system.
- Lighting is inefficient and at end of its service life.
- Provide secure perimeter fencing.

Educational Program Needs

- Science, technology, engineering, art, and mathematics (STEAM) lab spaces are needed.
- Expanded media center is needed.
- Expanded administration and support service spaces with reception fronting on the primary campus entry and adequate visibility.
- Need adequately sized gymnasium with locker rooms, PE classroom, and storage.
- Stage and music classroom is needed.
- Modernized power and data infrastructure is required.

Unique Opportunities

- Share parcel with Donald Lum Elementary School.
- Campus is adjacent to bay frontage and community park.








Wood Middle School - Master Plan Summary

Master Plan Features

- Build a new multi-purpose building.
- Convert existing multi-purpose building into new STEAM academy.
- Reconfigure ground floor of main building to provide for expanded administration and media center.
- Convert vacated and undersized science classrooms into standard classrooms.

Proposed Improvements

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Repair and extend perimeter fencing, improve site lighting, provide a clear primary entrance, reposition administration with physical and visual connection to entrance and improve parking and vehicular circulation.
	Accessibility	Improve site accessible paths of travel and building entrances.
	Technology	Improve wireless coverage and performance, updated audio visual, and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide a science, technology, engineering, art, and math academy to accommodate Wood Middle School curriculum restructuring.
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system, provide gym and locker room facility, provide more meeting and breakout space.

Improvements by Category



Critical Facility Needs (CFN)	\$11,967,175
Educational Program Needs (EPN)	\$18,195,502
Future Facility Needs (FFN)	\$3,271,190

Wood Middle School - 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)

- Perform fire, life, safety upgrades to site and buildings as required by code.
- Provide clock, bell and speaker upgrades.
- Perform code required site and accessibility upgrades.
- Provide code compliant lighting within buildings.
- Improve site and security lighting throughout the site.
- Repair utility (sewer and gas lines) infrastructure.
- Replace boiler system with efficient HVAC units.
- Replace interior (flooring, paint) finishes.
- Repair site drainage problems at amphitheater and playground near ball fields.
- Replace exterior windows.
- Replace hardware on exterior doors.

Educational Program Needs (EPN)

- Provide additional teaching spaces required by restructuring and STEAM curriculum.
- Upgrade power, data, and Wi-Fi distribution systems.
- Modernize upper level classrooms.
- Improve daylighting with new windows and/or skylights where possible.
- Reconfigure the administration with reception at campus “front door” and enlarge to include all necessary offices, guidance and support services.
- Reconfigure library/media center and enlarge as necessary to serve as campus hub.

- Provide a new larger cafeteria/gym building with locker rooms, bleachers, and PE classroom.
- Provide space for additional breakout and resource rooms.
- Improve the drop-off loop.
- Reconfigure parking lot(s) for safer entrance and additional parking capacity, motorcycle and electric vehicle stalls.

Future Facility Needs (FFN)

- Install security cameras and “buzzer” entrance system.
- Eliminate exterior alcoves.
- Repave path between Wood Middle School and Donald Lum Elementary School
- Replace lockers in main building with new larger lockers.
- Relocate bike rack to a more secure location and include skate board storage.
- Install new track surface.
- Install a new trash enclosure.
- Solar Photovoltaic panels at building roof tops, carports or shade structures



WOOD MIDDLE SCHOOL SITE PLAN

Wood Middle School - 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 first five feet of sidewalk at the curb has a cross slope of 2.3%, and the next ten feet of sidewalk has a cross slope of 5.6%. Both exceed allowable ADA tolerances. Remove existing concrete flatwork along drop-off loop and replace with new at correct slopes and cross slopes	200	SF	32.4	\$1,944	8,424
CFN	FA	There are no on-site fire hydrants, and no building sprinkler systems, making fire protection coverage of the east side of the campus deficient. The new building will need to be sprinklered. Make necessary site fire flow improvements	620	LF	97.2	\$18,079	78,343
CFN	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. Consider adding fire sprinklers to existing buildings to reduce required fire flow.	28,818	SF	13.0	\$112,043	485,521
CFN	FA	There is a low point at this location that is drained by a single four-inch diameter grated inlet, resulting in frequent ponding during virtually any rain event. We recommend the storm drain be video inspected/cleaned to determine the pipe size, and any obstructions. If the pipe is 8" diameter or larger, it may only need cleaning and replacement of the vertical pipe riser inlet with a 24" sq. ft. standard drop inlet. If the pipe is smaller than 8", or badly deteriorated, replacement is recommended. Replacement could be via the pipe bursting technique, which allows construction without the need to excavate the play fields.	19,000	SF	2.2	\$12,312	53,352

Wood Middle School - 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; walkways and play yard areas are too dark as noted by staff. Add exterior walkway and building wall fixtures.	30	EA	810.0	\$7,290	31,590
CFN	FA	There is no exterior emergency lighting provided for emergency egress. Add an exterior battery pack fixtures for minimum code-coverage.	20	EA	607.5	\$3,645	15,795
EPN	FMP	Drop-off and parking are extremely congested and dangerous. Reconfigure and extend the drop-off loop, include bus drop-off area in the drop-off aisle, restripe area to include a clear drive aisle and visitor parking. Stripe for one-way traffic and right-turn-only exit.	24355	SF	21.8	\$159,283	690,226
EPN	FMP	Staff parking lot is congested and the entrance is too close to the drop-off loop Reconfigure the staff parking for better flow. Relocate the entrance/exit to the south end of the lot.	15033	SF	21.8	\$98,316	426,036
EPN	FMP	Site lacks shade protection Install a new shade structure	1	LS	65000.0	\$19,500	84,500
FFN	FMP	Bike rack enclosure is small and in poor location Remove the existing enclosure and install new fenced bike enclosure at northeast corner of existing multi-purpose building.	1600	SF	61.2	\$29,376	127,296
FFN	FMP	Track surface is not the quality required by the district Education Specifications Install new track surface to meet district Education Specifications	24100	SF	20.0	\$144,600	626,600

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FMP	There is no solar-generated power on campus, nor electric vehicle charging stations Install panels on roof of new building or on new carport shade structures. Provide one electric vehicle charging stall.	200	Kw	6800.0	\$408,000	1,768,000
Subtotal							4,395,683
BUILDING SCOPE TYPICAL CAMPUS WIDE							
CFN	FA	Exterior windows with plexiglass beyond service life Replace all windows with aluminum frame and dual pane glass	4,200	SF	71.3	\$89,813	389,189
CFN	FA	Exterior doors beyond service life Replace all exterior doors with metal frame and FRP door	35	EA	4752.0	\$49,896	216,216
CFN	FA	Deteriorated interior painted walls and trim finish Repaint all interior walls, trims, doors, and other painted items	48,000	SF	3.2	\$46,656	202,176
CFN	FA	Boiler plant was replaced in 1995 and is in good condition, however piping accessories are not insulated. Pump motor shows signs of wear District has requested elimination of centralized boiler systems throughout. Replace with package units	15	EA	16500.0	\$74,250	321,750
CFN	FA	Boiler plant was replaced in 1995 and is in good condition, however piping accessories are not insulated. Pump motor shows signs of wear Reconfigure abandoned boiler room spaces into storage or expanded toilet rooms as shown on plan	500	SF	250.0	\$37,500	162,500
CFN	FA	Inadequate number of emergency egress fixtures were observed, according to staff, generator provides emergency backup power for egress lighting Add dual-head battery packs at egress paths	25	EA	607.5	\$4,556	19,744

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Exit sign fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup, paper exit signs observed Replace exit signs	20	EA	688.5	\$4,131	17,901
FFN	FA	No trash enclosure at this site Install a two-bin trash enclosure per Health Department standards	1	LS	16200.0	\$4,860	21,060
FFN	FMP	Exterior alcoves at various entrance points create vandalism opportunities Enclose exterior alcoves	5	Loc	12000.0	\$18,000	78,000
Subtotal							1,428,536
EXISTING CLASSROOMS BUILDING AND ART CLASS							
CFN	FA	Unit ventilators are in fair to poor condition, most have reached end of useful life and are heating only Replace with new high-efficiency rooftop packaged air conditioning units for third floor level. For first and second floor levels, replace with ductless split heat pumps, Daikin or equal	50,430	SF	10.0	\$151,290	655,590
CFN	FA	Door holders at elevator not operating Replace door holders	1	LS	2000.0	\$600	2,600
CFN	FA	Classrooms require modernization. Power, data, audio visual, systems are not adequate. Interior finishes are nearing end of service life. Light fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts Modernize all existing classrooms that are to remain. Replace light fixtures with energy efficient T5 lamp and electronic ballast fixtures.	30126	SF	220.0	\$1,988,316	8,616,036

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Existing security system does not cover all entry points Extend security alarm door contacts and motion sensors throughout existing and new portions of campus	30126	SF	1.7	\$15,364	66,578
CFN	FA	Three story corridors: lighting is too dim; data/phone/fire alarm conduit is exposed and some wires are not in conduit Add acoustic tile drop ceiling with drop-in troffer fixtures to hide exposed conduits/wiring	30,126	SF	6.5	\$58,565	253,781
CFN	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls Replace toggle switches with ultrasonic/infrared room occupancy sensors	30,126	SF	1.2	\$10,845	46,997
CFN	FA	Exterior braced frames at main classroom building do not have pier foundations, cannot find DSA Application number. Additional structural analysis (fee only)	1	LS		\$35,000	35,000
CFN	FMP	Natural lighting is poor in classrooms Install tubular skylights in each third-story classroom, additional windows in first and second-story classrooms	1	LS	60000.0	\$18,000	78,000
EPN	FMP	This school is restructuring its curriculum and lacks required Science, Technology, Engineering, Art and Mathematics (S.T.E.A.M.) lab spaces required by new curriculum Reconfigure the existing multi-purpose room facility into a new S.T.E.A.M. academy, complete with necessary utility infrastructure upgrades. Include glazed folding partitions at each classroom into break-out space, doors between classrooms	12810	SF	270.0	\$1,037,610	4,496,310

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Three-story building: steel moment frames need constant painting and are unsightly Design and place non-corrosive metal clad sheathing	1	LS	97200.0	\$29,160	126,360
FFN	FA	Corridor lockers: many are broken, missing parts, etc. Replace banks of lockers with new district standard 'Pemco' lockers.	600	Units	459.0	\$82,620	358,020
Subtotal							14,735,272
RESTROOMS							
CFN	FA	Most toilet rooms have been modernized with waterless urinals. Older urinals on first floor are floor mounted type. Exhaust system imbalances exist and doors difficult to open. Replace noncompliant toilet room fixtures and waterless urinals with urinals (0.125 GPF), water closets (1.28 GPF), and lavatories (0.5 GPF) to bring into current code-compliance and reduce water consumption.	800	SF	12.0	\$2,880	12,480
CFN	FA	Replace exhaust fans throughout	8	LS	2160.0	\$5,184	22,464
Subtotal							34,944
MULTI-PURPOSE BUILDING							
CFN	FA	The existing multi-purpose room building appears to be lacking low-roof-to-high-wall anchorage. Add roof-to-wall anchorage.	20	EA	540.0	\$3,240	14,040
EPN	FMP	Multi-purpose room is too small and lacks necessary support spaces. Provide new multi-purpose room building with warming kitchen, stage, locker rooms, classrooms, toilet rooms, and support spaces. Include required utility infrastructure and fire protection systems.	17,264	SF	450.0	\$2,330,689	10,099,651
Subtotal							10,113,691

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ADMINISTRATION							
EPN	FMP	The administration space is undersized and reception is poorly situated without good visual connection to primary entrance. Reconfigure first floor of the main building for expanded administration space and properly located reception area with plenty of visual connection to the primary entrance.	4396	SF	220.0	\$290,136	1,257,256
FFN	FA	Siemens panel is not preferred manufacturer Replace fire alarm panel with district preferred manufacturer (Firelite)	1	EA	25920.0	\$7,776	33,696
FFN	FA	Existing telephone service is faulty and is not preferred manufacturer Replace Rauland system with district standard VOIP.	1	EA	59400.0	\$17,820	77,220
FFN	FA	Edwards panel is not preferred manufacturer system is outdated, parts and service not available Replace Rauland system with District standard VOIP	1	LS	10260.0	\$3,078	13,338
FFN	FMP	Campus security system is not adequate Install security cameras at entry points to campus. Install an intercom/buzzer entrance system at primary entrance	10	Loc	3200.0	\$9,600	41,600
Subtotal						1,423,110	
LIBRARY/MEDIA CENTER							
EPN	FMP	The existing library/media center needs to be expanded and modernized to serve the 21st century learning model that the school is adopting Expand and reconfigure the library/media center. Remove partition between library/media center and corridor	3991.3	SF	220.0	\$263,428	1,141,523
Subtotal						1,141,523	

Wood Middle School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
OTHER FACILITIES							
CFN	FA	Campus energy management system does not exist Add campus-wide DDC control and create district standard for energy control systems	50,430	SF	2.2	\$32,679	141,607
CFN	FA	Three-story building: Main panel and sub-panels are maxed out. Some breakers are doubled up Add panel and breaker capacity for this building due to increased HVAC and computer loads	1	LS	15000.0	\$4,500	19,500
Subtotal							161,107
TOTAL COSTS							33,433,867