

Meeting Date: February 28, 2012

Item Title: Facilities Update on Historic Alameda High School (Part II)

Item Type: Information

BACKGROUND: Established in the 1920's, the buildings of Historic Alameda High School are currently home to several AHS classrooms and the vacant City library in the west wing, Kofman Auditorium in the center building, and the AUSD District Office in the east wing, as well as the Alameda Adult School in the adjacent building, closest to Oak Street.

In accordance with Field Act requirements, and to ensure student safety, AUSD completed a seismic retrofit of the center building of HAHS (areas commonly used by students) in 1998. Patton Gym also meets these requirements.

Over the last year, AUSD has continued working closely with structural engineers to investigate the seismic safety of the rest of HAHS and concluded that neither the Alameda Adult School nor District Office meet the Field Act requirements. Studies have shown that in the event of a large earthquake, these buildings have the potential of collapsing due to major structural deficiencies.

Staff is currently working on the analysis of additional safety measures to the main section, entrances and exits, the relocation of the Alameda Adult School and the eventual relocation of district office. This is an update to a prior report on February 14, 2012.

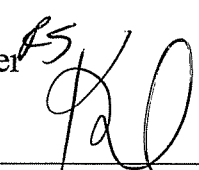
FISCAL ANALYSIS: \$14,500 for Structural Shoring Study of Historic Alameda High School. Additional Fiscal implications to be determined.

RECOMMENDATION: This item is presented for information only.

AUSD Guiding Principle: #5-Accountability, transparency and trust are necessary at all levels of the organization. #6-Allocation of funds must support our vision, mission and guiding principles.

Submitted by: Robert Shemwell, Chief Business Officer

Approved for Submission to Board of Education


Kirsten Vital, Superintendent

Facilities Update on Historic Alameda High School (Part II)

February 28, 2012

Background Information

How did we get here?

- District–Wide Facilities
- California Watch In-Depth Study
- Larry Patton Gym Field Act Certification
- Adult School Windows Project Completion

Areas of Concern

“Main Section” Kofman Auditorium, Student Classrooms, Larry Patton Gym:

- “Main Section” is Field Act Certified by the Department of State Architecture “DSA.”
- Second and Third Floor Classrooms and Kofman Auditorium Classrooms were retrofitted with Bond Funds.
- Entrances/Exits and Elevated Walkways are being evaluated to ensure safe passage during a significant seismic event.

Action: Contract for Shoring Study

Areas of Concern

Alameda Adult School:

- Adult School Building “East Wing” has not been retrofitted.
- “DSA” has indicated that Adult School Building is within a K-12 campus and “students” should fall within guidelines of Field-Act and Educational Code.

Action: Classes for Adult School will need to be relocated.

Areas of Concern

District Offices:

- Offices are not retrofitted (Left and right side of Kofman Auditorium)
- Architectural and Engineering study:
 - would likely perform poorly during a large earthquake
 - lack of proper anchorage from heavy concrete walls to light wood diaphragms has led to collapse of buildings during large seismic event

Action: District Office is recommended for relocation.

Setting Expectations

- Shoring up of Main Section-Entrances/Exits likely to be unattractive
- Perimeter fencing around facility
- Majority of facility will be empty
- Possible loss of some parking

Events and Timelines

Facility	Action	Timeline
Main Section Kofman, Classrooms	Structural Analysis and Shoring Study	Expected Completion March 2012
	Cost analysis to determine feasibility of doing temporary retrofitting	March-April 2012
	Cost permitting begin construction planning	April 2012
	Bid construction project	April 2012
	Construction	Summer 2012
Adult School	Continual planning to relocate Adult School Classes	Started Ongoing
	Temporarily relocate Adult “Night” Classes to Alameda High	Moved by March 16th
	Continue to seek out space for Adult “Day” Classes	Ongoing
	Plan for complete relocation of Adult School Classes for the 2012-13 school year	Started Ongoing Move completed Summer 2012

Events and Timelines (continued)

Facility	Action	Timeline
District Office	Work with local real estate agents to research local lease opportunities	Started Ongoing
	Evaluate all District open property for relocation	Started Ongoing
	Work with City of Alameda to research available city space	Started Ongoing
	Move District Office	Summer 2012