

**ALBANY UNIFIED SCHOOL DISTRICT  
BOARD AGENDA BACKUP**

**Special Meeting of December 19, 2013**

**ITEM:                   APPROVE PURCHASE OF GROWTH POINT PORTABLE  
CLASSROOMS & MULTI-PURPOSE ROOM  
FOR USE AT THE SAN GABRIEL SITE  
CONTINGENT UPON THE PASSAGE OF A BALLOT  
MEASURE CHANGING THE PERMITTED USE OF  
MEASURE E FUNDS**

**PREPARED BY:       MARLA STEPHENSON, SUPERINTENDENT**

**TYPE OF ITEM:       REVIEW & ACTION**

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**BACKGROUND INFORMATION**

The Board has received presentations on various portable classroom options at the San Gabriel site. The Board has heard Albany Middle School's need for additional space and Albany High School's need additional space for future Career Technology Education programs. The Board has heard the recommendation of the Facilities Master Plan Steering Committee to relocate the District Offices to the San Gabriel site.

Although classroom space can be added to the high school and the middle school, the sites are already considered "critically overcrowded" by State of California standards. Adding more buildings to either site will only compound the existing space problems.

The District has \$3,414,943.00 in Measure E funds. This is not enough money to meet AMS and AHS current/future needs for "stick built" construction.

Of primary importance is future construction flexibility. Although there may not be enough money to build a second story now at the San Gabriel site, it is important to factor that possibility into the final decision. The Facilities Master Plan Steering Committee recommends relocating the District Offices to the San Gabriel site. That will require the ability to add a second story to the portable buildings.

Staff recommends purchasing Growth Point portables for the San Gabriel site (see attached). They are the only portable that allows for adding a second story at a future date. They meet the City and School District desires for sustainability and are Leed platinum attainable. They have the longest life span and can be easily moved to another site should the district desire to repurpose the site in the future.

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**RECOMMENDATION:**

**Approve Purchase of Growth Point Portable Classrooms & Multi-Purpose Room For Use at the San Gabriel Site – Contingent Upon the Passage of a Ballot Measure Changing the Permitted Use of Measure E Funds.**

**Lease Portables**

10 @ \$3600/yr.	\$36,000/yr.
10-15 yr. lifespan - add future 2nd story	NO
LEED Platinum Attainable	NO
Restrooms @ \$3000/yr.	3,000/yr.
Plus applicable sales tax 7.5%/yr.	2,925/yr.
Soft costs	20,000.
Delivery/Pickup	100,000.
Inspections/Fees	35,000.
Installation	71,000.
Site work	<u>200,000.</u>
Total	\$426,000 one time/\$41,925yr.

**Purchase Used Portables**

10 @ \$25,000	\$ 250,000.
10-15 yr. lifespan - add future 2 <sup>nd</sup> story	NO
LEED Platinum Attainable	NO
Restrooms	30,000.
Plus applicable sales tax 7.5%	21,000.
15% soft costs	37,500.
Delivery	50,000.
Inspections/Fees	40,000.
Installation	71,000.
Site work	<u>200,000.</u>
Total	\$699,500.

**Purchase New Portables**

10 @ \$80,000	\$800,000.
25-30 yr. lifespan – add future 2nd story	NO
LEED Platinum Attainable	NO
Restrooms	60,000.
Plus applicable sales tax 7.5%	64,500.
15% soft costs	129,000.
Delivery	50,000.

Inspections/Fees	35,000.
Installation	71,000.
Site work	<u>200,000.</u>
Total	\$1,409,500.

**Purchase New Gen7 Portables**

10 @ \$176,000	\$1,776,000.
25-30 yr. lifespan – add future 2 <sup>nd</sup> story	NO
LEED Gold Attainable	YES
Restrooms	60,000.
Plus applicable sales tax 7.5%	137,700.
15% soft costs	266,400.
Delivery	50,000.
Inspections/Fees	35,000.
Installation	71,000.
Site work	<u>200,000.</u>
Total	\$2,632,100.

**Purchase Growth Point Portables (recycled shipping containers)**

10 @ \$95,000	\$950,000.
50 yr. lifespan – add future 2 <sup>nd</sup> story	YES
LEED Platinum Attainable	YES
Restrooms	60,000.
Plus applicable sales tax 7.5%	\$75,750.
15% soft costs	\$151,500.
Delivery	50,000.
Inspections/Fees	113,000.
Installation	71,000.
Site work	<u>200,000.</u>
Total	\$1,671,250.

**RECOMMENDATION:****Purchase Growth Point Portables including multi purpose room (recycled shipping containers)**

50 yr. lifespan – add future 2 <sup>nd</sup> story	YES
LEED Platinum      Attainable	YES
3 classrooms @ 1280 sf	\$480,000.
5 classrooms @ 960 sf	\$600,000.
1 multi purpose @ 3200 sf	\$400,000.
Restrooms	\$60,000.
Plus applicable sales tax 7.5%	\$111,000.
15% soft costs	\$151,500.
Delivery	65,000.
Inspections/Fees	113,000.
Installation	71,000.
Site work	<u>200,000.</u>
Total	\$2,251,500.

**ALBANY UNIFIED SCHOOL DISTRICT  
BOARD AGENDA BACKUP**

**Special Meeting of December 19, 2013**

**ITEM:**                    **APPROVE CONTRACT WLC ARCHITECTS  
FOR OCEAN VIEW ELEMENTARY SCHOOL**

**PREPARED BY:**        **MARLA STEPHENSON, SUPERINTENDENT**

**TYPE OF ITEM:**        **REVIEW & ACTION**

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**BACKGROUND INFORMATION:**

In order to approve proceeding with applying for seismic mitigation funding for **Ocean View Elementary School**, staff is requesting the Board approve a contract with WLC to provide architectural design services for **Ocean View Elementary School**.

Costs of architectural services are \$844,380.00 and will bring AUSD through DSA approval.

The contract with WLC is being reviewed by legal counsel.

**FINANCIAL INFORMATION:**

Funding Source: Building Fund

**RECOMMENDATION:** Approve Contract with WLC Architects for Ocean View Elementary School.

**ALBANY UNIFIED SCHOOL DISTRICT  
BOARD AGENDA BACKUP**

**Special Meeting of December 19, 2013**

**ITEM: APPROVE CONTRACT WLC ARCHITECTS  
FOR MARIN ELEMENTARY SCHOOL**

**PREPARED BY: MARLA STEPHENSON, SUPERINTENDENT**

**TYPE OF ITEM: REVIEW & ACTION**

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**BACKGROUND INFORMATION:**

In order to approve proceeding with applying for seismic mitigation funding for **Marin Elementary School**, staff is requesting the Board approve a contract with WLC to provide architectural design services for **Marin Elementary School**.

Costs of architectural services are \$719,909.00 and will bring AUSD through DSA approval.

The contract with WLC is being reviewed by legal counsel.

**FINANCIAL INFORMATION:**

Funding Source: Building Fund

**RECOMMENDATION:** Approve Contract with WLC Architects for Marin Elementary School.